

22 February 2018

Mr. Scott Kennedy
Director of Facilities and Operations
kennedsd@npenn.org
North Penn School District
630 West Eighth Street
Lansdale, Pennsylvania 19446

Re: North Penn School District
Proposal for Professional Services
Six Lane Track Expansion Feasibility Study and Zoning Related Issues

Dear Mr. Kennedy:

After the development of a Campus Outdoor Athletic Venue Master Plan in September 2016, Architerra and the School District of North Penn have had additional thoughts and discussions on how to expand the running track, at its current location, to eight lanes. One such strategy worthy of additional thought is the possibility of sliding the west spectator seating element westerly upon the existing slope. The feasibility of this, as well as, precise location of the property line, impact on required Township setbacks and other logistical and cost issues require further consideration as this conceptual thinking continues to evolve. The purpose of this proposal for professional services is to refine this conceptual thinking with additional base data, to examine the physical limitations and capabilities of such a change to the stadium, to determine the potential impact upon Township regulations, and to present testimony for the request of a variance from the Zoning Hearing Board. An outline scope of professional services is presented to you for review and consideration:

OUTLINE SCOPE OF PROFESSIONAL SERVICES

1. A topographic survey of the stadium and portion of the western adjacent property, North Montco Technical Career Center, will occur by our project team. In doing so, we will mark the shared property line in the field. Our surveyors will also display bleacher location, known utilities, fence lines, building setbacks, known easements and current running track layout. To facilitate this effort, Architerra will utilize Cowan Associates, Incorporated who in 2009-2010 performed all the land surveying work for the North Montco Technical Career Center property. The product of this task will be a scaled base plan of the project area. This will be necessary should a zoning variance application be required by Towamencin Township.



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2. While the topographic survey work is underway, Architerra will perform an assessment of the site, the west spectator seating unit, hillside west of the seating unit, and juxtaposition of the westerly field lighting poles.
3. Utilizing the topographic base data prepared in Task One, Architerra will study the feasibility of expanding the running track to eight lanes. This will consider a number of key factors enumerated below:
 - A. Can two lanes be added around the outside of the track or must the entire floor of the stadium shift west and be reconstructed?
 - B. Can the existing bleachers be shifted west? If so, will a retaining wall be needed? Or can the existing bleachers be modified to be placed upon slope? Finally, would a new spectating unit built upon slope be more economically feasible?
 - C. What are the potential impacts for accommodating an expansion of the track to eight lanes (or total reconstruction of an eight lane venue) with regards to the regulations of the Township?
 - D. Will the proposed project trigger other code issues within the stadium such as eastern bleacher ADA accessibility, 2015 International Plumbing Code with regards to restrooms accommodations and/or parking?
 - E. Depending upon the west property line location, what may be the impact on building setbacks and field light poles?
4. Once a preferred conceptual strategy is agreed upon with the School District, Architerra recommends an informal meeting with key Towamencin Township officials to introduce the conceptual strategy and to hear their thoughts on zoning impacts and suggested approach through the public approval process, beginning with the Zoning Hearing Board.
5. Architerra will prepare a Zoning Hearing Board request for variance application subject to the input and review by the North Penn School District legal counsel and you.
6. Architerra will assist in preparation for the Zoning Hearing Board, as well as, be available for expert testimony before the Zoning Hearing Board, should it be desired by the North Penn School District.

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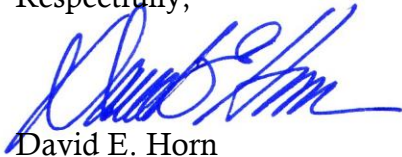
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Architerra's fee for the above Outline Scope of Professional Services will be a lump sum fee of \$6,800.00. This fee is further broken down into \$5,000.00 for tasks two through six and \$1,800.00 for task one. These fees do not include typical reimbursable expenses such as travel mileage, copies, prints, etc. These expenses will be billed at direct cost without mark-up. Billing for our services will occur on a monthly basis, and payment is expected within thirty days of the date of the invoice.

Architerra is prepared to initiate professional services within one week of receiving written authorization to proceed. Tasks One and Two can only occur in the absence of snow cover upon the site.

Thank you for your consideration off Architerra, PC in the continued refinement of your athletic campus. Should this proposal be acceptable to the North Penn School District, please countersign below in the space provided or forward a Purchase Order citing the terms of this proposal.

Respectfully,



David E. Horn
President

ARCHITERRA, PC
dehorn@architerrapc.com

cc: File

Proposal accepted by:

Name
for North Penn School District

Date

Note: This proposal was sent via first class mail and electronic mail on this date.

DEH/kan