



# **PUBLIC HEARING**

On the proposed

## **Construction Of the NEW EARLY CHILDHOOD/KINDERGARTEN CENTER**

To be held in the  
Cafeteria of the  
Lampeter-Strasburg High School

Located at  
1600 Book Road  
Lancaster, PA 17602

on

**Monday, December 6, 2021  
6:30 pm**

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## AGENDA

- |    |  |  |
|----|--|--|
| 1. | <b>CALL TO ORDER / INTRODUCTION</b>  | <b>Melissa Herr</b><br><b>Board President</b>              |
| 2. | <b>HEARING, DULY CONSTITUTED</b><br>By Barley Snyder, LLP  | <b>William C. McCarty, Esquire</b><br><b>Solicitor</b>     |
| 3. | <b>PURPOSE OF THE MEETING</b><br>(Need for the Project)  | <b>Dr. Kevin Peart</b><br><b>Superintendent of Schools</b> |
| 4. | <b>PROJECT DESCRIPTION</b><br>By Crabtree, Rohrbaugh & Associates  | <b>Lawrence P. Levato, AIA, REFP</b><br><b>Principal</b>   |
| 5. | <b>FINANCIAL ANALYSIS</b><br>By RBC Capital Markets, LLC   | <b>Kenneth A. Phillips</b><br><b>Bond Underwriter</b>      |
| 6. | <b>PUBLIC COMMENT</b><br><br>A. Pre-registered speakers / comments<br>B. Please raise hand, stand, and state name, address<br>C. One question at a time - five minute limitation per speaker |  |
| 7. | <b>ADJOURNMENT</b>   |  |

# INTRODUCTION

The Board of School Directors of the Lampeter-Strasburg School District, West Lampeter, Pennsylvania is providing this opportunity to inform the public as to the School Board's consideration of a project to fully construct a new Early Childhood/Kindergarten Center, on the existing campus in Lancaster, Pennsylvania.

The project is in response to a district-wide review of physical facilities and academic program needs for the early childhood and kindergarten populations.

This public hearing is being held in accordance with Act 34 of 1973 of the Commonwealth of Pennsylvania. The purpose is to have the District Administration, Architect and Financial Advisors present a proposal for new construction.

The specific purposes for this hearing are as follows:

1. Establish the **need** for the project by reviewing events leading to the Board's consideration to build a new early childhood/Kindergarten school.
2. Review the various **options** considered by the Board prior to the decision to proceed with the current project proposal.
3. Describe the **construction elements** proposed to meet the educational program that serves as the basis for the project under consideration.
4. Present the estimated **construction cost**, the total project cost, indirect costs and the financial needs and estimate of the local tax impact of the project.
5. Provide citizens and residents an opportunity to offer **comments** and written testimony concerning the project.

Please feel free to participate during the comment period at the latter part of the presentation. An official transcript of the hearing is being recorded in order for the Board to consider and study your constructive comments, insights and observations.

# **PROJECT NEED**

The Lampeter-Strasburg School District desires to construct a new Early Childhood/Kindergarten project on the main campus to address educational program and capacity issues at the current Lampeter Elementary School as well as providing opportunities for early childhood education programs and continued support of the School-Aged Child Care program. The goals for the new school reflect the Districts' emphasis on the importance of our community working collaboratively to help all of our children define and achieve their academic and life goals.

The addressing of capacity concerns at Lampeter Elementary is high on the priority list of the recently completed Feasibility Study. Due to space constraints, enrollment, and educational needs, it is recommended to construct a new Early Childhood/Kindergarten Center on campus. While Lampeter Elementary School is the newest school building, it is currently operating at 131% of its current capacity. There are many contributing factors for the current capacity concern. A major factor highlighted in the Feasibility Study presentation is a significant increase (240%) in our identified student population within the last three years. The majority of the instruction required for newly identified students mandates small group or individualized instruction. Lampeter Elementary does not have ample small group areas to meet this educational need for students.

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 Lampeter-Strasburg School District with a meaningful and quality education.

The Lampeter-Strasburg School District is a rural school district encompassing 36.2 square miles serving the students of Strasburg Borough, Strasburg Township and West Lampeter Township. The district is comprised of four school buildings – Lampeter Elementary School (grades K-2), Hans Herr Elementary (grades 3-5), Martin Meylin Middle School (grades 6-8), and Lampeter-Strasburg high School (grades 9-12), all of which are located on the campus in Lampeter. The school district employs approximately 398 employees which includes 212 instructional staff members.

The mission of the Lampeter-Strasburg School District recognizes that each child has unique abilities, talents and needs. The district is committed to providing, in an accountable partnership with the parents and the community, opportunities for each learner to acquire the knowledge, skills and values to become a responsible, productive citizen.

While the Lampeter-Strasburg School District vision statement is “Learning, Listening, Leading, Linking; in partnership with parents and the community, the goal is to empower all students to become responsible and respectful citizens, while inspiring them to lead, learn, compete, and serve in a global society, and to ensure that each student seeks to achieve personal excellence in order to serve their community. Lampeter-Strasburg School District works to provide a safe, caring, learning environment where students are expected to achieve and graduate ready to work, serve and succeed.” The Board acknowledges that the learning environment plays a critical role in providing educational opportunities for our children.

In December 2018, the District hired Crabtree, Rohrbaugh & Associates (CRA) to complete a district-wide feasibility study for all the district's facilities. CRA Architects met with district administration and the board on numerous occasions to review current conditions, enrollments, and anticipated enrollments, discuss options, review program requirements, and research and investigate building designs. Crabtree, Rohrbaugh & Associates developed several preliminary facility options and made recommendations to the Board of Directors and administration to assist in the decision-making process regarding the future utilization of the educational buildings.

Using the information provided, the district chose a new Early Childhood/ Kindergarten School to address the following:

- ✓ Follow-through with the feasibility study done in May 2019 by CRA Architects
- ✓ Eliminate overcrowding of learning and support spaces at Lampeter Elementary School
- ✓ Provide teaching spaces for an Early Childhood education program
- ✓ Provide for School-Aged Child care spaces associated with the Kindergarten program
- ✓ Implement a building design for grade-level teaming and educational collaboration
- ✓ Provide a building layout that allows for safe, smooth student flow and improve supervision
- ✓ Provide natural light in the classrooms and common areas
- ✓ The new facility will be in full compliance with current handicapped accessibility code requirements and guidelines, according to the Americans with Disabilities Act (ADA)
- ✓ 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 into the future.
- ✓ Incorporate current instructional technology, including a fully-functioning wireless network
- ✓ Address student safety by improving campus bus & parent drop-off and pick-up during arrival and dismissal times
- ✓ Capitalize on favorable borrowing rates and implement the financing plan.

## **SUMMARY OF DISTRICT OWNED BUILDINGS AND LAND**

	<b>Present</b>				<b>Planned</b>		
	<b>Construction and/or Renovation Dates</b>	<b>Current Grade Levels</b>	<b>Current Building Capacity</b>	<b>Current Building Enrollment (2020)</b>	<b>Planned Completion Date</b>	<b>Proposed Grade Levels</b>	<b>Planned Building Capacity</b>
Lampeter ES	2006	K-2	525	687	TBD	1-2	No Change
Hans Herr ES	1966, 1991	3-5	776	652	TBD	No Change	TBD
Martin Meylin MS	1967, 1999	6-8	822	703	TBD	No Change	TBD
Lampeter-Strasburg HS	1954, 1979, 1996, 2003	9-12	1218	993	n/a	No Change	No Change
District Administration Office	1992, 2008	n/a	n/a	n/a	n/a	n/a	n/a

# **OPTIONS CONSIDERED**

In August 2020 the District completed a District-Wide Feasibility Study, which focused on bringing facilities to current construction standards and educational program improvements. Various options and ideas were explored that culminated in the following options:

- New Early Childhood/Kindergarten Center – Move Kindergarten from Lampeter Elementary
- Lampeter Elementary School – System and security upgrades
- Hans Herr Elementary School – Comprehensive renovation and building additions including additional classroom capacity with support spaces and collaborative learning spaces.
- Martin Meylin Middle School – Comprehensive renovation and building additions including additional classroom capacity with support spaces and collaborative learning spaces.
- Lampeter-Strasburg High School – selective renovations, collaborative learning areas and the addition of small group instruction spaces.
- The District still owns and maintains Strasburg Elementary School, however, the use has been discontinued since 2006 when Lampeter Elementary School was constructed. Until recently, the District leased this out to the community, but has presently discounted its use as an educational space since it is not integral to the campus and would require significant renovations to accommodate current educational programs.

The option selected was to reduce the overcrowding at Lampeter Elementary School (LES) by moving Kindergarten and the associated School Aged Child Care (SACC) program to the new facility along with establishing an early childhood program. This will provide more capacity at LES as well as utilize existing spaces such as small group and support spaces that are currently in the facility. Hans Herr would receive limited renovations and additions to increase classroom capacity and add support space and complete systemic upgrades. Martin Meylin would undergo comprehensive renovations and additions to include collaborative learning spaces, classroom additions as well as security and systemic system upgrades. Lampeter-Strasburg High School would receive limited renovations and small additions to accommodate critical storage needs, updates to the administrative suite as well as various upgrades to HVAC systems. To date the priority has to been to address the programming needs at the elementary level as well as address some of the critical infrastructure needs of various HVAC systems.

LAMPETER STRASBURG SCHOOL DISTRICT

District Wide Feasibility Study

OPTION MATRIX

10/13/2019

The matrix provides a summary of the options to consider to address both educational needs as well as upgrades to meet current construction standards.

SCHOOL	No Work	Additions	Renovations	Additions & Renovations	New Building	Comments based on Educational Program
Strasburg Elementary	x	NA	x	NA	NA	Major Renovations
Lampeter Elementary	x	x	x	x	NA*	Additions
Hans Herr Elementary	x	x	x	x	NA	Limited Additions / Limited Renovations
Hans Herr Elementary	x	x	x	x	NA	Additions / Comprehensive Renovations
Martin Meylin MS #1	x	x	x	x	NA	Limited Additions / Limited Renovations
Martin Meylin MS #2	x	x	x	x	NA	Limited Additions / Renovations
Martin Meylin MS #3	x	x	x	x	NA	Additions / Comprehensive Renovations
Lampeter High School	x	x	x	x	NA	Limited Additions / Limited Renovations
Walnut Run	x	NA	x	NA	NA	Renovations/Build New
Lampeter HS Field House	x	NA	NA	x	x	
District Administration	x	NA	x	NA	NA	Limited Additions/ Limited Renovations
District Maintenance Bldg	x	NA	x	NA	NA	Proposed alternative to HS expansion
New Field House	NA	NA	NA	NA	x	Proposed New Building
New Elementary School	NA	NA	NA	NA	x	

SITE

Remaining Site Projects Stage 4

Campus Fiber Distribution

Enlarged Parking at District Offices

A. New Bus Lane at LES

B. Revised Parent Loop at LES

C. Revised Parking Lot at MMMS

D. New Drive to Village Road \*

E. New Elementary School Access

F. Revised Parent Loop at MMMS \*\*

G. New Turf Field

H. New walk-Water Tower to Field House + lighting

Comments

x		x					
x		x					
x		x					
x		x					
x		x					
x		x					
x		x					
x		x					
x		x					
x		x					
x		x					
x		x					

NA = Not applicable

The following general comments were identified by the Building Committee while discussing the advantages and disadvantages of each option, both short term and long term.

Options	Advantages	Disadvantages
No work	No building cost	Would require modular classrooms
Additions only	Gain needed space	Higher operating costs
Renovations only	Upgrade and repair systems	No upgrades to existing facility
Additions & Renovations	Gain needed space & upgrades	Later repairs not reimbursable
New Building	No disruption to program	Does not provide adequate space
	Replace existing costly systems	Cost
		Cost

The details and cost estimates for these options are detailed in the Community Meeting, held on April 2020.



# **PROJECT DESCRIPTION**

## **Summary of Site**

**Site Size / Condition:** 161 total Acres for the campus.

**Current Site Usage:** SCH – Schools

**Wetlands:** Yes, on Western part of site

**Available Utilities:** Electricity, Sewer, Water, Gas Service

**Proposed Community Use Areas:** Open Playfields

**Parking Count:** Estimated 75 spaces plus 18 expansion spaces

### **Safety Measures:**

Separate Bus and Parent drop-off / pick-up area

Separate Loading Dock and Receiving Area

Emergency Vehicle Improved soils access

## **Summary of Proposed Building**

Early Childhood/Kindergarten Facility with 240 Student Capacity

One Level Masonry Structure

Total Square Footage: 48,723 SF

## **Program Spaces include:**

General Kindergarten Classrooms, Early Childhood Classrooms, Art and Music/Makerspace Classrooms, Small Group Instruction, SACC Classrooms, Multi-purpose Room, Administration Offices, Cafeteria and Kitchen (all spaces meet PA Department of Education guidelines).

**Building Systems:** VAV HVAC system, Lighting and Lighting Control System, Plumbing, Fire Protection Alarm, Emergency Lighting, Integrated Communications & Clock System.

**Building Codes:** The building will be designed under the following:  
2015 IBC/PA UCC, ADA and NFPA

## **Project Description:**

The facility is designed with a new “Main Street” Lobby which separates the large program spaces, such as the Multipurpose Room, including the Cafeteria and Administration spaces, from the academic spaces. A new Kindergarten wing comprised of eight (8) classrooms along with one large and two small group instruction rooms. The other educational wing is comprised of two SACC classrooms, four (4) Early Childhood classrooms as well as one large and two (2) small group instruction spaces. The proposed two wing layout allows for program separation, but within each wing, the small group/collaborative learning spaces allow for small group as well as individualized program delivery to the youngest members of the school system.

Entry into the school is controlled through a secure entrance vestibule which allows supervision of visitors through the Administration area. The secure entry vestibule design provides security card access control and prohibits direct access in to the school.

The site work includes a separated bus drop and parent drop off which avoids vehicular congestion and enhances safety. Visitor parking is located at the front of the building, while faculty parking is located at the side of the facility with clear access to the Main Street Lobby. There is a separate entrance for SACC students due to the arrival and departure time of these students as well as the process for parent pick-up and drop off. The driveway for the bus drop-off will also be used as an emergency vehicle access road. The parent loop also serves as a drive for deliveries to the loading dock area. A recreational field is located at the eastern portion of the site. Careful considerations were placed on pedestrian traffic through the site.

# SITE PLAN



# **FLOOR PLAN**

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PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: Lampeter-Strasburg School District	Project Name: New Early Childhood Center	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.)	9,460,427		9,460,427
2. Heating and Ventilating	1,559,136		1,559,136
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	682,122		682,122
4. Electrical	1,364,244		1,364,244
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. Fire Protection	170,531		170,531
b. Technology	292,338		292,338
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	13,528,798		13,528,798
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)	13,528,798		13,528,798
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	1,044,407		1,044,407
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	1,044,407		1,044,407
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	438,704		438,704
2. Architect's Fee	50,000		50,000
3. TOTAL - Movable Fixtures & Equipment	488,704		488,704
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	15,061,909		15,061,909
E. SITE COSTS			
1. Sanitary Sewage Disposal			
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	40,000		40,000
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	40,000		40,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	15,101,909		15,101,909
* Type "No Fee" beside each item for which no design fee is charged.			

**PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)**

District/CTC: Lampeter-Strasburg School District	Project Name: New Early Childhood Center	Project #:
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**ROUND FIGURES TO NEAREST DOLLAR**

<b>PROJECT COSTS (CONT.)</b>				<b>TOTAL</b>
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
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				43,870
5. Test Borings				17,400
6. Site Survey				13,500
7. Other (attach schedule if needed)				
a. _____				523,508
b. PlanCon-D-Add't Costs, Total				
8. Contingency				405,864
9. TOTAL - Additional Construction-Related Costs				1,004,142
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2022	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X X X
1. Underwriter Fees	87,500	60,000		147,500
2. Legal Fees	23,000	21,000		44,000
3. Financial Advisor				
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	500	500		1,000
6. Capitalized Interest				
7. Printing	10,000	9,000		19,000
8. CUSIP & Rating Fees	24,000	22,000		46,000
9. Other				
a. SEC Compliance	4,000	3,500		7,500
b. _____				
10. TOTAL-Financing Costs	149,000	116,000		265,000
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				16,371,051
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2022	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF _____	<b>TOTAL</b>
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	9,995,000	5,160,000		15,155,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	801,495	378,606		1,180,101
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	25,000	10,950		35,950
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				16,371,051

DETAILED COSTS			
District/CTC:	Project Name:		Project #:
Lampeter-Strasburg School District	New Early Childhood Center		
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	2,400,000		2,400,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical			
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	2,400,000		2,400,000
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	2,400,000		2,400,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	75,000		75,000
			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			

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

District/CTC: Lampeter-Strasburg School District	Project Name: New Early Childhood Center	Project #:
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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)

\$ 15,061,909

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) \$ 2,400,000

2. Architect's Fees on the above  
excludable costs \$ 75,000

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

4. Total Excludable Costs  
(B-1 plus B-2 and B-3) \$ 2,475,000

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

\$ 12,586,909

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

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)

\$ 13,593,862

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



**LAMPETER-STRASBURG SCHOOL DISTRICT**  
**ANALYSIS OF FINANCING ALTERNATIVES - DIRECT COST STUDY**

We have analyzed several alternative methods of financing the construction of the proposed New Early Childhood Center (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 2022 general obligation bond issue and a proposed Series of 2023 general obligation bond issue.

**STATE REIMBURSEMENT**

The District anticipates no Pennsylvania State Reimbursement for this issue.



**TABLE I**  
**Lampeter-Strasburg School District**  
**Comparison of Various Methods of Financing**  
**New Early Childhood Center**

<u>Costs</u>	<u>General Obligation</u>	<u>Local Authority</u>	<u>SPSBA</u>
Costs of Construction:			
New Early Childhood Center (1)	16,106,051	16,106,051	16,106,051
Financing Costs: (2)			
Bond Discount	147,500	161,000	161,000
Legal Fees	44,000	65,000	60,000
Printing & Miscellaneous	19,000	25,000	23,000
Rating & CUSIP	46,000	60,000	55,000
Compliance/PDE Filing	7,500	9,000	8,000
Paying Agent/Trustee	<u>1,000</u>	<u>4,000</u>	<u>4,000</u>
Total Requirements	16,371,051	16,430,051	16,417,051
Less:			
Interest Earned (3)	35,950	38,000	38,000
Original Issue Premium (3)	<u>1,180,101</u>	<u>1,172,051</u>	<u>1,169,051</u>
Size of Bond Issue(s)	15,155,000	15,220,000(4)	15,210,000(4)

- (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. The Bonds are currently structured assuming the use of Original Issue Premium Bonds.
- (4) A local authority or SPSBA could have annual administrative expenses which have not been included in these calculations. Authority issues will have higher issuance costs and also higher rates due to revenue bond issue structure.

### 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 2022 general obligation bond issue and a proposed Series of 2023 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, interest rates and potential future long-range projects under current study. As you see per Table IIB, this project can be funded with existing District budgeted debt revenues, and therefore zero new mills are required for this project.***

Based upon the estimated future value of 1 collected mill being \$2,165,306 in 2022/23, 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>
\$1,452,901	\$1,452,901	0.67 Mills 0.00 Mills (3)	0.797 Mills 0.127 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 proposed \$9,995,000 Series of 2022 Bond issue and 100% of the total proposed \$5,160,000 Series of 2023 Bond issue). **PLEASE NOTE:** Per the attached wrap around debt schedules the average annual debt service is less the initial years of the debt structures and greater the later years of the structures, respectively for the 2022 and 2023 bond structures. This wrap-around structure minimizes the new millage requirements required for the Project to 0.00 mills)
2. Assumes a zero project reimbursement for the Bonds.
3. Table IIB attached to show the 0.00 millage impact of the wrap-around debt structure for the proposed Series of 2022 and Series of 2023 Bonds.
4. The breakdown of Indirect Costs follows the discussion on the Direct Costs. Indirect Cost millage equivalents total 0.127 mills.

# Lampeter-Strasburg School District

Millage Requirement Study - New Early Childhood Center Project

Table IIB

Act 34 Study

Fiscal Year Ending June 30	Total Net Outstanding D/S (1)	Proposed Series of 2022 \$9,995,000 Bond Issue Debt Service (2)	Proposed Series of 2023 \$5,160,000 Bond Issue Debt Service (3)	Less: Interest Earnings/ SD Reserves	Total Net Debt	Value of 1 Mill (4)	New Mills Req'd	Total Mills in Place (5)	Dollars Appropriated	Budget Surplus (Deficit)
2020	5,506,719	0	0		5,506,719	2,117,308	0.000	2.60	5,506,719	0
2021	6,483,587	0	0		6,483,587	2,133,188	0.000	2.60	5,548,019	-935,568
2022	3,708,060	0	0		3,708,060	2,149,187	0.000	2.60	5,589,630	1,881,570
2023	2,119,157	450,886	0		2,570,042	2,165,306	0.000	2.60	5,631,552	3,061,510
2024	2,117,009	404,800	245,800		2,767,609	2,181,545	0.000	2.60	5,673,788	2,906,180
2025	2,119,551	404,600	211,200		2,735,351	2,197,907	0.000	2.60	5,716,342	2,980,991
2026	2,116,296	404,400	211,000		2,731,696	2,214,391	0.000	2.60	5,759,214	3,027,519
2027	2,117,731	404,200	210,800		2,732,731	2,230,999	0.000	2.60	5,802,409	3,069,677
2028	2,107,706	404,000	210,600		2,722,306	2,247,732	0.000	2.60	5,845,927	3,123,621
2029	0	1,483,800	375,400		1,859,200	2,264,590	0.000	2.60	5,889,771	4,030,571
2030	0	1,480,400	378,600		1,859,000	2,281,574	0.000	2.60	5,933,944	4,074,944
2031	0	1,480,400	376,400		1,856,800	2,298,686	0.000	2.60	5,978,449	4,121,649
2032	0	1,478,600	379,000		1,857,600	2,315,926	0.000	2.60	6,023,287	4,165,687
2033	0	1,480,000	376,200		1,856,200	2,333,296	0.000	2.60	6,068,462	4,212,262
2034	0	1,479,400	378,200		1,857,600	2,350,795	0.000	2.60	6,113,975	4,256,375
2035	0	1,481,800	379,800		1,861,600	2,368,426	0.000	2.60	6,159,830	4,298,230
2036	0	1,482,000	376,000		1,858,000	2,386,189	0.000	2.60	6,206,029	4,348,029
2037	0	0	682,000		682,000	2,404,086	0.000	2.60	6,252,574	5,570,574
2038	0	0	675,400		675,400	2,422,116	0.000	2.60	6,299,468	5,624,068
2039	0	0	673,200		673,200	2,440,282	0.000	2.60	6,346,714	5,673,514
2040	0	0	680,200		680,200	2,458,584	0.000	2.60	6,394,315	5,714,115
2041	0	0	676,000		676,000	2,477,024	0.000	2.60	6,442,272	5,766,272
2042	0	0	676,000		676,000	2,495,602	0.000	2.60	6,490,589	5,814,589
2043	0	0	0		0	2,514,319	0.000	2.60	6,539,269	6,539,269
<b>TOTAL</b>	<b>28,395,815</b>	<b>14,319,286</b>	<b>8,171,800</b>	<b>0</b>	<b>50,886,901</b>		<b>0.000</b>			

(1) Annual Net Debt Service for Series of 2002 Del Val, 2017 Notes and 2021 Notes.

(2) Proposed Series of 2022, \$9,335,000 New Money, Dated February 15, 2022. Current rates + 1.00% contingency. Local Effort 100%.

(3) Proposed Series of 2023, \$5,160,000 New Money, Dated February 1, 2023. Current rates + 1.00% contingency. Local Effort 100%.

(4) FY2019-20 mill is worth \$2,117,308 and grows at a rate of .75% a year per the administration as of January 2020.

(5) Mills in place for prior debt.

**BOND DEBT SERVICE****Extended Scenario  
Series of 2022 - Act 34**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
10/01/2022			250,985.56	250,985.56	
04/01/2023			199,900.00	199,900.00	450,885.56
10/01/2023			199,900.00	199,900.00	
04/01/2024	5,000	4.000%	199,900.00	204,900.00	404,800.00
10/01/2024			199,800.00	199,800.00	
04/01/2025	5,000	4.000%	199,800.00	204,800.00	404,600.00
10/01/2025			199,700.00	199,700.00	
04/01/2026	5,000	4.000%	199,700.00	204,700.00	404,400.00
10/01/2026			199,600.00	199,600.00	
04/01/2027	5,000	4.000%	199,600.00	204,600.00	404,200.00
10/01/2027			199,500.00	199,500.00	
04/01/2028	5,000	4.000%	199,500.00	204,500.00	404,000.00
10/01/2028			199,400.00	199,400.00	
04/01/2029	1,085,000	4.000%	199,400.00	1,284,400.00	1,483,800.00
10/01/2029			177,700.00	177,700.00	
04/01/2030	1,125,000	4.000%	177,700.00	1,302,700.00	1,480,400.00
10/01/2030			155,200.00	155,200.00	
04/01/2031	1,170,000	4.000%	155,200.00	1,325,200.00	1,480,400.00
10/01/2031			131,800.00	131,800.00	
04/01/2032	1,215,000	4.000%	131,800.00	1,346,800.00	1,478,600.00
10/01/2032			107,500.00	107,500.00	
04/01/2033	1,265,000	4.000%	107,500.00	1,372,500.00	1,480,000.00
10/01/2033			82,200.00	82,200.00	
04/01/2034	1,315,000	4.000%	82,200.00	1,397,200.00	1,479,400.00
10/01/2034			55,900.00	55,900.00	
04/01/2035	1,370,000	4.000%	55,900.00	1,425,900.00	1,481,800.00
10/01/2035			28,500.00	28,500.00	
04/01/2036	1,425,000	4.000%	28,500.00	1,453,500.00	1,482,000.00
	9,995,000		4,324,285.56	14,319,285.56	14,319,285.56



# BOND DEBT SERVICE

## Extended Scenario Series of 2023 - Act 34

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/01/2023			137,600	137,600	
04/01/2024	5,000	4.000%	103,200	108,200	245,800
10/01/2024			103,100	103,100	
04/01/2025	5,000	4.000%	103,100	108,100	211,200
10/01/2025			103,000	103,000	
04/01/2026	5,000	4.000%	103,000	108,000	211,000
10/01/2026			102,900	102,900	
04/01/2027	5,000	4.000%	102,900	107,900	210,800
10/01/2027			102,800	102,800	
04/01/2028	5,000	4.000%	102,800	107,800	210,600
10/01/2028			102,700	102,700	
04/01/2029	170,000	4.000%	102,700	272,700	375,400
10/01/2029			99,300	99,300	
04/01/2030	180,000	4.000%	99,300	279,300	378,600
10/01/2030			95,700	95,700	
04/01/2031	185,000	4.000%	95,700	280,700	376,400
10/01/2031			92,000	92,000	
04/01/2032	195,000	4.000%	92,000	287,000	379,000
10/01/2032			88,100	88,100	
04/01/2033	200,000	4.000%	88,100	288,100	376,200
10/01/2033			84,100	84,100	
04/01/2034	210,000	4.000%	84,100	294,100	378,200
10/01/2034			79,900	79,900	
04/01/2035	220,000	4.000%	79,900	299,900	379,800
10/01/2035			75,500	75,500	
04/01/2036	225,000	4.000%	75,500	300,500	376,000
10/01/2036			71,000	71,000	
04/01/2037	540,000	4.000%	71,000	611,000	682,000
10/01/2037			60,200	60,200	
04/01/2038	555,000	4.000%	60,200	615,200	675,400
10/01/2038			49,100	49,100	
04/01/2039	575,000	4.000%	49,100	624,100	673,200
10/01/2039			37,600	37,600	
04/01/2040	605,000	4.000%	37,600	642,600	680,200
10/01/2040			25,500	25,500	
04/01/2041	625,000	4.000%	25,500	650,500	676,000
10/01/2041			13,000	13,000	
04/01/2042	650,000	4.000%	13,000	663,000	676,000
	5,160,000		3,011,800	8,171,800	8,171,800

## INDIRECT COSTS FOR NEW KINDERGARTEN / EARLY CHILDHOOD CENTER

The following figures reflect anticipated changes in indirect costs for the proposed new Lampeter-Strasburg Kindergarten / Early Childhood Center. In assessing potential increases in related costs, the following categories were studied.

PERSONNEL: These calculations assume that Kindergarten level employees assigned to the current Lampeter Elementary will be transferred to the new building upon completion. Support personnel (secretarial, custodial, student-health, etc.) are projected to be \$150,000.

MATERIALS, SUPPLIES and EQUIPMENT: Teaching materials, supplies and equipment used for the current Kindergarten curriculum will be transferred to the new building. No additional costs are anticipated unless any program changes are made and/or if significant growth in student enrollment occurs.

BUILDING OPERATION, MAINTENANCE and UTILITIES: Increased costs related to building operation, maintenance and utilities for the new building will be approximately \$100,000 per year.

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

INSURANCE PREMIUM: The insurance premium to cover the new building is estimated to be \$25,000 per year.

TOTAL ANNUAL INDIRECT COSTS	\$ 275,000
VALUE OF ONE MILL (2022/23 estimate)	\$ 2,165,306
MILLAGE IMPACT INDIRECT COSTS	0.127 Mills

Lampeter-Strasburg School District  
ACT 34 PUBLIC HEARING  
Construction of the New  
Early Childhood/Kindergarten Center

**BOARD RESOLUTION**  
**MAXIMUM BUILDING and PROJECT COSTS**

ADOPTING MAXIMUM PROJECT COSTS AND MAXIMUM BUILDING  
CONSTRUCTION COSTS FOR THE CONSTRUCTION OF A  
A NEW EARLY CHILDHOOD/KINDERGARTEN CENTER  
AUTHORIZING OTHER ACTION IN CONNECTION THEREWITH

WHEREAS, the Public School Code of 1949, as amended by Act 34, approved June 27, 1973 ("Act 34"), requires, among other things, that a public hearing be held prior to the construction of new buildings or substantial additions or the substantial renovation of existing buildings; and

WHEREAS, the Lampeter-Strasburg School District (the "District") has determined to undertake the construction of the Early Childhood/Kindergarten Center referred to herein as the "Project"; and

WHEREAS, the Board of School Directors of the District proposes to adopt a maximum project cost and maximum building construction cost for the Project; and

WHEREAS, the Board of School Directors of the District intends to conduct a public hearing to inform the residents of the District with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of School Directors of the District hereby adopts pursuant to ACT 34, a Maximum Project Cost of \$16,371,051 and a Maximum Building Construction Cost of \$12,586,909 for the Project.
2. The Board of School Directors of the District hereby authorizes and directs a public hearing to be held in accordance with the requirements of Act 34, on December 6, 2021, at 6:30 p.m. in the Cafeteria of the Lampeter-Strasburg High School, 1600 Book Road, Lancaster, PA 17602, to provide information to the residents of the District with respect to the Project. The Secretary of the Board of School Directors is hereby authorized and directed to cause a notice of such public hearing to be published once in the LNP, such publication to appear not later than Monday, November 15, 2021, which is not less than 20 days prior to the date of the public hearing stated above. A copy of such notice is attached hereto as Exhibit "A" and made a part hereof.
3. The Board of School Directors of the District hereby approves the description of the Project and related material attached hereto as Exhibit "B" which has been prepared in accordance with the requirements of Act 34, and further authorizes the use and distribution thereof as required by Act 34, including the availability thereof to the public and media not later than November 15, 2021, which is not later than 14 days prior to said hearing.
4. The Board of School Directors of the District hereby authorizes and directs the proper officers of the District to submit to the Pennsylvania Department of Education (the "Department") a certified copy of this Resolution, together with a copy of the minutes or transcript of the aforementioned public hearing, a proof of publication of

**Lampeter-Strasburg School District**  
**ACT 34 PUBLIC HEARING**  
**Construction of the New**  
**Early Childhood/Kindergarten Center**

the notice thereof, and a complete description of the Project, all as required by the Act, as well as any other documents required by the Department in connection therewith.

5. The Board of School Directors of the District hereby authorizes and directs its (i) administrative staff, (ii) Solicitor and Bond Counsel – Barley Snyder LLP (iii) Bond Underwriter – RBC Capital Markets, LLC, and (iv) Architect – Crabtree, Rohrbaugh & Associates, to do and perform or cause to be done and performed, on behalf of the District, any and all acts and things as may be necessary in connection with the Project in order to carry out the purposes of Act 34 and this Resolution.
6. The proper officers of the District are hereby authorized and directed to execute any and all papers and to do and cause to be done any and all acts and things necessary or proper for the execution or carrying out of this Resolution.
7. All resolutions or parts of resolutions inconsistent herewith be and the same are hereby rescinded, canceled and annulled.

I, the undersigned Secretary of the Lampeter-Strasburg School District, DO HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the affirmative vote of a majority of all of the members of the Board of School Directors of the District at a public meeting held on November 1, 2021; that proper notice of such meeting was duly given as required by law; and the said Resolution has been duly entered upon the Minutes of said Board, showing how each member voted thereon.

IN WITNESS WHEREOF, I have hereunto set my signature as such official and affixed the seal of Lampeter-Strasburg School District this 1<sup>st</sup> day of November, 2021.

  
\_\_\_\_\_  
Mary E. Williams, Board Secretary

11/1/2021  
\_\_\_\_\_  
Date

[SEAL]



Lampeter-Strasburg School District  
ACT 34 PUBLIC HEARING  
Construction of the New  
Early Childhood/Kindergarten Center

## CERTIFICATE

I, the undersigned, Secretary of the Lampeter-Strasburg School District, Lancaster County, Pennsylvania (the "District"), certify: that the foregoing is a true and correct copy of a Resolution which was duly adopted by affirmative vote of a majority of all of the members of the Board of School Directors of the District duly convened and held according to law on November 1, 2021, at which meeting a quorum was present; that said Resolution has been duly recorded in the Minutes of the Board of School Directors of the District; and that said Resolution is in full force and effect without amendment, alteration or repeal, as of the date of this Certificate.

I further certify that the Board of School Directors of the District met the advance notice requirements of the Sunshine Act, Act No. 1986-84 of the General Assembly of the Commonwealth of Pennsylvania, approved July 3, 1986, as amended, and supplemented by advertising said meeting and by posting prominently a notice of said meeting at the principal office of the District or at the public building in which said meeting was held, all in accordance with such Act.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Lampeter-Strasburg School District, this 1<sup>st</sup> day of November, 2021.

  
\_\_\_\_\_  
Mary E. Williams, Board Secretary

[SEAL]

Lampeter-Strasburg School District  
ACT 34 PUBLIC HEARING  
Construction of the New  
Early Childhood/Kindergarten Center

## **PUBLIC HEARING NOTICE**

Please take notice that a public hearing will be held in the Cafeteria of the Lampeter-Strasburg High School, 1600 Book Road, Lancaster, PA 17602, on December 6, 2021, with respect to the new Early Childhood/Kindergarten School project of Lampeter-Strasburg School District. The hearing will start at 6:30 p.m. The purpose of this hearing is to present all relevant matters relating to the design, construction and equipping of the new Early Childhood/Kindergarten Center project.

A description of the Project, including facts relative to educational, physical, administrative, budgetary and fiscal matters of the project, will be presented and will be available for consideration at this public hearing, and, beginning Monday, November 15, 2021, a description booklet for the Project will be available during business hours at the Lampeter-Strasburg School District Administration Office located at 1600 Book Road, Lancaster, PA 17602.

The Board of School Directors of the Lampeter-Strasburg School District by resolution duly adopted has authorized the following maximum project cost and maximum building construction cost in connection with the project:

Maximum Project Cost	\$16,371,051
Act 34 Maximum Building Construction Cost (Structure Cost, Design Fees, Movable Fixtures and Equipment, <i>LESS</i> Site Costs)	\$12,586,909
Other Project Costs (Site Costs and remaining Project 'Soft' Costs)	\$ 3,784,142

This public hearing is being held pursuant to the 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.

Any and all interested parties are invited to attend and be heard at the public hearing. Interested parties that want to be placed on the public hearing agenda or wish to submit written testimony, or both, may submit their names and/or written testimony to the attention of the School Board Secretary, at the District Office (address listed above) by 12:00 noon on Friday, December 3, 2021. All testimony will be limited to five minutes per speaker. Additional testimony will be received from the floor at the hearing, by sign-in sheet.

Additional written comments from the public regarding this project will be received by the School Board Secretary via submission at the District office (listed above), until 12:00 noon on January 7, 2021.