

WARREN COUNTY SCHOOL DISTRICT



A Description of “EISENHOWER RENOVATIONS AND ADDITIONS (K-12)”

Project Address:
3700 Route 957
Russell, PA 16345

Public Hearing Information
Pursuant to Act 34 of 1973

Monday, July 23, 2012
7:00 p.m.

Warren County Career Center
347 East Fifth Avenue
Warren, PA 16365

PREPARED BY:

HRLC Architects – Erie, PA;
Public Financial Management, Inc. – Harrisburg, PA; and
Warren County School District, Warren, PA

AGENDA

PUBLIC HEARING Pursuant to Act 34 of 1973

Monday, July 23, 2012; 7:00 p.m.
Warren County Career Center; Warren, PA

Warren County School District “Eisenhower Renovations and Additions (K-12)”

1.	Welcoming Remarks	Mrs. Donna Zariczny, Vice President, Warren County Board of School Directors
2.	Compliance with School Code & Regulations	Mr. Christopher Byham, Esq., Solicitor’s Office
3.	Hearing Agenda Explanation	Mrs. Zariczny
4.	Project Need	Mr. Brandon Hufnagel, Superintendent
5.	Alternatives Considered	Mr. Christopher Coughlin, Principal, HRLC Architects
6.	Project Determination	Mr. Coughlin Mr. Budd Mracna, Principal, WTW Architects
7.	Project Design	Mr. Coughlin Mr. Mracna
8.	Project Capital Costs a. Architectural - “Maximum Building Construction Cost” b. Other - “Maximum Project Cost”	Mr. Coughlin Mr. Greg McLanahan, Bond Consultant, PFM, Inc.
9.	Cost Analysis of Financing Methods	Mr. McLanahan
10.	Annual Amortization of Capital Costs	Mr. McLanahan
11.	Total Budgetary Impact	Mr. Hufnagel
12.	Public Testimony Please Note: Residents wishing to testify shall come to the microphone and state their name and address before making their comments. Minutes of the Meeting will be recorded. Comments shall be limited to five (5) minutes.	Mrs. Zariczny, Moderator
13.	Adjournment	

INTRODUCTION

The information presented in this booklet is provided for the review, study, and consideration of all persons having an interest in the “Eisenhower Renovations and Additions (K-12)” project. It is provided in summary form and represents the Warren County Board of School Directors’ practice of keeping the public informed of details associated with the project.

In this booklet, the topics addressed include:

- the learning environment planned for the “Eisenhower Renovations and Additions (K-12)” project
- general background and need for the proposed new facility
- project description
- project cost data
- cost analysis and budget impact

THE PLANCON PROCESS

Several pages are included and/or referred to in this booklet as “PlanCon” documents or attachments. PlanCon is a process required by the Pennsylvania Department of Education (PDE) relative to construction projects.

The PDE website describes the PlanCon Process thusly:

When a school district undertakes a major construction project and seeks reimbursement from the Commonwealth, a process known as PlanCon is initiated. PlanCon, an acronym for Planning and Construction Workbook, is a set of forms and procedures used to apply for Commonwealth reimbursement. The PlanCon forms are designed to: (1) document a local school district's planning process; (2) provide justification for a project to the public; (3) ascertain compliance with state laws and regulations; and (4) establish the level of state participation in the cost of the project.

http://www.portal.state.pa.us/portal/server.pt/community/reimbursable_projects/7463

DESCRIPTION OF THE NEED FOR THIS PROJECT

The updated educational planning report of the Warren County School District was created to provide a vision of teaching and learning that is clearly defined and can be easily translated into space planning for the physical environment within the Warren County School District. The educational specifications reflect the input of teachers, staff and community members who worked together with the School District's administrators to capture the essence of the educational program in each building, as defined through the articulation of specific needs of the teacher, learner, organization, and curriculum. Numerous meetings were held with these individuals to determine program needs, along with a thorough review of documents previously developed through the committee process relative to the educational plan.

The need for improvement of the District's facilities is well documented in facilities studies conducted throughout the years. Studies conducted in recent years, and the firms which conducted those studies include:

- Hays Large in 1993
- Comprehensive Design in 1997
- Thomas & Williamson in 1999
- Ingraham Planning Associates in 2000
- Crabtree, Rohrbaugh and Associates in 2006
- DeJong, Richter & Associates Inc. in 2009

The various studies considered options to construct new schools or additions and alterations to the existing schools. Other options included consolidation of all four high schools in one building; consolidation of four high schools in two buildings; or combining grade levels and incorporating K-12 facilities at Sheffield and Eisenhower and retaining the four high schools, which allowed the maintenance of the community identities associated with those high schools.

In order to operate more efficiently, the Warren County School District is proposing to renovate and construct a new elementary wing for the Northern Attendance Area at the existing 6-12 facility known as the Eisenhower Middle/High School. The proposal also includes the closure of the Sugar Grove Elementary School, and the repurposing of Russell Elementary School.

As part of a concurrent project, the existing facility will also be renovated. The existing Eisenhower Middle / High School was originally constructed in 1955 with additions in 1964. There has been no state reimbursable project at Eisenhower since 1965. In 2008, Dr. William DeJong of DeJong, Richter & Associates completed the most recent WCSD Master Facilities Plan, and subsequently the Educational Specifications for the Eisenhower M/HS Renovations project.

CONDITION OF EISENHOWER MIDDLE / HIGH SCHOOL

The existing Eisenhower Middle / High School was originally constructed in 1955 with additions in 1964. There has been no state reimbursable project at Eisenhower since 1965. This 48 year old facility has never been renovated and is now in extremely poor condition.

Many of the current building systems are outdated:

- The piping for the steam heat system is obstructed by mineral deposits.
- The electrical switchgear and sub panels are antiquated and need to be replaced.
- The plumbing fixtures are beyond their useful life and are stained and leaking.
- The windows in the building are single pane glass and offer little resistance to heat loss.
- There is no insulation in the walls of the facility.
- Built in casework, lockers, bleachers, stage lighting, stage curtains and furnishings all show 48 years of wear and tear.

The facility itself is clean and well maintained but operates with building technology that is inefficient and costly to maintain.

It is the intent of the District to replace all of the aforementioned systems with state of the art equipment that will address indoor air quality, sustainability, energy efficiencies, safety and code issues, and ADA accessibility, as well as reducing costs.

EDUCATIONAL CONSIDERATIONS

The condition of the facility also affects the educational process and the learning of the students. Some of the areas below have specifically been targeted for renovations and upgrades which will enhance the learning process:

- kitchen and cafeteria needs to be updated
- no rooms for specialists
- library needs to be updated
- temperature control is poor and that affects the attention span of the students
- there is a need for quality shared facilities that enhance curriculum
- special education teachers share a room with the psychologist and guidance, making it difficult to find space to instruct children
- need adequate waiting area for children when lunch is completed as they transition back to classrooms
- need to better accommodate special needs of children (occupation and physical therapy), handicapped children, and establish private and confidential areas to provide service
- meet ADA requirements

The following educational benefits will also be realized with the completion of the proposed project:

- Increased teacher collaboration
- Opportunities for departmentalization in the intermediate grades
- Greater student access to guidance, nursing and library services
- More efficient use of teacher time and fewer itinerant teachers
- Flexibility in the use of paraprofessionals and support staff
- Improved accessibility to special education services

SUMMARY OF OWNED BUILDINGS AND LAND

PlanCon A09 follows.

SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: Warren County School District				Project Name: Eisenhower Elementary School				Grades: K - 5		
PRESENT					PLANNED					
#1	#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)
Youngsville Elementary @ MS	1963/199/2000	30	K-6	575	Maintain	30	K-6	575		
Russell Elementary	1964/2004	10	K-5	350	Repurposed - CO & CR	10	K-12	175		
Warren Area Elementary Center	2005	100	2-5	825	Maintain	100	2-5	825		
South Street Elementary	1971/2004	1.6	K-1	325	Close/Sell					
Suagr Grove Elementary	1963/2001	8.6	K-6	350	Close/Sell					
Subtotal	XXXXXXXXXX	XXX	XXXX	2,425	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,575		
Allegheny Valley Elementary	1969/1995	15	K-5	225	Close/Sell				XXXXXXXXXX	XXXXXXXXXX
Sheffield Elementary	1963	4.5	K-5	200	Close/Sell				XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	425	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
Beaty-Warren Middle School	1929,36,53,66	19.5	6-8	1,052	Maintain	19.5	6-8	901		
Youngsville Middle School	1963,84,99	17	7-8	338	Maintain	17	7-8	338		
Eisenhower Jr/Sr high School	1955, 1966	134	7-12	838	Maintain	134	7-12	911		
Sheffield Jr/Sr High School	1974	43	6-12	617	Maintain	43	6-12	617		
Subtotal	XXXXXXXXXX	XXX	XXXX	2,845	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,767		
Youngsville High School	1985	17	9-12	832	Maintain	17		832	INPUT	
Warren Area High School	1961	100	9-12	489	Maintain	100		989	APPROPRI	
Warren County Career Center	1997	100	9-12		Maintain	100			PDE PROJ	
Pleasant Township Facility	1966	9.3	0		Maintain	9.3		300	IN COL.	
DAO (rented space at Warren State Hospital)					Convert back to Elementary	same			SECTION	
					Maintain				#10,	
Subtotal	XXXXXXXXXX	XXX	XXXX	1,321	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,121	SUBTOTAL	
TOTAL	XXXXXXXXXX	XXX	XXXX	7,016	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	6,463		

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): Consolidation

OPTIONS / ALTERNATES TO THE PROJECT INVESTIGATED

The Warren County School District is required to complete an on-going strategic plan for approval by the Board of School Directors, and review and approval by the Pennsylvania Department of Education. School facilities are a major element in the development of the strategic plan. The planning for the school facilities element has been focused on the difficult economies of operating approximately thirteen school facilities throughout Warren County. Funding of these aging and sometime educationally inadequate and inequitable facilities has been a continuing concern of the Board of School Directors. To address these facilities issues, outside education planning assistance has reviewed all previously developed facility reports and the District has developed a strategy to provide both economical and educationally equitable facilities through the county.

Numerous options have been presented to the Board of School Directors in the various facilities studies. The following options for Eisenhower, and elementary schools in the Northern Attendance Area, were considered:

Option I	Maintain the status quo
Option II	Build a new school and dispose of the existing structure.
Option III	Close Eisenhower and transfer student to other facilities within the Warren County School District.
Option IV	Maintain 4 High Schools – Convert Eisenhower Middle / High School into a K-12 building by renovating the existing structure and adding an elementary wing.

OPTION IV

Option IV was selected because the current school location is most suitable geographically. No additional property is required and it allows preservation of the community school concept. At the same time this option is also economically viable.

The proposed “Eisenhower Renovations and Additions (K-12)” is designed to fulfill the District School Board’s philosophical commitment of meeting the academic, physical, intellectual, and social needs of all its students.

PROJECT AND SITE DESCRIPTION

In order to operate more efficiently, the Warren County School District is proposing to renovate and construct a new elementary wing for the Northern Attendance Area at the existing 6-12 facility known as the Eisenhower Middle/High School. The proposal also includes the closure of the Sugar Grove Elementary School, and the repurposing of Russell Elementary School.

The existing Eisenhower Middle / High School was originally constructed in 1955 with additions in 1964. There has been no state reimbursable project at Eisenhower since 1965. In 2008, Dr. William DeJong of DeJong, Richter & Associates completed the most recent WCSD Master Facilities Plan, and subsequently the Educational Specifications for the Eisenhower M/HS Renovations project.

PROJECT DESCRIPTION

The proposed project involve the renovation of the structure of the existing 121,871 sq. ft. school and provide an additional 38,798 sq. ft. of space for use in both the Elementary wing and the Middle / High school sections of the facility. The project will be designed as “schools” “within a school,” establishing separate areas for Elementary, Middle and High School students.

The proposed addition(s) includes the following components:

- 3 kindergarten classrooms
- 3 first grade classrooms
- 3 second grade classrooms
- 3 third grade classrooms
- 3 fourth grade classrooms
- 3 fifth grade classrooms
- Learning support classroom
- Multi-purpose room
- Speech classroom
- Title I classroom
- 2 art classrooms
- Elementary Administrative suite / building entry
- New Middle / High School building entry
- Teacher workroom

Efficiencies will be realized by sharing some spaces with the main portion of the facility including, but not limited to: library, health offices, art, music, kitchen / cafeteria, maintenance spaces, large group instruction and auditorium.

Some key features of the project include the replacement of all windows and doors. The existing windows are single pane glass and offer little resistance to heat loss. Replacement of the electrical system, heating system, lighting system, fire and life safety systems, security systems are all included as well as the replacement of the entire plumbing system (identified by Hayes

Large in 1995). There are health and air quality deficiencies that will also be addressed in the scope of the work, as well as asbestos removal throughout the entire facility.

It is the intent of the District to replace all of the aforementioned systems with state of the art equipment that will address indoor air quality, sustainability, energy efficiencies, safety and code issues, and ADA accessibility, as well as reducing costs. For example, the District is proposing to replace the steam heating system with a state-of-the-art hot water system and vertical uninvents that will distribute the heat evenly throughout a newly refurbished classroom, complete with insulated glass windows, making the learning environment comfortable for the students and more conducive to learning.

Other notable features of the project are: technology upgrades, geothermal heat, rainwater collection tanks, new science labs, renovated classrooms, improved traffic flow, increased day lighting, and code compliance.

GENERAL SITE DESCRIPTION

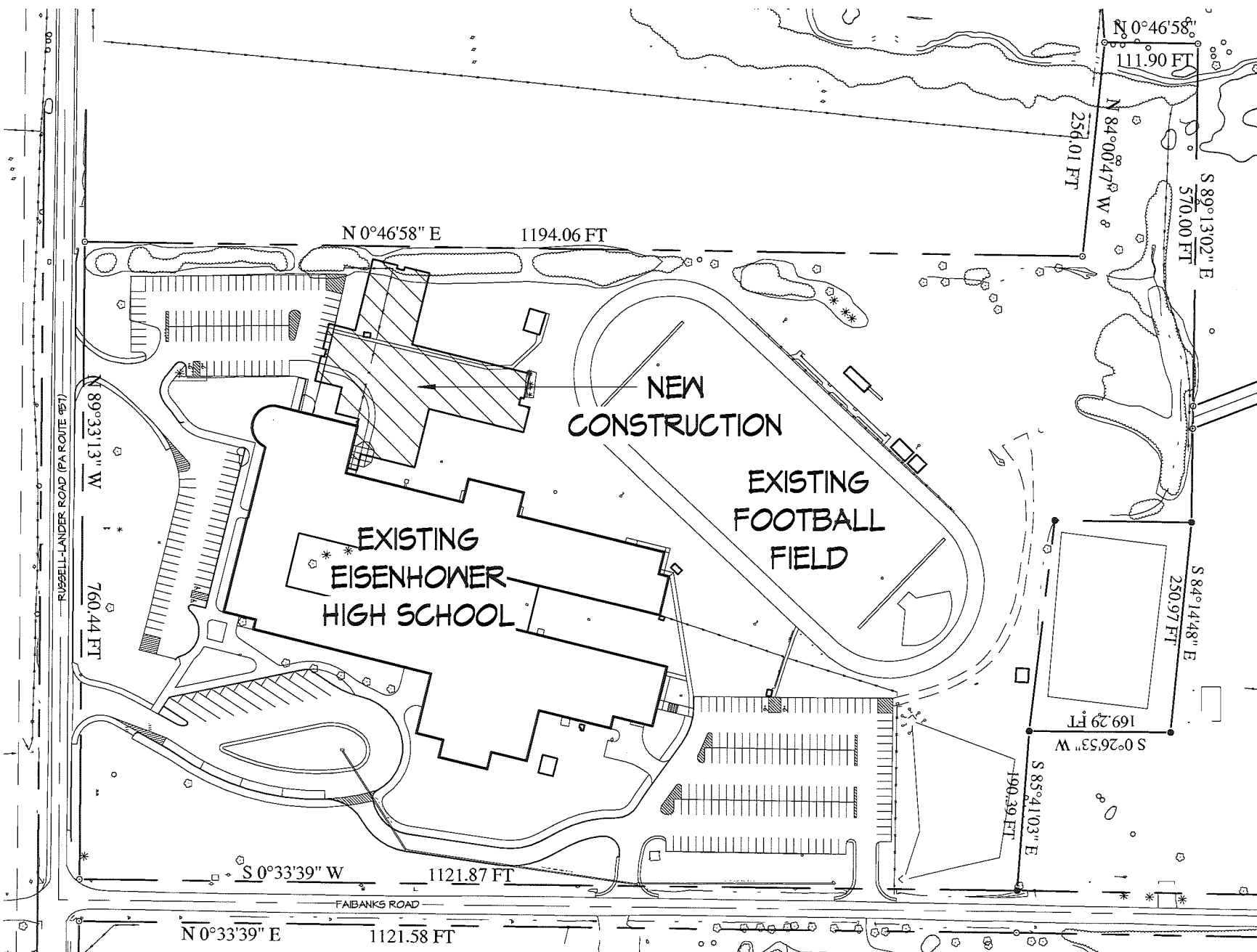
The existing Eisenhower Middle / High School is located on a 29 acre parcel at the intersection of Route 957 and Fairbanks Road. This parcel contains the existing Eisenhower Middle / High School (121,871 sq. ft.), a sewer treatment facility, a football field and several parking areas.

The site is in good condition and lends itself to the purposed new elementary addition because it has existing paved driveways, parking utilities, water and sewer facilities and room for playgrounds.

The rural site is free from noise pollution, mine substances, high voltage transmission lines and railroad tracks.

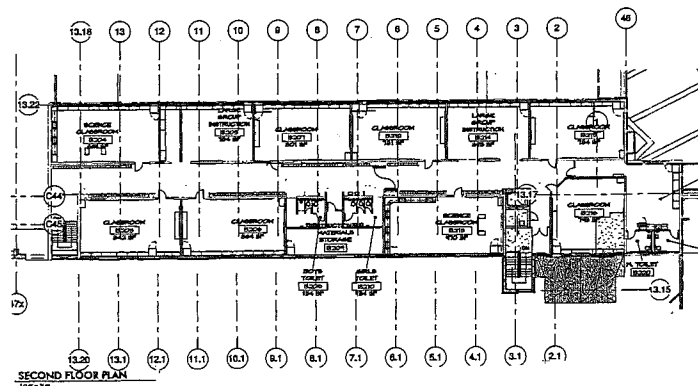
The site is already accessible from PA State Route 957 and will permit the separation of car and bus traffic.

The WCSD also owns nearly 105 acres directly across Fairbanks Road that currently have athletic fields (baseball and soccer) established. This parcel also has a garage and an Ecology Lab which can be used for field trips and further educational enrichment.



Rev. 5

	06/26/12	MASTER SITE PLAN	EISENHOWER MIDDLE/HIGH SCHOOL HALLGREN RESTIFO LOOP & COUGHLIN
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DIRECT & INDIRECT PROJECT COSTS

DIRECT COSTS

Project Accounting Based on Estimates (PlanCon D02 & D03 follow)

Detailed Structure Costs (PlanCon D04 follows)

INDIRECT COSTS

The proposed Eisenhower K-12 facility will not require any additional professional staff members. These personnel will be assembled from staff already employed by the District and will be relocated from the (2) two existing schools (Sugar Grove and Russell Elementary Schools) within the Northern Attendance Area that will subsequently close when the project is completed.

The District does not expect an increase in the costs of books or instructional materials and supplies. The District has a planned textbook replacement cycle and supply costs are annual.

Transportation costs are expected to change as a result of the new facility. Changes in bus routes will affect the total number of students transported within the District and are presently reimbursable at 70% of incurred cost.

The facilities will be furnished with movable furniture and equipment provided under the bond issue and gathered from the closed buildings. Equipment for use by the custodial / maintenance staff is periodically replaced with funds provided in the annual operating budget. The new facility may require revised cleaning procedures and different types of equipment but these are not increased costs.

It is anticipated that because of the energy efficient construction and state-of-the-art mechanical / electrical systems that will be utilized at the new facility, the overall utility costs will be less than what is presently allocated to operate the (2) two existing schools that are to be closed.

It is not anticipated that additional custodial and food service personnel will be required to adequately staff this facility, because of the closure of the (2) two schools in the Northern Attendance Area.

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: Warren County School District	Project Name: Eisenhower Renovations and Additions (K-12)		Project #:
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.)	5,126,200	6,616,614	11,742,814
2. Heating and Ventilating	1,076,050	1,942,279	3,018,329
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	630,700	1,188,293	1,818,993
4. Electrical	907,840	2,335,314	3,243,154
5. Asbestos Abatement (D04, line C-3)	X X X X X X	632,755	632,755
6. Building Purchase Amount	X X X X X X		
7. Other * (Exclude test borings and site survey)			
a. Fire Suppression	45,000	681,205	726,205
b. Food Service		283,627	283,627
c. Tele/Data	213,210	215,097	428,307
d.			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	7,999,000	13,895,184	21,894,184
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)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	7,999,000	13,895,184	21,894,184
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	436,551	761,863	1,198,414
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X	31,100	31,100
3. TOTAL - Architect's Fee	436,551	792,963	1,229,514
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	237,864	422,000	659,864
2. Architect's Fee	3,500	39,500	43,000
3. TOTAL - Movable Fixtures & Equipment	241,364	461,500	702,864
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	8,676,915	15,149,647	23,826,562
E. SITE COSTS			
1. Sanitary Sewage Disposal	20,000		20,000
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			
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	20,000		20,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	8,696,915	15,149,647	23,846,562
* Type "No Fee" beside each item for which no design fee is charged.			

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)

District/CTC: Warren County School District		Project Name: Eisenhower Renovations and Additions (K-12)		Project #:	
ROUND FIGURES TO NEAREST DOLLAR					
PROJECT COSTS (CONT.)					TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS					
1. Project Supervision (inc. Asbestos Abatement Project Supervision)					80,000
2. Construction Manager Fee and Related Costs					
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					30,000
5. Test Borings					25,000
6. Site Survey					20,000
7. Other (attach schedule if needed)					
a. Redi Check Fee					40,000
b. PlanCon-D-Add't Costs, Total					105,000
8. Contingency					1,520,370
9. TOTAL - Additional Construction-Related Costs					1,820,370
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2012	BOND ISSUE/NOTE SERIES OF 2013	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X X X	
1. Underwriter Fees	75,696	66,120			141,816
2. Legal Fees	60,000	30,000			90,000
3. Financial Advisor	70,000	30,000			100,000
4. Bond Insurance	120,000	50,000			170,000
5. Paying Agent/Trustee Fees and Expenses	850	850			1,700
6. Capitalized Interest					
7. Printing	10,000	8,500			18,500
8. CUSIP & Rating Fees	15,500	10,000			25,500
9. Other					
a. Fed-Ex, Phone & Copying	7,500	5,000			12,500
b. _____					
10. TOTAL-Financing Costs	359,546	200,470			560,016
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)					26,226,948
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2012	BOND ISSUE/NOTE SERIES OF 2013	BOND ISSUE/NOTE SERIES OF _____		TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	17,980,000	8,265,000			26,245,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY		-43,825			(43,825)
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	17,980	7,793			25,773
M. BUILDING INSURANCE RECEIVED					
N. PROCEEDS FROM SALE OF BUILDING OR LAND					
O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)					
P. OTHER FUNDS (ATTACH SCHEDULE)					
Q. TOTAL REVENUE SOURCES					26,226,948

DETAILED COSTS			
District/CTC: Warren County School District		Project Name: Eisenhower Renovations and Additions (K-12)	
		Project #:	
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	1,432,000		1,432,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical			
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	1,432,000		1,432,000
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	1,432,000		1,432,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	73,800		73,800
			EXISTING
C. ASBESTOS ABATEMENT			
1. Asbestos Abatement			632,755
2. AHERA Clearance Air Monitoring			
3. Asbestos Abatement - Total (D02, line A-5)			632,755
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			31,100
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			

ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the proposed designing, constructing, furnishing, and equipping of renovations and additions to the Eisenhower K-12 School (the “Project”). We also estimated the direct costs of financing as required by the Department of Education regulations issued November 4, 1978.

ANALYSIS OF ALTERNATIVES

The four alternatives of financing that we examined are:

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

Analysis of the School District’s financial statements for recent years, and of the financing projections prepared in connection with this Project, and discussions with the School District’s Administration indicated that financing the entire project with cash is not feasible. The School District does not have the funds necessary to pay enough cash for its share of the Project, nor does it appear that the School District would be able to raise the required amounts from its anticipated cash flow to meet the proposed construction schedule.

We then analyzed in detail the three alternatives which would require the School District to incur long-term debt. For each alternative, we estimated a bond issue size and calculated the average annual debt service requirements. We then constructed a repayment schedule assuming equal annual payments over 20 years at current interest rate levels for the General Obligation, Local Authority, and SPSBA Bond Issues. Financing costs for the local authority and SPSBA were slightly higher, which resulted in a larger bond issue and higher average annual payments. Bonds issued through either a local authority or the SPSBA would be classified as revenue bonds instead of general obligation bonds. Interest rates on revenue bonds are slightly higher than interest rates that would be received on general obligation bonds. This would result in higher annual debt service payments for the School District. The General Obligation alternative offers the School District the advantage of lower interest rates, more favorable refunding provisions and keeps more control with the local school board. Based on these analyses and past performance, the least costly alternative for financing the Project is the General Obligation Bond Issue.

COMPARISON OF LONG TERM FINANCING METHODS

<u>ITEM</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Construction & Related Costs	\$24,066,562	\$24,066,562	\$24,066,562
Contingency & Supervision	1,600,370	1,600,370	1,600,370
Costs of Issuance	390,016	403,000	397,500
Bond Insurance	170,000	173,900	172,000
Total Costs	<u>26,226,948</u>	<u>26,243,832</u>	<u>26,236,432</u>
Less: Interest Earned	25,773	28,832	26,432
Plus: Original Issue Discount	43,825	45,000	45,000
BOND ISSUE	26,245,000	26,260,000	26,255,000
Average Annual Payment at 4.25%** for 20 years	\$1,950,217	\$1,976,635	\$1,976,259

* A Local Authority would have annual administrative expenses, which have not been included in these calculations.

** Local Authority and SPSBA Annual Payments are calculated assuming 4.40% as a result of higher interest costs associated with selling revenue bonds.

The School District is considering other ways to reduce the debt service and local effort needed to fund the Project.

1. The Pennsylvania Department of Education has approved a \$17,980,000 allocation of Qualified Zone Academy Bonds under the American Reinvestment and Recovery Act to the School District to fund a portion of the Project. Qualified Zone Academy Bonds are even more cost effective than tax-exempt General Obligation Bonds because they are virtually interest free.
2. Approximately \$8,265,000 of additional General Obligation Bonds may be issued in the future to fully fund the Project. A wrap around debt service structure will be considered in order to minimize the upfront millage impact.
3. The School District will consider the use of bond insurance on the any Future Bond issue to increase the credit rating and marketability of the Future Bonds. The cost of such insurance may increase the size of the Bond Issue but reduce the interest rate the School District must pay on the Bonds, and result in lower debt service.
4. For discussion purposes only, we have provided on Table 1 and Table 2 the amortization schedules for \$17,980,000 Qualified Zone Academy Bonds and \$8,265,000 General Obligation Bonds which may fully fund the Project.

STATE REIMBURSEMENT

The State will reimburse the School District for a portion of the principal and interest which the School District pays each year on the 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 Ratio ("MVAR"). It is estimated that the Project will be assigned \$11,088,537 in reimbursement. Based on a pro-forma calculation of reimbursement for a bond issue sized for this Project, the reimbursement percentage would be 42.28%. The School District's MVAR percentage is 73.82%. When these two percentages are multiplied, the result is an "effective" reimbursable percentage of 31.21%. Therefore, for each dollar paid by the School District toward principal and interest, the state will reimburse the School District 31.21 cents for the Project.

INDIRECT COSTS

As a result of the completion of this proposed Project and the closing of two other School buildings, it is reasonable to assume that there will be no additional indirect costs associated with services to be provided to accomplish long range objectives of the School District.

TOTAL MILLAGE IMPACT

The total estimated millage impact of the Project is:

\$17,890,000 Qualified Zone Academy Bonds on Table 1	=	0.47 mills
\$8,265,000 General Obligation Bonds on Table 2	=	<u>0.37 mills</u>

Total = 0.84 mills

The millage impact from the bond issues of 0.84 plus the indirect costs of 0.00 mills equals a total millage impact of 0.84 mills.

The above computations were compiled assuming a collected mill currently provides \$398,765.

**WARREN COUNTY SCHOOL DISTRICT
QUALIFIED ZONE ACADEMY BOND PROGRAM
SERIES OF 2012
TABLE 1
TOTAL ISSUE = \$17,980,000**

Estimated:

Dated: 10/1/2012
Settlement: 10/1/2012
Maximum Maturity: 21 years
Final Maturity: 9/1/2033
Par Amount: \$17,980,000
First Interest Payment: 9/1/2012
Principal Due: September 1
Taxable Coupon: 6.500%
Tax Credit Rate: 5.000%
Assumed Investment Rate: 2.000% ^[1]

AR% 73.82% (2011-12)
PE% 42.28% Estimated Per Plan Con D
1 Mill = \$398,765 Estimated

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Loan Payment Date	BONDHOLDER INFORMATION			FEDERAL SUBSIDY		ESTIMATED SINKING FUND INFORMATION				ISSUER NET PAYMENT STRUCTURE (4+6+9)				TOTAL LOCAL EFFORT		
	Principal	Taxable Coupon	Interest	Federal Reimbursement Rate	Federal Interest Reimbursement	Gross Principal Sinking Fund Required	Less: Sinking Fund Income	Net Sinking Fund Deposit	Principal Sinking Fund Balance	Semi-Annual Net Payments	Annual Net Payments	Less: State Aid	Annual Estimated Local Effort	Existing Local Effort	Total Local Effort	Millage Equivalent
							2.000% [1]									
3/1/2013			532,407.78		(409,544.44)					122,863.33	122,863.33	(38,346.99)	84,516.34	2,442,510.86	2,527,027.20	0.21
9/1/2013		6.500	584,350.00	5.000	(449,500.00)	5,000.00		5,000.00	5,000.00	139,850.00						
3/1/2014			584,350.00		(449,500.00)					134,850.00	274,700.00	(85,736.88)	188,963.12	2,440,923.39	2,629,886.51	0.26
9/1/2014		6.500	584,350.00	5.000	(449,500.00)	5,000.00	(100.00)	4,900.00	10,000.00	139,750.00						
3/1/2015			584,350.00		(449,500.00)				10,000.00	134,850.00	274,600.00	(85,705.67)	188,894.33	2,344,417.47	2,533,311.80	
9/1/2015		6.500	584,350.00	5.000	(449,500.00)	40,000.00	(200.00)	39,800.00	50,000.00	174,650.00						
3/1/2016			584,350.00		(449,500.00)				50,000.00	134,850.00	309,500.00	(96,598.34)	212,901.66	2,318,013.95	2,530,915.61	
9/1/2016		6.500	584,350.00	5.000	(449,500.00)	40,000.00	(1,000.00)	39,000.00	90,000.00	173,850.00						
3/1/2017			584,350.00		(449,500.00)				90,000.00	134,850.00	308,700.00	(96,348.65)	212,351.35	2,317,684.01	2,530,035.36	
9/1/2017		6.500	584,350.00	5.000	(449,500.00)	40,000.00	(1,800.00)	38,200.00	130,000.00	173,050.00						
3/1/2018			584,350.00		(449,500.00)				130,000.00	134,850.00	307,900.00	(96,098.96)	211,801.04	2,318,894.69	2,530,695.73	
9/1/2018		6.500	584,350.00	5.000	(449,500.00)	155,000.00	(2,600.00)	152,400.00	285,000.00	287,250.00						
3/1/2019			584,350.00		(449,500.00)				285,000.00	134,850.00	422,100.00	(131,742.04)	290,357.96	2,221,578.49	2,511,936.46	
9/1/2019		6.500	584,350.00	5.000	(449,500.00)	1,000,000.00	(5,700.00)	994,300.00	1,285,000.00	1,129,150.00						
3/1/2020			584,350.00		(449,500.00)				1,285,000.00	134,850.00	1,264,000.00	(394,508.25)	869,491.75	1,503,134.04	2,372,625.78	
9/1/2020		6.500	584,350.00	5.000	(449,500.00)	1,495,000.00	(25,700.00)	1,469,300.00	2,780,000.00	1,604,150.00						
3/1/2021			584,350.00		(449,500.00)				2,780,000.00	134,850.00	1,739,000.00	(542,760.96)	1,196,239.04	1,095,059.65	2,291,298.69	
9/1/2021		6.500	584,350.00	5.000	(449,500.00)	1,495,000.00	(55,600.00)	1,439,400.00	4,275,000.00	1,574,250.00						
3/1/2022			584,350.00		(449,500.00)				4,275,000.00	134,850.00	1,709,100.00	(533,428.84)	1,175,671.16	1,115,496.87	2,291,168.03	
9/1/2022		6.500	584,350.00	5.000	(449,500.00)	1,495,000.00	(85,500.00)	1,409,500.00	5,770,000.00	1,544,350.00						
3/1/2023			584,350.00		(449,500.00)				5,770,000.00	134,850.00	1,679,200.00	(524,096.72)	1,155,103.28	1,068,840.76	2,223,944.04	
9/1/2023		6.500	584,350.00	5.000	(449,500.00)	1,495,000.00	(115,400.00)	1,379,600.00	7,265,000.00	1,514,450.00						
3/1/2024			584,350.00		(449,500.00)				7,265,000.00	134,850.00	1,649,300.00	(514,764.61)	1,134,535.39	1,050,945.09	2,185,480.48	
9/1/2024		6.500	584,350.00	5.000	(449,500.00)	1,135,000.00	(145,300.00)	989,700.00	8,400,000.00	1,124,550.00						
3/1/2025			584,350.00		(449,500.00)				8,400,000.00	134,850.00	1,259,400.00	(393,072.54)	866,327.46	497,479.30	1,363,806.76	
9/1/2025		6.500	584,350.00	5.000	(449,500.00)	1,135,000.00	(168,000.00)	967,000.00	9,535,000.00	1,101,850.00						
3/1/2026			584,350.00		(449,500.00)				9,535,000.00	134,850.00	1,236,700.00	(385,987.62)	850,712.38	484,387.74	1,335,100.12	
9/1/2026		6.500	584,350.00	5.000	(449,500.00)	1,135,000.00	(190,700.00)	944,300.00	10,670,000.00	1,079,150.00						
3/1/2027			584,350.00		(449,500.00)				10,670,000.00	134,850.00	1,214,000.00	(378,902.71)	835,097.29	471,296.18	1,306,393.47	
9/1/2027		6.500	584,350.00	5.000	(449,500.00)	1,135,000.00	(213,400.00)	921,600.00	11,805,000.00	1,056,450.00						
3/1/2028			584,350.00		(449,500.00)				11,805,000.00	134,850.00	1,191,300.00	(371,817.79)	819,482.21	458,204.62	1,277,686.83	
9/1/2028		6.500	584,350.00	5.000	(449,500.00)	1,135,000.00	(236,100.00)	898,900.00	12,940,000.00	1,033,750.00						
3/1/2029			584,350.00		(449,500.00)				12,940,000.00	134,850.00	1,168,600.00	(364,732.87)	803,867.13	445,113.06	1,248,980.19	
9/1/2029		6.500	584,350.00	5.000	(449,500.00)	1,135,000.00	(258,800.00)	876,200.00	14,075,000.00	1,011,050.00						
3/1/2030			584,350.00		(449,500.00)				14,075,000.00	134,850.00	1,145,900.00	(357,647.95)	788,252.05	432,021.50	1,220,273.55	
9/1/2030		6.500	584,350.00	5.000	(449,500.00)	1,135,000.00	(281,500.00)	853,500.00	15,210,000.00	988,350.00						
3/1/2031			584,350.00		(449,500.00)				15,210,000.00	134,850.00	1,123,200.00	(350,563.03)	772,636.97		772,636.97	
9/1/2031		6.500	584,350.00	5.000	(449,500.00)	1,135,000.00	(304,200.00)	830,800.00	16,345,000.00	965,650.00						
3/1/2032			584,350.00		(449,500.00)				16,345,000.00	134,850.00	1,100,500.00	(343,478.11)	757,021.89		757,021.89	
9/1/2032		6.500	584,350.00	5.000	(449,500.00)	815,000.00	(326,900.00)	488,100.00	17,160,000.00	622,950.00						
3/1/2033			584,350.00		(449,500.00)				17,160,000.00	134,850.00	757,800.00	(236,517.69)	521,282.31		521,282.31	
9/1/2033	17,980,000	6.500	584,350.00	5.000	(449,500.00)	820,000.00	(343,200.00)	476,800.00	17,980,000.00	611,650.00						
									17,980,000.00		611,650.00	(190,902.67)	420,747.33		420,747.33	
TOTALS	17,980,000		24,490,757.78		(18,839,044.44)	17,980,000.00	(2,761,700.00)	15,218,300.00		20,870,013.33	20,870,013.33	(6,513,759.90)	14,356,253.44	25,026,001.69	39,382,255.12	0.47

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WARREN COUNTY SCHOOL DISTRICT
SERIES OF 2013

TABLE 2
TOTAL ISSUE=\$8,265,000

Settled 10/1/2013
Dated 10/1/2013

1	2	3	4	5	6	7	8	9	10	11
Date	Principal	Rate	Interest	Semi-Annual Debt Service	Proposed Fiscal Year Debt Service	Less: State Aid	Proposed Local Effort	Existing Local Effort	Total Local Effort	Millage Equivalent
3/1/2014			144,886.25	144,886.25	144,886.25	(45,220.59)	99,665.66	2,629,886.51	2,729,552.18	0.25
9/1/2014	5,000	2.310	173,863.50	178,863.50						
3/1/2015			173,805.75	173,805.75	352,669.25	(110,071.94)	242,597.31	2,533,311.80	2,775,909.11	0.12
9/1/2015	5,000	2.460	173,805.75	178,805.75						
3/1/2016			173,744.25	173,744.25	352,550.00	(110,034.72)	242,515.28	2,530,915.61	2,773,430.89	
9/1/2016	5,000	2.680	173,744.25	178,744.25						
3/1/2017			173,677.25	173,677.25	352,421.50	(109,994.61)	242,426.89	2,530,035.36	2,772,462.24	
9/1/2017	5,000	2.860	173,677.25	178,677.25						
3/1/2018			173,605.75	173,605.75	352,283.00	(109,951.39)	242,331.61	2,530,695.73	2,773,027.34	
9/1/2018	35,000	3.080	173,605.75	208,605.75						
3/1/2019			173,066.75	173,066.75	381,672.50	(119,124.17)	262,548.33	2,511,936.46	2,774,484.79	
9/1/2019	240,000	3.300	173,066.75	413,066.75						
3/1/2020			169,106.75	169,106.75	582,173.50	(181,702.73)	400,470.77	2,372,625.78	2,773,096.55	
9/1/2020	370,000	3.520	169,106.75	539,106.75						
3/1/2021			162,594.75	162,594.75	701,701.50	(219,008.73)	482,692.77	2,291,298.69	2,773,991.46	
9/1/2021	380,000	3.750	162,594.75	542,594.75						
3/1/2022			155,469.75	155,469.75	698,064.50	(217,873.58)	480,190.92	2,291,168.03	2,771,358.95	
9/1/2022	495,000	3.920	155,469.75	650,469.75						
3/1/2023			145,767.75	145,767.75	796,237.50	(248,514.45)	547,723.05	2,223,944.04	2,771,667.09	
9/1/2023	575,000	4.070	145,767.75	720,767.75						
3/1/2024			134,066.50	134,066.50	854,834.25	(266,803.14)	588,031.11	2,185,480.48	2,773,511.60	
9/1/2024	1,820,000	4.210	134,066.50	1,954,066.50						
3/1/2025			95,755.50	95,755.50	2,049,822.00	(639,771.91)	1,410,050.09	1,363,806.76	2,773,856.85	
9/1/2025	1,940,000	4.350	95,755.50	2,035,755.50						
3/1/2026			53,560.50	53,560.50	2,089,316.00	(652,098.42)	1,437,217.58	1,335,100.12	2,772,317.69	
9/1/2026	2,070,000	4.470	53,560.50	2,123,560.50						
3/1/2027			7,296.00	7,296.00	2,130,856.50	(665,063.67)	1,465,792.83	1,306,393.47	2,772,186.31	
9/1/2027	320,000	4.560	7,296.00	327,296.00						
3/1/2028					327,296.00	(102,152.67)	225,143.33	1,277,686.83	1,502,830.16	
9/1/2028										
3/1/2029								1,248,980.19	1,248,980.19	
9/1/2029										
3/1/2030								1,220,273.55	1,220,273.55	
9/1/2030										
3/1/2031								772,636.97	772,636.97	
9/1/2031										
3/1/2032								757,021.89	757,021.89	
9/1/2032										
3/1/2033								521,282.31	521,282.31	
9/1/2033										
3/1/2034								420,747.33	420,747.33	
9/1/2034										
3/1/2035										
TOTALS	8,265,000		3,901,784.25	12,166,784.25	12,166,784.25	(3,797,386.71)	8,369,397.54	36,855,227.92	45,224,625.46	0.37
PE%=	42.28%	Estimated Per Plan Con D								
AR%=	73.82%									
1 MILL=	398,765	Estimated								

ACT 34 OF 1973 CALCULATIONS

The total cost of the “Eisenhower Renovations and Additions (K-12)” Project has been estimated to be \$26,266,948.00 (“Maximum Project Cost”).

Act 34 places certain limitations on the cost of new building or substantial additions, as in the case of this Project. For purposes of Act 34, the “Maximum Building Construction Cost” of the new additions portion of this Project has been estimated to be \$7,171,115.00. Details of these cost estimates have been set forth on the Department of Education PlanCon forms (Pages D20-23) which follow.

Act 34 requires the calculation of an “Aggregate Building Expenditure Standard,” based on national composite construction cost indices. In the event, and only in the event, that construction costs exceed such standard, the School District would be unable to award contracts for the construction of the Project without electorate approval at a referendum.

The Aggregate Building Expenditure Standard has been calculated to be \$7,470,540.00 and is to be compared to the Maximum Act 34 Building Construction Cost of \$7,171,115.00 (new construction only). Therefore, the Act 34 Costs of the Project are \$299,425.00 less than the Act 34 Expenditure Standard and a public referendum is not required.

The Board of School Directors is required to approve both the Maximum Building Construction Cost and the Maximum Project Cost. This approval is indicated on the resolution, and accompanying legal ad, which follow.

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

District/CTC:

Warren County School District

Project Name:

Eisenhower Renovations and Additions (K-12)

Project #:

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)

\$ 8,676,915

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) \$ 1,432,000

2. Architect's Fees on the above
excludable costs \$ 73,800

3. Vocational Projects Only - Movable
Fixtures & Equipment (D02, line C-3-NEW) \$

4. Total Excludable Costs
(B-1 plus B-2 and B-3) \$ 1,505,800

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

\$ 7,171,115

**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)

\$ 7,744,804

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

ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (1 of 2)

District/CTC:

Project Name:

Project #:

Warren County School District

Eisenhower Renovations and Additions (K-12)

ACT 34 CAPACITY FRACTION

A. SCHEDULED AREA FOR THE NEW BUILDING OR ADDITION

(A19, Project Building Total, column #9)

USE AREAS**FROM** 27,823 sq.ft.

B. SCHEDULED AREA FOR THE TOTAL BUILDING

(A19, Project Building Total, column #11)

APPROVED**PART A** 113,563 sq.ft.

C. ACT 34 CAPACITY FRACTION (line A divided by line B)

0.2450

(ROUND TO 4 DEC PL)

***** BASED ON SCHEDULED AREA FOR TOTAL BUILDING *******ELEMENTARY BUILDING**

	550-659 SQ FT			660-769 SQ FT			770-849 SQ FT			850+ SQ FT			TOTAL
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	BLDG TOTAL
KINDERGARTEN	XXX	XXX	XXX	32			34	3	102	35			102
REGULAR CLASSROOM	XXX	XXX	XXX	32			34	15	510	35			510
SMALL GROUP/SEMINAR	24			32			34			XXX	XXX	XXX	
LARGE GROUP INSTR	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35			
COMPUTER ROOM	XXX	XXX	XXX	32			34			35			
ART ROOM	XXX	XXX	XXX	32			34			35			
MUSIC ROOM **	XXX	XXX	XXX	32			34			35			
REG PRE-SCHOOL	XXX	XXX	XXX	32			34			35			
SPEC ED PRE-SCHOOL	XXX	XXX	XXX	32			34			35			
SPECIAL ED CLSRM	XXX	XXX	XXX	32			34			35			
SPECIAL ED RESOURCE (MAX = 1 RM)	24			32			34			35			
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35			
D. BUILDING TOTAL													612
E. PRORATED ELEMENTARY CAPACITY FOR MIDDLE SCHOOL (D22, M minus O)													1,409
F. ELEMENTARY CAPACITY (D plus E)													2,021
G. ACT 34 ELEMENTARY CAPACITY (F times C; rounded to nearest whole number)													495

DISTRICT ADMINISTRATION OFFICES

H. TOTAL NUMBER OF POSITIONS TO BE HOUSED

(A16, Number of Positions Listed)

I. ACT 34 DISTRICT ADMINISTRATION OFFICE CAPACITY

(H times 1.3; rounded to nearest whole number)

VOCATIONAL BUILDING

J. TOTAL SCHEDULED AREA

(A17, Building Total, column #12)

sq.ft.

K. VOCATIONAL CAPACITY

(J divided by 100 times 1.44; rounded to nearest whole number)

L. ACT 34 VOCATIONAL CAPACITY

(K times C; rounded to nearest whole number)

*** SEE INSTRUCTIONS FOR ROOMS NOT LISTED HERE.****** ONLY INCLUDE MUSIC CLASSROOMS; DO NOT INCLUDE BAND ROOMS,
CHORAL ROOMS OR INSTRUMENTAL ROOMS**

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-D21

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ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (2 of 2)										
District/CTC: Warren County School District				Project Name: Eisenhower Renovations and Additions (K-12)				Project #:		
*** BASED ON SCHEDULED AREA FOR TOTAL BUILDING ***										
MIDDLE SCHOOL/SECONDARY BUILDING										
	550-659 SQ FT			660+ SQ FT			OTHER			TOTAL
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	BLDG TOTAL
REGULAR CLASSROOM	XXX	XXX	XXX	35	21	735	XXX	XXX	XXX	735
SMALL GROUP INSTRUCTION/SEMINAR	28			35			XXX	XXX	XXX	
LARGE GROUP INSTRUCTION	XXX	XXX	XXX	XXX	XXX	XXX	40	5	200	200
SCIENCE CLASSROOM	XXX	XXX	XXX	35	3	105	XXX	XXX	XXX	105
SCIENCE LAB	XXX	XXX	XXX	XXX	XXX	XXX	24	4	96	96
SCIENCE STUDENT PROJECT ROOM (220 SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	9			
PLANETARIUM CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	30			
OBSERVATORY	XXX	XXX	XXX	XXX	XXX	XXX	15			
BUSINESS CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	35	1	35	35
BUSINESS LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
COMPUTER LAB	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
ART CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	2	48	48
MUSIC CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	35			
BAND ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
ORCHESTRA ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24			
CHORAL ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
FAMILY/CONSUMER SCIENCE	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
INDUSTRIAL ARTS/SHOP (1800+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
TECHNICAL EDUCATION (1800+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
TECHNICAL ED (<1800 SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
VO AG SHOP W/CLRM	XXX	XXX	XXX	XXX	XXX	XXX	24			
ALTERNATIVE ED (660+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
DRIVER'S ED (660+ SQ FT)	XXX	XXX	XXX	35			XXX	XXX	XXX	
GYM TEACHING STATION	XXX	XXX	XXX	XXX	XXX	XXX	40			
SPECIAL ED CLASSROOM	XXX	XXX	XXX	35	2	70	XXX	XXX	XXX	70
SPECIAL ED RESOURCE ROOM (MAX = 1 ROOM)	28			35			XXX	XXX	XXX	
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	40			
M. BUILDING TOTAL										1409
N. PRORATION FRACTION (Number of Secondary Grades (7-12) divided by Total Number of Grades on Middle/Secondary Room Schedule (K-12); rounded to 2 decimal places)										
O. SECONDARY CAPACITY (M times N; rounded to nearest whole number)										
P. MS/SEC UTILIZATION FACTOR										0.85
Q. SECONDARY BUILDING UTILIZATION (O times P; rounded to nearest whole number)										
R. ACT 34 SECONDARY CAPACITY (Q times C; rounded to nearest whole number)										

* SEE INSTRUCTIONS FOR ROOMS NOT LISTED HERE.

ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD

District/CTC: Warren County School District	Project Name: Eisenhower Renovations and Additions (K-12)	Project #:
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A. GRADES K-6

1. Act 34 Elementary Capacity (D21, line G)	<u>495</u>	
2. 2010-2011 Per Pupil Cost Limit	<u>\$15,092</u>	
3. Building Expenditure Standard for Grades K-6 (A-1 times A-2)		\$ <u>7,470,540</u>

B. GRADES 7-9

1. Grades 7-9 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	<u> </u>	
b. Proration Fraction (building housing grades 7-9 - 1.00; grades 7-12 - .50; grades 8-12 - 0.40; grades 9-12 - .25; grades 10-12 - 0.00)	<u> </u> (ROUND TO 2 DEC PL)	
c. Grades 7-9 Capacity (1-a times 1-b; rounded to nearest whole number)	<u> </u>	
2. 2010-2011 Per Pupil Cost Limit	<u>\$22,637</u>	
3. Building Expenditure Standard for Grades 7-9 (B-1-c times B-2)		\$ <u> </u>

C. GRADES 10-12 / DAO

1. Grades 10-12 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	<u> </u>	
b. Proration Fraction (building housing grades 7-9 - 0.00; grades 7-12 - .50; grades 8-12 - 0.60; grades 9-12 - .75; grades 10-12 - 1.00)	<u> </u> (ROUND TO 2 DEC PL)	
c. Grades 10-12 Capacity (1-a times 1-b; rounded to nearest whole number)	<u> </u>	
d. Act 34 District Administration Office Capacity (D21, line I)	<u> </u>	
e. Grades 10-12 / DAO Capacity (1-c plus 1-d)	<u> </u>	
2. 2010-2011 Per Pupil Cost Limit	<u>\$28,028</u>	
3. Building Expenditure Standard for Grades 10-12 / DAO (C-1-e times C-2)		\$ <u> </u>

D. VOCATIONAL

1. Act 34 Vocational Capacity (D21, line L)	<u> </u>	
2. 2010-2011 Per Pupil Cost Limit	<u>\$28,028</u>	
3. Building Expenditure Standard for Vocational (D-1 times D-2)		\$ <u> </u>

E. AGGREGATE BUILDING EXPENDITURE STANDARD

(A-3 plus B-3 plus C-3 plus D-3)	\$ <u>7,470,540</u>
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F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)	\$ <u>7,171,115</u>
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IF THE ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (Line F) EXCEEDS THE AGGREGATE BUILDING EXPENDITURE STANDARD (Line E), THIS PROJECT REQUIRES A REFERENDUM.

REFERENDUM (if applicable)

Date Advertised

Date Held

**WARREN COUNTY SCHOOL DISTRICT
WARREN COUNTY, PENNSYLVANIA**

RESOLUTION NO. 12-06-02

WHEREAS, the Warren County School District will make application to the Department of Education for approval of a capital project known as the Eisenhower Renovations and Additions (to create/construct a K-12 facility) (hereinafter referred to as the “Project”); and

WHEREAS, pursuant to 24 §P.S. 7-701.1, prior to entering into a contract to construct a new school building or substantial additions to existing school buildings without the consent of the Electors under Act 34 of 1973, the Board of School Directors shall conduct a public hearing (“Act 34 Hearing”); and

WHEREAS, in accordance with Act 34 of 1973, a notice shall be issued by the School District notifying interested parties of the time, location and how to secure agenda time for the Act 34 Hearing; and

WHEREAS, The School Code requires a notice of such public hearing under Act 34 be advertised at least twenty (20) days prior to such hearing, that certain information be made available to person in attendance at such hearing, and that certain financial information be available for inspection by interested citizens during the period of such advertisement; and

WHEREAS, in the event that a school building or substantial additions to existing school buildings are to be constructed, the School Board shall, in accordance with Act 34 of 1973, authorize the maximum building construction costs (“MBCC”) with respect to said project, and the maximum project costs (“MPC”), with respect to said project;

Now THEREFORE, BE AND IT HEREBY IS, RESOLVED, the maximum building construction costs (“MBCC”), under the terms of Act 34 of 1973, for the Project is estimated to be \$7,171,115.00;

RESOLVED, the maximum project cost (“MPC”) for the Project under the terms of Act 34 of 1973, is estimated to be \$26,226,948.00;

RESOLVED, the date and time of said Act 34 Hearing shall be July 23, 2012, at 7:00 p.m.;

RESOLVED, the location of said Act 34 Hearing for the Project shall be in the Main Conference Room at the Warren County Career Center, 347 East Fifth Ave., Warren, PA 16365;


RESOLVED, the Board of School Directors authorizes the engagement of a court stenographer to transcribe the Act 34 Hearing proceedings, consistent with the intent of this Resolution;

RESOLVED, the Board of School Directors authorizes the superintendent, the proper officers of the Board of School Directors, the Solicitor, the Project Architect, the Financial Advisor, and the Bond Counsel be directed to take such other actions, obtain such approvals, and execute such documents as may be necessary, desired, or required to carry out the intent of this Resolution;

RESOLVED, the Board of School Directors hereby authorizes the Secretary of the School Board to publish a notice in a newspaper of general circulation notifying interested parties of the time, location and the procedure to secure agenda time for said Act 34 Hearing as well as to make such description available for public inspection and available to the public media as required by Act 34, the School Code, and the Regulations of the Pennsylvania Department of Education;

ADOPTED as a Resolution of the Warren County School District this 28 day of June, 2012.

WARREN COUNTY SCHOOL DISTRICT

BY: 

President, Board of School Directors

ATTEST: (seal)



Secretary, Board of School Directors

NOTICE FOR ACT 34 PUBLIC HEARING

A public hearing will be held in the Main Conference Room at the Warren County Career Center, 347 East Fifth Ave.; Warren, PA 16356 on July 23, 2012 at 7:00 p.m. for the purpose of reviewing all relevant matters relating to the construction and equipping of the Eisenhower Renovations and Additions (to create/construct a K-12 facility) (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. The description of the Project will be available for public inspection beginning on July 2, 2012 during normal business hours (9:00 a.m. to 4:00 p.m. Monday through Friday, excluding holidays) of the Warren County School District at the Central Administrative Offices; 589 Hospital Drive, Suite A; Warren, PA 16365.

The Board of School Directors of the School District by resolution duly adopted has authorized a "maximum building construction cost" of \$7,171,115.00 and a "maximum project cost" of \$26,226,948.00 in connection with the Project. This public hearing is being held pursuant to requirements of the Pennsylvania Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act 34 of the Session of 1973 of the General Assembly.

All residents are invited to attend. Anyone wishing agenda time, or wishing to submit written testimony or both, should contact the secretary of the Board of School Directors at the Central Administrative Offices; 589 Hospital Drive, Suite A; Warren, PA 16365 until July 20, 2012. Additional testimony will be received from the floor at the hearing. All comments shall be limited to five (5) minutes.

Written comments regarding the project will be received by the secretary of the Board of School Directors until 12:00 noon, on August 22, 2012.