



PENN MANOR SCHOOL DISTRICT

PUBLIC HEARING

On the proposed

ADDITIONS AND RENOVATIONS TO

PENN MANOR HIGH SCHOOL

at the

Manor Middle School Auditorium

2950 Charlestown Road,

Lancaster, PA 17603

On

July 16, 2018

6:00 PM

Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

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AGENDA

- | | |
|--|---|
| 1. CALL TO ORDER / INTRODUCTIONS | Mr. Ken Long
Board President |
| 2. PURPOSE OF THE MEETING
(Need for the project) | Dr. Michael Lechlitter
Superintendent |
| 3. PROJECT DESCRIPTION
By Crabtree, Rohrbaugh & Associates | Larry Levato
Project Director |
| 4. FINANCIAL ANALYSIS
By RBC Capital Markets Corporation | Ken Phillips
Bond Underwriter |
| 5. PUBLIC COMMENTS
Kegel Kelin Almy & Lord
Comment Period | Rhonda F. Lord, Esq.
Solicitor |

- A. Speakers / Comments**
- B. Please move to aisle microphone and state name and address.**
- C. One question at a time.**

Manner by which a resident may gain agenda time or submit written testimony or both:

- 1. There will be an item on the hearing agenda at which time individuals may ask questions, or make comments and suggestions related to the Project.
- 2. Although it is not necessary for individuals or groups to be placed on the agenda in order to offer comments or questions at the hearing, any individual wishing to be formally included in the agenda at the public hearing on the Project should submit a written request to be on the agenda to the Superintendent of Schools, Penn Manor School District, P.O. Box 1001, Millersville, Pennsylvania, 17551, by July 10, 2018, giving name, address and phone number of individual or group making the request.
- 3. After the Act 34 Hearing, individuals may submit written comments or testimony to the Superintendent of Schools, Dr. Michael Lechlitter, at the address above, concerning the proposed project until 12:00 noon, August 15, 2018.

6. ADJOURNMENT

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INTRODUCTION OF PROJECT

The Penn Manor School District Board of School Directors adopted the following mission statement, vision, and district beliefs in September 2008:

Mission Statement

“The Penn Manor community will work collaboratively to help students define and achieve their academic and life goals.”

Vision

“Penn Manor: A Family of Learners Committed to Academic and Personal Excellence”

Shared Values

1. Every person has value.
2. Students learn in different ways.
3. Students must be prepared to meet the challenges of a changing world.
4. Each individual has the potential and the responsibility to contribute to society.
5. Education supports the intellectual, social, emotional, and physical needs of the student.
6. Individuals must learn to be responsible for their actions.
7. Individuals deserve to live and to learn in a safe and secure environment.
8. Education should empower all persons to reach their full potential.
9. Education is the shared responsibility of student, family, school and community.
10. A qualified and dedicated staff, sensitive to student needs is essential to the learning process.
11. The public school must operate in a fiscally prudent manner.
12. Quality public education is essential for a democratic society.
13. The appreciation of diversity enriches a community.
14. Ethical conduct is the foundation of productive relationships.
15. Communication promotes understanding.
16. Learning is lifelong.
17. Inclusive practices of students with disabilities enrich school and community.

It is the mission, vision, and shared values, that will guide the design and construction of the New Penn Manor High School.

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The purpose of the hearing under Act 34 of the Commonwealth of Pennsylvania is to have the appropriate school personnel and architect present a proposal outlining the plans for the Additions and Renovations to Penn Manor High School.

The goals for the comprehensive project reflect the District's emphasis on the importance of our community working collaboratively to help all of our children define and achieve their academic and life goals. In view of today's educational environment, an emphasis on the use of the media/resource learning centers, use of educational technology, and the increase in the number of students with special needs, schools must have the flexibility to meet the needs of a changing population.

The proposed building project is designed to improve the delivery of educational services, create the flexibility necessary to implement technological and educational innovations in the future and provide a physical plant and systems that are economical and sustainable. The ultimate goal is to provide all students who attend the Penn Manor School District with a meaningful and quality education.

At the Act 34 hearing, we hope to accomplish the following:

- To establish the need for the project.
- To provide an overview of the various options considered.
- To present the estimated construction costs.
- To provide citizens and residents an opportunity to comment and to express views related to this project.

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PROJECT NEED

Existing Building and Site

The existing Penn Manor High School is located in the Borough of Millersville, PA. The School is bordered on the south by Millersville University and is otherwise surrounded by residences. The School is located on Cottage Avenue, which is accessed from Route 741, in Lancaster Township. The 32 acres site is a sloping site with the main access to the school from Cottage Ave., with additional access points from Herr Avenue and North George Street. Bus drop off, located on the north side of the building, is separated from vehicular traffic and parking, located mainly on the south side of the building.

The site contains a running track, a JV football field and practice field, as well as tennis courts. Varsity football plays at the adjacent MU football stadium, and all other athletics are played at nearby Comet Field.

The Penn Manor High School was originally constructed in 1958. The site was also home to the Penn Manor Junior High School constructed in 1961. A major addition was added in 1997 when the Central Complex was built between the two schools on site linking them. During the 1997 addition that included a new competition gymnasium, library and cafeteria, the majority of the original buildings were not renovated. Recent capital improvements include security and technology upgrades, as well as renovations to the auditorium and student restroom facilities. The School is a multi-level sprawling building, with exterior brick veneer and EIFS infill and accents. The building structural system is masonry load bearing, with some steel framing and roof joists. The lifespan of the major building components and operational systems are in the 25 – 60 year range and as such, the educational capacity of the facility is limited for growth and expansion also due in part to the nature of the restricted site.

Program Spaces

The school is an original 1950's design. The educational delivery model has changed significantly in an increasingly technological society. The original spaces are no longer sufficient in and of themselves to facilitate the delivery of 21st century, student-centered, collaborative based education. The sprawling nature of the building, lack of required program adjacencies, and lack of flexible and academic support spaces, contribute to an overall inefficient and nonfunctional building layout. The main entrance is not welcoming or inviting and is at the rear of the building. As a result of the established methodology and process, it was determined that the current Penn Manor High School facility is outdated educationally, having been designed and constructed during a different era and under a different set of educational assumptions and parameters. Technology has been the driver for a changing educational pedagogy, one that puts the student at the center of the educational planning process, with the understanding that all students do not learn the same thing, at the same time, in the same place.

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Project Options Considered

The long range facility options reviewed by the District in 2011 explored three options in order to address the identified needs at the current Penn Manor High School.

These options included:

- Option 1 - Renovations only to the existing Penn Manor High School, providing for necessary physical plant upgrades, but maintaining the existing student capacity, program spaces and configuration.
- Option 2 - Renovations and minor additions to the Penn Manor High School, addressing physical plant upgrades, maintaining existing student capacity, and providing for minor program upgrades, while maintaining the existing building configuration.
- Option 3 - Renovations and major additions to the Penn Manor High School, addressing physical plant upgrades, maintaining existing student capacity, and providing for major program upgrades, while maintaining the existing Central complex of the gym and cafeteria areas. The building will be completely re-organized to provide a flexible and adaptable educational environment, designed to address 21st century learning skills and project based learning.
- Option 4 - Construction of a new Penn Manor High School on a different site, designed to provide additional student capacity, while addressing the needs for the provision of a flexible and adaptable educational environment, designed to address 21st century learning skills and project based learning.

The options were then presented to the public, key Borough and township stakeholders, municipal entities and the student body and staff of the high school and others schools within the district. This process was conducted and comments were gathered by the Board of School Directors before they voted and approved Option 3 to keep the school in its present location. This option will maintain the Central Complex component that houses the main competition gymnasium and the cafeteria, but through a phased construction process, while occupied, all others areas of the program will be new construction.

As part of the District wide facility study that was conducted developing the options, the study also examined the long range planning of the District Offices. The District administrative offices currently are located in Manor Middle School. The offices were added to that school after relocating from the Penn Manor High School. This was completed when the Central complex (Café/Gym addition) was added to the High School in 1997.

As part of the study, the District examined the options with regards to relocating the DAO or leaving it at its present location. The growth in Penn Manor School district is in the Northern portion of the district boundaries where additional space may be necessary at Manor Middle to support the growth in grades 7-8. Manor Middle school was designed for additional classrooms, but the space is occupied by the District offices which would provide additional capacity.

When explored with regards to the Penn Manor High School project, the following options were discussed: In Option 1 (below) the DAO would remain at Manor Middle School. In Options 2, 3 and 4, the District could explore adding space at the high school to move the District Offices as part of an alternate bid.

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Project Decision and Goals

In July of 2016, the Board voted to undertake the design and construction of Option 3 to replace the majority of the existing Penn Manor High School, while maintaining the gymnasium and cafeteria complex. This building project will respond to current and projected student enrollment increases and incorporate educational trends for 21st century learning environments. The option will also address the following long range goals of the District:

- The 9-12 enrollment in the Penn Manor School District is projected to remain relatively flat over the next ten year period
- The new facility will be in full compliance with current handicapped accessibility code requirements and guidelines, according to the Americans with Disabilities Act (ADA).
- With advancements in technology and educational delivery systems, the Penn Manor High School will have state of the art infrastructure to keep pace with current technology and district technology standards.
- Major systems such as HVAC, Electrical and Plumbing will address physical plant, building code and energy efficiency needs and be based on sustainable goals to support the facility long into the future.
- Pennsylvania Department of Education financial reimbursement criteria is an important consideration in defining the scope of recommended building design.

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SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: Penn Manor School District			Project Name: Penn Manor High School					Grades: 9 - 12		
#1	PRESENT				PLANNED					
	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Fred S Eshleman Elementary	1958,66,86,02	12	K-6	350	No change	12	K-6	350	XXXXXXXXXX	XXXXXXXXXX
Central Manor Elementary	1936,61,87,10	10	K-6	825	No change	10	K-6	825	XXXXXXXXXX	XXXXXXXXXX
Conestoga Elementary	1952,57,66,92	11	K-6	350	No change	11	K-6	350	XXXXXXXXXX	XXXXXXXXXX
Ann Letort Elementary	1960, 61, 01	13.9	K-6	350	No change	13.9	K-6	350	XXXXXXXXXX	XXXXXXXXXX
Martic Elementary	1952, 66, 86	10	K-6	450	No change	10	K-6	450	XXXXXXXXXX	XXXXXXXXXX
Hambright Elementary	2013	94	K-6	700	No change	94	K-6	700	XXXXXXXXXX	XXXXXXXXXX
Pequea Elementary	1953, 55, 58 89, 2015	10	K-6	425	No change	10	K-6	425	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	3,450	XXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,450	2,486	964
Manor Middle School/District Administratio	1992	120	7-8	676	No change / No change	120	7-8	676	XXXXXXXXXX	XXXXXXXXXX
Marticville Middle School	1970,88,08	30	7-8	541	No change	30	7-8	541	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	1,217	XXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,217	871	346
Penn Manor High School	1958,62,95	32	9-12	2,028	Adds/Alts 2019	32	9-12	2,174	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	2,028	XXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,174	1,607	567
Comet Fieldhouse	1990 (2006)	47			No change				XXXXXXXXXX	XXXXXXXXXX
District Maintenance Building (**located on Manor MS Site)	2006	**			No change				XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX		DESCRIPTION OF BOARD ACTIONS REQUIRED BELOW	
TOTAL	XXXXXXXXXX	XXX	XXXX	6,695	XXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	6,841	4,964	1,877

**ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE
 AND THE SCHOOL DISTRICT EXPERIENCES EXCESS OR INSUFFICIENT CAPACITY**
 (FTE MINUS PROJECTED ENROLLMENT (Col. 11) > + or - 300)

CHECK IF APPLICABLE:

- EXPAND PROGRAMS OR COURSE OFFERINGS
- PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES
- OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL
- REDUCE CLASS SIZE
- CLOSE SCHOOL(S)
- OTHER (DESCRIBE):

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PROJECT DESCRIPTION

Summary of Site

Site Size: 32 Acres

Current Site Usage: Public Use (School)

Wetlands: No Wetlands detected.

Available Utilities: Electricity, Public Water, Public Sewer, Natural Gas

Proposed Community Use Areas: Athletic Field (track), Fitness Center

Parking Count: 602 spaces including separate faculty parking on Parking Deck.

Separate Bus Drop-off for increased safety

Separate Student Drop-off for increased safety

Existing Track and turf field to remain

Summary of Proposed Building

Additions and Renovations to 9-12 Facility with 2100 Student Capacity

Multi - Story Masonry Structure

Total Square Footage: 382,577 SF

Program Spaces include:

General Classrooms, Special Education Classrooms and Resource Rooms, Art Classrooms and Studios, Science Labs, Business Labs, Child Development Classroom, Family consumer Science Lab, Agriculture Spaces including labs, classrooms and greenhouse, Technology spaces including Electronics, Engineering and CAD labs, Wood Shop, Music suite including Band, Choral, Orchestra and Ensemble spaces, Small and Large Group Instruction areas, Media Center, Academic Commons, Auditorium and Stage, Gymnasium, auxiliary gym, locker rooms, wrestling room and fitness center, and Kitchen/Cafeteria. (all spaces meet PA Department of Education guidelines)

Building Systems: Variable Air Volume (VAV) system with DX Cooling and Hot Water Heating HVAC System, LED Lighting, Power, Plumbing, Fire Suppression System, Fire Alarm System, Emergency Lighting, Technology Systems and Integrated Communications & Clock System.

Building Codes: The building will be designed under the following codes:

2009 International Existing Building Code (IEBC) - Chapter 3, 2009 International Building Code (IBC) (Except Chapters 1, 11, and 30), 2015 International Building Code (IBC) Chapter 11, and Appendix 'E' – 2009 ICC/ANSI A117.1 (ANSI)

Project Description:

The comprehensive project for Penn Manor High school transforms the educational environment to meet the needs of 21st Century education and through flexibility allows for growth as well as future changes in programming. As part of this project, HVAC, plumbing, electrical, fire suppression, technology and security systems will all be replaced with more modern, state of the art equipment.

The final design provides for departmental organization, but includes collaboration areas for all departments and faculty as well as a comprehensive STE(A)M that includes the Sciences, Technology and Engineering, Art and Math program spaces. The organization of the facility varies from single story athletic areas and two and three story classrooms. The plan provides for more

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public spaces to be separated from the more “private” classrooms spaces as well as works to improve wayfinding and circulation. The multi-story organization works well with the existing site topography. The three levels will be identified as “Lower”, “Main” and “Upper” to simplify internal circulation. The school will have two main points of entry, one from the lower level to the north and one from the upper level to the south adjacent to the Auditorium. Secure vestibules will be constructed at both main entry points. The site circulation will be re-worked to better separate bus and parent loading zones as well as improve safety for student and staff who walk to school. Visitors will have clear sight of the main entry upon entering from College Avenue as well as adjacent parking.

Through a multi-phased construction process, the majority of the current facility will be demolished with the exception of what is known as Central complex that contains the main competition gymnasium as well as the cafeteria and kitchen. These spaces will receive minor to extensive renovations.

To the south of the site and adjacent to the current competition gymnasium, a new athletic wing will be built and accommodate the auxiliary gym, weight room/fitness center, new wrestling room as well as team and PE locker rooms and program spaces for coaches, trainers and staff. The former library space located above the kitchen in the existing Central complex will be converted to a much needed Large Group Instruction space to accommodate a variety of functions for school and public usage.

A new two story “main street” lobby space will be constructed that provides direct entry for students that arrive by bus as well as student drivers and parent drop-offs. This axis will provide enhanced visual security for daily arrivals and departures not present in the current facility.

Adjacent to “main” street is the new 900 seat Auditorium complete with stage and fly gallery for theater productions. The auditorium is part of the music suite which includes band, choral, orchestra and ensemble rooms to support the music program.

The main corridor system linking athletics to academics intersects with the main street lobby. The circulation is stacked vertically on three floors connecting all academic programs. To the North of the main corridor and immediately across from the auditorium entry is the new Media center containing book stacks, teaching spaces as well as the student technology center. This program provides student run, staff managed support for the current one to one computer program. The program is designed to provide computer programming as well as repair and is part of the curriculum as an elective for students. The Media Center also contains a makerspace area for all students and faculty providing materials as well as publishing/printing capabilities for project based learning.

To the north along the main corridor is the three story volume of the building. Beginning on the lower level is the art suite including studios, and labs for all types of arts including ceramics, photography and 2-dimensional projects, the TV studio with capabilities for video production and editing. Each corridor of academics provides classrooms and support spaces as well as collaborative areas. The three story volume houses all of the humanities classrooms, collaborative areas as well as teacher planning centers. The humanities departments include, English, social studies, and foreign language and are organized by department, but may have several classrooms on each level.

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Special Education programs are located on the lower as well as main level of the facility in the three story academic wing of the building, fully integrated within the facility among their peers.

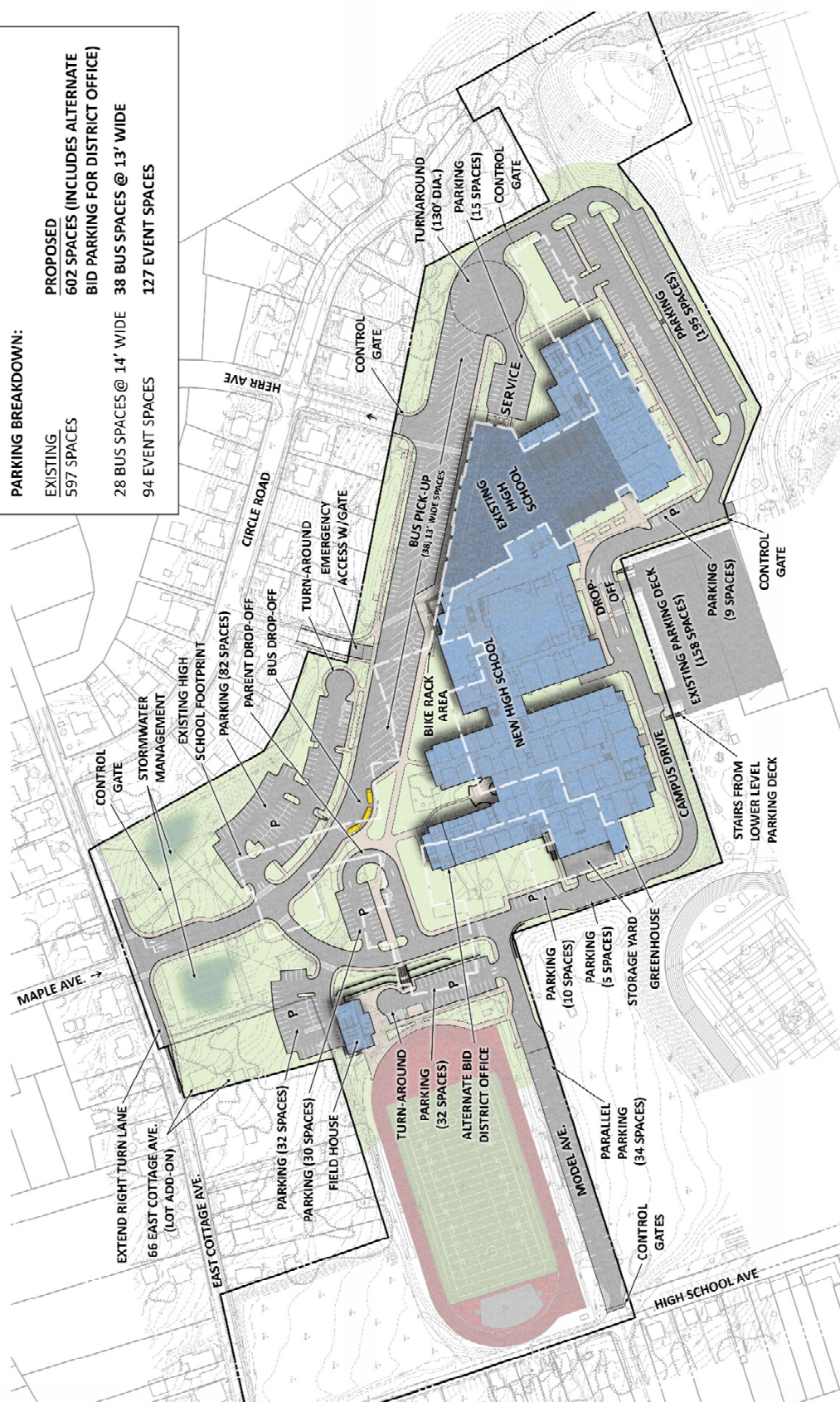
These classrooms also have the support spaces such as resource rooms, collaborative areas as well as spaces to promote School to Work and Life Skills.

To the south along the main corridor is a two story volume comprised of STEM spaces include Science Labs, Technology Labs including engineering spaces, math classrooms, as well as a large two story STE(A)M collaboration area to support all types of project based curriculum. Adjacent but connected to this area is all of the teaching spaces for the Agriculture Department, including large labs, classrooms, and an attached greenhouse and outdoor secured yard for additional workspace and project development and testing. The AG department is guided by the FFA advisory group consisting of local businesses that support and guide the department.

By alternate bid, the District is looking to relocate the District Offices to the lower level of the North side of the building, which would displace classrooms to upper levels. The relocation of the offices from Manor Middle School would provide additional classroom capacity at that location as well as place the District Offices more central in the District. Alternate bid pricing will be used to allow the Board of School Directors to evaluate the cost implications of such a move.

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PARKING BREAKDOWN:	PROPOSED
EXISTING	602 SPACES (INCLUDES ALTERNATE BID PARKING FOR DISTRICT OFFICE)
28 BUS SPACES @ 14' WIDE	38 BUS SPACES @ 13' WIDE
94 EVENT SPACES	127 EVENT SPACES



**PENN MANOR HIGH SCHOOL
SITE PLAN
MAY 17, 2018**

DERCK & EDSON
CONSULTING ENGINEERS & ARCHITECTS



Penn Manor School District PUBLIC HEARING On the Additions and Renovations to PENN MANOR HIGH SCHOOL



NOT FOR CONSTRUCTION

<p>CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS 401 EAST WINDING HILL ROAD MECHANICSBURG PA 17055 717-488-0272 FAX 717-488-0047</p> <p>250 WEST MAIN STREET, SUITE 200 CHAMLOT ESQVILLE VA 22822 434-890-7282 FAX 434-945-7288</p> <p>www.cra-a.com</p>	<p>PROJECT 2006 PDE.1</p> <p>ADDITIONS AND RENOVATIONS PENN MANOR HIGH SCHOOL PENN MANOR SCHOOL DISTRICT 101 E. COSTUME AVENUE MILLSBORO, PA 19966</p>
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Penn Manor School District PUBLIC HEARING On the Additions and Renovations to PENN MANOR HIGH SCHOOL



UNIVERSITY PARK TECHNICAL SERVICES, INC. 1/14/17

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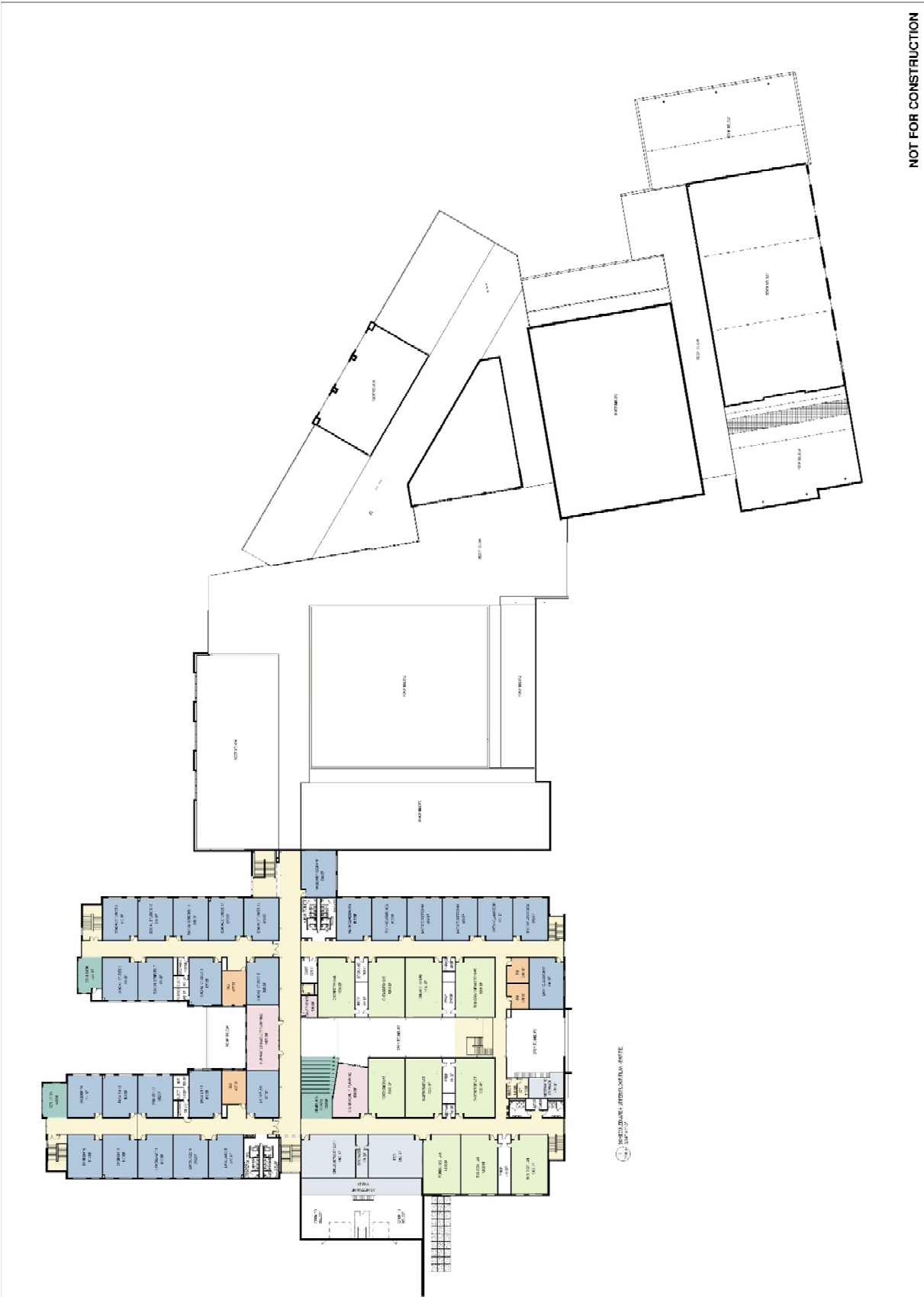
NOT FOR CONSTRUCTION

<p>CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS 401 EAST WINDING HILL ROAD MECHANICSBURG, PA 17055 717-488-0272 FAX 717-488-0047</p> <p>250 WEST MAIN STREET, SUITE 200 CHAMLOT, ESTELLE, VA 22802 434-890-7222 FAX 434-945-2288</p> <p>www.cra-a.com</p>	<p>ADDITIONS AND RENOVATIONS PENN MANOR HIGH SCHOOL PENN MANOR SCHOOL DISTRICT 101E EASTFIRE AVENUE HUNTSVILLE, PA 17331</p> <p>PROJECT 2206 PDE.2</p>
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REVISIONS

UNIVERSITY PARK TECHNICAL SERVICES, INC. 1/14/17

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SCHEDULED REVISIONS NOTE

NOT FOR CONSTRUCTION

ADDITIONS AND RENOVATIONS
 PENN MANOR HIGH SCHOOL
 PENN MANOR SCHOOL DISTRICT
 100 EASTYHE WENDE
 HILLSBORO, PA 17321

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
 401 EAST WINDING HILL ROAD
 MECHANICSBURG PA 17055
 717-488-0272 FAX 717-488-0047
 250 WEST MAIN STREET, SUITE 200
 CHARLOTTE, NC 28202
 404-960-7222 FAX 404-960-7228
 www.cra-architects.com



NO.	DATE	DESCRIPTION

REVISIONS

PROJECT 2206
 PDE.3

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PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: Penn Manor School District	Project Name: Penn Manor High School	Project #: 3904	
ROUND FIGURES TO NEAREST DOLLAR			
PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General (Report costs for sanitary sewage disposal on line E-1.)	41,382,283	7,567,794	48,950,077
2. Heating and Ventilating	9,660,514	1,794,075	11,454,589
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	4,340,103	789,393	5,129,496
4. Electrical	9,712,358	1,865,838	11,578,196
5. Asbestos Abatement (D04, line C-3)	X X X X X X		
6. Building Purchase Amount	X X X X X X		
7. Other * (Exclude test borings and site survey)			
a. _____			
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	65,095,257	12,017,100	77,112,357
8. Construction Insurance			
a. Owner Controlled Insurance Program on Structure Costs (Exclude asbestos abatement, building purchase and other structure costs not covered by the program)			
b. Builder's Risk Insurance (if not included in primes)	118,292		118,292
c. Construction Insurance - Total	118,292		118,292
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	65,213,549	12,017,100	77,230,649
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	5,138,393		5,138,393
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		
3. TOTAL - Architect's Fee	5,138,393		5,138,393
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	2,670,883		2,670,883
2. Architect's Fee	162,000		162,000
3. TOTAL - Movable Fixtures & Equipment	2,832,883		2,832,883
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	73,184,825	12,017,100	85,201,925
E. SITE COSTS			
1. Sanitary Sewage Disposal	50,000		50,000
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges			
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	3,000		3,000
5. Site Acquisition Costs		X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X X X X X X X	
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs	53,000		53,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	73,237,825	12,017,100	85,254,925
* Type "No Fee" beside each item for which no design fee is charged.			

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PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC: Penn Manor School District	Project Name: Penn Manor High School		Project #: 3904	
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
2. Construction Manager Fee and Related Costs				1,710,670
3. Total Demolition of Entire Existing Structures and Related Asbestos Removal to Prepare Project Site for Construction of New School Building and Related AHERA Clearance Air Monitoring and EPA-Certified Project Designer's Fee on Asbestos Abatement (Exclude costs for partial demolition.)				
4. Architectural Printing				75,000
5. Test Borings				26,500
6. Site Survey				30,500
7. Other (attach schedule if needed)				
a. <u>Temporary Construction</u>				750,000
b. <u>PlanCon-D-Add't Costs, Total</u>				1,360,985
8. Contingency				890,257
9. TOTAL - Additional Construction-Related Costs				4,843,912
H. FINANCING COSTS				
<i>FOR THIS PROJECT ONLY</i>	BOND ISSUE/NOTE SERIES OF 2019	BOND ISSUE/NOTE SERIES OF 2020	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X
1. Underwriter Fees	322,000	395,000		717,000
2. Legal Fees	35,000	35,000		70,000
3. Financial Advisor				
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	2,000	2,000		4,000
6. Capitalized Interest				
7. Printing	10,000	12,000		22,000
8. CUSIP & Rating Fees	40,000	45,000		85,000
9. Other				
a. <u>SEC Compliance</u>	5,000	5,000		10,000
b. _____				
10. TOTAL-Financing Costs	414,000	494,000		908,000
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				91,006,837
REVENUE SOURCES				
	BOND ISSUE/NOTE SERIES OF 2019	BOND ISSUE/NOTE SERIES OF 2020	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED <i>FOR THIS PROJECT ONLY</i>	36,400,000	44,400,000		80,800,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM <i>FOR THIS PROJECT ONLY</i>	4,062,808	3,270,087		7,332,895
L. INTEREST EARNINGS <i>FOR THIS PROJECT ONLY</i>	600,000	563,272		1,163,272
M. BUILDING INSURANCE RECEIVED				
N. PROCEEDS FROM SALE OF BUILDING OR LAND				
O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)				1,710,670
P. OTHER FUNDS (ATTACH SCHEDULE)				
Q. TOTAL REVENUE SOURCES				91,006,837

Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

DETAILED COSTS			
District/CTC: Penn Manor School District	Project Name: Penn Manor High School	Project #: 3904	
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	2,741,609	3,000,000	5,741,609
2. Heating and Ventilating			
3. Plumbing			
4. Electrical			
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	2,741,609	3,000,000	5,741,609
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Subtotal			
9. Site Development Costs - Total	2,741,609	3,000,000	5,741,609
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	275,000		275,000
			EXISTING
C. ASBESTOS ABATEMENT			
1. Asbestos Abatement			
2. AHERA Clearance Air Monitoring			
3. Asbestos Abatement - Total (D02, line A-5)			
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			
E. ROOF REPLACEMENT/REPAIR			
1. Roof Replacement Repair			
2. Owner Controlled Insurance Program on Roof Replacement/Repair			
3. Builder's Risk Insurance (if not included in primes)			
4. Roof Replacement/Repair - Total			
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR			

Penn Manor School District
PUBLIC HEARING
 On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

ESTIMATED MAXIMUM REIMBURSABLE PROJECT AMOUNT - NON-VOCATIONAL (1 of 2)			
District/CTC: Penn Manor School District	Project Name: Penn Manor High School	Project #: 3904	
*** ESTIMATED APPROVED BUILDING CONSTRUCTION COST ***			
A. NEW CONSTRUCTION / ALTERATIONS TO EXISTING / BUILDING PURCHASE			
1. Rated Pupil Capacity (RPC) from Part A Approval Letter			
Elementary	X	\$4,700 = \$	0
Middle/Secondary/ DAO/Natatorium	2,395 X	\$6,200 = \$	14,849,000
Vocational	X	\$7,600 = \$	0
Reimbursable Formula Amount - Building Total			\$ 14,849,000
2. a. New Area:			
1. Architectural Area - New (Complete only if reimbursable)		310,051 sq. ft.	(A20, line E-2)
2. Architectural Area - Total		381,724 sq. ft.	(A20, line E-3)
3. New Area divided by Total Area		0.8122	(NEW %)
		(ROUND TO 4 DEC PL)	
4. Approved Building Construction Cost - New Area		\$ 12,060,358	\$ 69,126,362
		(NEW % X RPC-TOT)	(D06, ADJ COSTS-NEW)
			\$ 12,060,358
			(LESSER OF NEW % X RPC-TOT ADJ COSTS - NEW)
b. Existing Area:			
1. Architectural Area - Existing (Complete only if reimbursable)		71,673 sq. ft.	(A20, line E-1)
2. Architectural Area - Total		381,724 sq. ft.	(A20, line E-3)
3. Existing Area divided by Total Area		0.1878	(EXIST %)
		(ROUND TO 4 DEC PL)	
4. Approved Building Construction Cost - Existing Area		\$ 2,788,642	\$ 9,017,100
		(EXIST % X RPC-TOT)	(D07, ADJ COSTS-EXIST)
			\$ 2,788,642
			(LESSER OF EXIST % X RPC-TOT ADJ COSTS - EXIST)
3. ESTIMATED APPROVED BUILDING CONSTRUCTION COST (2a4 plus 2b4; max = A-1 Total)			\$ 14,849,000
*** APPRAISAL VALUE OF EXISTING BUILDING - FOR REIMBURSEMENT PURPOSES ONLY ***			
AA. Reimbursable Formula Amount - Building Total			\$ 14,849,000
			(RPC-TOT)
AB. Less: Reimbursable Formula Amount - New Area			\$ 12,060,358
			(NEW % X RPC-TOT)
AC. Less: Adjusted Structure, Architect's Fee, Movable Fixtures & Equipment - Existing Building			\$ 9,017,100
			(D07, ADJ COSTS-EXIST)
AD. Appraisal Value of Existing Building (AA minus AB and AC; minimum = 0)			\$ 0
			(APPRAISAL)
*** ESTIMATED ADDITIONAL FUNDING ***			
AE. Project building constructed and based on approved school facility design received from the Department's School Design Clearinghouse (SDC)			
Rated Pupil Capacity (RPC) from Part A Approval Letter			
Elementary	X	\$470 = \$	0
			(Elem-SDC)
Middle/Secondary/DAO/ Natatorium/Vocational	X	\$620 = \$	0
			(Sec-SDC)
Additional Funding - School Design Clearinghouse			\$ 0
			(Elem-SDC plus Sec-SDC)
AF. General construction contract alters or expands existing building			
Rated Pupil Capacity (RPC) from Part A Approval Letter			
Elementary	X	\$470 = \$	0
			(Elem-Exist)
Middle/Secondary/DAO/ Natatorium/Vocational	X	\$620 = \$	0
			(Sec-Exist)
Additional Funding - Existing Building		\$ 0 - \$ 0 = \$	0
		(Subtotal-Exist Bldg = Elem-Exist plus Sec-Exist)	(APPRAISAL)
			(Subtotal-Exist Bldg minus Appraisal; Minimum = 0)
AG. Project receiving Silver, Gold or Platinum LEED certification or two, three or four Green Globes certification			
Rated Pupil Capacity (RPC) from Part A Approval Letter			
Elementary	X	\$470 = \$	0
		1.0000 for NEW BLDG & ADD/ALT projects; Line A.2.a.3 NEW % for ADD only projects	(Elem-LEED)
Middle/Secondary/DAO/ Natatorium/Vocational	X	\$620 = \$	0
		1.0000 for NEW BLDG & ADD/ALT projects; Line A.2.a.3 NEW % for ADD only projects	(Sec-LEED)
Additional Funding - LEED or Green Globes certification			\$ 0
			(Elem-LEED plus Sec-LEED)
AH. Estimated Additional Funding Total (AE plus AF and AG)			\$ 0

**Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL**

ESTIMATED MAXIMUM REIMBURSABLE PROJECT AMOUNT - NON-VOCATIONAL (2 of 2)		
District/CTC: Penn Manor School District	Project Name: Penn Manor High School	Project #: 3904
*** ESTIMATED MAXIMUM REIMBURSABLE SITE COSTS ***		
B. SITE ACQUISITION (Not Applicable for Building Purchase)		
1- a. Contract Sales Price or Estimated Just Compensation (CW02, line A)	\$ _____	← ONLY COMPLETE IF PART C
b. Highest Appraised Value for the Site (CW02, line D)	\$ _____	← APPROVED BY PDE
c. PDE-Approved Cost (lesser of 1-a or 1-b)	\$ _____	
d. Cost Factor (1-c divided by 1-a; max = 1.00)	_____	
2- a. Total Acres to be Acquired	_____	(ROUND TO 4 DEC PL)
b. PDE-Reimbursable Acres (Part D instructions)	_____	
c. Site Factor (2-b divided by 2-a; max = 1.00)	_____	(ROUND TO 4 DEC PL)
3. Site Reimbursement Factor (1-d times 2-c; max = 1.00)	_____	(ROUND TO 4 DEC PL)
4. Allowable Site Acquisition Costs (Part D instructions)	\$ _____	
5. Maximum Reimbursable Site Acquisition Costs (line B-3 times line B-4)	\$ _____	
C. ROUGH GRADING TO RECEIVE THE BUILDING, SANITARY SEWAGE DISPOSAL, AND ARCHITECT'S FEE (Not Applicable to Building Purchase)		
1. Rough Grading to Receive the Building		
a. Rough Grading to Receive the Building	\$ 107,000	
b. PDE-Maximum Allowance for Cut (\$9.00/cu.yd.) and Fill (\$17.00/cu.yd.)	\$ 161,800	
c. Adjusted Rough Grading to Receive the Building (lesser of 1-a or 1-b)	\$ 107,000	
2. Adjusted Sanitary Sewage Disposal (Existing and New)		
a. Sanitary Sewage Disposal, Tap-In Fees, OCIP and Builder's Risk Insurance (D02, lines E-1 plus E-2 and E-3)	\$ 50,000	
b. PDE-Maximum Allowance for Sanitary Sewage Disposal - \$400 X (_____ + $\frac{1,980}{A19, MS/SEC-NEW FTE}$) = \$ 792,000	\$ 792,000	
c. Adjusted Sanitary Sewage Disposal (lesser of 2-a or 2-b)	\$ 50,000	
3. Architect's Fee on Rough Grading and Sanitary Sewage Disposal		
a. Architect's Fee on Sanitary Sewage Disposal (D02, line E-4 total)	\$ 3,000	
b. Architect's Fee as a Percent of Sanitary Sewage Disposal (3-a divided by 2-a)	0.0600 (ROUND TO 4 DEC PL)	
c. Allowable Fee Percent (lesser of 6% or 3-b)	0.0600 (ROUND TO 4 DEC PL)	
d. Adjusted Architect's Fee on Sanitary Sewage Disposal (3-c times 2-c)	\$ 3,000	
e. Allowable Architect's Fee on Rough Grading (D06, line C-3 times 1-c)	\$ 6,420	
f. Adjusted Architect's Fee on Rough Grading and Sanitary Sewage Disposal (3-d plus 3-e)	\$ 9,420	
4. Adjusted Rough Grading, Sanitary Sewage Disposal and Architect's Fee (1-c plus 2-c and 3-f)	\$ 166,420	
D. ESTIMATED MAXIMUM REIMBURSABLE SITE COSTS (B-5 + C-4)	\$ 166,420	
*** ESTIMATED MAXIMUM REIMBURSABLE PROJECT AMOUNT ***		
E-1. ESTIMATED APPROVED BUILDING CONSTRUCTION COST	\$ 14,849,000	(D08, line A-3)
E-2. ESTIMATED ADDITIONAL FUNDING	\$ _____	
F. ESTIMATED MAXIMUM REIMBURSABLE SITE COSTS	\$ 166,420	(D08, line AH)
G. E-1 plus E-2 and F	\$ 15,015,420	(D09, line D)
H. TOTAL PROJECT COSTS	\$ 91,006,837	(D03, line I)
I. ESTIMATED MAXIMUM REIMBURSABLE PROJECT AMOUNT (lesser of G or H)	\$ 15,015,420	
USE PAGE D14 TO CALCULATE THE TEMPORARY REIMBURSABLE PERCENT.		

Penn Manor School District
PUBLIC HEARING
 On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

**ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST
 FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY**

District/CTC: Penn Manor School District	Project Name: Penn Manor High School	Project #: 3904
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Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should not be included in the following calculations.

**A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES
 AND EQUIPMENT (D02, line D-NEW)**

\$ 73,184,825

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

- 1. Site Development Costs (D04, line A-7-NEW) \$ 2,741,609
- 2. Architect's Fees on the above
 excludable costs \$ 275,000
- 3. Vocational Projects Only - Movable
 Fixtures & Equipment (D02, line C-3-NEW) \$
- 4. Total Excludable Costs
 (B-1 plus B-2 and B-3) \$ 3,016,609

**THE FIGURE ON
 LINE A SHOULD
 NOT BE ADOPTED
 BY THE BOARD.**

**C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST
 (A minus B-4)**

\$ 70,168,216

**THE BOARD MUST ADOPT THE FIGURE ON
 LINE C BEFORE SCHEDULING THE FIRST
 ACT 34 HEARING.**

IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.

**D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST
 TIMES 1.08 (C times 1.08)**

\$ 75,781,673

**THE FIGURE ON LINE D
 SHOULD NOT BE ADOPTED BY
 THE BOARD.**

Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

PENN MANOR SCHOOL DISTRICT
ANALYSIS OF FINANCING ALTERNATIVES – DIRECT COST STUDY

We have analyzed several alternative methods of financing the renovations and additions to the High School (the “Project”). We have also estimated the direct costs of financing, all as required by Department of Education regulations issued November 4, 1978.

Analysis of Alternatives

The alternatives of financing which we examined are:

1. Cash or a short-term loan.
2. A local general obligation bond issue.
3. A local authority issue.
4. State Public School Building Authority (SPSBA).

Analysis of the School District’s recent financial statements and of the financing projections in connection with this Project indicated that a short-term bank loan was not feasible.

We also analyzed the remaining alternatives which would require the School District to incur long-term debt. For each alternative we estimated a bond issue and average annual debt service. Financing costs for each were slightly different due to the nature of the issue structure and entity issuing the debt. These costs are presented on the attached Table I.

Based on these estimates, at this time the least costly alternative for financing the capital projects is through the use of General Obligation Bond Issues. This alternative also offers the School District the advantage of increased flexibility and control over the construction of the project, structure of the Bond Issue, lower interest rates through the general obligation issue, investment of Bond Proceeds and more favorable refunding provisions. The School District anticipates funding the Project with a proposed Series of 2019 general obligation bond issue and a proposed Series of 2020 general obligation bond issue.

STATE REIMBURSEMENT

The State reimburses a School District for a portion of the principal and interest which the School District pays each year on its bonds. The amount of the reimbursement is determined by two factors - the percentage of the Project determined by the Department of Education to be reimbursable and the School District’s Market Value Aid or CARF ratio. Current estimates by the Architect indicate that the Project will have a net effective reimbursement of approximately 7.62% for both the 2019 general obligations bonds and the 2020 general obligation bonds after taking into consideration the School District’s 2017/18 Market Value Aid Ratio of 47.65%. Therefore, for each dollar paid by the School District toward principal and interest, the state will reimburse the School District approximately 7.62 cents for the Project. **There can be no assurances that the State will pay reimbursement to the District. The financial analysis for this Act 34 Hearing assumes no reimbursement and the debt is 100% local effort.**

Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

TABLE I

Penn Manor School District
Comparison of Various Methods of Financing
High School

<u>Costs</u>	<u>General Obligation</u>	<u>Local Authority</u>	<u>SPSBA</u>
Costs of Construction:			
High School (1)	90,098,837	90,098,837	90,098,837
Financing Costs: (2)			
Bond Discount	717,000	775,000	770,000
Legal Fees	70,000	105,000	100,000
Printing & Miscellaneous	22,000	30,000	30,000
Rating & CUSIP	85,000	110,000	110,000
Compliance/PDE Filing	10,000	15,000	15,000
Paying Agent	<u>4,000</u>	<u>6,000</u>	<u>6,000</u>
Total Requirements	91,006,837	91,139,837	91,129,837
Less:			
Interest Earned (3)	1,163,272	1,165,000	1,165,000
Bond Premium (3)	7,332,895	7,334,167	7,334,167
School District Reserves	<u>1,710,670</u>	<u>1,710,670</u>	<u>1,710,670</u>
Size of Bond Issue(s)	80,800,000	80,930,000(4)	80,920,000(5)

- (1) Includes total Project Costs for Project appearing on PLANCON D-02, Line F; Contingency Fund Allowances and funds for Project Management occurring on PLANCON D-03, Line G-9.
- (2) Financing Costs are estimates based upon recent averages and fees realized from bond issues sold in the municipal market.
- (3) Interest earnings on construction funds being available from investments based upon approximate payout schedule and possible use for millage phase-in. Assumes 2019 and 2020 Bonds sold with premium coupon structure.
- (4) A local authority would have annual administrative expenses, which have not been included in these calculations and also higher rates due to revenue bond issue.
- (5) SPSBA average annual payment is calculated assuming higher interest rates for a general obligation bond issue as compared to rates for a revenue bond issue.

Penn Manor School District
PUBLIC HEARING
 On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

Debt Service and Millage Impact

Table IIA and IIB is a summary of the projected debt service and approximate millage impact anticipated by the completion of the Project. The School District is funding the Project with a proposed Series of 2019 general obligation bond issue and a proposed Series of 2020 general obligation bond issue, both in a wrap-around debt structure.

It is anticipated that the required funds for the School District's share of debt service requirements will be derived from using a phase-in of new mills and the budget surplus in the early years of these new mills and, in later years, using existing debt related mills currently in the budget which become available as previous bond issues are retired. **Table IIB illustrates one option for the District to phase-in the new millage requirements from the issuance of the new debt. The District will continue to study phase-in options throughout the financing process to reflect final bid costs and interest rates.**

The District, in anticipation of the Project, began funding the annual budget in fiscal year 2016/17 realizing that if the Project did materialize that the District would need to several years to implement a funding plan.

Based upon an estimated future value of 1 collected mill being \$3,026,000, a summary millage impact and debt service analysis is shown on Tables IIA. The supporting bond amortization schedules are shown as attachments.

Table IIA

<u>Average Annual Debt Service (1)</u>	<u>Net Debt Service After State Reimbursement (2)</u>	<u>Mills Required for Direct Debt</u>	<u>Total Mills Required for Direct and Indirect Costs</u>
\$9,343,066	\$9,343,066	3.09 Mills 1.33 Mills (3)	3.135Mills 1.375 Mills (3)(4)

1. Average annual share from Fiscal Total column totals on attached debt service schedules assuming a *level debt average*. (The Project will require 100% of the total \$36,400,000 Series of 2019 Bond issue and 100% of the total \$44,400,000 Series of 2020 Bond issue calculated as total principal and interest which includes a 0.65% interest rate contingency for a total of \$142,481,772/15.25 avg. years equals average annual debt of \$9,343,066 if structured as a level debt financing). **PLEASE NOTE:** Per the attached wrap around debt schedules the average annual debt service is less the first seven/nine years of the debt structures and greater the last eleven/twelve years of the structures, respectively for the proposed 2019 and 2020 bond structures. This wrap-around structure minimizes the new millage requirements required for the Project to 1.33 mills of which beginning fiscal year 2018/19 approximately 1.044 mills will already be in place for the Project.
2. Assumes a zero project reimbursement for the Bonds.
3. Table IIB attached to show the millage impact of the wrap-around debt structure for the proposed Series of 2019 and Series of 2020 Bonds.
4. The breakdown of Indirect Costs follows the discussion on the Direct Costs.

Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

BOND DEBT SERVICE

Penn Manor School District
Proposed GO Bonds, Series of 2019 - High School Project - Act 34 Study

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2019			1,212,705.33	1,212,705.33	
06/01/2020	5,000	2.550%	909,529.00	914,529.00	2,127,234.33
12/01/2020			909,465.25	909,465.25	
06/01/2021	5,000	2.640%	909,465.25	914,465.25	1,823,930.50
12/01/2021			909,399.25	909,399.25	
06/01/2022	5,000	2.710%	909,399.25	914,399.25	1,823,798.50
12/01/2022			909,331.50	909,331.50	
06/01/2023	5,000	2.780%	909,331.50	914,331.50	1,823,663.00
12/01/2023			909,262.00	909,262.00	
06/01/2024	5,000	2.900%	909,262.00	914,262.00	1,823,524.00
12/01/2024			909,189.50	909,189.50	
06/01/2025	5,000	3.020%	909,189.50	914,189.50	1,823,379.00
12/01/2025			909,114.00	909,114.00	
06/01/2026	5,000	3.120%	909,114.00	914,114.00	1,823,228.00
12/01/2026			909,036.00	909,036.00	
06/01/2027	5,000	3.190%	909,036.00	914,036.00	1,823,072.00
12/01/2027			908,956.25	908,956.25	
06/01/2028	5,000	3.250%	908,956.25	913,956.25	1,822,912.50
12/01/2028			908,875.00	908,875.00	
06/01/2029	2,000,000	5.000%	908,875.00	2,908,875.00	3,817,750.00
12/01/2029			858,875.00	858,875.00	
06/01/2030	2,730,000	5.000%	858,875.00	3,588,875.00	4,447,750.00
12/01/2030			790,625.00	790,625.00	
06/01/2031	2,870,000	5.000%	790,625.00	3,660,625.00	4,451,250.00
12/01/2031			718,875.00	718,875.00	
06/01/2032	3,010,000	5.000%	718,875.00	3,728,875.00	4,447,750.00
12/01/2032			643,625.00	643,625.00	
06/01/2033	3,160,000	5.000%	643,625.00	3,803,625.00	4,447,250.00
12/01/2033			564,625.00	564,625.00	
06/01/2034	3,320,000	5.000%	564,625.00	3,884,625.00	4,449,250.00
12/01/2034			481,625.00	481,625.00	
06/01/2035	3,485,000	5.000%	481,625.00	3,966,625.00	4,448,250.00
12/01/2035			394,500.00	394,500.00	
06/01/2036	3,660,000	5.000%	394,500.00	4,054,500.00	4,449,000.00
12/01/2036			303,000.00	303,000.00	
06/01/2037	3,845,000	5.000%	303,000.00	4,148,000.00	4,451,000.00
12/01/2037			206,875.00	206,875.00	
06/01/2038	4,035,000	5.000%	206,875.00	4,241,875.00	4,448,750.00
12/01/2038			106,000.00	106,000.00	
06/01/2039	4,240,000	5.000%	106,000.00	4,346,000.00	4,452,000.00
	36,400,000		28,624,741.83	65,024,741.83	65,024,741.83

Prepared by RBC Capital Markets

Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

BOND DEBT SERVICE

Penn Manor School District
Proposed GO Bonds, Series of 2020 - High School Project - Act 34 Study

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2020			369,883.42	369,883.42	
06/01/2021	5,000	2.940%	1,109,650.25	1,114,650.25	1,484,533.67
12/01/2021			1,109,576.75	1,109,576.75	
06/01/2022	5,000	3.010%	1,109,576.75	1,114,576.75	2,224,153.50
12/01/2022			1,109,501.50	1,109,501.50	
06/01/2023	5,000	3.080%	1,109,501.50	1,114,501.50	2,224,003.00
12/01/2023			1,109,424.50	1,109,424.50	
06/01/2024	5,000	3.200%	1,109,424.50	1,114,424.50	2,223,849.00
12/01/2024			1,109,344.50	1,109,344.50	
06/01/2025	5,000	3.320%	1,109,344.50	1,114,344.50	2,223,689.00
12/01/2025			1,109,261.50	1,109,261.50	
06/01/2026	5,000	3.420%	1,109,261.50	1,114,261.50	2,223,523.00
12/01/2026			1,109,176.00	1,109,176.00	
06/01/2027	5,000	3.490%	1,109,176.00	1,114,176.00	2,223,352.00
12/01/2027			1,109,088.75	1,109,088.75	
06/01/2028	5,000	3.550%	1,109,088.75	1,114,088.75	2,223,177.50
12/01/2028			1,109,000.00	1,109,000.00	
06/01/2029	730,000	5.000%	1,109,000.00	1,839,000.00	2,948,000.00
12/01/2029			1,090,750.00	1,090,750.00	
06/01/2030	3,170,000	5.000%	1,090,750.00	4,260,750.00	5,351,500.00
12/01/2030			1,011,500.00	1,011,500.00	
06/01/2031	3,325,000	5.000%	1,011,500.00	4,336,500.00	5,348,000.00
12/01/2031			928,375.00	928,375.00	
06/01/2032	3,495,000	5.000%	928,375.00	4,423,375.00	5,351,750.00
12/01/2032			841,000.00	841,000.00	
06/01/2033	3,675,000	5.000%	841,000.00	4,516,000.00	5,357,000.00
12/01/2033			749,125.00	749,125.00	
06/01/2034	3,855,000	5.000%	749,125.00	4,604,125.00	5,353,250.00
12/01/2034			652,750.00	652,750.00	
06/01/2035	4,050,000	5.000%	652,750.00	4,702,750.00	5,355,500.00
12/01/2035			551,500.00	551,500.00	
06/01/2036	4,250,000	5.000%	551,500.00	4,801,500.00	5,353,000.00
12/01/2036			445,250.00	445,250.00	
06/01/2037	4,460,000	5.000%	445,250.00	4,905,250.00	5,350,500.00
12/01/2037			333,750.00	333,750.00	
06/01/2038	4,685,000	5.000%	333,750.00	5,018,750.00	5,352,500.00
12/01/2038			216,625.00	216,625.00	
06/01/2039	4,915,000	5.000%	216,625.00	5,131,625.00	5,348,250.00
12/01/2039			93,750.00	93,750.00	
06/01/2040	3,750,000	5.000%	93,750.00	3,843,750.00	3,937,500.00
	44,400,000		33,057,030.67	77,457,030.67	77,457,030.67

Prepared by RBC Capital Markets

Penn Manor School District
PUBLIC HEARING
 On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

Act 34 Study
 High School Project

Penn Manor School District
 Proposed Series of 2019 and Proposed Series of 2020

Date	Total Net Outstanding D/S (1)	Series 2019 Funding for High School (2)	Series 2020 Funding for High School (3)	Less: Interest Earnings/SD Reserves	Total Net Debt	Value of 1 Mill (4)	Total Mills Required	New Mills	Mills Available from Prior Debt (5)	Total Mills in Place	Dollars Appropriated	Budget Surplus (Deficit) (6)
2017	7,481,298	0	0	29,298	7,452,000	3,026,000	2.46	0.555	1.91	2.46	7,452,000	0
2018	5,808,852	0	0		5,808,852	3,026,000	1.92	0.239	0.00	2.70	8,175,795	2,366,944
2019	5,510,912	0	0		5,510,912	3,026,000	1.82	0.250	0.00	2.95	8,931,952	3,421,039
2020	5,751,840	2,127,234	0		7,879,074	3,026,000	2.60	0.200	0.00	3.15	9,537,152	1,658,078
2021	5,753,375	1,823,931	1,484,534		9,063,940	3,026,000	3.00	0.089	0.00	3.24	9,806,466	742,526
2022	5,753,762	1,823,799	2,224,154		9,801,327	3,026,000	3.24	0.000	0.00	3.24	9,806,466	5,139
2023	5,751,523	1,823,663	2,224,003		9,801,428	3,026,000	3.24	0.000	0.00	3.24	9,806,466	5,038
2024	5,754,858	1,823,524	2,223,849		9,798,896	3,026,000	3.24	0.000	0.00	3.24	9,806,466	7,570
2025	5,752,985	1,823,228	2,223,689		9,801,926	3,026,000	3.24	0.000	0.00	3.24	9,806,466	4,540
2026	5,753,050	1,823,072	2,223,352		9,799,736	3,026,000	3.24	0.000	0.00	3.24	9,806,466	6,730
2027	5,753,960	1,822,913	2,223,178		9,799,474	3,026,000	3.24	0.000	0.00	3.24	9,806,466	6,992
2028	3,034,785	3,817,750	2,948,000		9,800,535	3,026,000	3.24	0.000	0.00	3.24	9,806,466	6,416
2029	0	4,447,750	5,351,500		9,799,250	3,026,000	3.24	0.000	0.00	3.24	9,806,466	5,931
2030	0	4,451,250	5,348,000		9,799,250	3,026,000	3.24	0.000	0.00	3.24	9,806,466	7,216
2031	0	4,447,750	5,351,750		9,799,500	3,026,000	3.24	0.000	0.00	3.24	9,806,466	7,216
2032	0	4,447,250	5,357,000		9,804,250	3,026,000	3.24	0.000	0.00	3.24	9,806,466	6,966
2033	0	4,449,250	5,353,250		9,802,500	3,026,000	3.24	0.000	0.00	3.24	9,806,466	2,216
2034	0	4,448,250	5,355,500		9,803,750	3,026,000	3.24	0.000	0.00	3.24	9,806,466	3,966
2035	0	4,449,000	5,353,000		9,802,000	3,026,000	3.24	0.000	0.00	3.24	9,806,466	2,716
2036	0	4,451,000	5,350,500		9,801,500	3,026,000	3.24	0.000	0.00	3.24	9,806,466	4,466
2037	0	4,448,750	5,352,500		9,801,250	3,026,000	3.24	0.000	0.00	3.24	9,806,466	4,966
2038	0	4,452,000	5,348,250		9,800,250	3,026,000	3.24	0.000	0.00	3.24	9,806,466	5,216
2039	0	0	3,937,500		3,937,500	3,026,000	1.30	0.000	0.00	3.24	9,806,466	6,216
2040	0	0	0		0	3,026,000	0.00	0.000	0.00	3.24	9,806,466	5,868,966
2041	0	0	0		0	3,026,000	0.00	0.000	0.00	3.24	9,806,466	9,806,466
TOTAL	73,616,675	65,024,742	77,457,031	29,298	216,069,150			1.333				

(1) Annual Net Debt Service for Series of 2010A, 2012, 2013, 2013A, 2014, 2015 and 2016 Bonds.
 (2) Proposed Series of 2019, \$36,400,000 dated April 1, 2019. Average coupon 5.00%, average yield 3.56% (current rates + 50bps). Local Effort 100%. Produces \$40.045MM project proceeds.
 (3) Proposed Series of 2020, \$44,400,000 dated October 1, 2020. Average coupon 5.00%, average yield 3.88% (current rates + 80bps). Local Effort 100%. Produces \$47.175MM project proceeds
 (4) Restated with new reassessment figures. 1 collected mill = \$3,026,000 and remains constant (per the administration May 2018)
 (5) District currently funded to approximately \$8,175,795 for annual debt service. Proposed 2018-19 budget will add another \$756,157 for debt service.
 (6) Generates approximately \$8,188,000 in additional proceeds which could be used to downsize the financing or add to reserves

Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

INDIRECT COSTS FOR PENN MANOR HIGH SCHOOL

The following figures reflect anticipated changes in indirect costs for the Penn Manor High School. Since the High School will remain at the existing site with renovations and reconstruction, the Indirect Costs associated with the Project are minimal. In assessing potential increases in related costs, the following categories were studied.

PERSONNEL: Current teaching staff, instructional assistants, and office staff will be sufficient to meet anticipated needs unless any program changes are made and/or if significant growth in student enrollment occurs. However, we anticipate that the additional support staff may be needed:

<u>Positions</u>	<u>FTE Addition</u>	<u>Projected Cost</u>
Custodial Staff	1.0	\$53,000
Auditorium Technology Staff	1.0	\$68,000

MATERIALS & SUPPLIES: No additional costs are anticipated unless any program changes are made and/or if significant growth in student enrollment occurs.

COST OF FUEL & UTILITIES: No additional costs are anticipated and with updated systems there could be energy savings.

BUILDING OPERATION & MAINTENANCE: Costs for maintenance supplies for the building will be approximately the same as current budget.

PUPIL TRANSPORTATION: No changes in pupil transportation costs are anticipated as a result of the Project.

INSURANCE PREMIUM: The increase in insurance premium to cover the Project is estimated to be \$15,000 per year.

TOTAL ANNUAL INDIRECT COSTS:	\$ 136,000
VALUE OF ONE MILL:	\$3,026,760
MILLAGE IMPACT INDIRECT COSTS:	.0449 Mills

Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

BOARD RESOLUTION
MAXIMUM BUILDING and PROJECT COSTS

Background. The School District has determined that additional and improved school facilities are required for the pupils of the School District, and has authorized preliminary steps to plan for construction and equipping of Penn Manor High School (the "Project"). The Pennsylvania Public School Code, including amendments made pursuant to Act 34 of 1973 (the "School Code"), requires that a public hearing be held prior to the construction of, or the entering into a contract to construct, a new school building or a substantial addition to an existing school building. In accordance with the School Code, a public hearing is required to be held in connection with the Project. The School Code requires that a notice of such public hearing be advertised at least twenty (20) days before such hearing and that certain information be made available at such hearing and that certain financial information be available for inspection by interested citizens during the period of such advertisement.

RESOLVED, by the Board of School Directors of the School District:

1. The School Board authorizes a public hearing to be held in connection with the Project, in accordance with the requirements of the School Code in the Auditorium at the Manor Middle School, located at 2950 Charlestown Road, Lancaster, Pa., on Monday, July 16, 2018, at 6 P.M.
2. The School Board authorizes advertising the Notice of Hearing, in substantially the form presented to the School Board at this meeting, in accordance with the requirements of the School Code.
3. The School Board authorizes the following estimated maximum project costs:
 - **Maximum Building Construction Cost for New Construction Only** **\$ 70,168,216**
(Structure Cost, Design Fees, Moveable Furniture & Equipment, *LESS* Site Costs)
 - **Renovations and Other Project Costs** **\$ 20,838,621**
(Site Costs, Construction Related Costs, Financing, Contingency)
 - **Maximum Project Cost** **\$ 91,006,837**
4. The School Board authorizes preparation of a description of the Project in accordance with prior decisions of this Board and, upon approval thereof by the superintendent and the Pennsylvania Department of Education, directs that copies of such description be made available to interested citizens requesting the same at the place and during the reasonable hours stated in the Notice of Hearing.

School Board President 

Board Secretary 

Date June 18, 2018

Penn Manor School District
PUBLIC HEARING
On the Additions and Renovations to
PENN MANOR HIGH SCHOOL

EXHIBIT "A"

PUBLIC HEARING NOTICE

Please take notice that a public hearing will be held in the Auditorium at the Manor Middle School, 2950 Charlestown Road, Lancaster, Pennsylvania, 17603, on Monday, July 16, 2018 at 6:00 o'clock P.M., prevailing time, for the purpose of reviewing all relevant matters relating to the construction of the Additions and Renovations at Penn Manor High School ("the Project").

A description of the Project, including facts with respect to educational, physical, administrative, budgetary and fiscal matters related to the Project, will be presented and will be available for consideration at such public hearing and from June 18, 2018, until such hearing during business hours of the School District at the Administration Offices of the Penn Manor School District located at 2950 Charlestown Road, Lancaster, Pennsylvania, 17603.

The Board of School Directors of the School District by resolution duly adopted has authorized a "maximum project cost" of \$ 91,006,837 for the entire project and a "maximum building construction cost" of \$ 70,168,216 for the new building construction portion of the project.

This public hearing is being held pursuant to requirements of the Pennsylvania School Code.

Manner by which a resident may gain agenda time or submit written testimony or both:

1. There will be an item on the hearing agenda at which time individuals may ask questions, or make comments and suggestions related to the Project.
2. Although it is not necessary for individuals or groups to be placed on the agenda in order to offer comments or questions at the hearing, any individual wishing to be formally included in the agenda at the public hearing on the Project should submit a written request to be on the agenda to the Superintendent of Schools, Penn Manor School District, P.O. Box 1001, Millersville, Pennsylvania, 17551, by July 10, 2018, giving name, address and phone number of individual or group making the request.
3. After the Act 34 Hearing, individuals may submit written comments or testimony to the Superintendent of Schools, Dr. Michael Lechlitter, at the address above, concerning the proposed project until 12:00 noon, August 15, 2018.

Penn Manor School District