Today's Goal

- Determine objectives completed to date
- Discuss Preliminary Energy and Facility Analysis
- Determine process moving forward

Accomplished to date

- Concept meeting April 18, 2017
- Board Approval for study August 10, 2017
- Utility Bills compiled Sept-Oct 2017
- District Walk Through completed on October 24, 2017
- Engineering and evaluations Oct. 2017 thru Nov. 2017
ROOF CONCERNS & NEW FACILITIES DIRECTOR

Summer 2019 - SES and SHS gym

Roofs

Consultation
Tremco (Spring 2019)
Garland (Spring 2020)

Penncrest School District - Roof Management Plan
*2021---Actual cost of project (Slippery Rock Roofing)
**2022 - 2024 budget estimates adjusted for project scope/inflation

<table>
<thead>
<tr>
<th>Facility</th>
<th>Roof Sq Ft</th>
<th>2021*</th>
<th>2022**</th>
<th>2023**</th>
<th>2024**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cambridge Springs Elementary</td>
<td>71,515</td>
<td>$1,617,439</td>
<td>$2,044,077</td>
<td>$2,073,935</td>
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<tr>
<td>Cambridge Springs High School</td>
<td>77,135</td>
<td>$1,617,439</td>
<td>$2,044,077</td>
<td>$2,073,935</td>
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<tr>
<td>Maplewood High School</td>
<td>70,044</td>
<td>$1,617,439</td>
<td>$2,235,902</td>
<td>$2,044,077</td>
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<tr>
<td>Saegertown High School</td>
<td>70,091</td>
<td>$1,617,439</td>
<td>$2,235,902</td>
<td>$2,044,077</td>
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</tbody>
</table>
March 9, 2020 - Presentations

March 18, 2020 - COVID closures
PENNCREST School District
IGA Preliminary Costs and
Savings Presentation

July 29, 2020
### PENNCREST SCHOOL DISTRICT, PROJECT ANALYSIS

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Deposit Amount</th>
<th>Energy Saving</th>
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<tbody>
<tr>
<td>Maplewood ES</td>
<td>6,158,844.00</td>
<td>512,826.00</td>
</tr>
<tr>
<td>Maplewood HS</td>
<td>4,595,618.00</td>
<td>668,851.00</td>
</tr>
<tr>
<td>Cambridge Spring ES</td>
<td>3,350,126.00</td>
<td>298,786.00</td>
</tr>
<tr>
<td>Cambridge Spring HS</td>
<td>5,267,138.00</td>
<td>555,234.00</td>
</tr>
<tr>
<td>Saegertown ES</td>
<td>3,802,768.00</td>
<td>497,810.00</td>
</tr>
<tr>
<td>Saegertown HS</td>
<td>4,971,728.00</td>
<td>725,114.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,258,621.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

| ESCO Projects     | 28,146,222.00  |
| Roofing Project   | 7,600,000.00   |
| **Total**         | **35,746,222.00** |
PENNCREST SCHOOL DISTRICT,
Crawford and Venango Counties, Pennsylvania

RESOLUTION

INCURRING NONELECTORAL DEBT TO BE EVIDENCED BY
GENERAL OBLIGATION BONDS IN THE MAXIMUM AGGREGATE
PRINCIPAL AMOUNT OF $37,820,000, TO (1) UNDERTAKE
GUARANTEED ENERGY SAVINGS PROJECTS, INCLUDING
LIGHTING, WINDOWS, HVAC AND FLOORING UPGRADES, (2)
CONSTRUCT ROOF REPAIRS AND REPLACEMENTS TO SCHOOL
BUILDINGS, AND (3) PAY ISSUANCE COSTS; ACCEPTING A BOND
PURCHASE AGREEMENT; SETTING FORTH THE MAXIMUM
PARAMETERS, SUBSTANTIAL FORM OF AND CONDITIONS TO
ISSUING THE BONDS; PLEDGING THE FULL FAITH, CREDIT AND
TAXING POWER OF THIS SCHOOL DISTRICT TO SECURE THE
BONDS; APPOINTING
DEPOSITORY; AND
ACTIONS.

Action: C. Potential Guaranteed Energy Savings Act (GESAA) Project
Recommended Action: Recommend approval of the attached Performance Based Energy Savings Agreement
between The McClure Company and the PENNCREST School District.
Motion by Brown; Second by DeFrancesco
Final Resolution: Following a roll call vote, motion passes 8-0
Yes: Brooks, Brown, DeFrancesco, Gerow, Gulick, Johnston, Lynch, Valesky
No: None

https://go.boarddocs.com/pa/pnrc/Board.nsf/Private?open&login 11/18/2020

BoardDocs® LT  Page 3 of 7

Absent: Davis

Action: D. Non Electoral Debt Resolution
Recommended Action: Recommend approval to adopt the attached resolution to incur non electoral debt.
Motion by Brown; Second by DeFrancesco
Final Resolution: Following a roll call vote, motion passes 8-0
Yes: Brooks, Brown, DeFrancesco, Gerow, Gulick, Johnston, Lynch, Valesky
No: None
Absent: Davis
MAPLEWOOD

Existing Conditions

Maplewood High School

Building Constructed: 1977
Renovations: 1989 and 2000
Utility Costs: $78,832
Square Footage: 128,000

Recommended Facility Improvements

• Building Wide HVAC Systems with Controls
• Roof Top Units and Exhaust Fans
• Central Heating Plant
• Door Replacements
• Ceiling Replacements with LED Lighting Upgrades
• Other Energy and Capital Opportunities

Existing Conditions

Maplewood Elementary School

Building Constructed: 1959
Renovations: 1988, 1994 and 1999
Utility Costs: $69,718
Square Footage: 87,040

Recommended Facility Improvements

• Asbestos Abatement and Flooring Upgrades
• Building Wide HVAC/Control Upgrades
• Central Plant Replacements
• Security Entrances, Doors and Lobbies
• Building Wide Piping Replacements
• Windows Replacements
• Ceiling Replacements with LED Lighting Upgrades
• Other Energy and Capital Opportunities
Existing Conditions

**Saegertown High School**
- Building Constructed: 1970
- Utility Costs: $100,983
- Square Footage: 133,000
- Recommended Facility Improvements
  - Security Entrances, Doors and Lobbies
  - Ceiling Replacements and LED Lighting Upgrades
  - Building Wide HVAC/Control Upgrades
  - Domestic Hot Water Plant
  - Window Replacements
  - Building Envelope
  - Other Energy and Capital Opportunities

**Saegertown Elementary**
- Building Constructed: 1960
- Renovations: 1989, 1999
- Utility Costs: $68,109
- Square Footage: 99,800
- Recommended Facility Improvements
  - Building Wide HVAC/Control Upgrades
  - Central Heating Plant
  - Building Envelope
  - Ceiling Replacements and LED Lighting Upgrades
  - Other Energy and Capital Opportunities
CAMBRIDGE SPRINGS

Existing Conditions
Cambridge Springs High School

Building Constructed: 1951
Renovations: 1965, 1989 and 2000
Utility Costs: $122,714
Square Footage: 105,481

Recommended Facility Improvements
- Security Entrances, Doors and Lobbies
- Building Wide HVAC/Control Upgrades
- Building Envelope
- Central Plant with Domestic Water
- Ceiling Replacements and LED Lighting Upgrades
- Bathroom Upgrades Inc. ADA Compliance

Existing Conditions
Cambridge Springs Elementary School

Building Constructed: 1958
Utility Costs: $44,139
Square Footage: 68,000

Recommended Facility Improvements
- Security Entrances, Doors and Lobbies
- Building Wide HVAC/Control Upgrades
- Ceiling Replacements with LED Lighting Upgrades
- Centralized HVAC Plant
- Other Energy and Capital Opportunities
**Project Matrix**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Interior/Exterior LED Lighting Upgrades</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>2</td>
<td>Building Envelope and Sealing</td>
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<td>X</td>
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<td>3</td>
<td>District Wide Digital Control Package</td>
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<tr>
<td>4</td>
<td>Central Hot Water Plant with Pumps, VFD’s, etc.</td>
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<td>X</td>
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<td>X</td>
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<tr>
<td>5</td>
<td>Domestic Hot Water Plant with Pumps, VFD’s, etc.</td>
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<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>6</td>
<td>Classroom Unit Ventilators and Air Handling Units Replacements</td>
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<td>Gyms, Auditoriums, Cafeteria HVAC Upgrades</td>
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<td>Power Quality Study</td>
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<td>Exhaust Fan Replacements/Repairs</td>
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<td>Door Replacements with Key Fob Security Systems</td>
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<td>X</td>
<td>X</td>
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<tr>
<td>11</td>
<td>Water Fountain with Bottle Fill Systems</td>
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<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>12</td>
<td>Secure Entrances with ADA Access and Security Upgrades</td>
<td>X</td>
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<td>13</td>
<td>Asbestos Removal and Flooring Upgrades</td>
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<td>X</td>
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<td>14</td>
<td>Window Replacements</td>
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<td>15</td>
<td>Plumbing Piping Replacements</td>
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<td>16</td>
<td>Asbestos Removal and Flooring Upgrades</td>
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<td>17</td>
<td>Restroom Upgrades inc. ADA Access</td>
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<td>18</td>
<td>Ceiling Replacement (2x2)</td>
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<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td>19</td>
<td>HVAC Systems RCx and Ongoing Maintenance</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Engineering & Management Costs**

<table>
<thead>
<tr>
<th></th>
<th>Saegertown ES</th>
<th>Saegertown HS</th>
<th>Maplewood ES</th>
<th>Maplewood HS</th>
<th>Cambridge Springs ES</th>
<th>Cambridge Springs HS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$218,947</td>
<td>$250,911</td>
<td>$284,702</td>
<td>$252,357</td>
<td>$185,520</td>
<td>$297,874</td>
</tr>
</tbody>
</table>

**Low Range Project Costs**

<table>
<thead>
<tr>
<th></th>
<th>Saegertown ES</th>
<th>Saegertown HS</th>
<th>Maplewood ES</th>
<th>Maplewood HS</th>
<th>Cambridge Springs ES</th>
<th>Cambridge Springs HS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$3,429,023</td>
<td>$4,484,851</td>
<td>$5,557,355</td>
<td>$4,145,141</td>
<td>$3,020,188</td>
<td>$4,751,671</td>
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**High Range Project Costs**

<table>
<thead>
<tr>
<th></th>
<th>Saegertown ES</th>
<th>Saegertown HS</th>
<th>Maplewood ES</th>
<th>Maplewood HS</th>
<th>Cambridge Springs ES</th>
<th>Cambridge Springs HS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$3,802,768</td>
<td>$4,971,728</td>
<td>$6,158,844</td>
<td>$4,595,618</td>
<td>$3,350,126</td>
<td>$5,267,138</td>
</tr>
</tbody>
</table>

**Estimated 20-Year Energy Savings**

<table>
<thead>
<tr>
<th></th>
<th>Saegertown ES</th>
<th>Saegertown HS</th>
<th>Maplewood ES</th>
<th>Maplewood HS</th>
<th>Cambridge Springs ES</th>
<th>Cambridge Springs HS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$497,810</td>
<td>$725,114</td>
<td>$512,826</td>
<td>$668,851</td>
<td>$298,786</td>
<td>$555,234</td>
</tr>
</tbody>
</table>
NOVEMBER 2020 - OCTOBER 2021

- 20-21 SY - COVID - hybrid, virtual, masks, etc…
- Summer 2021 - Maplewood GESA
  - Labor, logistics, supply chain, cost increases, fuel, etc…
  - Concerns about 2020 projections
- 21-22 SY - Masks & vaccination controversies
TO: Combined Facilities & Finance Committee members:

FROM: Dr. Timothy S. Glasspool, Superintendent

Combined Facilities & Finance Committee
Cambridge Springs Jr/Sr High School

Tuesday, October 19, 2021 @ 6:00pm

I. McClure Presentation - Phase II
II. PENNCREST Presentation
   - District capital budget
     - Projects
     - Equipment
   - GESA Phase I
   - GESA Phase II
   - GESA Phase III
   - Roof projects
     - SHS Roof Timeline - Advertise November 2021
   - Financing
     - Bond Issuances; 2020 & 2021
     - ESSERS II & ARP-ESSERS(III)
   - Student Population
III. Board Discussion - Phase III - 2022 Bond Issuance
IV. Adjournment
Maplewood Campus
GESA Phase I - 2021
$9,123,493

Estimated GESA Expenses

($2.7 over)

SES & SHS - $11,634,908

CSES - $3,350,126  (low range, July 2020)

CSHS - $5,267,138  (low range, July 2020)
AVAILABLE FUNDING (JANUARY 1, 2023)

- 2020 Bond balance - $5,924,479.41
  - 20 year payback, general capital, no GESA, 85% by December 2023

- 2022 Bond balance - $4,248,141.91

- Remaining ESSERS II funds - $2,074,182.51

- Remaining ARP-ESSERS III funds - $1,356,025.16
ESSERS FEDERAL REGULATIONS

- ESSERS II - funds are tightly regulated and must be spent by 9/30/23

- ARP-ESSERS - funds are tightly regulated and must be spent by 9/30/24

- ESSERS guideline still evolving; PDE Weekly Office Hours (twice per week) & PDE ESSERS/GEER volume 53 (9/30/22)
ADMINISTRATION RECOMMENDATIONS

- Any summer project should be out to bid in December 2022
- Planning study results expected by January 2023
- GESA 2.5
  - Contract with McClure to continue GESA I and II
  - Use remaining ESSERS II funds for Exterior Doors and Windows at Maplewood and Saegertown (in original GESA proposals)
  - If approved by PDE in December 2022 for summer 2023 construction
ADMINISTRATION RECOMMENDATIONS

- Utilize remaining ARP-ESSERS and 2020 Bond issuance to fund Cambridge Springs High School roof project summer 2023
  - Remaining ARP-ESSERS III funds - $1,356,025.16
  - 2020 Bond for the bid difference
- Wait for Planning Study in January 2023 to determine next steps

Cambridge Springs Project Funds - $9,484,569.45
QUESTIONS, CONCERNS, & ADDITIONAL INFORMATION REQUIRED TO MAKE DECISIONS?