



ACT 34 HEARING BOOKLET NORTHERN YORK COUNTY SCHOOL DISTRICT

FOR THE PROPOSED RENOVATIONS AND ADDITIONS TO
NORTHERN MIDDLE SCHOOL



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I - PART ONE

INTRODUCTION



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NORTHERN YORK COUNTY SCHOOL DISTRICT DILLSBURG, PENNSYLVANIA

BOARD OF SCHOOL DIRECTORS

Ken Sechrist, President
Ann Hoverter, Vice-President
Zachary Kile, Board Member
Alyssa Eichelberger, Board Member
Gregory Hlatky, Board Member
Thomas Welch, Board Member
Dr. Elisabeth McLean, Board Member
Joe Rudy, Board Member
Steve Becker, Board Member

DISTRICT ADMINISTRATION

Steven Kirkpatrick, Superintendent of Schools
Dr. Mathew Meakin, Assistant Superintendent
Jason Young, Chief Financial and Operations Officer
Matt Johnson, Director of Building and Grounds
Patrick Schild, Director of Technology
David Borrell, Director of Student Services



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

K&W Engineers
Civil Engineering/Land Development Approval
Harrisburg, PA

Corsi Associates LLC
Food Service
Springfield, PA

CONSTRUCTION MANAGEMENT

D'Huy Engineering, Inc.
Bethlehem, PA

INDEPENDENT FINANCIAL ADVISOR

Public Financial Management, Inc.
Harrisburg, PA

DISTRICT SOLICITOR

Stock and Leader
York, PA



ACT 34 HEARING AGENDA

NORTHERN MIDDLE SCHOOL RENOVATIONS & ADDITIONS
NORTHERN YORK COUNTY SCHOOL DISTRICT, DILLSBURG, PA

Location:

NORTHERN YORK COUNTY SCHOOL DISTRICT
NORTHERN MIDDLE SCHOOL AUDITORIUM
655 S. Baltimore Street, Dillsburg, PA 17019

November 20, 2023
6:00 P.M.

- I. **OPENING REMARKS**Steven Kirkpatrick
Superintendent of Schools
Northern York County School District
- II. **HEARING DULY CONSTITUTED** Dave Jones
Solicitor
Stock and Leader
- III. **PROJECT HISTORY AND NEED FOR CONSTRUCTION**..... Jason Young
Chief Financial and Operations Officer
Northern York County School District
- IV. **PROJECT OPTIONS CONSIDERED**.....David L. Schrader, AIA
SCHRADERGROUP Architecture, LLC
- V. **PROJECT DESCRIPTION**.....David L. Schrader, AIA
SCHRADERGROUP Architecture, LLC
- RENOVATIONS AND ADDITIONS
OF NORTHERN ELEMENTARY SCHOOL**
- 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** Brad Remig
Public Financial Management
- VII. **PUBLIC COMMENTS** Dave Jones
Solicitor
Stock and Leader
- VIII. **ADJOURNMENT**Steven Kirkpatrick
Superintendent of Schools
Northern York County School District



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II - PART TWO

HEARING DULY CONSTITUTED



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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 Northern Middle School Project 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 substantial addition to an existing building. 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 Board Room 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 three (3) 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 the presentation. Thank you.

THE PUBLIC HAS THIRTY (30) DAYS FOLLOWING THIS HEARING UP TO AND INCLUDING WEDNESDAY, DECEMBER 20, 2023 TO MAKE WRITTEN COMMENTS ABOUT THE PROJECT.



**RESOLUTION OF THE
BOARD OF SCHOOL DIRECTORS**

**NORTHERN YORK COUNTY SCHOOL DISTRICT
YORK COUNTY, PENNSYLVANIA**

Northern Middle School – Additions and Renovations

WHEREAS, the Board of School Directors of this School District (“Board of School Directors”) has determined that a new elementary school facility is required for the use of the pupils of this School District and has authorized preliminary steps to be taken with regard to this school project, consisting of planning, designing, constructing, and furnishing an Middle School (herein “Middle School Project”); and

WHEREAS, the Pennsylvania Public School Code of 1949, as amended (the “School Code”), including amendments made pursuant to Act 34 of the Session of 1973 of the General Assembly (“Act 34”), requires, *inter alia*, 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, in accordance with the requirements of Act 34 and the School Code, a public hearing is required to be held in conjunction with the Elementary School Project; and

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

WHEREAS, the Board of School Directors desires to authorize its Solicitor, Superintendent, Chief Financial and Operations Officer, Architect, Financial Consultant, and others to take certain actions with respect to the Elementary School Project; and

WHEREAS, the School District wishes to take certain action with respect to the Middle School Project and to comply with Act 34 and the School Code.

NOW, THEREFORE, BE IT RESOLVED, by the Board of School Directors of the Northern York County School District, York County, Pennsylvania, as follows:

1. The School District hereby authorizes a public hearing to be held in accordance with and in compliance with the requirements of Act 34 and the School Code, in the Northern Middle School Auditorium located at 655 S. Baltimore Street, Dillsburg, PA 17019 on Monday, November 20, 2023, beginning at 6:00 PM prevailing time.



2. The Secretary of the Board of School Directors is hereby authorized and directed to advertise the Notice of Public Hearing set forth in Exhibit "A", which is attached hereto and made a part hereof in accordance with the requirements hereof and of Act 34 and the School Code.
3. This School District hereby authorizes the maximum project cost and maximum building construction cost for the Middle School Project as follows:

Total Project Cost

\$68,069,799

Act 34 Maximum Building Construction Cost

\$8,845,315

The Board of School Directors hereby authorizes and directs that project descriptions of the Middle School Project be prepared and hereby directs the Superintendent of the School District to make copies of such descriptions of the Middle School Project available to interested citizens requesting the same at the place and during the reasonable hours stated in the Notice of Public Hearing, after approval thereof by the Solicitor of this School District, and also to make such project descriptions available to the public media as required by Act 34, the School Code, and the regulations of the Pennsylvania Department of Education.

4. This School District hereby authorizes Dave Jones, Esquire, and the law firm of Stock and Leader of York, Pennsylvania, Solicitor for the School District, to perform such acts on behalf of this School District as may be necessary in connection with the Middle School Project.
5. This School District hereby authorizes the architectural firm known as SCHRADERGROUP Architecture, LLC, Project Architects for the designated Middle School Project, to perform such acts on behalf of the School District as may be necessary in connection with the Middle School Project.
6. This School District hereby authorizes the firm of Public Financial Management, Inc. as financial consultant to perform such acts on behalf of the School District as may be necessary in conjunction with the Middle School Project.
7. This School District further authorizes the engagement of a court stenographer to transcribe the Act 34 proceedings, consistent with the intent of this Resolution.
8. This School District further authorizes its Officers, Administration, Solicitor, Financial Consultant, and Project Architect to take any and all necessary actions in order to effectuate the intent and purpose of this Resolution.

DULY ADOPTED, by the Board of School Directors of this School District, this 24th day of October 2023.

NORTHERN YORK COUNTY SCHOOL DISTRICT
York County, Pennsylvania

Attest: Maureen Ross
Maureen Ross, Board Secretary

By: Ken Sechrist
Ken Sechrist, Board President



CERTIFICATE

I, undersigned, Secretary of the Board of School Directors of the Northern York County School District, York 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 October 24, 2023 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, alteration, 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 24th day of October 2023.



Maureen Ross, Board Secretary

(SEAL)



EXHIBIT "A"

**BOARD OF SCHOOL DIRECTORS OF THE
NORTHERN YORK COUNTY SCHOOL DISTRICT**

**NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH ACT 34
Northern Middle School Renovations and Additions**

TO: ALL RESIDENTS OF THE NORTHERN YORK COUNTY SCHOOL DISTRICT

Please take notice that a public hearing will be held in the Northern York County Middle School Auditorium located at 655 S. Baltimore Street, Dillsburg, PA 17019 on Monday, November 20, 2023, beginning at 6:00 PM, prevailing time, relating to the planning, designing, acquiring, construction, and furnishing of Northern Middle School, York County, Pennsylvania (herein "Middle School Project") in accordance with Act 34 of the Pennsylvania Legislature.

A description of the Middle School Project, including the facts with respect to the educational, physical, administrative, budgetary, and fiscal matters relating to the Middle School Project, and certain other information, will be presented and will be available for consideration at the public hearing on Monday, November 20, 2023, and from October 25, 2023, until the public hearing during regular business hours (8:00 AM to 4:00 PM) of the School District at the offices of the Superintendent located in the Administration Offices at 650 S. Baltimore Street, Dillsburg, PA 17019.

The Board of School Directors of the School District ("Board") by Resolution duly adopted has authorized the following:

<u>Total Project Cost</u>	<u>Act 34 Maximum Building Construction Cost</u>
\$68,069,799	\$8,845,315

This public hearing is being held with respect to the Elementary School Project pursuant to the requirements of the Pennsylvania Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act 34 of the Session of 1973 of the General Assembly.

Residents and employees of the School District may submit written testimony regarding the Middle School Project no later than 12 p.m. on November 20, 2023. Such written testimony should be mailed via first class U.S. Mail or hand delivered (electronic mail shall not constitute acceptable delivery) to:

Mr. Steven Kirkpatrick
Superintendent
Northern York County School District
650 S. Baltimore Street
Dillsburg, PA 17019



The written testimony shall include the name and address of the person submitting the request, identification of the sender as a School District resident or employee, and a description of the support or objection to the elementary school project. To be of the most benefit, a statement of a junction should be followed by a viable alternative solution.

Any and all interesting 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 the Northern Middle 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 three (3) 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 questions until the conclusion of the hearing.

Written comments regarding the middle school project will also be received by the Superintendent at the School District's administration offices until 4:00 PM, Wednesday, December 20, 2023. 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 ORDER OF THE BOARD OF SCHOOL DIRECTORS

NORTHERN YORK COUNTY SCHOOL DISTRICT
York County, Pennsylvania



Maureen Ross
Secretary of the Board of School Directors



PROOF OF PUBLICATION

of Legal Advertisement in the
Dillsburg Banner

The *Dillsburg Banner* is the name of a newspaper of general circulation in York and Cumberland counties established on March 10, 1987, and published continuously since that date having its place of business at 31 South Baltimore Street, Dillsburg, Pennsylvania, 17019.

The printed copy of the advertisement hereto attached is a true copy, exactly as printed and published, of an advertisement printed in the regular issue(s) of the *Dillsburg Banner* dated 10/26.

Marie Chomicki

Marie Chomicki
Editor

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

Before me, the undersigned, a Notary Public in and for the Commonwealth, personally came Marie Chomicki, who by me duly sworn, deposes and says that she is the Editor of the *Dillsburg Banner* authorized to verify proofs of publication of advertisements and notices published in the *Dillsburg Banner* and has personal knowledge of the publication of the advertisement or notice mentioned in the foregoing statement on the days above stated and that the allegations in said statement relative to the *Dillsburg Banner* are true according to her knowledge, information, and belief, and that she is not interested, directly or indirectly, in the subject matter mentioned in said advertisement or notice.

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 14 DAY
OF Nov, 2023.

Jenna M. Wessels

Commonwealth of Pennsylvania - Notary Seal
Jenna M. Wessels, Notary Public
York County
My commission expires December 9, 2025
Commission number 1218020
Member, Pennsylvania Association of Notaries

**BOARD OF SCHOOL DIRECTORS OF THE
NORTHERN YORK COUNTY SCHOOL DISTRICT**

**NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH ACT 34
Northern Middle School Renovations and Additions**

**TO: ALL RESIDENTS OF THE NORTHERN YORK COUNTY
SCHOOL DISTRICT**

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Mr. Steven Kirkpatrick
Superintendent
Northern York County School District
650 S. Baltimore Street
Dillsburg, PA 17019

See Legal Notices
Continued on page 5A.



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III - PART THREE

PROJECT HISTORY + NEED FOR CONSTRUCTION



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PROJECT HISTORY AND NEED FOR CONSTRUCTION INTRODUCTION

DISTRICT DESCRIPTION AND LOCATION

The Northern York County School District encompasses an area of 119 square miles and is a mid-sized, suburban school district in York County, Pennsylvania. The school district is comprised of the Townships of Carroll, Franklin, Monaghan, Washington, and Warrington as well as the Boroughs of Dillsburg, Franklintown, and Wellsville.

The District currently has just over 3,300 students in Kindergarten through Grade 12 located in six schools. The primary grades are served in four K-5 elementary schools: Dillsburg Elementary School, Northern Elementary School, South Mountain Elementary School, and Wellsville Elementary School. The district is currently offering full-day Kindergarten. The District serves the secondary school population in two buildings: Northern Middle School (grades 6-8) and Northern High School (grades 9-12). 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.

PROJECT HISTORY

The District commissioned a District-Wide Feasibility Study, which was prepared by another firm and completed in February 2020. In the absence of relative back-up information to understand how the costs were derived for the facility assessments, SG was hired to prepare a comprehensive analysis of the facilities to help prioritize the maintenance needs for each school for the next 5-10 years. Observed building deficiencies are identified along with recommended budget costs for the proposed work as part of this study. The District has also been experiencing enrollment pressure at the elementary schools with the inclusion of the Washington Township students who formally attended the Dover Area School District. The projections prepared by the Pennsylvania Department of Education (PDE), which only accounts for live births, did not include the implementation of full-day Kindergarten or the Washington Township students that started in the 2021-22 school year. SG recommended the District engage with a professional firm that specializes in enrollment projections to consider these factors and the impact to the projected enrollments.

The building capacity analysis includes PDE's methodology to calculate capacity, which is a standard practice in the Commonwealth as part of building construction submissions under PlanCon. To validate the existing building capacities using the district's actual facility use patterns, SG tailored the analysis to reflect the district's recommended class sizes and educational delivery methods for various age groups to determine NYCSA's functional operating capacity. Based on the collected information, SG prepared a series of construction options to address improvements to building infrastructure, capacity, and the delivery of education. The options that explored reconfiguring the grade alignment at the elementary and secondary schools will require additional programming and input to determine if they are viable options worth further consideration.



The final analysis was a reconfirmation of the costs associated with the options that maintain the current grade structure based on today's dollars.

ENROLLMENT PROJECTIONS

Sundance Associates (SA), an independent enrollment projection specialist hired by NYCSD, which was completed in summer of 2022. Their projections use the standard methodology for Cohort Survival Enrollments (similar to the PDE model); however, adjustments are made for new housing in accordance with information gathered from the municipalities based on permitting and occupancy schedules. Only the impact of new multi-family housing is added, noting that the impact of new single-family housing continues as current levels which is built in the grade level survival ratios.

Based on SA projections over the next 5 years, K-12 enrollments are anticipated to increase by 258 students from the actual 2021 enrollments at 3,322 students to 3,580 students in 2026, which equates to 7.7% average annual growth over the 5-year period. Refer to the following tables.

The enrollment projections prepared by SA have been used for planning purposes. The SA projections are based on the average birth rates and also consider the impact of new housing on school age children, which is appropriate given the district specific dynamics, which are not recognized in the PDE Enrollment Projections.

Northern York County

		TOTAL	Average Change	%Chg
Actual	2016	3,192		
	2017	3,200		
	2018	3,224		
	2019	3,325	3,240	
	2020	3,175		
	2021	3,322	130	4.1%
Projected	2022	3,358		
	2023	3,333		
	2024	3,427	3,434	
	2025	3,472		
	2026	3,580	258	7.7%
Extended	2027	3,604		
	2028	3,584		
	2029	3,571	3,555	
	2030	3,540		
	2031	3,473	-106	-3.0%

The 2021 enrollment is 130 students (4.1%) higher than the 2016 enrollments at the beginning of the Actual (historical) period having increased to 3,322 students. That increase is the equivalent of 10 students per grade in the 6-year historic period.

Enrollments are projected to grow by an additional 258 students to the peak year of 2026-27 where enrollments will have increased to 3,580 students, 7.7% over the end of the Actual period. That growth includes 277 students added from new Multi-Family housing.

District-wide enrollments do not exceed the District Capacity in any projection year.

ACCURACY: Cohort Survival Enrollment Projections have an accuracy of ±1% per year as represented by the golden cone on the chart. Though not shown on every chart, this is also true of the Grade Level and School based projections.



District Wide
277 +55 Students from new housing

All Schools	PK	K	1-5					6-8					9-12			TOTAL	Average Change		
			1	2	3	4	5	UG	6	7	8	UG	9	10	11			12	UG
Actual	2016	227	235	239	248	251	250	0	259	242	264	0	231	248	250	248	0	3,192	
	2017	221	226	242	232	240	260	0	255	267	247	0	270	232	241	267	0	3,200	
	2018	233	233	219	253	238	244	0	261	269	268	0	254	271	232	249	0	3,224	
	2019	257	256	237	238	264	246	0	252	267	269	0	286	239	273	241	0	3,325	3,240
	2020	206	236	244	221	217	247	0	234	241	264	0	275	273	244	273	0	3,175	
	2021	253	223	263	273	246	233	0	265	247	251	0	293	264	262	249	0	3,322	130 4.1%
Projected	2022	234	261	227	271	276	251	0	237	271	250	0	264	285	262	270	0	3,358	
	2023	194	241	265	234	274	282	0	255	242	274	0	262	256	283	270	0	3,333	
	2024	227	207	252	280	244	287	0	293	268	252	0	295	262	261	299	0	3,427	3,434
	2025	207	241	218	267	291	255	0	298	307	278	0	272	294	267	277	0	3,472	
	2026	245	221	252	232	277	303	0	267	313	318	0	299	272	299	283	0	3,580	258 7.7%
Extended	2027	219	255	227	262	237	285	0	311	276	319	0	337	294	272	311	0	3,604	
	2028	218	227	260	235	267	243	0	291	320	280	0	336	329	293	282	0	3,584	
	2029	217	225	231	268	238	272	0	247	298	324	0	294	327	326	302	0	3,571	3,555
	2030	217	223	229	238	272	243	0	277	253	301	0	340	286	325	337	0	3,540	
	2031	217	223	227	236	241	277	0	247	283	256	0	317	330	284	335	0	3,473	-106 -3.0%

DISTRICT'S EDUCATIONAL PROGRAM

The Pennsylvania Department of Education (PDE) requires certain items to be included in any District-Wide Facility Study developed for a school district. One of those items is the district overview information, which must contain descriptions of the district educational program as well as the demographics of the school district. The curriculum information below is an excerpt from the district's website. Additional curriculum information is available on the website specific to each grade.

Excerpted from the Northern York County School District's website at: <https://www.northernpolarbears.com/>

CURRICULUM FRAMEWORK OVERVIEW

The Curriculum Framework at Northern York County School District consists of five main components: Essential Questions and Key Understandings; Focus Standards; Common Misconceptions; Knowledge, Skills, and Dispositions; and Assessment. These frameworks were created by teams of grade-level teachers from across the district.

FRAMEWORK COMPONENTS:

Essential Questions and Key Understandings:

- These questions assist students and teachers by providing guiding questions to focus instruction, develop meaning, and plan for assessment.
- These include important understandings we want students to realize and remember long after instruction ends.

Focus and Important Standards:

- Focus standards are carefully selected grade/course-specific standards that students must know and be able to do by the end of each school year in order to be prepared to enter the next grade level or course. They provide teachers with a sharp and consistent focus for in-depth instruction and related assessment.



Common Student Misconceptions:

- These are common misunderstandings, errors, or confusion experienced by students.
- Identifying these misconceptions assists teachers in planning to assist in the development of proper conceptions.

Knowledge and Concepts:

- This defines what we want students to know.
- Related to content mastery.

Skills and Competencies:

- This defines what students should be able to do.
- Focuses on application of knowledge.

Dispositions and Practices:

- These are the practices or habits we look to develop through the content, delivery, and assessment of the unit.
- Overtime, these will be aligned with our Portrait of a Graduate.

SCOPE AND SEQUENCE

A scope and sequence establishes consistency of instruction throughout the district by providing clear guidance on what your children's teachers should teach and when they should teach it. It lays out the order of and timing for units during the course of the year to ensure that all standards will be taught and assessed.

IDENTIFIED NEEDS

An evaluation of the program at Northern Middle School determined a need for additional space for learning support and classroom space to accommodate programs, student support and future enrollments. The location of the building entrance and undersized administration office doesn't offer a safe and welcoming space for parents and students. The cafeteria and kitchen are located central to the academic area and is undersized to accommodate the number of students. Building circulation around the academic area and navigating through the building to the gym and music areas is problematic.

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 based on the current school district building stock and land. 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: Northern York County School District				
PRESENT				
#1	#2	#3	#4	#5
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID, OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE
Dillsburg Elementary School	B1979; 2015	16.9	K-5	575
Northern Elementary School	B1961; 1988; 2006	112*	K-5	450
South Mountain Elementary School	B1999	25	K-5	575
Wellsville Elementary School	B1961; 1988; 2017	13.8	K-5	300
Subtotal	XXXXXXXXXX	XXX	XXXX	1,900
Northern Middle School	B1970; 2001	112*	6-8	986
Northern High School	B2001	112*	9-12	1,327
Subtotal	XXXXXXXXXX	XXX	XXXX	2,313
Sports & Learning Center (former High School)/ District Administration	B1953/ R2015	112*	N/A	N/A
Subtotal	XXXXXXXXXX	XXX	XXXX	
TOTAL	XXXXXXXXXX	XXX	XXXX	4,213

* Several district-owned facilities are located on the contiguous 112 acre campus



CONCLUSION

As part of the District's responsibility to maintain and upgrade their current building stock and to implement long-term solutions to meet its current and future needs, Northern Elementary and Northern Middle School were identified as the highest priority as part of the District-wide facility study. To that end, the School Board authorized to proceed with the renovations and additions to Northern Elementary and Northern Middle Schools simultaneously.

This Act 34 Hearing is for the renovations and additions to Northern Middle School for grades 6-8.





IV - PART FOUR

PROJECT OPTIONS CONSIDERED

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PROJECT OPTIONS CONSIDERED

INTRODUCTION

This section describes the process that was undertaken to develop the options for consideration. As part of the District-wide Facilities Assessment and Master Plan Study, the data collected provided the supporting information to develop the options and costs. The planning team worked with District Administration, educators, community and the school board to develop options under which the District might proceed based on the collected information provided herein.

As part of this process, the team engaged in a series of workshops with the administration from February to April 2022 to review the needs of the district's facilities and to work through district-wide options to address them. Based on discussions with the committee and the administration, some options were eliminated, and other options would need to be further evaluated strategically by the District to determine if the proposed grade realignments would best serve the educational program for these age groups. Options under consideration included grade reconfiguration, an early learning center, a 5-6 center and a 7-12 campus. Refer to the July 2022 District-wide Facility Assessment and Master Plan prepared by SCHRADERGROUP for the extent of options considered. The most viable options were limited to the following to develop budgetary estimates which maintained the current grade structure, renovations and additions to Northern Elementary School, and either renovations and additions to Northern Middle School or the construction of a new middle school at the Sports and Learning Center (SLC) location.

OPTION 1 – MAINTAIN CURRENT GRADE STRUCTURE

- Four (4) K-5 Elementary Schools
 - Dillsburg ES – maintain/potentially redistrict
 - **Northern ES – renovations/additions**
 - South Mountain ES – maintain
 - Wellsville ES – maintain
- **6-8 Middle School – renovations/additions**
- 9-12 High School – maintain

Support Buildings:

- Maintain the Administration building and lower-level maintenance facility
- **Demolish the remaining portion of the existing SLC**
 - The proposed additions to the Middle school include an auxiliary gymnasium to replace the gym currently being used at SLC.
 - Repurpose site to include parking, circulation, and athletic fields



OPTION 2 – MAINTAIN CURRENT GRADE ALIGNMENT

- Four (4) K-5 Elementary Schools
 - Dillsburg ES – maintain/ potentially redistrict
 - **Northern ES – renovations/additions**
 - South Mountain ES – maintain
 - Wellsville ES – maintain
- **6-8 Middle School – new construction at SLC**
- 9-12 High School – maintain

Support Buildings:

- Maintain the Administration building and maintenance facility
- **Partially demolish the existing SLC** building to construct the new school
 - Retain portion of classroom adjacent to the Administration and lower level maintenance
- **Demolish a portion of the existing Middle School**
 - Retain a portion of the school for athletics and performing arts support and maintenance/operations
 - Repurpose area of the former middle school site for athletic fields

The proposed options provide for a variety of ways to satisfy anticipated future enrollment within all of the current district facilities.

CONCLUSION

The School Board considered all options based on the current needs of the District and financial implications of each option. It was determined that Option 1, to provide renovations and additions to Northern Elementary and Northern Middle School, would be more fiscally responsible and would address the programmatic and future capacity needs at the elementary and middle school grade levels.

Option 1, to maintain the current grade configuration and provide renovations and additions to the Northern Elementary and Northern Middle School, was approved by the Board of Directors to move forward with design.





V - PART FIVE

PROJECT DESCRIPTION



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PROJECT DESCRIPTION

SUMMARY

The proposed construction work includes but is not limited to the following: preparation of site for the building additions and site amenities including on-site storm water infiltration system, new parking lots and circulation patterns; construction of a new 1-story dining commons / fitness room addition, courtyard infills for program areas, mechanical room addition and full building renovations as described below and in the attached Drawings. The building area is as follows:

Total Proposed Building Area

Renovations:	136,645 SF
Additions:	<u>31,687 SF</u>
Total:	168,332 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 NORTHERN MIDDLE SCHOOL: Site Amenities

The proposed Northern Middle School has a dedicated bus loop for buses and vans accessed from S. Baltimore Street via Middle School Road. A separate dedicated loop for parent drop-off and pick-up with sufficient length to cue 40 cars on-site will be accessed from S. Baltimore Street via High School Road. Parking is provided for 268 vehicles. Overflow parking for additional vehicles can be accommodated at the bus-loading zone for after school activities. The two courtyards internal to the building will be converted to instructional space. Stormwater will be managed with a subsurface facility.

PROPOSED NORTHERN MIDDLE SCHOOL: Building Amenities

The existing Northern Middle School is proposed to be fully renovated and added onto to serve grades 6-8 for a capacity of 900 students.

The new building/dining commons will serve as the main public entrance lobby to the school between the relocated administration area and the Gymnasium and Auditorium with a stage. The music rooms will be clustered around the auditorium and a new fitness area will support the physical education spaces adjacent to the existing gym. The main public corridor links the front entrance/parent drop-off to the academic wing with two new vertical connections to improve the overall building circulation.



The shared use facilities on the first and second floor include the Media Center/Library, Art and STEM (Science, Technology, Engineering and Math) classrooms. Other support spaces include a variety of small and large group instruction (SGI and LGI) rooms throughout the building.

The 6th grade classrooms are clustered together on the first floor. The grades 7 and 8 grade clusters are located on the second floor. Collaboration areas that serve as large group instruction spaces, and learning support classrooms, are part of these grade level clusters.

PROPOSED NORTHERN MIDDLE SCHOOL: Programmed Areas

The programmed areas of the Northern Middle School includes:

26	Regular Classrooms for Grades 6-8 (including Health)
6	Science
8	Large Group Instruction (LGI) - Collaboration Areas and Learning Stair
4	Music Classrooms
1	Art Classroom
2	Family & Consumer Science Labs
3	Tech Ed/STEM Classrooms
1	Wood Shop
1	Agriculture Lab
1	TV Studio
1	Media Center/Library
1	Auditorium and Stage
1	Gymnasium
1	Cafeteria/Dining Commons
1	Kitchen
1	Administration and Guidance Suite
1	Nurse's Suite

EDUCATIONAL SPECIFICATIONS

NORTHERN MIDDLE SCHOOL

The proposed Northern Middle School serves the entire district and will be renovated to provide next generation learning spaces to support the middle school curriculum for grades 6-8. 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:



BUILDING ORGANIZATION

The one modification that completely transforms the building organization is the relocation of the main entrance. The main office is currently on the second floor accessed from the bridge and the administrative services are not together. The proposed plan relocates the main entrance to a new addition at the first floor level between the existing tech ed and gymnasium. This provides a new building frontage on the campus side of the building. The administration, guidance and nurse's areas will be consolidated adjacent to the new entrance. The first building experience as students and visitors enter the building will be through a high volume dining "commons". This multi-functional space will serve as the cafeteria adjacent to a new kitchen and will connect the shared public gym and auditorium spaces. The commons will accommodate pre- and post-events for performing arts and athletic events in the gym.

Separate from the public areas, the academic organization provides grade level classrooms around the perimeter of the existing school with 6th grade on the first floor. The proposed courtyards will be infilled to gain additional instructional space. One of the courtyards will be converted to a learning stair which will serve as a large group instruction area as well as a means to improve the building circulation with a strategically located vertical connection.

GENERAL AND SCIENCE CLASSROOMS

The classrooms in the two-story academic wing are clustered or grouped together with two teams per grade level supported by a large group instruction/collaboration area and learning support classrooms. All classrooms will have access to the Media Center/Library on the upper floor level. Lockers will be provided outside of the classrooms in the corridors adjacent to their classroom cluster.

Marker boards and tack boards will be provided in the classrooms, mounted at heights appropriate to students.

New teacher and student desks and chairs will be provided in each room as well as wireless technology and ViewSonic "smartboards".

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.

All rooms will have resilient tile flooring.

SPECIAL EDUCATION CLASSROOMS

All special education classrooms (Life Skills, Autistic Support and Emotional Support) will be located in the academic wing spread across the two floors. All rooms will either be inclusive of or be directly adjacent to an individual handicapped accessible toilet room.



A teacher's work station new student desks and chairs will be provided in each room with wireless technology and display boards specific to the space needs. Marker boards and tack boards will be provided in each of the classrooms.

COLLABORATION AREAS (LARGE GROUP INSTRUCTION)

Collaboration Areas are central to each team cluster and will serve as a large group instruction area for collaborative work, gathering of larger groups of students and/or 1-on-1 instruction. The learning commons flooring will be carpet tile with durable finishes on the walls. Projection capabilities and a mobile screen will be provided in this space.

Motorized shades shall be provided at the clerestory windows.

MUSIC INSTRUCTION ROOM

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

Carpet and acoustical wall panels will be utilized in the spaces.

Marker boards and tack boards will be installed.

ART CLASSROOM

The Art Classroom will be in the central area of the facility on the first floor. 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 and additional storage will be provided for three-dimensional project storage, flat files, and clay cart storage. Additional material storage will be in an adjacent storage room.

Tall storage cabinets will have doors equipped for tack display space, accessible by students.

Countertop 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.



FAMILY & CONSUMER SCIENCE CLASSROOM

The two (2) Family & Consumer Science Classrooms will be located on the first floor in the academic wing of the building. Built-in casework for four stations plus an instructor's station will be provided for the food instruction including wall mounted storage cabinets. Shelving will be provided in the shared storage area.

Tall storage cabinets will have doors equipped for tack display space, accessible by students. Display cases and tack display boards for display of student work need to be provided in the corridors.

Countertop sinks with both hot and cold water will be provided. Additional power and data outlets will be provided at multiple locations.

Flooring will be composite tile.

TECH ED / STEM CLASSROOM

The Science, Technology, Engineering, and Math Classrooms (STEM) will be in the central area of the facility on the first floor. Built-in casework will be provided including wall mounted storage cabinets. Shelving will be provided for materials needed to deliver the curriculum. The space shall be flexible to allow for movement of furniture and equipment.

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

Marker boards and tack boards will be installed.

WOOD SHOP

The Wood Shop will be in the central area of the facility on the first floor in the former courtyard. Equipment to serve the program will be provided as needed to deliver the curriculum. The wood shop will have access to an exterior entrance and ramp of the delivery of materials.

The floor will be stained concrete with exposed structure and ductwork.

AGRICULTURE LAB

The Agriculture Lab will be on the first floor of the academic wing in the former kitchen area. Equipment to serve the program will be provided as needed to deliver the curriculum.

The floor will be stained concrete.



TV STUDIO

The TV Studio will be on the first floor adjacent to the other specials in the academic core of the building. Equipment to serve the programs will be provided as needed to deliver the curriculum.

The floor will be carpet.

MEDIA CENTER/LIBRARY

The school's Library/Media Center will be located at the core of the building on the second floor accessible to the classroom wings. 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 media center will house the stacks and reference materials for research. An area for instruction and group/project based activities with flexible furniture will be part of the space. Library equipment and furnishings will be provided. 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. An area for computers will be provided in the library.

The floor will be carpet.

AUDITORIUM & STAGE:

An auditorium and stage will be renovated for the performing arts and is located adjacent to the new building commons for public use. The auditorium will seat 450 and will receive new seating, flooring, ceiling and finishes. The stage will receive new lighting and sound, new curtains and rigging. The stage floor will be refinished.

GYMNASIUM

A gymnasium will be renovated for physical education and is located on the first floor with access to the proposed Commons for events. The gymnasium will be separated from educational areas by door systems to allow the facility to be used by the district and community at night. Public toilet rooms are adjacent to the gymnasium for student use and nighttime functions. Locker rooms and showers are provided for each gender.

The wood gymnasium floor will be refinished.

Basketball backstops and wall-mounted crash pads will be included.



DINING COMMONS/CAFETERIA

The Dining Commons, or what is commonly known as the Cafeteria, will be located at the main entrance with direct access to Auditorium and Gym. The space will be tiered to provide a variety of seating options.

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

KITCHEN

The kitchen will be relocated to the former tech ed area directly adjacent to the new Dining Commons and will be designed to meet current standards and requirements. New equipment as well as a walk-in refrigerator, freezer and dry storage room and commissary walk-in freezer will be provided. The scatter kitchen will offer a variety of food options to accommodate three lunch servings or a third of the population for each serving.

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 a reception area, the Principal and Assistant Principal's offices, a security and attendance office, Guidance offices, a workroom/kitchenette area, file/records room, and adjacent toilet rooms.

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 in close proximity to the 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.



TOILET ROOMS

The group toilet rooms will be designed to accommodate the handicapped and will be provided for each gender. Individual toilet rooms are available for both students and staff. Durable finishes, lighting and ventilation will be included. The group toilets will also serve the nighttime functions in the cafeteria and gym with individual faculty toilet rooms provided on each floor level.

CORRIDORS

Terrazzo will be specified for the first and second floor lobby and corridors as the base bid with an alternate for Vinyl Enhanced Tile (TBD). Display cases and tack boards will be added throughout the facility.

BUILDING PLANS AND IMAGES

The project site plans, floor plans and renderings follow:



Proposed Site Plan





Proposed First Floor Plan





Proposed Second Floor Plan





Aerial View of Building Approach at Parent Drop-off



View of Main Entrance





View of Classroom wing and Service area



View of Entrance at Bridge





Main Entrance/Dining Commons



Learning Stair





Library Commons

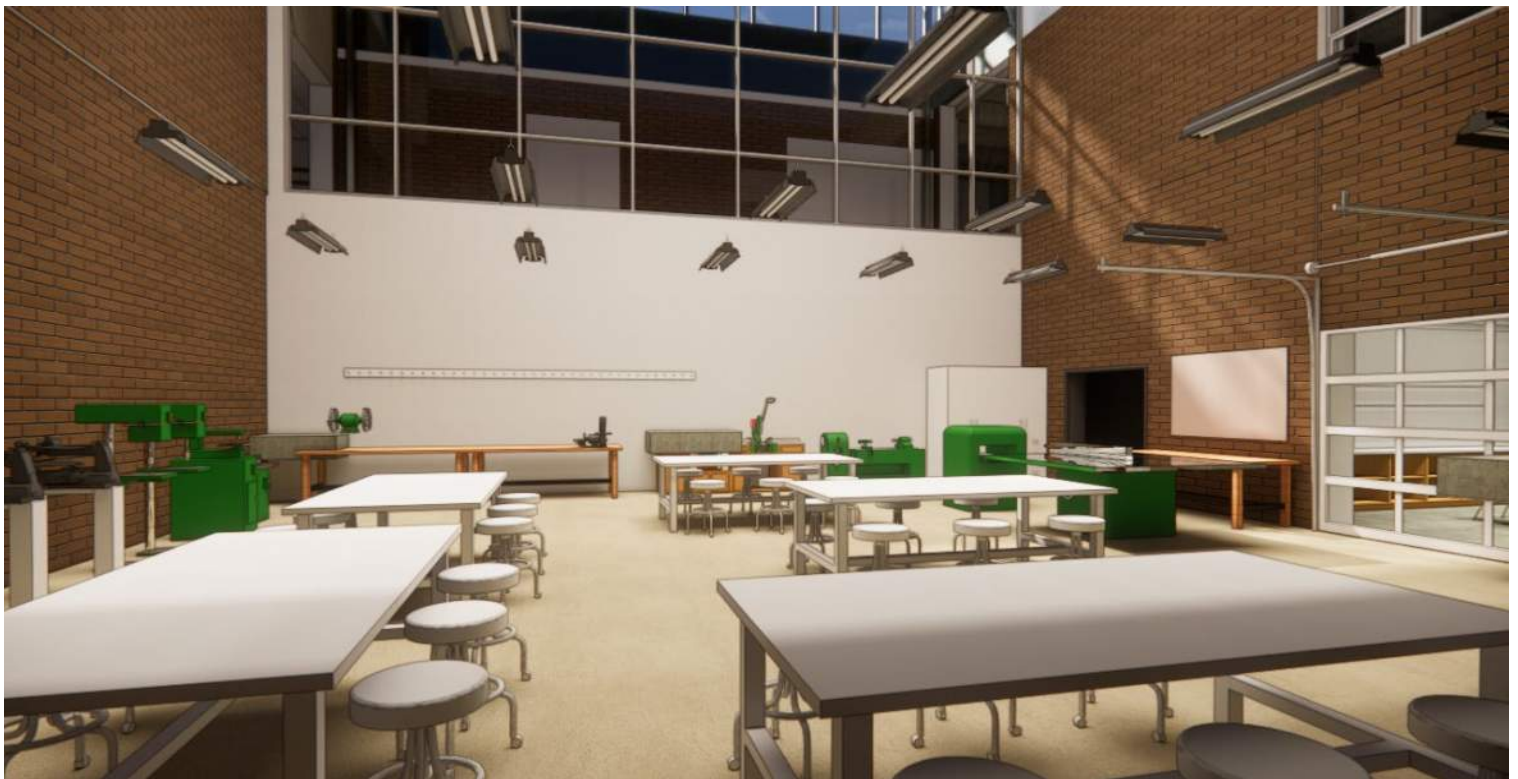


Grade Level Collaboration Area





Bridge overlooking Tech Ed



Tech Ed Classroom



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.



MIDDLE/SECONDARY ROOM SCHEDULE FOR PROJECT BUILDING (1 OF 3)											
District/CTC: Northern York Area School District						Project Name: Northern Middle School				Grades: <u>6</u> - <u>8</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	3,600	1.0	3,600	XXXX				XXXX	3,600	XXXXX
REG CLSRM 660+ SQ FT (HEALTH)	25	830	1.0	830	25					830	25
REG CLSRM 660+ SQ FT	25	850	25.0	21,250	625					21,250	625
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										
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	660	3.0	1,980	XXXX	660	1.0	660	XXXX	2,640	XXXXX
LARGE GROUP INS 850+ SQ FT	XXX				XXXX	850	1.0	850	XXXX	850	XXXXX
LARGE GROUP INS 850+ SQ FT	XXX	900	6.0	5,400	XXXX	900	2.0	1,800	XXXX	7,200	XXXXX
AUDITORIUM TO SEAT: _____	XXX XXX	3,400	1.0	3,400	XXXX XXXX				XXXX XXXX	3,400	XXXXX XXXXX
STAGE	XXX	1,500	1.0	1,500	XXXX				XXXX	1,500	XXXXX
SCIENCE CLSRM 660+ SQ FT	25	1,070	4.0	4,280	100					4,280	100
SCIENCE CLSRM 660+ SQ FT	25	1,125	2.0	2,250	50					2,250	50
SCIENCE LAB: _____	20										
SCIENCE LAB: _____	20										
SCIENCE LAB: _____	20										
SCIENCE LAB: _____	20										
SCIENCE STUDENT PROJ RM	XXX	250	3.0	750	XXXX				XXXX	750	XXXXX
PLANETARIUM CLSRM 660+ SQ FT	20										
OBSERVATORY	XXX				XXXX				XXXX		XXXXX
ALTERNATIVE ED ROOM 660+ SQ FT	20										
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
PAGE A13 SUBTOTAL	XXX	XXXXX	XXXXX	45,240	800	XXXXX	XXXXX	3,310		48,550	800

PLANCON-A13



MIDDLE/SECONDARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 3)

District/CTC:		Project Name:								Grades:	
Northern York Area School District		Northern Middle School								6 - 8	
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
BUSINESS CLSRM 660+ SQ FT	25										
BUSINESS CLSRM 660+ SQ FT	25										
BUSINESS LAB 660+ SQ FT	20										
BUSINESS LAB 660+ SQ FT	20										
BUSINESS LAB 660+ SQ FT	20										
COMPUTER LAB 660+ SQ FT	20										
COMPUTER LAB 660+ SQ FT	20										
COMPUTER LAB 660+ SQ FT	20										
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20	950	1.0	950	20					950	20
OTHER: _____											
OTHER: _____											
ART CLASSROOM 660+ SQ FT	20	1,200	1.0	1,200	20					1,200	20
ART CLASSROOM 660+ SQ FT	20										
MUSIC CLASSROOM 660+ SQ FT	25										
MUSIC CLASSROOM 660+ SQ FT	25	975	1.0	975	25					975	25
BAND ROOM 660+ SQ FT	25	1,600	1.0	1,600	25					1,600	25
ORCHESTRA ROOM 660+ SQ FT	25	1,100	1.0	1,100	25					1,100	25
CHORAL ROOM 660+ SQ FT	25	1,100	1.0	1,100	25					1,100	25
OTHER: _____											
OTHER: _____											
FAMILY/CONSMR SCIENCE 660+ SQ FT	20	1,250	1.0	1,250	20	1,100	1.0	1,100	20	2,350	40
FAMILY/CONSMR SCIENCE 660+ SQ FT	20										
FAMILY/CONSMR SCIENCE 660+ SQ FT	20										
IA/SHOP 1800+ SQ FT	20	1,800	1.0	1,800	20	1,800	1.0	1,800	20	3,600	40
IA/SHOP 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
IA/SHOP <1800 SQ FT	XXX				XXXX				XXXX		XXXXX
TECH ED <1800 SQ FT	XXX				XXXX				XXXX		XXXXX
VO AG CLSRM 660+ SF (TECH ED/STEM)	20	850	2.0	1,700	40	850	1.0	850	20	2,550	60
DRIVER'S ED 660+ SQ FT	20										
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
PAGE A14 SUBTOTAL	XXX	XXXXX	XXXXX	11,675	220	XXXXX	XXXXX	3,750	60	15,425	280

PLANCON-A14



MIDDLE/SECONDARY ROOM SCHEDULE FOR PROJECT BUILDING (3 OF 3)											
District/CTC: Northern York Area School District						Project Name: Northern Middle School				Grades: <u>6</u> - <u>8</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
GYM 6500+ SQ FT	66	7,600	1.0	7,600	66					7,600	66
GYM 6500+ SQ FT	66										
2500 SQ FT AUX GYM	33										
1000 SQ FT ADAPT GYM	XXX				XXXX				XXXX		XXXXXX
WRESTLING ROOM	XXX				XXXX				XXXX		XXXXXX
WEIGHT ROOM (FITNESS)	XXX	1,165	1.0	1,165	XXXX				XXXX	1,165	XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX	890	1.0	890	XXXX				XXXX	890	XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX	960	1.0	960	XXXX				XXXX	960	XXXXXX
TEAM ROOM	XXX				XXXX				XXXX		XXXXXX
TEAM ROOM	XXX				XXXX				XXXX		XXXXXX
INSTRUCTOR'S OFFICE	XXX	108	1.0	108	XXXX				XXXX	108	XXXXXX
INSTRUCTOR'S OFFICE	XXX	125	1.0	125	XXXX				XXXX	125	XXXXXX
OTHER: OFFICIAL'S ROOM	XXX	190	2.0	380	XXXX				XXXX	380	XXXXXX
OTHER: TRAINER'S ROOM	XXX	195	1.0	195	XXXX				XXXX	195	XXXXXX
OTHER: _____											
OTHER: _____											
NATATORIUM	XXX	SEE PAGE A19				SEE PAGE A19				XXXXX	XXXXXX
KITCHEN & STORAGE # OF SERVINGS: <u>3</u> MEALS PREPARED PER SERVING: <u>300</u>	XXX XXX XXX XXX	4,888	1.0	4,888	XXXX XXXX XXXX XXXX				XXXX XXXX XXXX XXXX	4,888	XXXXXX XXXXXX XXXXXX XXXXXX
CAFETERIA TO SEAT <u>300</u>	XXX XXX				XXXX XXXX	5,305	1.0	5,305	XXXX XXXX	5,305	XXXXXX XXXXXX
FACULTY DINING ROOM	XXX	235	1.0	235	XXXX				XXXX	235	XXXXXX
FACULTY ROOM	XXX				XXXX				XXXX		XXXXXX
INSTR PLANNING CTR	XXX				XXXX				XXXX		XXXXXX
INSTR PLANNING CTR	XXX				XXXX				XXXX		XXXXXX
CONFERENCE ROOM	XXX				XXXX				XXXX		XXXXXX
STUDENT ACTIVITY RM	XXX				XXXX				XXXX		XXXXXX
HEALTH SUITE (NURSE)	XXX				XXXX	1,080	1.0	1,080	XXXX	1,080	XXXXXX
BLDG ADMIN/GUIDANCE TOTAL STAFF: _____	XXX XXX	5,170	1.0	5,170	XXXX XXXX	255	1.0	255	XXXX XXXX	5,425	XXXXXX XXXXXX
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
PAGE A15 SUBTOTAL	XXX	XXXXX	XXXXX	21,716	66	XXXXX	XXXXX	6,640		28,356	66
PAGE A13 SUBTOTAL	XXX	XXXXX	XXXXX	45,240	800	XXXXXX	XXXXXX	3,310		48,550	800
PAGE A14 SUBTOTAL	XXX	XXXXX	XXXXX	11,675	220	XXXXXX	XXXXXX	3,750	60	15,425	280
BUILDING TOTAL	XXX	XXXXX	XXXXX	78,631	1,086	XXXXXX	XXXXXX	13,700	60	92,331	1,146
MS/SEC UTILIZATION (BLDG TOTAL TIMES .9)	XXX	XXXXX	XXXXX	XXXXX	977	XXXXX	XXXXX	XXXXX	54	XXXXXX	1,031

PLANCON-A15



ROOM SCHEDULE ADJUSTMENTS											
District/CTC: Northern York Area School District				Project Name: Northern Middle School						Grades: 6 - 8	
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
#1	#2	EXISTING				NEW				TOTAL	
		#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	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXXX	XXXXXX
PROJECT ELEM CAP	XXX	XXXXX	XXXXX			XXXXX	XXXXX				
KINDERGARTEN DEDUCT FOR HALF-TIME PRGM	-25	XXXXX		XXXXX		XXXXX		XXXXX		XXXXXX	XXXXXX
ADJUSTED ELEM CAP	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXX	
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXX	
JUSTIFIED ELEM	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXX	
REG PRE-SCHOOL 660+*	25										
SP ED PRE-SCHOOL 660+*	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 SF (SENSORY)	XXX				XXXX				XXXX		XXXXXX
SP ED<401 SF (PT)	XXX				XXXX				XXXX		XXXXXX
SP ED<401 SF (ELD)	XXX				XXXX				XXXX		XXXXXX
ADJUSTED ELEMENTARY	XXX	XXXXX	XXXXX			XXXXX	XXXXX				
MIDDLE/SECONDARY	XXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL	XXX	XXXXX	XXXXX	78,631	977	XXXXX	XXXXX	13,700	54	92,331	1,031
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	660	1.0	660	25					660	25
SP ED 660+ SQ FT	25	690	2.0	1,380	50					1,380	50
SP ED 660+ SQ FT	25	810	3.0	2,430	75					2,430	75
SP ED 660+ SQ FT	25	850	5.0	4,250	125					4,250	125
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED RESOURCE (AUTIC) ROOM > 400 SQ FT	**	550	1.0	550						550	(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	87,901	275	XXXXX	XXXXX	13,700		101,601	275

* 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.

PLANCON-A18



PROJECT FULL TIME EQUIVALENTS											
District/CTC: Northern York Area School District				Project Name: Northern Middle School						Grades: 6 - 8	
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			XXXX	XXXX				
ADJUSTED MS/SEC	XXX	XXXXX	XXXX	87,901	275	XXXXX	XXXX	13,700		101,601	275
NATATORIUM *		XXXXX	XXXX			XXXX	XXXX				
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX	XXXXX	XXXX		XXXXX	XXXX	XXXX		XXXXX		XXXXXX
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX	XXXXX	XXXX		XXXXX	XXXX	XXXX		XXXXX		XXXXXX
DIST ADMIN OFFICE	XXX	XXXXX	XXXX			XXXX	XXXX				
VOCATIONAL	XXX	XXXXX	XXXX			XXXX	XXXX				
PRJT BUILDING TOTAL	XXX	XXXXX	XXXX	87,901	XXXXX	XXXX	XXXX	13,700	XXXXX	101,601	XXXXXX

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

PLANCON-A19

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 Northern York County School District Board of School Directors are shown on PlanCon D20, D21, D22 and D23.



PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC:	Project Name:	Project #:	
Northern York County School District	Northern Middle School		
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.)	13,693,814	15,334,673	29,028,487
2. Heating and Ventilating	1,349,224	7,948,152	9,297,376
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	574,830	3,836,493	4,411,323
4. Electrical	1,696,209	8,538,926	10,235,135
5. Asbestos Abatement (D04, line C-3)	X X X X X X		
6. Building Purchase Amount	X X X X X X		
7. Other * (Exclude test borings and site survey)			
a. _____			
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	17,314,077	35,658,244	52,972,321
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)	16,343	33,657	50,000
c. Construction Insurance - Total	16,343	33,657	50,000
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	17,330,420	35,691,901	53,022,321
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	1,015,528	2,091,474	3,107,002
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X	4,895	4,895
3. TOTAL - Architect's Fee	1,015,528	2,096,369	3,111,897
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	228,796	471,204	700,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	228,796	471,204	700,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	18,574,743	38,259,475	56,834,218
E. SITE COSTS			
1. Sanitary Sewage Disposal	N/A		
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges			
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal			
5. Site Acquisition Costs			
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 X X X X X X	
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs			
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	18,574,743	38,259,475	56,834,218

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

PLANCON-D02



PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CFC:	Project Name:			Project #:
Northern York County School District	Northern Middle School			
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
2. Construction Manager Fee and Related Costs				1,606,400
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				10,000
5. Test Borings				11,434
6. Site Survey				38,332
7. Other (attach schedule if needed)				
a. Escalation/Bidding/Inflation Contingency				3,225,000
b. PlanCon-D-Add't Costs, Total				3,622,996
8. Contingency				1,800,000
9. TOTAL - Additional Construction-Related Costs				10,314,162
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF 2025	X X X X X X X X X X
1. Underwriter Fees	85,250	232,500	192,200	509,950
2. Legal Fees	20,307	37,500	40,000	97,807
3. Financial Advisor	42,146	67,500	60,000	169,646
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	957	1,500	1,500	3,957
6. Capitalized Interest				
7. Printing	9,195	15,000	12,000	36,195
8. CUSIP & Rating Fees	15,766	37,500	30,000	83,266
9. Other				
a. Advertising, Phone, Fed Ex	4,098	9,000	7,500	20,598
b.				
10. TOTAL-Financing Costs	177,719	400,500	343,200	921,419
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				68,069,799
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF 2025	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	11,000,000	30,000,000	24,800,000	65,800,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	490,566	225,000	74,400	789,966
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	344,717	680,062	455,054	1,479,833
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				68,069,799

PLANCON-D03



ADDITIONAL PROJECT COSTS			
District/CTC:	Project Name:		Project #:
Northern York County School District	Northern Middle School		
D02-A. STRUCTURE COSTS (incl. site dev.)	NEW	EXISTING	TOTAL
TOTAL - STRUCTURE COSTS			
* - Type "No Fee" beside each item listed above for which no design fee is charged.			
D03 - G. ADDITIONAL CONSTRUCTION-RELATED COSTS			TOTAL
Phase 1 Survey - Bog Turtle Habitat			2,996
Legal Costs Allowance			20,000
Approval and Building Permit (Township and YCCD)			200,000
Electric Cost for New Service			40,000
New Water Service/Pump (Fire Suppression)			30,000
New Gas Service			15,000
Computer/Fiber Service			40,000
Construction Testing			100,000
Commission Verification Authority/Balancing			125,000
WAPs			150,000
CCTV Camera and Head End			200,000
IDF/MDF Switches and UPS			200,000
Classroom Technology for New Classrooms			included in FF&E
Phasing and Temporary Modular Allowance			2,500,000
TOTAL - ADDITIONAL CONSTRUCTION-RELATED COSTS			3,622,996

PLANCON-D-ADD'L COSTS



DETAILED COSTS			
District/CTC:	Project Name:	Project #:	
Northern York County School District	Northern Middle School		
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	7,953,100		7,953,100
2. Heating and Ventilating			
3. Plumbing	425,000		425,000
4. Electrical	879,320		879,320
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	9,257,420		9,257,420
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)	8,702		8,702
c. Construction Insurance - Subtotal	8,702		8,702
9. Site Development Costs - Total	9,266,122		9,266,122
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	463,306		463,306
			EXISTING
C. ASBESTOS ABATEMENT			
1. Asbestos Abatement			
2. AHERA Clearance Air Monitoring			
3. Asbestos Abatement - Total (D02, line A-5)			
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			4,895
E. ROOF REPLACEMENT/REPAIR			
1. Roof Replacement Repair			
2. Owner Controlled Insurance Program on Roof Replacement/Repair			
3. Builder's Risk Insurance (if not included in primes)			
4. Roof Replacement/Repair - Total			
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR			

PLANCON-D04



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

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

A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW)		\$ 18,574,743	THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.
B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION			
1. Site Development Costs (D04, line A-7-NEW)	\$ 9,266,122		
2. Architect's Fees on the above excludable costs	\$ 463,306		
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$		
4. Total Excludable Costs (B-1 plus B-2 and B-3)		\$ 9,729,428	
C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)		\$ 8,845,315	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)		\$ 9,552,941	THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.
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PLANCON-D20



ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (1 of 2)													
District/CTC: Northern York County School District				Project Name: Northern Middle School					Project #:				
ACT 34 CAPACITY FRACTION													
A. SCHEDULED AREA FOR THE NEW BUILDING OR ADDITION (A19, Project Building Total, column #9)						USE AREAS							
						FROM → <u>13,700</u> sq.ft.							
B. SCHEDULED AREA FOR THE TOTAL BUILDING (A19, Project Building Total, column #11)						APPROVED							
						PART A → <u>101,601</u> sq.ft.							
C. ACT 34 CAPACITY FRACTION (line A divided by line B)						<u>0.1348</u> <small>(ROUND TO 4 DEC PL)</small>							
*** BASED ON SCHEDULED AREA FOR TOTAL BUILDING ***													
ELEMENTARY BUILDING													
	550-659 SQ FT			660-769 SQ FT			770-849 SQ FT			850+ SQ FT			TOTAL
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	BLDG TOTAL
KINDERGARTEN	XXX	XXX	XXX	32			34			35			
REGULAR CLASSROOM	XXX	XXX	XXX	32			34			35			
SMALL GROUP/SEMINAR	24			32			34			XXX	XXX	XXX	
LARGE GROUP INSTR	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35			
COMPUTER ROOM	XXX	XXX	XXX	32			34			35			
ART ROOM	XXX	XXX	XXX	32			34			35			
MUSIC ROOM **	XXX	XXX	XXX	32			34			35			
REG PRE-SCHOOL	XXX	XXX	XXX	32			34			35			
SPEC ED PRE-SCHOOL	XXX	XXX	XXX	32			34			35			
SPECIAL ED CLSRM	XXX	XXX	XXX	32			34			35			
SPECIAL ED RESOURCE (MAX = 1 RM)	24			32			34			35			
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35			
D. BUILDING TOTAL													
E. PRORATED ELEMENTARY CAPACITY FOR MIDDLE SCHOOL (D22, M minus 0)													814
F. ELEMENTARY CAPACITY (D plus E)													814
G. ACT 34 ELEMENTARY CAPACITY (F times C; rounded to nearest whole number)													110
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: SCHOOL BUILDING CAPACITY (2 of 2)										
District/CTC: Northern York County School District					Project Name: Northern Middle School					Project #:
*** BASED ON SCHEDULED AREA FOR TOTAL BUILDING ***										
MIDDLE SCHOOL/SECONDARY BUILDING										
	550-659 SQ FT			660+ SQ FT			OTHER			TOTAL
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	BLDG TOTAL
REGULAR CLASSROOM	XXX	XXX	XXX	35	26	910	XXX	XXX	XXX	910
SMALL GROUP INSTRUCTION/SEMINAR	28			35	4	140	XXX	XXX	XXX	140
LARGE GROUP INSTRUCTION	XXX	XXX	XXX	XXX	XXX	XXX	40	9	360	360
SCIENCE CLASSROOM	XXX	XXX	XXX	35	6	210	XXX	XXX	XXX	210
SCIENCE LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
SCIENCE STUDENT PROJECT ROOM (220 SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	9	3	27	27
PLANETARIUM CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	30			
OBSERVATORY	XXX	XXX	XXX	XXX	XXX	XXX	15			
BUSINESS CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	35			
BUSINESS LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
COMPUTER LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
ART CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
MUSIC CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	35	1	35	35
BAND ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
ORCHESTRA ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
CHORAL ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
FAMILY/CONSUMER SCIENCE	XXX	XXX	XXX	XXX	XXX	XXX	24	2	48	48
INDUSTRIAL ARTS/SHOP (1800+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24	2	48	48
TECHNICAL EDUCATION (1800+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
TECHNICAL ED (<1800 SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24	4	96	96
VO AG SHOP W/CLRM	XXX	XXX	XXX	XXX	XXX	XXX	24			
ALTERNATIVE ED (660+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
DRIVER'S ED (660+ SQ FT)	XXX	XXX	XXX	35			XXX	XXX	XXX	
GYM TEACHING STATION	XXX	XXX	XXX	XXX	XXX	XXX	40	3	120	120
SPECIAL ED CLASSROOM	XXX	XXX	XXX	35	10	350	XXX	XXX	XXX	350
SPECIAL ED RESOURCE ROOM (MAX = 1 ROOM)	28	1	28	35			XXX	XXX	XXX	28
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	40			
M. BUILDING TOTAL										2468
N. PRORATION FRACTION (Number of Secondary Grades (7-12) divided by Total Number of Grades on Middle/Secondary Room Schedule (K-12); rounded to 2 decimal places)										0.67
O. SECONDARY CAPACITY (M times N; rounded to nearest whole number)										1654
P. MS/SEC UTILIZATION FACTOR										0.85
Q. SECONDARY BUILDING UTILIZATION (O times P; rounded to nearest whole number)										1406
R. ACT 34 SECONDARY CAPACITY (Q times C; rounded to nearest whole number)										190

* SEE INSTRUCTIONS FOR ROOMS NOT LISTED HERE.

PLANCON-D22



ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD

District/CTC: Northern York County School District	Project Name: Northern Middle School	Project #:
A. GRADES K-6		
1. Act 34 Elementary Capacity (D21, line G)	<u>110</u>	
2. 2023-2024 Per Pupil Cost Limit	<u>\$24,073</u>	
3. Building Expenditure Standard for Grades K-6 (A-1 times A-2)		\$ <u>2,648,030</u>
B. GRADES 7-9		
1. Grades 7-9 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	<u>190</u>	
b. Proration Fraction (building housing grades 7-9 - 1.00; grades 7-12 - .50; grades 8-12 - 0.40; grades 9-12 - .25; grades 10-12 - 0.00)	<u>1.00</u> <small>(ROUND TO 2 DEC PL)</small>	
c. Grades 7-9 Capacity (1-a times 1-b; rounded to nearest whole number)	<u>190</u>	
2. 2023-2024 Per Pupil Cost Limit	<u>\$36,110</u>	
3. Building Expenditure Standard for Grades 7-9 (B-1-c times B-2)		\$ <u>6,860,900</u>
C. GRADES 10-12 / DAO		
1. Grades 10-12 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	<u>190</u>	
b. Proration Fraction (building housing grades 7-9 - 0.00; grades 7-12 - .50; grades 8-12 - 0.60; grades 9-12 - .75; grades 10-12 - 1.00)	<u>1.00</u> <small>(ROUND TO 2 DEC PL)</small>	
c. Grades 10-12 Capacity (1-a times 1-b; rounded to nearest whole number)	<u> </u>	
d. Act 34 District Administration Office Capacity (D21, line I)	<u> </u>	
e. Grades 10-12 / DAO Capacity (1-c plus 1-d)	<u> </u>	
2. 2023-2024 Per Pupil Cost Limit	<u>\$44,713</u>	
3. Building Expenditure Standard for Grades 10-12 / DAO (C-1-e times C-2)		\$ <u> </u>
D. VOCATIONAL		
1. Act 34 Vocational Capacity (D21, line L)	<u> </u>	
2. 2023-2024 Per Pupil Cost Limit	<u>\$44,713</u>	
3. Building Expenditure Standard for Vocational (D-1 times D-2)		\$ <u> </u>
E. AGGREGATE BUILDING EXPENDITURE STANDARD		
(A-3 plus B-3 plus C-3 plus D-3)		\$ <u>9,508,930</u>
F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)		
		\$ <u>8,845,315</u>
<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	<u> </u>
	Date Held	<u> </u>

PLANCON-D23



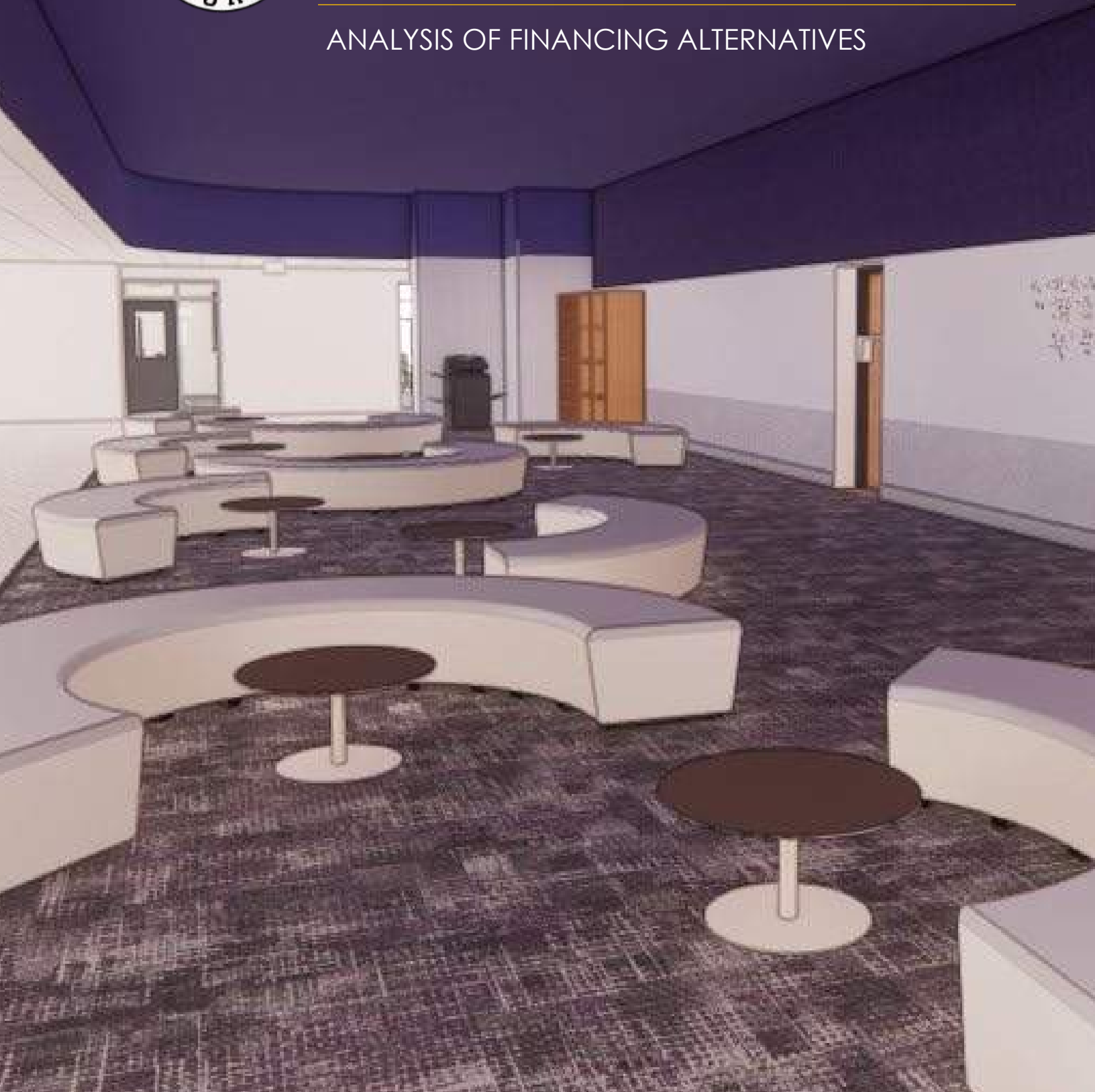
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VI - PART SIX

ANALYSIS OF FINANCING ALTERNATIVES



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ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the proposed designing, constructing, furnishing, and equipping of the Northern Elementary School (the "Project"). We also estimated the direct costs of financing as required by the Department of Education regulations issued November 4, 1978.

ANALYSIS OF ALTERNATIVES

The four alternatives of financing that we examined are:

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

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

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



COMPARISON OF LONG TERM FINANCING METHODS

<u>ITEM</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Construction & Related Costs	\$63,741,980	\$63,741,980	\$63,741,980
Contingency & Supervision	3,406,400	3,406,400	3,406,400
Costs of Issuance	921,419	941,000	931,000
Total Costs	<u>68,069,799</u>	<u>68,089,380</u>	<u>68,079,380</u>
Less: Original Issue Premium	789,966	793,380	792,380
Less: Interest Earnings	<u>1,479,833</u>	<u>1,481,000</u>	<u>1,482,000</u>
BOND ISSUE	65,800,000	65,815,000	65,805,000
Average Annual Payment at 4.50%** for 20 years	\$4,995,399	\$5,103,744	\$5,102,969

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

** Local Authority and SPSBA Annual Payments are calculated assuming 4.75% as a result of higher interest costs associated with selling revenue bonds.

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

1. The School District utilized a wrap around structure for the 2023 Bonds and will consider the use of the wrap around structure for the Future 2024 and 2025 Bonds to fully fund the Project.
2. The School District most likely will not need to pay for bond insurance due to the District's AA- credit rating.
3. For discussion purposes only, we have provided on Table 1, 2 and 3, the amortization schedules which would be utilized to fund the Project:

Table 1 = G.O. Bonds, Series of 2023 \$11,000,000

Table 2 = G.O. Bonds, Series of 2024 \$30,000,000

Table 3 = G.O. Bonds, Series of 2025 \$24,800,000

STATE REIMBURSEMENT

The School District does not anticipate receiving reimbursement from the State on this project due to the PlanCon moratorium that is currently in place.



INDIRECT COSTS

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 cost approximately \$21,000 per year.

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

Additional Fuel & Utilities	\$15,000
Additional Insurance	4,000
Additional Custodial Supplies	<u>2,000</u>
Total	\$21,000

Assuming a collected mill currently provides \$1,590,966, the indirect costs will have a millage equivalent impact of 0.01 mills annually.

TOTAL MILLAGE IMPACT

The total millage impact of the Project is:

- Table 1 = G.O. Bonds, Series of 2023 \$11,000,000 = 0.27 mills
- Table 2 = G.O. Bonds, Series of 2024 \$30,000,000 = 0.95 mills
- Table 3 = G.O. Bonds, Series of 2025 \$24,800,000 = 0.78 mills

Total = 2.00 mills

The millage impact from the bond issues of mills plus the indirect costs of 0.01 mills equals a total millage impact of 2.01 mills.



NORTHERN YORK COUNTY SCHOOL DISTRICT

Series of 2023

Total Issue Size: \$14,355,000

TABLE 1

Settled 10/25/2023

Dated 10/25/2023

1	2	3	4	5	6	7	8	9	10	11	12
<u>Date</u>	<u>Principal</u>	<u>Coupon</u>	<u>Yield</u>	<u>Interest</u>	<u>Semi-Annual Debt Service</u>	<u>Fiscal Year Debt Service</u>	<u>Less: State Aid</u>	<u>Local Effort</u>	<u>Existing Local Effort</u>	<u>New Net Local Effort</u>	<u>Millage Equivalent</u>
5/15/2024				316,854.17	316,854.17	316,854.17		316,854.17	3,889,017.86	4,205,872.02	0.20
11/15/2024	5,000	3.750	3.860	285,168.75	290,168.75						
5/15/2025				285,075.00	285,075.00	575,243.75		575,243.75	3,768,267.41	4,343,511.16	0.07
11/15/2025	5,000	3.750	3.860	285,075.00	290,075.00						
5/15/2026				284,981.25	284,981.25	575,056.25		575,056.25	3,785,138.82	4,360,195.07	
11/15/2026	5,000	3.750	3.860	284,981.25	289,981.25						
5/15/2027				284,887.50	284,887.50	574,868.75		574,868.75	3,812,115.26	4,386,984.01	
11/15/2027	5,000	3.750	3.860	284,887.50	289,887.50						
5/15/2028				284,793.75	284,793.75	574,681.25		574,681.25	3,795,591.07	4,370,272.32	
11/15/2028	5,000	3.750	3.860	284,793.75	289,793.75						
5/15/2029				284,700.00	284,700.00	574,493.75		574,493.75	3,793,440.13	4,367,933.88	
11/15/2029	5,000	3.750	3.860	284,700.00	289,700.00						
5/15/2030				284,606.25	284,606.25	574,306.25		574,306.25	3,786,932.12	4,361,238.37	
11/15/2030	275,000	5.000	3.830	284,606.25	559,606.25						
5/15/2031				277,731.25	277,731.25	837,337.50		837,337.50	1,624,025.00	2,461,362.50	
11/15/2031	295,000	5.000	3.850	277,731.25	572,731.25						
5/15/2032				270,356.25	270,356.25	843,087.50		843,087.50	1,618,325.00	2,461,412.50	
11/15/2032	310,000	5.000	3.900	270,356.25	580,356.25						
5/15/2033				262,606.25	262,606.25	842,962.50		842,962.50	1,615,900.00	2,458,862.50	
11/15/2033	325,000	5.000	3.940	262,606.25	587,606.25						
5/15/2034				254,481.25	254,481.25	842,087.50		842,087.50	1,616,525.00	2,458,612.50	
11/15/2034	340,000	5.000	4.030	254,481.25	594,481.25						
5/15/2035				245,981.25	245,981.25	840,462.50		840,462.50	1,620,000.00	2,460,462.50	
11/15/2035	360,000	5.000	4.150	245,981.25	605,981.25						
5/15/2036				236,981.25	236,981.25	842,962.50		842,962.50	1,616,325.00	2,459,287.50	
11/15/2036	380,000	5.000	4.320	236,981.25	616,981.25						
5/15/2037				227,481.25	227,481.25	844,462.50		844,462.50	1,615,500.00	2,459,962.50	
11/15/2037	400,000	5.000	4.440	227,481.25	627,481.25						
5/15/2038				217,481.25	217,481.25	844,962.50		844,962.50	1,612,425.00	2,457,387.50	
11/15/2038	1,485,000	5.250	4.530	217,481.25	1,702,481.25						
5/15/2039				178,500.00	178,500.00	1,880,981.25		1,880,981.25	575,881.25	2,456,862.50	
11/15/2039	1,565,000	5.250	4.580	178,500.00	1,743,500.00						
5/15/2040				137,418.75	137,418.75	1,880,918.75		1,880,918.75	576,337.50	2,457,256.25	
11/15/2040	1,655,000	5.250	4.670	137,418.75	1,792,418.75						
5/15/2041				93,975.00	93,975.00	1,886,393.75		1,886,393.75	575,481.25	2,461,875.00	
11/15/2041	1,745,000	5.250	4.720	93,975.00	1,838,975.00						
5/15/2042				48,168.75	48,168.75	1,887,143.75		1,887,143.75	573,312.50	2,460,456.25	
11/15/2042	1,835,000	5.250	4.770	48,168.75	1,883,168.75						
5/15/2043						1,883,168.75		1,883,168.75	574,700.00	2,457,868.75	
TOTALS	11,000,000			8,922,435.42	19,922,435.42	19,922,435.42	0.00	19,922,435.42	42,445,240.16	62,367,675.58	0.27

PE%= 0.00% *Estimated*
 AR%= 59.83% (2023-24)
 1 MILL= 1,590,966



NORTHERN YORK COUNTY SCHOOL DISTRICT

Series of 2024

Total Issue Size: \$30,000,000

TABLE 2

Settled 3/1/2024

Dated 3/1/2024

1	2	3	4	5	6	7	8	9	10	11	12
Date	Principal	Coupon	Yield	Interest	Semi-Annual Debt Service	Fiscal Year Debt Service	Less: State Aid	Local Effort	Existing Local Effort	New Net Local Effort	Millage Equivalent
11/15/2024				1,058,333.33	1,058,333.33						
5/15/2025				750,000.00	750,000.00	1,808,333.33		1,808,333.33	4,946,288.94	6,754,622.27	1.14
11/15/2025	5,000	5.000	4.800	749,875.00	749,875.00	1,504,875.00		1,504,875.00	4,860,195.07	6,365,070.07	-0.19
5/15/2026				749,875.00	749,875.00	1,504,875.00		1,504,875.00	4,886,984.01	6,391,609.01	
11/15/2026	5,000	5.000	4.760	749,875.00	754,875.00			1,504,625.00	4,886,984.01	6,391,609.01	
5/15/2027				749,750.00	749,750.00	1,504,625.00		1,504,625.00	4,886,984.01	6,391,609.01	
11/15/2027	5,000	5.000	4.620	749,750.00	754,750.00			1,504,375.00	4,870,272.32	6,374,647.32	
5/15/2028				749,625.00	749,625.00	1,504,375.00		1,504,375.00	4,870,272.32	6,374,647.32	
11/15/2028	5,000	5.000	4.520	749,625.00	754,625.00			1,504,125.00	4,867,933.88	6,372,058.88	
5/15/2029				749,500.00	749,500.00	1,504,125.00		1,504,125.00	4,867,933.88	6,372,058.88	
11/15/2029	5,000	5.000	4.510	749,500.00	754,500.00			1,503,875.00	4,861,238.37	6,365,113.37	
5/15/2030				749,375.00	749,375.00	1,503,875.00		1,503,875.00	4,861,238.37	6,365,113.37	
11/15/2030	1,415,000	5.000	4.510	749,375.00	2,164,375.00			2,878,375.00	3,429,362.50	6,307,737.50	
5/15/2031				714,000.00	714,000.00	2,878,375.00		2,878,375.00	3,429,362.50	6,307,737.50	
11/15/2031	1,485,000	5.000	4.500	714,000.00	2,199,000.00			2,875,875.00	3,424,912.50	6,300,787.50	
5/15/2032				676,875.00	676,875.00	2,875,875.00		2,875,875.00	3,424,912.50	6,300,787.50	
11/15/2032	1,570,000	5.000	4.520	676,875.00	2,246,875.00			2,884,500.00	3,421,737.50	6,306,237.50	
5/15/2033				637,625.00	637,625.00	2,884,500.00		2,884,500.00	3,421,737.50	6,306,237.50	
11/15/2033	1,645,000	5.000	4.540	637,625.00	2,282,625.00			2,884,500.00	3,418,087.50	6,302,712.50	
5/15/2034				596,500.00	596,500.00	2,879,125.00		2,879,125.00	3,424,487.50	6,303,612.50	
11/15/2034	1,735,000	5.000	4.550	596,500.00	2,331,500.00			2,884,625.00	3,418,087.50	6,302,712.50	
5/15/2035				553,125.00	553,125.00	2,884,625.00		2,884,625.00	3,418,087.50	6,302,712.50	
11/15/2035	1,825,000	5.000	4.620	553,125.00	2,378,125.00			2,885,625.00	3,417,412.50	6,303,037.50	
5/15/2036				507,500.00	507,500.00	2,885,625.00		2,885,625.00	3,417,412.50	6,303,037.50	
11/15/2036	1,915,000	5.000	4.710	507,500.00	2,422,500.00			2,882,125.00	3,421,962.50	6,304,087.50	
5/15/2037				459,625.00	459,625.00	2,882,125.00		2,882,125.00	3,421,962.50	6,304,087.50	
11/15/2037	2,020,000	5.000	4.830	459,625.00	2,479,625.00			2,888,750.00	3,416,637.50	6,305,387.50	
5/15/2038				409,125.00	409,125.00	2,888,750.00		2,888,750.00	3,416,637.50	6,305,387.50	
11/15/2038	2,125,000	5.000	4.940	409,125.00	2,534,125.00			2,890,125.00	3,416,737.50	6,306,862.50	
5/15/2039				356,000.00	356,000.00	2,890,125.00		2,890,125.00	3,416,737.50	6,306,862.50	
11/15/2039	2,230,000	5.000	5.040	356,000.00	2,586,000.00			2,886,250.00	3,420,881.25	6,307,131.25	
5/15/2040				300,250.00	300,250.00	2,886,250.00		2,886,250.00	3,420,881.25	6,307,131.25	
11/15/2040	2,340,000	5.000	5.080	300,250.00	2,640,250.00			2,882,000.00	3,422,375.00	6,304,375.00	
5/15/2041				241,750.00	241,750.00	2,882,000.00		2,882,000.00	3,422,375.00	6,304,375.00	
11/15/2041	2,465,000	5.000	5.120	241,750.00	2,706,750.00			2,886,875.00	3,420,956.25	6,307,831.25	
5/15/2042				180,125.00	180,125.00	2,886,875.00		2,886,875.00	3,420,956.25	6,307,831.25	
11/15/2042	2,590,000	5.000	5.170	180,125.00	2,770,125.00			2,885,500.00	3,421,243.75	6,306,743.75	
5/15/2043				115,375.00	115,375.00	2,885,500.00		2,885,500.00	3,421,243.75	6,306,743.75	
11/15/2043	4,615,000	5.000	5.220	115,375.00	4,730,375.00			4,730,375.00	1,573,375.00	6,303,750.00	
5/15/2044						4,730,375.00		4,730,375.00	1,573,375.00	6,303,750.00	
TOTALS	30,000,000			21,550,333.33	51,550,333.33	51,550,333.33	0.00	51,550,333.33	75,343,081.33	126,893,414.67	0.95

PE%= 0.00% *Estimated*
 AR%= 59.83% (2023-24)
 1 MILL= 1,590,966



NORTHERN YORK COUNTY SCHOOL DISTRICT

Series of 2025
Total Issue Size: \$24,800,000

TABLE 3

Settled 3/1/2025
Dated 3/1/2025

1	2	3	4	5	6	7	8	9	10	11	12
Date	Principal	Coupon	Yield	Interest	Semi-Annual Debt Service	Fiscal Year Debt Service	Less: State Aid	Local Effort	Existing Local Effort	New Net Local Effort	Millage Equivalent
11/15/2025				874,888.89	874,888.89						
5/15/2026				620,000.00	620,000.00	1,494,888.89		1,494,888.89	6,747,833.96	8,242,722.85	0.94
11/15/2026	5,000	5.000	4.800	620,000.00	625,000.00						
5/15/2027				619,875.00	619,875.00	1,244,875.00		1,244,875.00	6,709,109.01	7,953,984.01	-0.16
11/15/2027	5,000	5.000	4.760	619,875.00	624,875.00						
5/15/2028				619,750.00	619,750.00	1,244,625.00		1,244,625.00	6,692,147.32	7,936,772.32	
11/15/2028	5,000	5.000	4.620	619,750.00	624,750.00						
5/15/2029				619,625.00	619,625.00	1,244,375.00		1,244,375.00	6,689,558.88	7,933,933.88	
11/15/2029	5,000	5.000	4.520	619,625.00	624,625.00						
5/15/2030				619,500.00	619,500.00	1,244,125.00		1,244,125.00	6,682,613.37	7,926,738.37	
11/15/2030	5,000	5.000	4.510	619,500.00	624,500.00						
5/15/2031				619,375.00	619,375.00	1,243,875.00		1,243,875.00	6,625,237.50	7,869,112.50	
11/15/2031	5,000	5.000	4.510	619,375.00	624,375.00						
5/15/2032				619,250.00	619,250.00	1,243,625.00		1,243,625.00	6,618,287.50	7,861,912.50	
11/15/2032	5,000	5.000	4.500	619,250.00	624,250.00						
5/15/2033				619,125.00	619,125.00	1,243,375.00		1,243,375.00	6,623,737.50	7,867,112.50	
11/15/2033	5,000	5.000	4.520	619,125.00	624,125.00						
5/15/2034				619,000.00	619,000.00	1,243,125.00		1,243,125.00	6,621,112.50	7,864,237.50	
11/15/2034	5,000	5.000	4.540	619,000.00	624,000.00						
5/15/2035				618,875.00	618,875.00	1,242,875.00		1,242,875.00	6,620,212.50	7,863,087.50	
11/15/2035	5,000	5.000	4.550	618,875.00	623,875.00						
5/15/2036				618,750.00	618,750.00	1,242,625.00		1,242,625.00	6,620,537.50	7,863,162.50	
11/15/2036	5,000	5.000	4.620	618,750.00	623,750.00						
5/15/2037				618,625.00	618,625.00	1,242,375.00		1,242,375.00	6,621,587.50	7,863,962.50	
11/15/2037	5,000	5.000	4.710	618,625.00	623,625.00						
5/15/2038				618,500.00	618,500.00	1,242,125.00		1,242,125.00	6,622,887.50	7,865,012.50	
11/15/2038	5,000	5.000	4.830	618,500.00	623,500.00						
5/15/2039				618,375.00	618,375.00	1,241,875.00		1,241,875.00	6,624,362.50	7,866,237.50	
11/15/2039	5,000	5.000	4.940	618,375.00	623,375.00						
5/15/2040				618,250.00	618,250.00	1,241,625.00		1,241,625.00	6,624,631.25	7,866,256.25	
11/15/2040	5,000	5.000	5.040	618,250.00	623,250.00						
5/15/2041				618,125.00	618,125.00	1,241,375.00		1,241,375.00	6,621,875.00	7,863,250.00	
11/15/2041	5,000	5.000	5.080	618,125.00	623,125.00						
5/15/2042				618,000.00	618,000.00	1,241,125.00		1,241,125.00	6,625,331.25	7,866,456.25	
11/15/2042	5,000	5.000	5.120	618,000.00	623,000.00						
5/15/2043				617,875.00	617,875.00	1,240,875.00		1,240,875.00	6,624,243.75	7,865,118.75	
11/15/2043	5,000	5.000	5.170	617,875.00	622,875.00						
5/15/2044				617,750.00	617,750.00	1,240,625.00		1,240,625.00	6,621,250.00	7,861,875.00	
11/15/2044	3,620,000	5.000	5.220	617,750.00	4,237,750.00						
5/15/2045				527,250.00	527,250.00	4,765,000.00		4,765,000.00	1,224,250.00	5,989,250.00	
11/15/2045	3,805,000	5.000	5.250	527,250.00	4,332,250.00						
5/15/2046				432,125.00	432,125.00	4,764,375.00		4,764,375.00	1,226,500.00	5,990,875.00	
11/15/2046	4,005,000	5.000	5.280	432,125.00	4,437,125.00						
5/15/2047				332,000.00	332,000.00	4,769,125.00		4,769,125.00	1,221,375.00	5,990,500.00	
11/15/2047	4,205,000	5.000	5.320	332,000.00	4,537,000.00						
5/15/2048				226,875.00	226,875.00	4,763,875.00		4,763,875.00	1,228,625.00	5,992,500.00	
11/15/2048	4,425,000	5.000	5.360	226,875.00	4,651,875.00						
5/15/2049				116,250.00	116,250.00	4,768,125.00		4,768,125.00	1,223,125.00	5,991,250.00	
11/15/2049	4,650,000	5.000	5.390	116,250.00	4,766,250.00						
5/15/2050						4,766,250.00		4,766,250.00	1,224,875.00	5,991,125.00	
TOTALS	24,800,000			27,661,138.89	52,461,138.89	52,461,138.89	0.00	52,461,138.89	133,585,306.28	186,046,445.17	0.78

PE%= 0.00% *Estimated*
AR%= 59.83% (2023-24)
1 MILL= 1,590,966



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