



ACT 34 HEARING BOOKLET GREAT VALLEY SCHOOL DISTRICT

FOR THE PROPOSED NEW CONSTRUCTION OF THE:
GREAT VALLEY 5-6 CENTER

Date: March 02, 2022
Time: 7:00 PM
Location: Great Valley School District
High School Auditorium
225 N. Phoenixville Pike
Malvern, PA 19355



SCHRADERGROUP

THIS PAGE IS INTENTIONALLY LEFT BLANK



I - PART ONE

INTRODUCTION



THIS PAGE INTENTIONALLY LEFT BLANK

GREAT VALLEY SCHOOL DISTRICT MALVERN, PENNSYLVANIA

BOARD OF SCHOOL DIRECTORS

David Barratt, President
Rachel Gallegos, Vice-President
Wendy Litzke, Treasurer
Jennifer Armstrong, Board Member
Tricia Chasinoff, Board Member
Stephen Dittmann, Board Member
Samatha Jouin, Board Member
Neha Mehta, Board Member
Dr. Andrea Rizzo, Board Member

Charles E. Peterson, Jr., School Board Secretary

DISTRICT ADMINISTRATION

Dr. Daniel F. Goffredo, Superintendent
Dr. Stephen O'Toole, Assistant Superintendent
Dr. Joanna Wexler, Assistant Superintendent
Mr. Charles E. Peterson, Jr., Director of Business Affairs
Dr. Tricia Beck, Director of Teaching and Learning
Andrea Dinsmore, Director of Student Services
Mr. Kenneth Morris, Supervisor of Facilities
Ms. Jennifer Blake, Director of Communications & Outreach



ARCHITECTS/ENGINEERS

SCHRADERGROUP Architecture, LLC
Philadelphia, PA

Snyder Hoffman Associates, Inc.
Mechanical/Electrical/Plumbing/
Fire Protection/Technology Engineering
Bethlehem, PA

SCHRADERGROUP Architecture, LLC
Structural Engineering
Lancaster, PA

T&M Associates
Civil Engineering/Land Development Approval
Philadelphia, PA

McFarland Kistler & Associates, Inc.
Food Service
Pittsburgh, PA

CONSTRUCTION MANAGEMENT

SiteLogiQ
Harrisburg, PA

INDEPENDENT FINANCIAL ADVISOR

Raymond James
Lancaster, PA

DISTRICT SOLICITOR

Wisler Pearlstine, LLP
Blue Bell, PA

ACT 34 HEARING AGENDA

NEW 5-6 CENTER
GREAT VALLEY SCHOOL DISTRICT, MALVERN, PA

Location:
GREAT VALLEY HIGH SCHOOL AUDITORIUM
225 N. Phoenixville Pike, Malvern, PA 19355

March 2, 2022
7:00 P.M.

- I. **OPENING REMARKS**Dr. Daniel F. Goffredo
Superintendent of Schools
Great Valley School District
- II. **HEARING DULY CONSTITUTED**Justin O'Donoghue, Esquire
Solicitor
Wisler Pearlstine, LLP
- III. **PROJECT HISTORY AND NEED FOR CONSTRUCTION**..... Dr. Daniel F. Goffredo
Superintendent of Schools
Great Valley School District
- IV. **PROJECT OPTIONS CONSIDERED**.....David L. Schrader, AIA
SCHRADERGROUP Architecture, LLC
- V. **PROJECT DESCRIPTION**.....David L. Schrader, AIA
SCHRADERGROUP Architecture, LLC
NEW CONSTRUCTION OF THE GREAT VALLEY 5-6 CENTER
 - a. Project Description
 - b. Site Plan
 - c. Floor Plan
 - d. Building Renderings
 - e. Room Schedules and Adjustments
 - f. Plancon D Cost Estimating
- VI. **ANALYSIS OF FINANCIAL ALTERNATIVES**Olivia Atlasik, Associate
Financial Advisor
Raymond James
- VII. **PUBLIC COMMENTS**Justin O'Donoghue, Esquire
Solicitor
Wistler Pearlstine, LLP
- VIII. **ADJOURNMENT**Dr. Daniel F. Goffredo
Superintendent of Schools
Great Valley School District

THIS PAGE INTENTIONALLY LEFT BLANK



II - PART TWO

HEARING DULY CONSTITUTED



THIS PAGE INTENTIONALLY LEFT BLANK

PURPOSE OF AN ACT 34 HEARING

THE PURPOSES FOR THIS HEARING ARE AS FOLLOWS:

1. To establish the need for the project by reviewing historical events leading to the Board's decision to proceed with a building program.
 2. To review the various options considered by the Board prior to their decision to proceed with the project.
 3. To describe the construction to occur at the New Great Valley 5-6 Center and the educational program that serves as a basis for what is being proposed.
 4. To present the estimated construction cost, the total project cost, the financial needs and an estimate of the local tax impact of the project.
 5. To give citizens and residents the opportunity to comment and to pose questions.
- Act 34 of 1973 applies to all new construction in educational buildings:

Act 34 of 1973 applies only to costs for new construction and does not address the cost for alterations to existing structures. In addition, there are other excludable costs which are not factored into the Act 34 calculations including; site development costs, test borings and architectural/engineering fees on these items.

PLEASE NOTE: This is an opportunity for the administration and the professionals who are accountable to your Board of Education to describe and discuss the proposed project. It is not a debate, but a stenographer is present to receive and record comments and observations. Official record of the hearing is being documented in order that the Board can consider and study constructive comments or questions.

Any and all interested persons may appear at and attend the public hearing and will be granted a reasonable opportunity to be heard at this public hearing. Sign-in sheets are available in the Great Valley High School Auditorium at the time of the hearing. The Board will call upon individuals signing such sign-in sheets in the order in which they appear. Commentary will be limited to five (5) minutes per interested person. No person shall be allowed to speak a second time until all parties commenting the first time have been heard. The Board will allow public comment and/or questioning until the conclusion of the hearing.

Please feel welcome to participate during the comment period at the appropriate part of tonight's presentation. Thank you.

THE PUBLIC HAS THIRTY (30) DAYS FOLLOWING THIS HEARING UP TO AND INCLUDING FRIDAY, APRIL 1, 2022 TO MAKE WRITTEN COMMENTS ABOUT THE PROJECT.



**RESOLUTION OF THE
BOARD OF SCHOOL DIRECTORS
GREAT VALLEY SCHOOL DISTRICT**

A RESOLUTION AUTHORIZING THE APPROVAL OF A MAXIMUM PROJECT COST AND MAXIMUM BUILDING COST FOR THE CONSTRUCTION OF THE NEW GREAT VALLEY 5-6 CENTER, DIRECTING THE PREPARATION OF A PUBLIC INFORMATION DESCRIPTION, PROVIDIING FOR A PUBLIC HEARING, AND PROPER NOTICE THEREOF.

WHEREAS, the Great Valley School District (the "District") is a school district created and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Board of School Directors of the District has determined that certain new school facilities may be required for use of the pupils of this School District, and has authorized certain preliminary steps to be taken with regard to a school project, consisting of planning, designing, constructing, and furnishing the New Great Valley 5-6 Center; and

WHEREAS, the Pennsylvania Public School Code of 1949, as amended (the "School Code"), including amendments made pursuant to Act 34 of the 1973 ("Act 34"), requires that a public hearing be held prior to the construction, the entering into a contract to construct, or the entering into a contract to lease a new school building or a substantial addition to an existing school building; and

WHEREAS, the Board of School Directors desires to authorize its Solicitor, Architect, Financial Consultant, and others to take certain actions with respect to the New Great Valley 5-6 Center Project; and

WHEREAS, the School District wishes to take certain action with respect to the New Great Valley 5-6 Center Project and to comply with Act 34 and the School Code; and

WHEREAS, the District has received from the Construction Manager the estimated costs of the Project.

NOW, THEREFORE, BE IT RESOLVED, by Board of School Directors of the Great Valley School District, Chester County, Pennsylvania, as follows:

1. The Board hereby approves the maximum project cost and maximum building construction cost for the New Great Valley 5-6 Center Project as follows:

**Maximum Project Cost
\$87,618,200**

**Maximum Building Construction Cost
\$60,299,859**



2. A public hearing for the purpose of informing the public generally of the Project and to receive public comment shall be held in the Auditorium of the Great Valley High School, 225 N. Phoenixville Pike, Malvern, PA 19355 on Wednesday, March 2, 2022, beginning at 7:00 p.m., prevailing time.
3. A description of the Project shall be made available to the public at least twenty (20) days prior to the hearing.
4. The description shall be mailed to the news media in sufficient time for release not later than fourteen (14) days prior to the hearing.
5. A notice of hearing shall be published in a newspaper of general circulation in the School District at least twenty (20) days prior to the hearing. The notice is attached hereto and made a part hereof as if set forth in its entirety.
6. The notice of hearing shall advise residents how they may gain agenda time, submit written testimony, or both.
7. This School District hereby authorizes Wistler Pearlstine, LLP, Solicitor of this School District, to perform such acts on behalf of this School District as may be necessary in connection with these Projects.
8. This School District hereby authorizes the firm known as Schradergroup architecture LLC, Architect for this Project; to perform such acts on behalf of the School District as may be necessary in connection with these Projects.
9. This School District hereby authorizes the firm of Raymond James, as Financial Consultant, to perform such acts on behalf of the School District as may be necessary in connection with this Project.
10. This School District further authorizes the engagement of a court stenographer to transcribe the PlanCon D proceedings, consistent with the intent of this Resolution.
11. The Superintendent, the proper officers of the Board of School Directors, the Solicitor, the Project Architect, and the Financial Consultant are authorized and 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.

DULY ADOPTED, by the Board of School Directors of this School District, this 18th day of January 2022.

GREAT VALLEY SCHOOL DISTRICT
Chester County, Pennsylvania

DocuSigned by:
Charles E. Peterson Jr.
241AA1D8C07547E
Attest: _____
Charles E. Peterson, Jr.
Board Secretary

DocuSigned by:
David Barratt
30294881BE664DB
By: _____
David Barratt
Board President

CERTIFICATE

I, undersigned, Secretary of the Board of School Directors of the Great Valley School District, Chester County, Pennsylvania (the "School District"), hereby certify: that the foregoing is a true and correct copy of the Resolution, which was duly adopted by affirmative vote of a majority of all members of the Board of School Directors of the School District duly convened and held according to law on January 18th, 2022 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 School District; and that said Resolution is in full force and effect, without amendment, alterations, or repeal as of the date of this Certificate.

I further certify that the Board of School Directors of the School District met the advance notice requirements of the Sunshine Act, Act No. 1998-93 of the General Assembly of the Commonwealth of Pennsylvania, approved October 15, 1998, by advertising said meeting and posting prominently a notice of said meeting at the principal office of the School 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 School District, this 18th day of January 2022.

DocuSigned by:
Charles E. Peterson Jr.
241AA1D6C07647E

Charles E. Peterson, Jr.
Board Secretary

(SEAL)

BOARD OF SCHOOL DIRECTORS OF THE GREAT VALLEY SCHOOL DISTRICT



NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH ACT 34
Construction of the New Great Valley 5-6 Center

TO: ALL RESIDENTS OF THE GREAT VALLEY SCHOOL DISTRICT

Please take notice that a public hearing will be held in the Great Valley School District, in the Great Valley High School Auditorium, 225 N. Phoenixville Pike, Malvern, PA 19355, on Wednesday, March 2nd, 2022, beginning at 7:00 PM, prevailing time.

The purpose of the Hearing is to inform the residents of this school district of all relevant matters relating to planning, designing, acquiring, construction and furnishing of the proposed Construction of the New Great Valley 5-6 Center.

A description of the project, including facts with respect to educational, physical, administrative, budgetary and fiscal matters and certain other information, will be presented and will be available for consideration at such public hearing, and from January 19, 2022, until such public hearing, during regular business hours (8:00 am to 4:00 pm) at the office of the Superintendent of Great Valley School District, located in the Administration Offices at 47 Church Road, Malvern, PA 19355.

The Board of School Directors of the School District by resolution duly adopted on January 18, 2022 authorized a "MAXIMUM BUILDING CONSTRUCTION COST" and a "MAXIMUM PROJECT COST" in connection with the project. The costs are as follows:

Maximum Project Cost \$87,618,200	Maximum Building Construction Cost \$60,299,859
--	--

This public hearing is being held with respect to the New Great Valley 5-6 Center Project 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.

Residents and employees of the School District may appear at and attend the public hearing and will be granted a reasonable opportunity to be heard at such public hearing. Such persons also may submit written testimony no later than 12:00 noon on Wednesday, March 2nd, 2022. Such written testimony should be mailed via first class U.S. Mail or hand delivered (electronic mail shall not constitute acceptable delivery) to:

Dr. Daniel Goffredo, Superintendent of Schools
Great Valley School District
47 Church Road, Malvern, PA 19355

The written testimony shall include the name and address of the person submitting the testimony, identification of the sender as a School District resident or employee, and a description of the support or objection to the New 5-6 Center Project. To be of most benefit, a statement of objection should be followed by a viable alternative solution.



The written testimony shall include the name and address of the person submitting the testimony, identification of the sender as a School District resident or employee, and a description of the support or objection to the New 5-6 Center Project. To be of most benefit, a statement of objection should be followed by a viable alternative solution.

Any and all interested persons may further appear at and attend the public hearing and will be given reasonable opportunity to be heard at such public hearing. Sign-in sheets will be available in the Auditorium of Great Valley High School at the time of the hearing. The Board will call upon individuals signing such sign-in sheets in the order in which they appear. Commentary will be limited to five (5) minutes per interested person. No person shall be allowed to speak a second time until all parties commenting the first time have been heard. The Board will allow public comment and/or questioning until the conclusion of the hearing.

Written comments regarding the New 5-6 Center Project will also be received by the Superintendent at the School District's administrative offices until 4:00 PM, Friday, April 1st, 2022. Such written comments should be mailed via first class U.S. mail or hand delivered (electronic mail shall not be acceptable delivery) at the address noted above.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS

GREAT VALLEY SCHOOL DISTRICT
Chester County, Pennsylvania

BY: DocuSigned by:
Charles E. Peterson Jr.
241AA1D6C67547E

Charles E. Peterson, Jr.
Board Secretary



III - PART THREE

PROJECT HISTORY + NEED FOR CONSTRUCTION



THIS PAGE INTENTIONALLY LEFT BLANK

PROJECT HISTORY AND NEED FOR CONSTRUCTION INTRODUCTION

LOCATION

The Great Valley School District encompasses an area of 45 square miles and is located in the Philadelphia suburb of historic eastern Chester County, specifically in the Delaware Valley region known as the Main Line. Chester County is a diverse county that includes urban, suburban, and rural areas, ranging from rather densely populated, industrial area, to fertile, rolling farmlands. The school district is comprised of four municipalities including Charlestown Township, East Whiteland Township, Willistown Township and Malvern Borough.

The Mission of the Great Valley School District is to ensure that every student is inspired and prepared to be a passionate lifelong learner and a productive invested participant in the local and global community.

CORE VALUES

We believe that:

1. Lifelong learning is essential to individual fulfillment and the betterment of society.
2. All people have intrinsic worth.
3. Individuals are responsible and accountable for their choices and actions.
4. Each individual has unique gifts and talents.
5. When committed individuals work together toward common goals, the possibilities are infinite.
6. Honesty and integrity are fundamental to healthy relationships.

Every reasonable effort has been made by the District over the years to assure that the facilities complement the programs and staff in delivering quality education and never become a hindrance or a detriment to the learning environment.

BACKGROUND

Currently the District accommodates over 4,600 students in four K-5 elementary, one 6-8 middle school and one 9-12 high school. In addition, Great Valley is one of four sending districts to a 9-12 vocational-technical school. Elementary school attendance boundaries cross municipal lines to provide the best balance of classes per grade level and educational services in each building. All of the Great Valley schools are state of the art facilities that are designed to support teaching and learning. The Great Valley School District curriculum and instructional frameworks allow for differentiation of content to meet the needs of all learners. All professional staff are highly qualified in their area of



expertise and certification. School level administrators and district office staff ensure staff are assigned to meet the needs of the students.

The Great Valley School District, through community and staff engagement, identified the following Facility Planning Targets:

- Flexible spaces– allowing for change and growth – adaptable to whatever comes along
- Welcoming and inviting spaces filled with natural light
- Applicative – students can apply what they learn – bring it to life in the facility
- Inclusive – can tell our story to allow all students to feel included
- Allows for collaboration – both for the students and for the staff
- Address evidenced-based practices for instructional programming needs, including special education programming and the utilization of technology tools to enhance learning
- Naturally promotes all social activities
- Fosters leadership and independence – enhanced by furniture and technology – teacher can work as facilitator
- Promotes a sense of community – within the facility and for the external community – walls of a school no longer exist
- Provides for choice – allows students and educators to modify their approach as necessary
- Naturally allows for auditory/tactile/kinesthetic physical activity/involvement – allowing for all levels of student needs
- Allows for the needs developed by brain research
- Provides the opportunity for play and interaction to promote social, inter and intrapersonal skill development
- Provides space for project-based learning
- Provides for a safe, comfortable, transition experience for 5th & 6th grade students within smaller learning communities
- Sustainable and promotes stewardship in our students
- Provides a safe and secure environment for students and staff
- Address current and future physical plant capital projects and regular maintenance
- Affordable - within the District's ability to budget and pay for debt within the Act 1 index
- Utilization of evidenced-based practices for student population size, staffing, grade level organizational structures, instructional scheduling, and neighborhood/regional elementary schools
- Address cost efficiencies for staffing, transportation, food service, maintenance, and energy utilization



- Provide planning for potential future population growth
- Consider community concerns and issues related to redistricting and the potential for school closings

PROJECT HISTORY

The Great Valley School District secured an architectural firm in the 2018-2019 school year that was charged with helping the School Board and administration identify and understand future facility needs. Over the course of the 2019-2020 school year, the firm evaluated the condition of existing buildings and worked with a demographer to look at enrollment projections and the impact that projected housing developments will have on those projections. After a comprehensive analysis of the current district facilities and a study of student enrollment projections (which anticipate welcoming 900 additional students in the next five years), it was clear that the District's six schools cannot accommodate the expected growth. As part of a community-based process, and an extensive review of construction planning options, the building of a new 5/6 Center became the most viable option for moving forward. This will shift all the 6th grade students from Great Valley Middle School and all the 5th grade students from each of the current elementary schools to a new facility.

Over recent years, the District has experienced significant and steady growth. Multiple five-year projection models indicate that this enrollment growth will continue. The Great Valley Middle School is exceeding its capacity, and many of the District's four elementary schools are approaching their capacity limits. The need for additional classroom space is apparent. Additionally, the District has a significant number of students who require specialized services and special education. As a result, the District requires additional specialized and designated spaces to support these programs. Specifically, the District has seen rising enrollments regarding students with autism and multiple disabilities in addition to many other related services. Another student growth area involves students who are identified as English Language Learners. At present, many schools are using spaces beyond that for which they were designed. The limitation of space has also constrained our ability to house external programs, such as CCIU programs, which benefit Great Valley students.

NEED FOR THE PROJECT

Due to the enrollment growth and limitations of our existing schools, a new school is required. The school must be able to support the many academic programs and services that the District provides. Such programs and services include:

- Collaborative and inclusive learning environments enabling staff to provide support to students directly in the classroom



- Flexible spaces throughout the school to support students' academic and emotional needs
- Science, technology, engineering, art, and math (STEAM), physical education, art, music, and digital media education
- Presentation areas for a variety of purposes including, but not limited to, concerts, drama performances, guest speakers, and assemblies
- Outdoor educational environments such as garden centers, a circular maze, and outdoor presentation spaces and active play areas including hard surface courts and grass fields
- Student voice and choice to enable students the opportunity to pursue their interests
- Use of mobile devices for students and staff to support the district's one-to-one technology program and are adapted to the flexible learning environment
- Collaborative and flexible learning spaces and structures that support the successful implementation of Responsive Classroom, a social emotional learning program

ENROLLMENT PROJECTIONS

Experiencing increases in enrollments for several years, as part of the 2019 District-wide Facility Assessment and Master Plan, the enrollment projections were a key factor in the district's planning. The future growth of this district is only accurate to the extent and quantity of information available from outside resources at any one time. Therefore, the district has continued to evaluate enrollments annually to track student progression and has continued to see the increases in enrollment each year.

Two resources were used for enrollment projections including the Pennsylvania Department of Education (PDE) Enrollment Projections for Great Valley School District (GVSD) as required per the PDE District-Wide Facility Study instructions. The PDE model only anticipates live births using the cohort survival ratio data, also known as the progression model. It does not anticipate the growth factor attributed to this region through new families introduced to the community nor does it include new housing starts. At the time of the District-wide study, the April 23, 2019 PDE Enrollment Projections showed an increase in enrollments over the next 5 to 10 years. The most recent projections dated April 9, 2021 continue to show an upward trend.

The District also commissioned an independent enrollment projection specialist DecisionInsite (DI) to prepare enrollment projections, which was completed in 2019 and updated in 2021. Their methodology focuses on average birth rates using a 3-year average (similar to the PDE model), however it also utilizes updated community



development information as provided by GVSD and as gathered from the municipalities. Both a Moderate and a Conservative projection have been generated for the district and each forecast an increase across the 10-year period based upon the historical enrollment trends and any projected new residential development. DI indicates that Conservative projections are more suitable for budget planning purposes and hiring staff and Moderate projections are more suitable for facility planning purposes.

The most recent 2021 Moderate Enrollment 10-year Projections show the following percentage increases district-wide:

Kindergarten	10-year Moderate Projection	121% increase
Grades K-5	10-year Moderate Projection	128% increase
Grades 6-8	10-year Moderate Projection	123% increase
Grades 9-12	10-year Moderate Projection	125% increase
Grades K-12	Average 10-year Moderate Projection	126% increase

The enrollment projections prepared by DI were used for planning purposes for the District-wide Master Plan since they were based not only the average birth rates but they also considered the impact of new housing on school age children, which is appropriate given the district specific dynamics. The PDE Enrollment Projections do not factor in housing trends.

SUMMARY OF OWNED BUILDINGS AND LAND

The following “Summary of Owned Buildings and Land” presents information about each facility in terms of projects completed, grade configurations, capacities and enrollments. Columns 3-5 represent the existing FTE capacities of the buildings and columns 7-9 represent the proposed FTE capacities of the facilities once this project is complete.

SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: Great Valley School District				Project Name: New 5-6 Elementary Center				Grades: 5 - 6		
#1	PRESENT				PLANNED					
	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (SEE 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	FTE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Charlestown Elementary School	B1925; R&A 1964, 1968 & 2003	41*	K-5	475	Maintain - reconfigure grades	41*	K-4	475	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
General Wayne Elementary School	B1958; R&A 1975 & 2001	25	K-5	625	Maintain - reconfigure grades	25	K-4	625	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
K.D. Markley Elementary School	B2001	28	K-5	675	Maintain - reconfigure grades	32**	K-4	675	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Sugartown Elementary School	B1957; R&A 1967 & 2006	18	K-5	575	Maintain - reconfigure grades	18	K-4	575	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Great Valley 5-6 Center					New School - B2024	32**	5-6	1,000	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	2,350	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,350	3,483	(133)
Great Valley Middle School	B2000	40.5***	6-8	1,288	Maintain - reconfigure grades		7-8	1,155	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Great Valley High School	B1962; R&A 1968, 1995, 2005	40.5***	9-12	1,754	Maintain		9-12	1,754	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	3,042	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,909	2,711	198
Great Valley Administration Building	B1939; R&A 1951, 1956, 2001	4	N/A	N/A	Partial demolition & adaptive reuse as part of the new 5-6 Center; relocate DAO off-site (TBD)	**	5-6	Part of 5-6 Center	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Shipping and Receiving	Owned since 2003	6	N/A	N/A	Maintain	6	N/A	N/A	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Bus Garage		*	N/A	N/A	Maintain	*	N/A	N/A	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Clark Field Athletic Stadium	Owned since 2003	14	N/A	N/A	Maintain	14	N/A	N/A	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
55 Bacton Hill Road (Land)	Owned since 2008	41	N/A		Maintain	41	N/A		XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
3010 & 3018 Sidley Road (Land)	Owned since 2021	2	N/A		Maintain	2	N/A		XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
357 Swedesford Road (Residence)	B1976	2	N/A		Maintain	2	N/A		XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
* Shared parcel									XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
** KDM and DAO sites consolidated									XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
*** Shared on the main campus									XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXXX	XXX	XXXX	5,392	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	6,259	6,194	65

**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)

X OTHER (DESCRIBE): 5-6 Center is designed to be expandable to accommodate 1200 students

PLANCON-A09



SUMMARY

Based on the space constraints at the elementary schools and at the middle school, it was clear that the District must act to implement a long-term solution to meet the District's capacity needs. To that end, the District has determined to proceed with the design of a new 5-6 Center to pull 5th grade out of the elementary schools and 6th grade out of the middle school.

This Act 34 Hearing is for the construction of a new Great Valley 5-6 Center.



THIS PAGE INTENTIONALLY LEFT BLANK



IV - PART FOUR

PROJECT OPTIONS CONSIDERED



THIS PAGE INTENTIONALLY LEFT BLANK

PROJECT OPTIONS CONSIDERED

INTRODUCTION

The planning team worked with District Administration, educators and the public to develop options and costs under which the District might proceed based on the collected information provided in the 2020 District-wide Facility Assessment and Master Plan. The results of the study can be found on the District's website.

As part of the Master Planning process, the team engaged in a series of Community-based Workshops to actively involve key stakeholders in the decision-making process. At the first meeting held in October 2019, the facility assessment, demographic study and capacity analysis were presented to the community to provide a basis of understanding of the current state of the District and its facilities. In November of 2019, the District and SCHRADERGROUP hosted a community workshop that included School Board members, District Administration, faculty, parents and community members. Participants were asked to comment on what they considered as the main priorities for the district in terms of facilities. Providing spaces for next generation learning, student transportation/travel time and size of schools were ranked as participants' top priorities. The list of priorities that were discussed are as follows:

PLANNING TEAM PRIORITIES

- Best Practice for 21st Century Learning Environments
 - Collaborative spaces, teaming areas, project spaces District wide
 - Flexible spaces at the Middle School
 - STEAM creation spaces at the High School
 - Collaboration spaces
- Performing Arts Facilities at the Secondary Campus
- Technology/STEAM at Elementary School Level
- Neighborhood Schools
- Transportation/Travel Time
- Learning Support/Support Programs
- Outdoor Play Spaces K-12
- Combination of Age Groups/Grade
- Program Offerings
- Size of Building/Size of Elementary School
- Program Equality between ESs
- Athletic Facilities at the High School
 - Gymnasium, locker rooms, fitness room
- Club Space
- Arts across the District
- Logistics of movement around sites and the District
- Interior Building Circulation
- Building Cultures
- Dedicated Support Rooms (Special Needs)
- Parking
- Dedicated Space for World Language Program
- Sustainability/Flexible Spaces
- Light and Air Quality
- Indoor Recreational Group Space
- Energy Efficient
- Support Services
- Playground Upkeep



PRELIMINARY OPTIONS

At the close of the session, participants were asked to express their opinion about several preliminary options that were presented. Options included grade configuration, potential renovations and/or new construction. The three options with the highest scores included grade level centers (Option 3 and 6) and grade realignment (Option 5).

OPTION 1

- (4) K-5 Elementary Schools
 - Charlestown ES
 - General Wayne ES:
 - Option 1A – addition
 - Option 1B - renovations
 - K.D. Markley ES - addition
 - Sugartown ES - addition
- 6-8 Middle School - addition
- 9-12 High School

OPTION 2

- (4) K-5 Elementary Schools
 - Charlestown ES
 - General Wayne ES:
 - Option 1A – addition
 - Option 1B - renovations
 - K.D. Markley ES - addition
 - Sugartown ES - addition
- 6-12 Middle School / High School Campus – addition

OPTION 3

- (4) K-5 Elementary Schools
 - Charlestown ES
 - General Wayne ES:
 - Option 1A – addition
 - Option 1B - renovations
 - K.D. Markley ES - addition
 - Sugartown ES - addition
- 6th Grade Center - new
- 7-8 Middle School - addition
- 9-12 High School



OPTION 4

- (4) K-6 Elementary Schools
 - Charlestown ES - addition
 - General Wayne ES:
 - Option 1A - addition
 - Option 1B – renovation & addition
 - K.D. Markley ES - addition
 - Sugartown ES - addition
- 7-8 Middle School - addition
- 9-12 High School

OPTION 5

- (5) K-6 Elementary Schools
 - Charlestown ES
 - General Wayne ES
 - Option 5B - renovations
 - K.D. Markley ES
 - Sugartown ES
- Elementary School - new
- 7-8 Middle School - addition
- 9-12 High School

OPTION 6

- (4) K-4 Elementary Schools
 - Charlestown ES
 - General Wayne ES
 - K.D. Markley ES
 - Sugartown ES
- 5-6 Elementary Center - new
- 7-12 Middle School / High School Campus



At the next workshop meeting in December of 2019, the participants broke into groups to consider options to address capacity issues, specifically at Great Valley Middle School, specific to school centers and secondary options. Each group discussed the potential benefits and concerns with each option and then reported back to the group-at-large with their discussion points. As part of a Vision Unification, at the end of the meeting the group was asked to select their preferred school center option and their preferred secondary school option. The following options were considered and are ranked below from the highest to the lowest number of votes received for each category.

SCHOOL CENTERS

- 5-6 Center: 33 votes
- K-1 Center: 5 votes
- 6th Grade Center: 0 votes

SECONDARY SCHOOLS

- 7-8 Middle School / 9-12 High School: 23 votes
- 6-8 Middle School / 9-12 High School: 8 votes
- 7-12 MS / HS Campus: 5 votes
- (2) Middle Schools: 1 vote

The preliminary findings of the data collection process and workshop sessions were presented to the Great Valley Board of School Directors in January of 2020 for consideration.



The next step in the process was to further develop a series of revised options that included a 5-6 Center grade configuration at various locations as well as adding onto all Elementary Schools and the Middle School (Option 10), which were presented to the School Board of Directors in March of 2020. The options further considered are as follows:

PROPOSED OPTIONS

		OPTION	NOTES
K-4, 5/6, 7/8, 9-12 Options	OPTION 1	K. D. Markley Site	D.O. is in the budget
	OPTION 2	Bacton Hill Road Site	D.O. is not in the budget
	OPTION 3	Secondary Campus – Middle School Addition “A”	D.O. is not in the budget
	OPTION 5	Secondary Campus – Location #2 “A”	D.O. is not in the budget
	OPTION 6	Secondary Campus – Location #2 “B”	D.O. is not in the budget
	OPTION 7	Secondary Campus – Location #3 “A”	D.O. is not in the budget
	OPTION 8	Secondary Campus – Location #3 “B”	D.O. is not in the budget
	OPTION 9	Renovate Adjacent Commercial Property	D.O. is in the budget
	K-5 Option	OPTION 10	E.S. and M.S. Additions and Renovations

**Note that the D.O. represents the District Operations and Administrative Facility. Some options require relocation of the D.O. Facility. Also note that some options will include acquisition costs which are not included.*

CONCLUSION

Based on the space constraints at the elementary and primarily at the middle school levels, it was clear that the District must act to implement a long-term solution to meet the District’s capacity needs. To that end, the District has determined to proceed with the construction of a new 5-6 Center to pull 5th grade out of the elementary schools and 6th grade out of the middle school.

This Act 34 Hearing is for the construction of a new 5-6 Center.



THIS PAGE INTENTIONALLY LEFT BLANK



V - PART FIVE

PROJECT DESCRIPTION



THIS PAGE INTENTIONALLY LEFT BLANK

PROJECT DESCRIPTION

SUMMARY

The project is a Pennsylvania Department of Education PlanCon (Planning and Construction Workbook) project seeking reimbursement from the state.

The construction work includes but is not limited to the following: demolition of the existing Crooked Billet Elementary School; preparation of site for new work including on-site storm water infiltration system, new parking lots and play areas; construction of a new 2-story school as described below and in the attached Drawings. The final building area is as follows:

<u>Total Proposed Building Area</u>	
Existing Building Renovations	14,125 SF
<u>New Building Construction</u>	<u>164,815 SF</u>
Total:	178,940 SF

This will be a multi-prime construction contract consisting at a minimum of the following prime contracts:

1. General Trades (including site)
2. HVAC
3. Plumbing
4. Electrical

**note: these may change as bid time draws near.*

PROPOSED GREAT VALLEY 5-6 CENTER: Site Amenities

The existing district-owned campus is comprised of two parcels of land that will be consolidated for a total of 46.6 acres. The current site serves the District Administration Building and K.D. Markley Elementary School. The sitework will include modifications to the existing site circulation including a separate bus drop for both the new 5-6 Center and K. D. Markley Elementary School, parking and playfields to accommodate the new construction and program. Overflow parking for additional vehicles is being provided on the parcel across Susquehanna. The play facilities include an enclosed play area in back of the school for recess and a multi-purpose field. A connection to the Township trails system will traverse the site.



PROPOSED GREAT VALLEY 5-6 CENTER: Building Amenities

The construction of a new facility provides a unique opportunity to design a facility specific for this transitional age group. The two-story building has been designed to accommodate 900 students (at 90% utilization), expandable to 1200, based on the teaming structure with four houses for each grade level per floor.

A portion of the existing District Administration Building will be demolished with original historic portion of the building maintained. As one of the entrances to the school from the bus drop off, the former historic building which will be renovated to house the schools' Science, Technology, Engineering, Arts and Math (STEAM) programs and will serve as the back drop for the media resource area at the core of the building.

The sloped site offers an opportunity to bridge between the academic areas on the lower side of the site to the public areas on the upper side. The main entrance opens into the dining commons with tiered seating and a stage that is also accessible from the gym side to provide options for different venues.



PROPOSED GREAT VALLEY 5-6 CENTER: Programmed Areas

The programmed areas of the new Great Valley 5-6 Center include:

- 40 Regular Classrooms (4 classrooms per team, 5 teams per grade x 2 grades)
- 20 Small Group Instruction Spaces for Specialist and Support Services (2 SGIs per team, 5 teams per grade x 2 grades)
- 10 Team Large Group Instruction (LGI) Spaces (1 for each team x 10 teams)
- 10 Learning Stairs (LGI) Spaces (1 adj. to Library/Media Center; 1 at Dining Commons)
- 1 STEAM Digital [Computer] Lab
- 1 STEAM Production Lab
- 2 Art Classroom
- 1 Instrumental Music
- 2 Music Classroom
- 6 Learning Support
- 1 Autistic Support
- 1 Emotional Support
- 1 Life Skills
- 1 Multi-disciplinary (MDS)
- 1 Sensory Room
- 2 SGI – Special Ed and Support Services
- 1 Media Center/Library
- 1 Maker Lab
- 1 Gymnasium
- 1 Stage/Platform (between the Gymnasium and Dining Commons)
- 1 Cafeteria with Kitchen
- 1 Administration and Guidance Suite
- 1 Nurse's Suite
- 1 Faculty Dining Room
- 1 Specialist & Support Staff Touchdown Space



EDUCATIONAL SPECIFICATIONS

The new 5-6 Center will relieve the overcrowding at the current K-5 Elementary School and the 6-8 Middle School by pulling 5th and 6th grades into this new facility. The building will be totally air-conditioned, sprinklered, and designed for handicap accessibility. Energy efficient lighting, HVAC and plumbing equipment will be installed.

A synopsis of the programmed developed for this project are as follows:

CLASSROOMS

All classrooms will be located with access to a two-story Media Center/Library and within short walking distance to the shared Science, Technology, Engineering, Arts and Math (STEAM) areas. There will be five teams per grade level. Each team is comprised of four general instruction classrooms, two small groups instruction rooms that can be divided in half as needed to accommodate a variety of instructional needs. The classrooms open to a central learning commons or large group instruction area. Each team cluster shall have direct access to three individual handicapped accessible toilet room and a coat room. There are three shared Learning support classrooms for each grade level. Each central learning commons will feature a sink with both hot and cold water as well as a bubbler. Marker boards and tack boards will be provided in the classrooms, mounted at heights appropriate to students.

Each classroom will have wireless technology and digital “teaching technology” with a designated location for the teacher’s workstation. New student desks and chairs will be provided in each room.

Dual level lighting and occupancy sensor lighting controls will also be included.

Roll-up shades will be provided at the exterior windows in the classrooms. Motorized shades shall be provided in the cafeteria/LGI space, gymnasium, and Library/Media Center.

All rooms will have resilient tile flooring.

SMALL GROUP INSTRUCTION SPACE

Small Group Instruction (SGI) rooms will be shared between every two classrooms for grades 5-6. Sliding doors with vision panels will be provided between the classroom and SGI space. Having the ability to open and close the doors provides flexibility for individual instruction/pull-outs or group activities. The doors will have vision panels on top for teacher/student visibility and control of both spaces.

The SGIs will be equipped with dry marker boards and tack boards.



All rooms will have resilient tile flooring.

LARGE GROUP INSTRUCTION SPACE

A Large Group Instruction (LGI) areas are located as part of each team cluster are provided for the gathering of larger groups of students and/or multiple classrooms at one time. The LGI flooring will be a hard surface with durable finishes on the walls. Projection capabilities and a screen will be provided in this space.

ART CLASSROOM

The Art Classroom will be in the central STEAM area of the facility. Built-in casework will be provided including wall mounted storage cabinets. A kiln will be included and located to provide exhaust ventilation, safety, and security. Shelving will be provided in the art storage area.

Wall-mounted sinks with both hot and cold water will be provided.

Additional power and data outlets will be provided at multiple locations.

Display cases and tack display boards for display of student work need to be provided in the corridors.

New flooring will be resilient tile. Stain resistance and ease of maintenance will be special considerations in this area.

MUSIC INSTRUCTION ROOM

The instrumental and general music rooms will serve the purpose of supporting the music programs for the entire elementary program.

Resilient tile flooring and acoustical wall panels will be utilized in the spaces.

Marker boards and tack boards will be installed.

PHYSICAL EDUCATION & STAGE

A gymnasium will be provided for physical education. The gymnasium will be separated from educational areas via the bridge with doors on the academic side to secure the building after hours for the public spaces to be used by the district and community at night. Public toilet rooms are adjacent to the gymnasium for nighttime functions. The gym will accommodate limited spectator seating in the bleachers. There will be no locker rooms or shower facilities provided.

The gymnasium flooring will be wood.



Basketball backstops, and wall-mounted crash pads will be included as will volleyball equipment.

The room will be designed to take advantage of natural daylight

A stage/platform will be provided between the gymnasium and cafeteria with a folding partition on each side. The folding partitions will provide flexibility for two separate functions to occur at one time in both the gym and cafeteria, or when open on one side, can accommodate a full-sized performance/event area with the stage. Main stage curtains will be provided on both the gymnasium and cafeteria sides, along with, side valences, proscenium valences, and several tracks of theatrical lighting.

LIBRARY/MEDIA CENTER

The school Library/Media Center will be located at the core of the building. This is to be considered the Central "Living Room" of the facility. This space will be equally accessible by all age groups in the building. The lower level will house the stacks and reference materials for research. Library equipment and furnishings will be provided. Additional storage casework will be provided to match this equipment. The library shelving will be considerate of the range of age groups of the students and will be mobile.

The library will include additional power and data outlets, and handicap accessible furnishings.

Maker Lab

Directly adjacent to the Library/Media Center is the Maker Lab which is part of the original District Administration building to be repurposed. The Maker Lab will serve as a project-based learning space to support the STEAM curriculum.

ADMINISTRATION AND GUIDANCE

One unified main office will be provided. The reception area, offices and conference room in the main office will have control and/or visual supervision of the main building entrance. The main entrance will be designed to provide a security vestibule.

The office area will include the Principal and Assistant Principal's offices, Guidance offices, a reception area, a workroom area, file/records room, two unisex toilet rooms and a kitchenette.

A security vestibule will be provided to control visitor access to the school through the office. This provides supervised access to be controlled by office personnel.



The workroom will include file storage, supply storage, work counter, copier, fax, and teachers' mailboxes.

NURSE

The nurse's office will be adjacent to the main office. This location will be convenient to the classrooms, the cafeteria, the gymnasium, and the main office, and is located at a main entrance for student pick-up or ambulance service.

The nurse's office will include a handicapped accessible toilet room with shower accessible from the space. A storage room will be provided for a possible wheelchair and vision/hearing testing equipment. A private exam room will be provided for student privacy. Lockable cabinets will be provided to secure records and mediations.

FACULTY DINING ROOM

The Faculty Dining room will be provided with sink and space for a refrigerator as well as a power outlet for a microwave. The facility will be in proximity to the cafeteria and kitchen.

KITCHEN

The kitchen will meet current standards and requirements. New equipment as well as a walk-in refrigerator, freezer and dry storage room will be provided. Multiple serving options for hot and cold food will be provided to serve the three lunch servings or a third of the population for each serving.

CAFETERIA

The Cafeteria will be located central to the building with direct access to the outdoor dining area. A folding partition will be provided between the cafeteria and stage which can be opened during large performances and events in the cafeteria/stage.

The Cafeteria floor material will be terrazzo (base bid).

TOILET ROOMS

The group toilet rooms will be designed to accommodate the handicapped. Durable finishes, lighting and ventilation will be included. The group toilets will also serve the nighttime functions in the cafeteria and gym. Individual toilet rooms will be provided for each team cluster in the academic wing.

CORRIDORS

Terrazzo will be specified for the first and second floor lobby and corridors as the base bid. Display cases and tack boards will be added throughout the facility.



BUILDING PLANS AND IMAGES

The project site plans, floor plans and renderings follow:

Existing Site Plan



Proposed Site Plan



Proposed First Floor Plan



Proposed Second Floor Plan





View of approach to the new 5-6 Center from Swedesford Road



View of Main Entrance at the Parent Drop-off



View from Bus Entrance off of Church Road

SCHEDULE AND ADJUSTMENTS

The following pages are from the Pennsylvania Department of Education's Planning and Construction Workbook for reimbursable projects. They indicate the "schedule" or list of rooms planned for this project and the corresponding "full-time equivalent" (FTE) capacity. The total FTE is then adjusted for Special Education Classrooms and Resource Rooms, and the project Enrollment-to-Capacity Ratios.

ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (1 OF 2)											
District/CTC: Great Valley School District						Project Name: New 5-6 Elementary Center				Grades: <u>5</u> - <u>6</u>	
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
LIBRARY	XXX				XXXX	3,020	1.0	3,020	XXXX	3,020	XXXXX
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
FULL-TIME KINDRGRTN	25										
FULL-TIME KINDRGRTN	25										
FULL-TIME KINDRGRTN	25										
REG CLSRM 660+ SQ FT	25					850	36.0	30,600	900	30,600	900
REG CLSRM 660+ SQ FT	25					865	4.0	3,460	100	3,460	100
REG CLSRM 660+ SQ FT (LIBRARY)	25	870	1.0	870	25					870	25
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
SPECIAL ED ROOMS	XXX	SEE PAGE A18				SEE PAGE A18				XXXXXX	XXXXX
SMALL GROUP <850 SQ FT	XXX				XXXX	660	22.0	14,520	XXXX	14,520	XXXXX
SGL <850 SQ FT (DINING COMMONS)	XXX				XXXX	770	2.0	1,540	XXXX	1,540	XXXXX
SMALL GROUP <850 SQ FT (CORE)	XXX					660	3.0	1,980			
SMALL GROUP <850 SQ FT	XXX					550	2.0	1,100			
SMALL GROUP <850 SQ FT	XXX				XXXX				XXXX		XXXXX
LGI 850+SQ FT (LEARNING COMMONS)	XXX				XXXX	860	10.0	8,600	XXXX	8,600	XXXXX
LARGE GROUP INS 850+ SQ FT	XXX				XXXX				XXXX		XXXXX
OTHER: _____					XXXX				XXXX		XXXXX
OTHER: LGI Learning Stair at Media Center					XXXX	1,200	1.0	1,200	XXXX	1,200	XXXXX
OTHER: LGI STEAM Production Lab		1,340	1.0	1,340	XXXX				XXXX	1,340	XXXXX
OTHER: LGI (Maker Lab)		1,000	1.0	1,000	XXXX				XXXX	1,000	XXXXX
OTHER: _____					XXXX				XXXX		XXXXX
OTHER: _____					XXXX				XXXX		XXXXX
OTHER: _____					XXXX				XXXX		XXXXX
OTHER: _____					XXXX				XXXX		XXXXX
OTHER: _____					XXXX				XXXX		XXXXX
PAGE A11 SUBTOTAL	XXX	XXXXX	XXXXX	3,210	25	XXXXX	XXXXX	66,020	1,000	66,150	1,025

PLANCON-A11



ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 2)											
District/CTC: Great Valley School District				Project Name: New 5-6 Elementary Center				Grades: <u>5 - 6</u>			
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
COMPUTER ROOM (LAB)	XXX	1,210	1.0	1,210	XXXX				XXXX	1,210	XXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXX
ART ROOM	XXX	1,165	1.0	1,165	XXXX				XXXX	1,165	XXXXX
ART ROOM	XXX	1,090	1.0	1,090	XXXX				XXXX	1,090	XXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXX
MUSIC ROOM BAND	XXX				XXXX	1,960	1.0	1,960	XXXX	1,960	XXXXX
MUSIC ROOM GEN	XXX				XXXX	850	2.0	1,700	XXXX	1,700	XXXXX
MUSIC ROOM GEN	XXX				XXXX				XXXX		XXXXX
OTHER: MUSIC OFFICE	XXX				XXXX	230	1.0	230	XXXX	230	XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
MULTI-PURPOSE/GYM	XXX				XXXX	7,370	1.0	7,370	XXXX	7,370	XXXXX
STAGE/PLATFORM	XXX				XXXX	1,420	1.0	1,420	XXXX	1,420	XXXXX
LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX				XXXX				XXXX		XXXXX
LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX				XXXX				XXXX		XXXXX
NATATORIUM	XXX	SEE PAGE A19				SEE PAGE A19				XXXXX	XXXXX
KITCHEN & STORAGE	XXX				XXXX				XXXX		XXXXX
# OF SERVINGS: <u>3</u>	XXX				XXXX				XXXX		XXXXX
MEALS PREPARED PER SERVING: <u>400 max</u>	XXX				XXXX	4,650	1.0	4,650	XXXX	4,650	XXXXX
CAFETERIA	XXX				XXXX				XXXX		XXXXX
TO SEAT: <u>400 max</u>	XXX				XXXX	4,330	1.0	4,330	XXXX	4,330	XXXXX
FACULTY DINING ROOM	XXX				XXXX	205	1.0	205	XXXX	205	XXXXX
FACULTY RM (COMMONS)	XXX				XXXX	825	3.0	2,475	XXXX	2,475	XXXXX
HEALTH SUITE (NURSE)	XXX				XXXX	880	1.0	880	XXXX	880	XXXXX
BLDG ADMIN/GUIDANCE	XXX				XXXX				XXXX		XXXXX
TOTAL STAFF: _____	XXX				XXXX	5,675	1.0	5,675	XXXX	5,675	XXXXX
OTHER: SUPPORT STAFF	XXX				XXXX	820	1.0	820	XXXX	820	XXXXX
OTHER: FAC. WK ROOM	XXX				XXXX	555	1.0	555	XXXX	555	XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
PAGE A12 SUBTOTAL	XXX	XXXXX	XXXXX	3,465	XXXX	XXXXX	XXXXX	32,270	XXXX	35,735	XXXXX
PAGE A11 SUBTOTAL	XXX	XXXXX	XXXXX	3,210	25	XXXXX	XXXXX	66,020	1,000	66,150	1,025
BUILDING TOTAL	XXX	XXXXX	XXXXX	6,675	25	XXXXX	XXXXX	98,290	1,000	101,885	1,025

PLANCON-A12



ROOM SCHEDULE ADJUSTMENTS											
District/CTC: Great Valley School District				Project Name: New 5-6 Elementary Center				Grades: <u>5</u> - <u>6</u>			
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
ELEMENTARY	XXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXXX	XXXXXX
PROJECT ELEM CAP	XXX	XXXXX	XXXXX	6,675	25	XXXXX	XXXXX	98,290	1,000	101,885	1,025
KINDERGARTEN DEDUCT FOR HALF-TIME PRGM	-25	XXXXX		XXXXX		XXXXX		XXXXX		XXXXXXXX	
ADJUSTED ELEM CAP	XXX	XXXXX	XXXXX	XXXXX	25	XXXXX	XXXXX	XXXXX	1,000	XXXXXXXX	1,025
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXXXX	
JUSTIFIED ELEM	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXXXX	
REG PRE-SCHOOL 660+*	25										
SP ED 660+ SF_LRNG SPRT	25					850	6.0	5,100	150	5,100	150
SP ED 660+ SF_LRNG SPRT	25										
SP ED 660+ SF_LRNG SPRT	25										
SP ED 660+ SF_LIFE SKLS	25					1,370	1.0	1,370	25	1,370	25
SP ED 660+ SF_AUTISTIC	25					1,030	1.0	1,030	25	1,030	25
SP ED 660+ SF_EMOTIONAL	25					850	1.0	850	25	850	25
SP ED 660+ SQ FT	25										
SP ED RESOURCE (SENSORY) ROOM > 400 SQ FT	**					550	1.0	550		550	(MAX=25)
SP ED RESOURCE ROOM > 400 SF	XXX XXX				XXXX XXXX				XXXX XXXX		XXXXXX XXXXXX
SP ED<401 SF (CALMING)	XXX				XXXX	240	1.0	240	XXXX	240	XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED ELEMENTARY	XXX	XXXXX	XXXXX	6,675		XXXXX	XXXXX	108,280	250	111,875	250
MIDDLE/SECONDARY	XXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL	XXX	XXXXX	XXXXX			XXXXX	XXXXX				
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXX	
JUSTIFIED MS/SEC	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXX	
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED RESOURCE ROOM > 400 SQ FT	**										(MAX=25)
SP ED RESOURCE ROOM > 400 SQ FT	XXX XXX				XXXX XXXX				XXXX XXXX		XXXXXX XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED MS/SEC	XXX	XXXXX	XXXXX			XXXXX	XXXXX				

* Regular and Special Education Pre-School rooms must meet the requirements addressed in the Part A instructions. Verification that the requirements will be met must be submitted with Part A.

** Justified Elementary or Middle/Secondary Capacity (Col. 12) divided by 25. The maximum capacity that may be reported in column #12 is 25. See Part A instructions for a more detailed explanation.



PROJECT FULL TIME EQUIVALENTS											
District/CTC: Great Valley School District				Project Name: New 5-6 Elementary Center				Grades: <u>5</u> - <u>6</u>			
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
ADJUSTED ELEMENTARY	XXX	XXXXX	XXXX	6,675		XXXX	XXXX	99,550	250	106,225	250
ADJUSTED MS/SEC	XXX	XXXXX	XXXX			XXXXX	XXXX				
NATATORIUM *		XXXXX	XXXX			XXXX	XXXX				
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX XXX	XXXXX XXXXX	XXXX XXXX		XXXXX XXXXX	XXXX XXXX	XXXX XXXX		XXXXX XXXXX		XXXXXX XXXXXX
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX XXX	XXXXX XXXXX	XXXX XXXX		XXXXX XXXXX	XXXX XXXX	XXXX XXXX		XXXXX XXXXX		XXXXXX XXXXXX
DIST ADMIN OFFICE	XXX	XXXXX	XXXX			XXXX	XXXX				
VOCATIONAL	XXX	XXXXX	XXXX			XXXX	XXXX				
PRJT BUILDING TOTAL	XXX	XXXXX	XXXX	6,675	XXXXX	XXXX	XXXX	99,550	XXXXX	106,225	XXXXXX

* REFER TO THE PART A INSTRUCTIONS TO DETERMINE IF CAPACITY SHOULD BE ASSIGNED.

PLANCON D COST ESTIMATING

The following pages are from the Pennsylvania Department of Education's Planning and Construction (PlanCon) Workbook for reimbursable projects. They indicate the project accounting based on estimates. These estimates utilize the design development cost estimate and are formatted to meet the PDE requirements.

The estimates and the various cost breakouts are shown on PlanCon D02, D03 and D04. The Act 34 Maximum Building Construction Cost for New Building or Substantial Addition and the Aggregate Building Expenditure Standard maximum cost calculations adopted by the Hatboro-Horsham School District Board of School Directors are shown on PlanCon D20, D21 and D23.



PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: Great Valley School District	Project Name: New 5-6 Elementary 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.)	50,210,729	2,527,646	52,738,375
2. Heating and Ventilating	8,790,801	725,293	9,516,094
3. Plumb'g/Sprinkler(Report sanitary sewage disposal costs on line E-1)	3,980,768	312,785	4,293,553
4. Electrical	6,815,052	398,018	7,213,070
5. Asbestos Abatement (D04, line C-3)	X X X X X X	75,000	75,000
6. Building Purchase Amount	X X X X X X		
7. Other * (Exclude test borings and site survey)			
a. _____			
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	69,797,350	4,038,742	73,836,092
8. Construction Insurance			
a. Owner Controlled Insurance Program on Structure Costs (Exclude asbestos abatement, building purchase and other structure costs not covered by the program)			
b. Builder's Risk Insurance (if not included in primes)	118,676	6,846	125,522
c. Construction Insurance - Total	118,676	6,846	125,522
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	69,916,026	4,045,588	73,961,614
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	2,715,773	1,163,903	3,879,676
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	2,715,773	1,163,903	3,879,676
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	1,000,000	400,000	1,400,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	1,000,000	400,000	1,400,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	73,631,799	5,609,491	79,241,290
E. SITE COSTS			
1. Sanitary Sewage Disposal	62,498		62,498
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	88,611		88,611
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal	106		106
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	N/A	X X X X X X X X X X X X	
b. Real Estate Appraisal Fees	N/A	X X X X X X	
c. Other Related Site Acquisition Costs	N/A	X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs	151,215		151,215
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	73,783,014	5,609,491	79,392,505

* Type "No Fee" beside each item for which no design fee is charged.

PLANCON-D02



PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC: Great Valley School District	Project Name: New 5-6 Elementary Center			Project #:
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
2. Construction Manager Fee and Related Costs				987,899
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				3,000
5. Test Borings (Geotechnical Investigation)				34,650
6. Site Survey				50,000
7. Other (attach schedule if needed)				
a. <u>Traffic Study/Roadway Related Design</u>				200,000
b. <u>PlanCon-D-Add't Costs, Total</u>				3,500,146
8. Contingency (Construction)				2,793,862
9. TOTAL - Additional Construction-Related Costs				7,569,557
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	340,178	162,760		502,938
2. Legal Fees	26,000	24,000		50,000
3. Financial Advisor				
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	600	600		1,200
6. Capitalized Interest				
7. Printing	2,000	2,000		4,000
8. CUSIP & Rating Fees	41,000	41,000		82,000
9. Other				
a. <u>Compliance/PDE Filing</u>	5,000	5,000		10,000
b. <u>Miscellaneous</u>	3,000	3,000		6,000
10. TOTAL-Financing Costs	417,778	238,360		656,138
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				87,618,200
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2022	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	52,335,000	25,040,000		77,375,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	8,099,931	1,940,611		10,040,542
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	135,105	67,553		202,658
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	REVENUES DO NOT EQUAL COSTS			87,618,200

PLANCON-D03



DETAILED COSTS			
District/CTC: Great Valley School District	Project Name: New 5-6 Elementary Center	Project #:	
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	10,987,465		10,987,465
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	1,488,806		1,488,806
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	12,476,271		12,476,271
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	12,476,271		12,476,271
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	855,670		855,670
			EXISTING
C. ASBESTOS ABATEMENT			
1. Asbestos Abatement			51,000
2. AHERA Clearance Air Monitoring			24,000
3. Asbestos Abatement - Total (D02, line A-5)			75,000
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			
E. ROOF REPLACEMENT/REPAIR			
1. Roof Replacement Repair			502,432
2. Owner Controlled Insurance Program on Roof Replacement/Repair			
3. Builder's Risk Insurance (if not included in primes)			855
4. Roof Replacement/Repair - Total			503,287
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR			26,449

PLANCON-D04

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

District/CTC: Great Valley School District	Project Name: New 5-6 Elementary Center	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)		\$ 73,631,799
B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION		
1. Site Development Costs (D04, line A-7-NEW)	\$ 12,476,271	
2. Architect's Fees on the above excludable costs	\$ 855,670	
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$	
4. Total Excludable Costs (B-1 plus B-2 and B-3)		\$ 13,331,941
C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)		\$ 60,299,859

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

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)		\$ 65,123,847
--	--	---------------

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

PLANCON-D20

ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (1 of 2)														
District/CTC: Great Valley School District				Project Name: New 5-6 Elementary Center						Project #:				
ACT 34 CAPACITY FRACTION														
A. SCHEDULED AREA FOR THE NEW BUILDING OR ADDITION (A19, Project Building Total, column #9)										USE AREAS				
										FROM →		108,280 sq.ft.		
B. SCHEDULED AREA FOR THE TOTAL BUILDING (A19, Project Building Total, column #11)										APPROVED				
										PART A ↙		111,875 sq.ft.		
C. ACT 34 CAPACITY FRACTION (line A divided by line B)												0.9679 (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	TOTAL
KINDERGARTEN	XXX	XXX	XXX	32			34			35				
REGULAR CLASSROOM	XXX	XXX	XXX	32			34			35	41	1435	1435	
SMALL GROUP/SEMINAR	24	2	48	32	25	800	34	2	68	XXX	XXX	XXX	916	
LARGE GROUP INSTR	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35	13	455	455	
COMPUTER ROOM	XXX	XXX	XXX	32			34			35	1	35	35	
ART ROOM	XXX	XXX	XXX	32			34			35	2	70	70	
MUSIC ROOM **	XXX	XXX	XXX	32			34			35	3	105	105	
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	8	280	280	
SPECIAL ED RESOURCE (MAX = 1 RM)	24	1	24	32			34			35			24	
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35				
D. BUILDING TOTAL													3320	
E. PRORATED ELEMENTARY CAPACITY FOR MIDDLE SCHOOL (D22, M minus O)														
F. ELEMENTARY CAPACITY (D plus E)														3,320
G. ACT 34 ELEMENTARY CAPACITY (F times C; rounded to nearest whole number)														3213
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

PLANCON-D21



ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD		
District/CTC:	Project Name:	Project #:
Great Valley School District	New 5-6 Elementary Center	
A. GRADES K-6		
1. Act 34 Elementary Capacity (D21, line G)	3213	
2. 2021-22 Per Pupil Cost Limit	\$19,407	
3. Building Expenditure Standard for Grades K-6 (A-1 times A-2)		\$ 62,354,691
B. GRADES 7-9		
1. Grades 7-9 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	_____	
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)	_____	(ROUND TO 2 DEC PL)
c. Grades 7-9 Capacity (1-a times 1-b; rounded to nearest whole number)	_____	
2. 2021-22 Per Pupil Cost Limit	\$29,110	
3. Building Expenditure Standard for Grades 7-9 (B-1-c times B-2)		\$ _____
C. GRADES 10-12 / DAO		
1. Grades 10-12 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	_____	
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)	_____	(ROUND TO 2 DEC PL)
c. Grades 10-12 Capacity (1-a times 1-b; rounded to nearest whole number)	_____	
d. Act 34 District Administration Office Capacity (D21, line I)	_____	
e. Grades 10-12 / DAO Capacity (1-c plus 1-d)	_____	
2. 2021-22 Per Pupil Cost Limit	\$36,045	
3. Building Expenditure Standard for Grades 10-12 / DAO (C-1-e times C-2)		\$ _____
D. VOCATIONAL		
1. Act 34 Vocational Capacity (D21, line L)	_____	
2. 2021-22 Per Pupil Cost Limit	\$36,045	
3. Building Expenditure Standard for Vocational (D-1 times D-2)		\$ _____
E. AGGREGATE BUILDING EXPENDITURE STANDARD (A-3 plus B-3 plus C-3 plus D-3)		
		\$ 62,354,691
F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)		
		\$ 60,299,859
<u>IF THE ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (Line F) EXCEEDS THE AGGREGATE BUILDING EXPENDITURE STANDARD (Line E), THIS PROJECT REQUIRES A REFERENDUM.</u>		
REFERENDUM (if applicable)		
	Date Advertised	
	Date Held	

PLANCON-D23

THIS PAGE INTENTIONALLY LEFT BLANK



VI - PART SIX

ANALYSIS OF FINANCIAL ALTERNATIVES



THIS PAGE INTENTIONALLY LEFT BLANK

ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the proposed designing, constructing, furnishing, and equipping for the New Great Valley 5-6 Center (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 a 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 approximate equal annual payments over 21 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.

STATE REIMBURSEMENT

The District anticipates no Pennsylvania State Reimbursement for this issue due to the PlanCon moratorium that is currently in place.



COMPARISON OF LONG TERM FINANCING METHODS
Great Valley School District New 5-6 Center

<u>COSTS</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Costs of Construction			
New 5-6 Center ⁽¹⁾	\$86,962,062	\$86,962,062	\$86,962,062
Financing Costs: ⁽²⁾			
Bond Discount	502,938	517,000	517,000
Legal Fees:			
Bond Counsel	30,000	35,000	30,000
Solicitor	20,000	30,000	25,000
Printing	4,000	16,000	16,000
Rating & CUSIP	82,000	100,000	100,000
Compliance/PDE Filing	10,000	15,000	12,000
Paying Agent/Trustee	1,200	4,000	4,000
Miscellaneous	6,000	6,000	6,000
TOTAL REQUIREMENTS	87,618,200	87,685,062	87,672,062
Less:			
Interest Earned ⁽³⁾	\$202,658	\$200,062	\$202,062
Original Issue Premium ⁽³⁾	10,040,542	9,950,000	9,965,000
Size of Bond Issue(s)	77,375,000	77,535,000 ⁽⁴⁾	77,505,000 ⁽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 using a 4% premium coupon structure for this analysis.

(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 TOTAL MILLAGE IMPACT

Table IIA 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 modified wrap-around debt schedule.

It is anticipated that the required funds for the School District's share of the debt service requirements will be derived from using a phase-in of new mills that the District has planned for and are currently budgeted for along with 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. ***The District currently has in place sufficient monies in their budget to completely satisfy any debt service requirements from the proposed project for Direct Costs; however, the total millage impact will be 1.25 mills for Indirect Costs.***

Tables IIB illustrate the estimated bond amortization schedules used for the analysis. Interest rate contingencies of .50% and 1.00% were used respectively for the proposed 2022 and 2023 bond financings.

Based upon the estimated future value of 1 collected mill being \$4,078,782 in 2022/23, a summary millage impact and debt service analysis is shown on Tables IIA.



Table IIA

Average Annual Debt Service (1)	Net Debt Service After State Reimbursement (2)	Mills Required for Direct Debt	Total Mills Required for Direct and Indirect Costs
\$5,536,920	\$5,536,920	1.36 Mills 0.00 Mills (3)	2.61 Mills (3) 1.25 Mills (3)

1. Average annual share from Fiscal Total column totals on attached Tables IIB debt service schedules assuming the proposed modified wrap-around structure. (The Project will require 100% of the total proposed \$52,335,000 Series of 2022 Bond issue and the proposed \$25,040,000). PLEASE NOTE: Per the attached wrap around debt schedules the average annual debt service is less the initial years of the debt schedules 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. The breakdown of Indirect Costs follows the discussion on the Direct Costs. Indirect Cost millage equivalents a total of 1.25 mills. **The District currently has in place sufficient monies in their budget to completely satisfy any debt service requirements from the proposed project for Direct Costs; however, the total millage impact will be 1.25 mills for Indirect Costs.**

INDIRECT COST SAVINGS

As a result of the completion of this proposed Project, it is only reasonable to assume that there will be additional indirect costs associated with services to be provided to accomplish long range objectives of the School District. It is reasonable to assume that they will be needed at a cost of approximately \$5,105,000 which equates to 1.25 mills assuming a collected mill currently provides \$4,078,782.

School District officials have estimated the additional annual indirect costs associated with the Project to be as follows:

Personnel	\$4,423,000
Materials, Supplies and Equipment	0
Building Operation, Maintenance and Utilities	350,000
Pupil Transportation	283,000
Additional Insurance Premium	<u>49,000</u>
Total	\$5,105,000

The millage impact from the bond issues of 0.00 mills plus the indirect costs of 1.25 mills equals a total millage impact of 1.25 mills.



Great Valley School District
 General Obligation Bonds, Series of 2022

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Yield</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
5/1/2022						
11/1/2022				1,393,866.67	1,393,866.67	
5/1/2023	5,000	4.000%	0.760%	1,045,400.00	1,050,400.00	2,444,266.67
11/1/2023				1,045,300.00	1,045,300.00	
5/1/2024	250,000	4.000%	0.890%	1,045,300.00	1,295,300.00	2,340,600.00
11/1/2024				1,040,300.00	1,040,300.00	
5/1/2025	260,000	4.000%	1.030%	1,040,300.00	1,300,300.00	2,340,600.00
11/1/2025				1,035,100.00	1,035,100.00	
5/1/2026	1,345,000	4.000%	1.170%	1,035,100.00	2,380,100.00	3,415,200.00
11/1/2026				1,008,200.00	1,008,200.00	
5/1/2027	2,080,000	4.000%	1.350%	1,008,200.00	3,088,200.00	4,096,400.00
11/1/2027				966,600.00	966,600.00	
5/1/2028	2,165,000	4.000%	1.480%	966,600.00	3,131,600.00	4,098,200.00
11/1/2028				923,300.00	923,300.00	
5/1/2029	2,255,000	4.000%	1.560%	923,300.00	3,178,300.00	4,101,600.00
11/1/2029				878,200.00	878,200.00	
5/1/2030	2,390,000	4.000%	1.620%	878,200.00	3,268,200.00	4,146,400.00
11/1/2030				830,400.00	830,400.00	
5/1/2031	2,485,000	4.000%	1.670%	830,400.00	3,315,400.00	4,145,800.00
11/1/2031				780,700.00	780,700.00	
5/1/2032	2,600,000	4.000%	1.710%	780,700.00	3,380,700.00	4,161,400.00
11/1/2032				728,700.00	728,700.00	
5/1/2033	2,700,000	4.000%	1.780%	728,700.00	3,428,700.00	4,157,400.00
11/1/2033				674,700.00	674,700.00	
5/1/2034	2,810,000	4.000%	1.850%	674,700.00	3,484,700.00	4,159,400.00
11/1/2034				618,500.00	618,500.00	
5/1/2035	2,920,000	4.000%	1.920%	618,500.00	3,538,500.00	4,157,000.00
11/1/2035				560,100.00	560,100.00	
5/1/2036	3,040,000	4.000%	1.970%	560,100.00	3,600,100.00	4,160,200.00
11/1/2036				499,300.00	499,300.00	
5/1/2037	3,160,000	4.000%	2.010%	499,300.00	3,659,300.00	4,158,600.00
11/1/2037				436,100.00	436,100.00	
5/1/2038	3,285,000	4.000%	2.050%	436,100.00	3,721,100.00	4,157,200.00
11/1/2038				370,400.00	370,400.00	
5/1/2039	3,420,000	4.000%	2.090%	370,400.00	3,790,400.00	4,160,800.00
11/1/2039				302,000.00	302,000.00	
5/1/2040	3,555,000	4.000%	2.120%	302,000.00	3,857,000.00	4,159,000.00
11/1/2040				230,900.00	230,900.00	
5/1/2041	3,700,000	4.000%	2.150%	230,900.00	3,930,900.00	4,161,800.00
11/1/2041				156,900.00	156,900.00	
5/1/2042	3,845,000	4.000%	2.180%	156,900.00	4,001,900.00	4,158,800.00
11/1/2042				80,000.00	80,000.00	
5/1/2043	4,000,000	4.000%	2.250%	80,000.00	4,080,000.00	4,160,000.00
	52,270,000			28,770,666.67	81,040,666.67	81,040,666.67



Great Valley School District
 General Obligation Bonds, Series of 2023

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Yield</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
5/1/2023	960,000	4.000%	1.140%	6,400	966,400	966,400
11/1/2023				599,200	599,200	
5/1/2024	465,000	4.000%	1.260%	449,400	914,400	1,513,600
11/1/2024				440,100	440,100	
5/1/2025	860,000	4.000%	1.390%	440,100	1,300,100	1,740,200
11/1/2025				422,900	422,900	
5/1/2026	890,000	4.000%	1.530%	422,900	1,312,900	1,735,800
11/1/2026				405,100	405,100	
5/1/2027	930,000	4.000%	1.670%	405,100	1,335,100	1,740,200
11/1/2027				386,500	386,500	
5/1/2028	965,000	4.000%	1.850%	386,500	1,351,500	1,738,000
11/1/2028				367,200	367,200	
5/1/2029	1,005,000	4.000%	1.980%	367,200	1,372,200	1,739,400
11/1/2029				347,100	347,100	
5/1/2030	1,045,000	4.000%	2.060%	347,100	1,392,100	1,739,200
11/1/2030				326,200	326,200	
5/1/2031	1,085,000	4.000%	2.120%	326,200	1,411,200	1,737,400
11/1/2031				304,500	304,500	
5/1/2032	1,125,000	4.000%	2.170%	304,500	1,429,500	1,734,000
11/1/2032				282,000	282,000	
5/1/2033	1,175,000	4.000%	2.210%	282,000	1,457,000	1,739,000
11/1/2033				258,500	258,500	
5/1/2034	1,220,000	4.000%	2.280%	258,500	1,478,500	1,737,000
11/1/2034				234,100	234,100	
5/1/2035	1,270,000	4.000%	2.350%	234,100	1,504,100	1,738,200
11/1/2035				208,700	208,700	
5/1/2036	1,320,000	4.000%	2.420%	208,700	1,528,700	1,737,400
11/1/2036				182,300	182,300	
5/1/2037	1,375,000	4.000%	2.470%	182,300	1,557,300	1,739,600
11/1/2037				154,800	154,800	
5/1/2038	1,430,000	4.000%	2.510%	154,800	1,584,800	1,739,600
11/1/2038				126,200	126,200	
5/1/2039	1,485,000	4.000%	2.550%	126,200	1,611,200	1,737,400
11/1/2039				96,500	96,500	
5/1/2040	1,545,000	4.000%	2.590%	96,500	1,641,500	1,738,000
11/1/2040				65,600	65,600	
5/1/2041	1,610,000	4.000%	2.620%	65,600	1,675,600	1,741,200
11/1/2041				33,400	33,400	
5/1/2042	1,670,000	4.000%	2.650%	33,400	1,703,400	1,736,800
11/1/2042				33,400	33,400	
5/1/2043	1,670,000	4.000%	2.730%	33,400	1,703,400	1,736,800
	25,100,000			10,405,200	35,505,200	35,505,200

SCHRADERGROUP

architecture | interior design | structural engineering

www.sgarc.com