



ACT 34 HEARING BOOKLET SPRING-FORD AREA SCHOOL DISTRICT

FOR THE PROPOSED ADDITIONS AND RENOVATIONS TO
SPRING CITY ELEMENTARY SCHOOL



SCHRADERGROUP

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I - PART ONE

INTRODUCTION



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SPRING-FORD AREA SCHOOL DISTRICT ROYERSFORD, PENNSYLVANIA

BOARD OF SCHOOL DIRECTORS

Erica Hermans, President
Clinton Jackson, Vice-President
Heidi Goldsmith, Board Member
Karen Weingarten, Board Member
Dr. Margaret Wright, Board Member
Dr. Sagar Sharma, Board Member
Theresa Westwood, Board Member
Gabrielle Deardorff, Board Member
David Laky, Board Member

Laurie Bickert, Board Secretary

DISTRICT ADMINISTRATION

Mr. Robert Rizzo, Superintendent of Schools
Dr. Kelly Murray, Assistant Superintendent
Dr. Tina Giambattista, Assistant Superintendent
James Fink, Chief Financial Officer
Danilo Pellegrin, Director of Planning, Operations, and Facilities
Shawn Ryan, Supervisor of Operations and Facilities
Erin Crew, Director of Communications



ARCHITECTS/ENGINEERS

SCHRADERGROUP Architecture, LLC
Philadelphia, PA

CMTA, Inc.
Mechanical/Electrical/Plumbing/
Fire Protection/Technology Engineering
Louisville, KY

SCHRADERGROUP Architecture, LLC
Structural Engineering
Lancaster, PA

Chester Valley Engineers
Civil Engineering/Land Development Approval
Malvern, PA

Corsi Associates LLC
Food Service
Springfield, PA

CONSTRUCTION MANAGEMENT

ICS Consulting, Inc.
Media, PA

DISTRICT SOLICITOR

Fox Rothschild LLP
Exton, PA



ACT 34 HEARING AGENDA

ADDITIONS AND RENOVATIONS TO SPRING CITY ELEMENTARY SCHOOL
SPRING-FORD AREA SCHOOL DISTRICT, ROYERSFORD, PA

Location:
SPRING-FORD AREA SCHOOL DISTRICT
HIGH SCHOOL CAFETERIA
350 S. Lewis Road, Royersford, PA 19601

March 18, 2024
6:30 P.M.

- I. **OPENING REMARKS** Mr. Robert Rizzo
Superintendent of Schools
Spring-Ford Area School District
- II. **HEARING DULY CONSTITUTED** Mark Fitzgerald
Solicitor
Fox Rothschild LLP
- III. **PROJECT HISTORY AND NEED FOR CONSTRUCTION** Jen Leone
ICS
- IV. **PROJECT OPTIONS CONSIDERED** Jen Leone
ICS
- V. **PROJECT DESCRIPTION** Devin Bradbury, AIA
SCHRADERGROUP Architecture, LLC
- ADDITIONS AND RENOVATIONS TO:
SPRING CITY 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** James Fink
Chief Financial Officer
Spring-Ford Area School District
- VII. **PUBLIC COMMENTS** Mark Fitzgerald
Solicitor
Fox Rothschild LLP
- VIII. **ADJOURNMENT** Mr. Robert Rizzo
Superintendent of Schools
Spring-Ford Area 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 renovations and additions to occur at Spring City Elementary School 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. 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 High School Cafeteria 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, April 17, 2024 TO MAKE WRITTEN COMMENTS ABOUT THE PROJECT.



**RESOLUTION OF THE
BOARD OF SCHOOL DIRECTORS**

**SPRING-FORD AREA SCHOOL DISTRICT
MONTGOMERY COUNTY, PENNSYLVANIA**

Spring City Elementary School Additions and Renovations

WHEREAS, the Board of School Directors of this School District ("Board of School Directors") proposes to undertake as a project the Renovations and Additions to the Spring City Elementary School (herein the "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 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 Officer, Architect, and others to take certain actions with respect to the Project; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of School Directors of the Spring-Ford Area School District, Montgomery 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 Spring-Ford Area High School cafeteria located at 350 South Lewis Road, Royersford, PA 19468 on Monday March 18, 2024, beginning at 6:30 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 Project as follows:

Maximum Project Cost

\$17,400,000

Act 34 Maximum Building Construction Cost

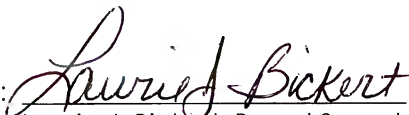
\$2,702,791



4. The Board of School Directors hereby authorizes and directs that descriptions of the Project be prepared and hereby directs the Superintendent of the School District to make copies of such descriptions of the 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.
5. This School District hereby authorizes Mark Fitzgerald, Esquire, and the law firm of Fox Rothschild LLP, Solicitor for the School District, to perform such acts on behalf of this School District as may be necessary in connection with the Project.
6. This School District hereby authorizes the architectural firm known as SCHRADERGROUP Architecture, LLC, Project Architects for the designated Project, to perform such acts on behalf of the School District as may be necessary in connection with the Project.
7. This School District hereby authorizes Chief Financial Officer James D. Fink, CPA, to perform such acts on behalf of the School District as may be necessary in conjunction with the Project.
8. This School District further authorizes the engagement of a court stenographer to transcribe the Act 34 proceedings, consistent with the intent of this Resolution.
9. 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 20th day of February 2024.

Attest:


Laurie J. Bickert, Board Secretary

By:

SPRING-FORD AREA SCHOOL DISTRICT
Montgomery County, Pennsylvania


Erica Hermans, Board President



CERTIFICATE

I, undersigned, Secretary of the Board of School Directors of the Spring-Ford Area School District, Montgomery 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 February 20, 2024 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, as amended, 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 20th day of February 2024.

A handwritten signature in black ink, reading "Laurie J. Bickert", written over a horizontal line.

Laurie J. Bickert, Board Secretary

(SEAL)



EXHIBIT “A”

**BOARD OF SCHOOL DIRECTORS
OF THE SPRING-FORD AREA
SCHOOL DISTRICT**

**NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH
ACT 34**

Spring City Elementary School

TO: ALL RESIDENTS OF THE SPRING-FORD AREA SCHOOL DISTRICT

Please take notice that a public hearing will be held in the Spring-Ford Area High School cafeteria located at 350 South Lewis Road, Royersford, PA 19468 on Monday, March 18, 2024, beginning at 6:30 PM, prevailing time, relating to the planning, designing, construction, and furnishing of the Additions and Renovations to Spring City Elementary School, Chester County, Pennsylvania (herein “Elementary School Project”) in accordance with Act 34 of the Pennsylvania Legislature.

A description of the Elementary School Project, including the facts with respect to the educational, physical, administrative, budgetary, and fiscal matters relating to the Elementary School Project, and certain other information, will be presented and will be available for consideration at the public hearing on Monday, March 18, 2024, and from February 20, 2024, 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 857 South Lewis Road, Royersford, PA 19468.

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

Maximum Project Cost

\$17,400,000

Act 34 Maximum Building Construction Cost

\$2,702,791

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 Elementary School Project no later than 12 p.m. on March 18, 2024.

Such written testimony should be mailed via first class U.S. Mail or hand delivered (electronic mail shall not constitute acceptable delivery) to:

Robert Rizzo
Superintendent
Spring-Ford Area School District
857 South Lewis Road,
Royersford, PA 19468

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 objection should be followed by a viable alternative solution.

Any and all interested persons may further appear at and attend the public hearing and will be given reasonable opportunity to be heard at such public hearing. Sign-in sheets will be available in the cafeteria of the Spring-Ford Area High School at the time of the hearing. The Board will call upon individuals signing such sign-in sheets in the order in which they appear. Commentary will be limited to 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 Elementary School Project will also be received by the Superintendent at the School District's administration offices until 4:00 PM, Wednesday, April 17, 2024. 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

SPRING-FORD AREA SCHOOL DISTRICT,
Montgomery County, Pennsylvania

A handwritten signature in dark ink, reading "Laurie J. Bickert", written over a horizontal line.

Laurie J. Bickert

Secretary of the Board of School Directors



III - PART THREE

PROJECT HISTORY + NEED FOR CONSTRUCTION



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PROJECT HISTORY AND NEED FOR CONSTRUCTION

INTRODUCTION

DISTRICT DESCRIPTION AND LOCATION

The Spring-Ford Area School District (SFASD) is located in Montgomery and Chester Counties in Southeastern Pennsylvania. The school district is comprised of the Townships of Limerick and Upper Providence along with the Boroughs of Royersford and Spring City. The District serves more than 8,100 students and approximately 1,100 staff members.

Currently, the District maintains (7) K-4 elementary schools, (1) intermediate school for grades 5-7, (1) 8th Grade Middle School, (1) 9th Grade Center and (1) senior high school serving grades 10-12. 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

Spring-Ford Area School District commissioned ICS Consulting, LLC. to complete a District-Wide Feasibility Study of all their school buildings in 2019. Associated deficiencies for each of the district's buildings were identified and the cost of repairs or replacements were placed into a 10-year Capital Improvement Plan. Additionally, as part of the analysis, enrollment projections were obtained from two different Demographic Consultants; one in March 2020 from Absolute Technology, Inc, and a second from Sundance Associates in July 2022. Both studies confirmed an increase in enrollment of 186 students by school year 2025, in the Spring City Elementary School catchment.

ICS then performed a building capacity analysis using the Pennsylvania Department of Education's methodology (PDE's), 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, ICS tailored the analysis to reflect the districts recommended class sizes and educational delivery methods for various age groups to determine SFASD's functional operating capacity. Using the results from the feasibility study, enrollment projections, and the building capacity analysis, ICS prepared a series of construction options to address Spring City Elementary Schools aging infrastructure and extended capacity issues, while meeting the districts educational goals. After reviewing the multiple options presented by ICS, Spring-Ford Area School District ultimately decided to proceed with renovating the existing building and adding additional classroom space.

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 ICS Consulting, LLC., 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 146 students from the actual 2021 enrollments at 7,855 students to 8,001 students in 2026, which equates to 1.9% 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 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.

Enrollments are projected to grow by 146 students past the peak year of 2025-26 (8,093) where enrollments will have increased by the end of the period to 8,001 students (1.8% over the end of the historic period).

814 students are added from new housing. Across the District

Spring-Ford Area School District

814 Public School Students from new housing

		TOTAL	Average Change	%Chg
Actual	2016	7,925		
	2017	7,998		
	2018	7,954		
	2019	8,074	7,948	
	2020	7,882		
	2021	7,855	-70	-0.9%
Projected	2022	7,798		
	2023	7,892		
	2024	8,017	7,960	
	2025	8,093		
	2026	8,001	146	1.9%
Extended	2027	7,845		
	2028	7,726		
	2029	7,573	7,574	
	2030	7,421		
	2031	7,303	-698	-8.9%

		K-4	Gr 5-7	Gr 8	Gr 9	Gr 10-12	TOTAL
Actual	2016	2,845	1,949	665	627	1,839	7,925
	2017	2,851	1,921	664	653	1,909	7,998
	2018	2,878	1,935	605	633	1,903	7,954
	2019	2,915	1,924	679	608	1,948	8,074
	2020	2,793	1,854	641	668	1,926	7,882
	2021	2,755	1,866	656	623	1,955	7,855
Projected	2022	2,680	1,877	646	648	1,947	7,798
	2023	2,687	1,915	623	646	2,021	7,892
	2024	2,699	1,968	676	630	2,044	8,017
	2025	2,698	1,957	691	680	2,066	8,093
	2026	2,626	1,964	665	683	2,064	8,001
	2027	2,591	1,855	693	651	2,056	7,845
Extended	2028	2,529	1,832	633	678	2,054	7,726
	2029	2,470	1,781	655	620	2,047	7,573
	2030	2,484	1,731	582	641	1,982	7,421
	2031	2,477	1,673	609	570	1,974	7,303

Projection
Period

HIGH

LOW



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 Spring-Ford Area School District's website at: <https://www.spring-ford.net/>

CURRICULUM FRAMEWORK OVERVIEW

Curriculum for the Spring-Ford Area School District is documented in curriculum guides. The guides include a scope and sequence as well as unit maps. The scope and sequence outlines the units of study, the approximate pacing and how each unit is assessed. The unit maps consist of Essential Questions, Key Content Knowledge and Skills, Targeted Standards, Prerequisite Skills, Assessment of Learning, Instructional Resources, Common Roadblocks or learning, Recommendations for remediation and extension, recommended technology and social/emotional learning opportunities.

FRAMEWORK COMPONENTS:

Understandings/Essential Questions

- Provide instructional focus and help the learner know what they should be able to answer when the unit is complete.
- Typically address overarching themes and concepts for the unit and/or course.

Key Content Knowledge and Skills

- Provides a clear indication of the unit learning objectives.
- Content knowledge identifies what the learner should know when they complete the unit.
- The skills section identifies what the learner should be able to do when they complete the unit.

Targeted Standard(s)

- Identifies which content area standard and/or assessment anchor is explicitly taught in the unit.
- *"The Pennsylvania State Board of Education has adopted academic standards in 12 subject areas. The academic standards are benchmark measures that define what students should know and be able to do at specified grade levels beginning in grade 3. The standards are promulgated as state regulations. As such, they must be used as the basis for curriculum and instruction in Pennsylvania's public schools. State requirements for curriculum, instruction and assessment can be found in the Board's Chapter 4 regulations."* Source: [PDE](#)



Prerequisite Skills

- Identifies skills, concepts, foundational knowledge and competencies that the learner must have to continue in the learning progression.
- Identifying these skills in advance helps the teacher determine if the learner is ready for the unit or if they need to provide additional scaffolding to support the learning.

Assessment of Learning

- Indicates how mastery of the learning objectives will be measured.

Instructional Resources

- Identifies which district approved resources are used to teach the unit.

Common Roadblocks for Learning; Recommendations for Remediation and Extensions

- A list of common misconceptions, misunderstandings, errors or confusion that occurs by the learner.
- Identifying these in advance helps the teacher to plan for instruction.
- Recommendations are provided on how to provide instructional support to students who may be struggling as well and students who are ready to dive deeper into the content.

Recommended uses of Technology by the Student

- Makes suggestions and recommendations as to how technology can be used by the learner to support and enhance their experience.

Social and Emotional Learning (SEL) Opportunities

- Identifies which Social Emotional Competency may be naturally supported within the unit of study due to the nature of the content.
- This helps the teacher to be aware that an SEL Competency is naturally occurring in the curriculum through the nature of the content, which helps the teacher better plan for instruction.

IDENTIFIED NEEDS

An evaluation of the program at Spring City Elementary School determined a need for additional classroom space along with large and small group instruction space to accommodate programs, student support and future enrollments. Music and Art are currently sharing one classroom and need their own separate teaching spaces. The building entrance and undersized administration office doesn't offer a safe and welcoming space for parents and students. The kitchen and nurse's suite are undersized to accommodate the number of students.



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:				
Spring-Ford Area 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
Brooke Elementary School	B1991 / 2006	18.3	K-4	428
Evans Elementary School	B2007	33	K-4	603
Limerick Elementary School	B1959 / 2002	16.3	K-4	290
Oaks Elementary School	B1965 / 2000	24.8	K-4	603
Royersford Elementary School	B1957 / 1992	6.8	K-4	416
Spring City Elementary School	B1959 / 1995	10	K-4	177
Upper Providence Elementary School	B2003	24	K-4	488
Subtotal		133		3,005
Spring-Ford Intermediate School	B2004	56	5-7	2,054
Spring-Ford MS 8th Grade Center	B1930 / 1996	6	8	696
Spring-Ford 9th Grade Center	B1957 / 2004	13.3	9	710
Spring-Ford SHS 10-12 Center	B2000	90	10-12	2,121
Subtotal		165		5,581
Spring-Ford Area School District Administration Building				N/A
Subtotal				
TOTAL		298	K-12	8,586



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, Spring City Elementary School was 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 Spring City Elementary School.

This Act 34 Hearing is for the renovations and additions to Spring City Elementary School for grades K-4.





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. The data collected as part of The District-wide Facilities Assessment and Master Plan Study, was used to develop Option 1 through Option 4 and their respective costs, (See below). The planning team worked with Spring-Ford Area School District Administration, educators, community, and the school board to develop these options for The District's consideration.

As part of this process, the team engaged in a series of workshops with the administration from June 2021 to October 2022 to review their needs. Based on discussions with the committee and the administration, some options were eliminated, while others required further evaluation by the district. Options under consideration included: closing Spring City ES and redistributing students; renovate Spring City ES which did not address enrollment/capacity issues; Renovate Spring City ES and build an addition; or demolish the current school and build a new Elementary school. Refer to the November 2019 District-wide Facility Assessment and October 2022 Master Plan prepared by ICS Consulting, LLC for the extent of options considered. The most viable options were limited to the following to develop budgetary estimates:

OPTION 1 – CLOSE SCES AND REDISTRIBUTE STUDENTS TO OTHER ELEMENTARY SCHOOLS

- Six (6) K-4 Elementary Schools
 - Brooke ES – maintain/potentially redistrict
 - Evans ES – maintain
 - Limerick ES – maintain
 - Oaks ES – maintain/potentially redistrict
 - Royersford ES – maintain/potentially redistrict
 - Upper Providence ES – maintain/potentially redistrict
- Spring-Ford Intermediate School (5-7) – maintain
- Spring-Ford MS 8th Grade Center (8) – maintain
- Spring-Ford 9th Grade Center (9) – maintain
- Spring-Ford SHS 10-12 Center (10-12) - maintain

Support Buildings: maintain all existing support buildings

OPTION 2 – ADDRESS INFRASTRUCTURE NEEDS ONLY

- Seven (7) K-4 Elementary Schools
 - Brooke ES – maintain
 - Evans ES – maintain
 - Limerick ES – maintain
 - Oaks ES – maintain
 - Royersford ES – maintain
 - **Spring City ES – renovate only to address aged building systems**
 - Upper Providence ES – maintain
- Spring-Ford Intermediate School (5-7) – maintain
- Spring-Ford MS 8th Grade Center (8) – maintain



- Spring-Ford 9th Grade Center (9) – maintain
- Spring-Ford SHS 10-12 Center (10-12) - maintain

Support Buildings: maintain all existing support buildings

OPTION 3 – ADDITIONS AND RENOVATIONS TO SCES

- Seven (7) K-4 Elementary Schools
 - Brooke ES – maintain
 - Evans ES – maintain
 - Limerick ES – maintain
 - Oaks ES – maintain
 - Royersford ES – maintain
 - **Spring City ES – Additions and Renovations to address educational parity**
 - Upper Providence ES – maintain
- Spring-Ford Intermediate School (5-7) – maintain
- Spring-Ford MS 8th Grade Center (8) – maintain
- Spring-Ford 9th Grade Center (9) – maintain
- Spring-Ford SHS 10-12 Center (10-12) - maintain

Support Buildings: maintain all existing support buildings

OPTION 4 – DEMOLISH AND BUILD A NEW SCES

- Seven (7) K-4 Elementary Schools
 - Brooke ES – maintain
 - Evans ES – maintain
 - Limerick ES – maintain
 - Oaks ES – maintain
 - Royersford ES – maintain
 - **Spring City ES – demolish existing and build new**
 - Upper Providence ES – maintain
- Spring-Ford Intermediate School (5-7) – maintain
- Spring-Ford MS 8th Grade Center (8) – maintain
- Spring-Ford 9th Grade Center (9) – maintain
- Spring-Ford SHS 10-12 Center (10-12) - maintain

Support Buildings: maintain all existing support buildings

A majority of 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 3, to provide renovations and additions to Spring City Elementary, would be more fiscally responsible and would address the programmatic and future capacity needs as well as address parity issues at the elementary level.

Option 3, to provide renovations and additions to Spring City Elementary 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, expanded parking lots; construction of a new 1-story school classroom addition, Administration and Kitchen expansion as described below and in the attached Drawings. The building area is as follows:

Total Proposed Building Area

Renovations:	32,909 SF
Additions:	9,821 SF
Total:	42,730 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 SPRING CITY ELEMENTARY SCHOOL: Site Amenities

The proposed Spring City Elementary School has a dedicated bus loop for buses and vans accessed from S. Wall Street. A separate dedicated loop for parent drop-off and pick-up will be accessed from S. Wall Street. Parking is provided for 55 vehicles. The existing play facilities will remain and include an enclosed Kindergarten play area, a play area in back of the school for recess, and a multi-purpose field. Stormwater will be managed with both an above-ground rain garden and with a subsurface facility.

PROPOSED SPRING CITY ELEMENTARY SCHOOL: Building Amenities

The proposed Spring City Elementary School will be fully renovated and added onto to provide two classrooms per grade level for a capacity of 244 students. Spring City Elementary School will continue to serve as a neighborhood school for grades K-4.

The main secured entrance area will be renovated adjacent to the enlarged administration area and will serve as the public entrance for the school. The one-story school has shared use amenities centrally located which include the cafeteria, gymnasium, and large group instruction space.

PROPOSED SPRING CITY ELEMENTARY SCHOOL: Programmed Areas

The programmed areas of the Northern Elementary School include:



10	Regular Classrooms for Grades K-4
1	RAM Quest Lab
1	Art Classroom
1	Music Classroom
1	Media Center/Library
1	Gymnasium
1	Cafeteria/Dining Commons
1	Kitchen
1	Administration and Guidance Suite
1	Nurse's Suite

EDUCATIONAL SPECIFICATIONS

SPRING CITY ELEMENTARY SCHOOL

The proposed one-story Spring City Elementary School will receive building-wide renovations and additions to accommodate the elementary school program and enrollments. 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 program developed for this project are as follows:

BUILDING ORGANIZATION

The parent and bus drop-off will be separated so that buses remain at the front horseshoe driveway and parent drop off is accessed via a new entrance off S. Wall Street. The main entrance accessed from the on-site parking lot is adjacent to the administration suite to check-in visitors prior to entering the building. This entrance will serve as the main public entry to the school.

GENERAL CLASSROOMS

Two classrooms are provided for each grade level with learning support classrooms strategically placed around the building. Generally, classrooms are located along the perimeter of the building, with equal access to the new commons and special programs. The new one-story classroom addition will be an extension of the 1st through 4th grade primary classroom wing. The kindergarten classrooms will each have an individual handicapped accessible toilet room and shared toilet rooms accessed from the corridor are provided for Grades 1 through 4.

All classrooms will have access to the specials classrooms at the central core of the building which include the Media Center/Library, RamQuest Lab and Large Group Instruction space. The classrooms are within short walking distance of the cafeteria, gymnasium, Art classroom, and Music classroom.

Each classroom will feature a sink with both hot and cold water. Marker boards and tack boards will be provided in the classrooms, mounted at heights appropriate to students. Cubbies will be provided in the classrooms.



New teacher and student desks and chairs will be provided in the new classrooms 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.

ART CLASSROOM

The Art Classroom will be renovated in its current locations in the Gym/Music wing. 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.

Tack display boards for display of student work will be provided in the corridors.

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

MUSIC INSTRUCTION ROOM

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

Acoustical wall panels will be utilized in the spaces.

Marker boards and tack boards will be installed.

MEDIA CENTER/LIBRARY

The school's Library/Media Center will be located with the Large Group Instruction space and RAM Quest classroom at the central core of the building, surrounded by all of the grade level classrooms. 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 storytelling and reading will be provided with an area for instruction and group/project-based activities. Library equipment and furnishings will be provided. Additional storage



casework will be provided to match this equipment. The library shelving will be considerate of the range of age groups of the students and will be mobile.

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

GYMNASIUM

The existing gymnasium will remain for physical education and is located at the end of the "specials" wing shared with Art and Music. Public toilet rooms are adjacent to the gymnasium for nighttime functions.

The gymnasium flooring is existing to remain and the space will receive a fresh coat of paint.

DINING COMMONS/CAFETERIA

The Dining Commons, or what is commonly known as the Cafeteria, is located central to the building in its existing location.

The Cafeteria floor material will be terrazzo.

Acoustical wall panels will be utilized in the space.

KITCHEN

The kitchen will be enlarged to meet current standards and requirements. New equipment as well as a walk-in refrigerator, freezer and dry storage room will be provided. One serving line will be provided to serve two grade levels per 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 secure vestibule.

The office area will include a reception area, the Principal's office, Guidance office, Psychologist office, conference room, a workroom and kitchenette area. A faculty toilet room is located within the administration suite.

A secure 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 expanded nurse's office will be in close proximity to the main office. This location will be convenient to the classrooms, the cafeteria, the gymnasium, and the main office, and is located at a main entrance for student pick-up or ambulance service.

The nurse's office will include a handicapped accessible toilet room 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 medications.

FACULTY ROOM

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

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 in the building. Kindergarten classrooms have individual toilet rooms within the classrooms.

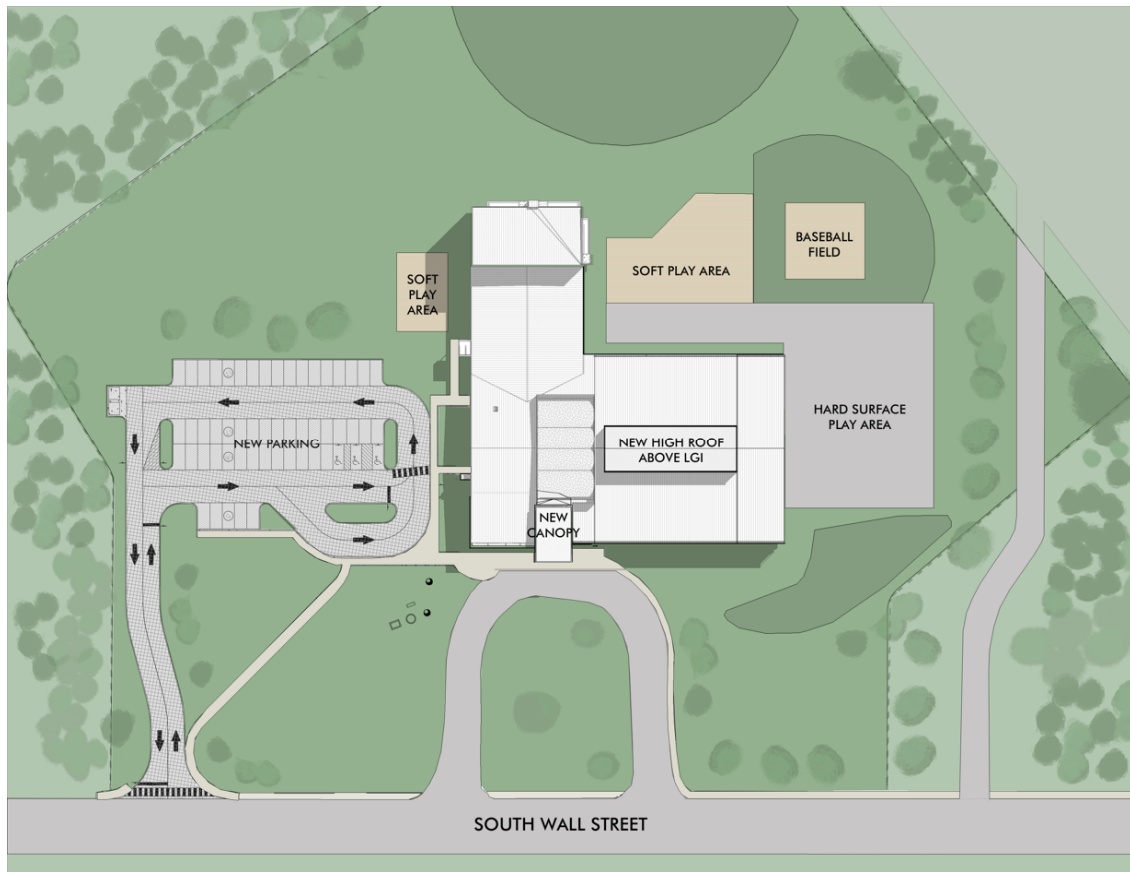
CORRIDORS

The existing corridors are Terrazzo which will receive a new terrazzo topping. The corridor floor in the new classroom wing will be Terrazzo. Tack boards will be added throughout the facility to display student work.



BUILDING PLANS AND IMAGES

The project site plans, floor plans and renderings follow:



Proposed Site Plan

Proposed floor plan removed for safety concerns.





View of Main Entrance



View of Building Approach at Bus Drop-off





View of Entry Lobby



View of Typical Classroom





View of RAM Quest Classroom



View of Music Classroom





View of Library



View of Large Group Instruction





View of Cafeteria



SCHEDULE AND ADJUSTMENTS

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



ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (1 OF 2)												
District/CTC: Spring-Ford Area School District				Project Name: Spring City Elementary School						Grades: <u> K </u> - <u> 4 </u>		
		PROJECT PLANNED SPACES - SCHEDULED AREA ONLY										
		EXISTING				NEW				TOTAL		
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP	
LIBRARY	XXX				XXXX	1,600	1.0	1,600	XXXX	1,600	XXXXX	
HALF-TIME KINDRGRTN	50											
HALF-TIME KINDRGRTN	50											
HALF-TIME KINDRGRTN	50											
FULL-TIME KINDRGRTN	25	950	2.0	1,900	50					1,900	50	
FULL-TIME KINDRGRTN	25											
FULL-TIME KINDRGRTN	25											
REG CLSRM 660+ SQ FT	25	850	4.0	3,400	100	850	5.0	4,250	125	7,650	225	
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											
REG CLSRM 660+ SQ FT	25											
REG CLSRM 660+ SQ FT	25											
REG CLSRM 660+ SQ FT	25											
SPECIAL ED ROOMS	XXX	SEE PAGE A18				SEE PAGE A18				XXXXXX	XXXXX	
SMALL GROUP <850 SQ FT	XXX				XXXX	550	2.0	1,100	XXXX	1,100	XXXXX	
SMALL GROUP <850 SQ FT	XXX	660	1.0	660	XXXX	660	1.0	660	XXXX	1,320	XXXXX	
LARGE GROUP INS 850+ SQ FT	XXX				XXXX	850	2.0	1,700	XXXX	1,700	XXXXX	
LARGE GROUP INS 850+ SQ FT	XXX				XXXX				XXXX		XXXXX	
ALTERNATIVE ED ROOM 660+ SQ FT	XXX				XXXX				XXXX		XXXXX	
OTHER:												
OTHER:												
OTHER:												
OTHER:												
OTHER:												
OTHER:												
PAGE A11 SUBTOTAL		XXX	XXXXX	XXXXX	5,960	150	XXXXX	XXXXX	9,310	125	15,270	275

PLANCON-A11



ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 2)											
District/CTC: Spring-Ford Area School District				Project Name: Spring City Elementary School						Grades: <u>K</u> - <u>4</u>	
		PROJECT PLANNED SPACES - SCHEDULED AREA ONLY									
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXX
ART ROOM	XXX	850	1.0	850	XXXX				XXXX	850	XXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXX
MUSIC ROOM	XXX	975	1.0	975	XXXX				XXXX	975	XXXXX
MUSIC ROOM	XXX				XXXX				XXXX		XXXXX
MUSIC ROOM	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
MULTI-PURPOSE RM	XXX	2,900	1.0	2,900	XXXX				XXXX	2,900	XXXXX
STAGE/PLATFORM	XXX				XXXX				XXXX		XXXXX
LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX				XXXX				XXXX		XXXXX
LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX				XXXX				XXXX		XXXXX
NATATORIUM	XXX	SEE PAGE A19				SEE PAGE A19				XXXXX	XXXXX
KITCHEN & STORAGE # OF SERVINGS: _____	XXX XXX	1,300	1.0	1,300	XXXX XXXX				XXXX XXXX	1,300	XXXXX XXXXX
MEALS PREPARED PER SERVING: _____	XXX XXX				XXXX			XXXX	XXXXX		
CAFETERIA TO SEAT: _____	XXX XXX	2,100	1.0	2,100	XXXX XXXX				XXXX XXXX	2,100	XXXXX XXXXX
FACULTY DINING ROOM	XXX	550	1.0	550	XXXX				XXXX	550	XXXXX
FACULTY ROOM	XXX				XXXX				XXXX		XXXXX
HEALTH SUITE (NURSE)	XXX	500	1.0	500	XXXX				XXXX	500	XXXXX
BLDG ADMIN/GUIDANCE TOTAL STAFF: _____	XXX XXX	1,300	1.0	1,300	XXXX XXXX	250	1.0	250	XXXX XXXX	1,550	XXXXX XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
PAGE A12 SUBTOTAL	XXX	XXXXX	XXXXX	10,475	XXXX	XXXXX	XXXXX	250	XXXX	10,725	XXXXX
PAGE A11 SUBTOTAL	XXX	XXXXX	XXXXX	5,960	150	XXXXX	XXXXX	9,310	125	15,270	275
BUILDING TOTAL	XXX	XXXXX	XXXXX	16,435	150	XXXXX	XXXXX	9,560	125	25,995	275

PLANCON-A12



ROOM SCHEDULE ADJUSTMENTS											
District/CIC: Spring-Ford Area School District				Project Name: Spring City Elementary School						Grades: K - 4	
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
ELEMENTARY	XXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXXX	XXXXXX
PROJECT ELEM CAP	XXX	XXXXX	XXXXX	16,435	150	XXXXX	XXXXX	9,560	125	25,995	275
KINDERGARTEN DEDUCT FOR HALF-TIME PRGM	-25	XXXXX		XXXXX		XXXXX		XXXXX		XXXXXX	
ADJUSTED ELEM CAP	XXX	XXXXX	XXXXX	XXXXX	150	XXXXX	XXXXX	XXXXX	125	XXXXXX	275
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	850	2.0	1,700	50					1,700	50
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED RESOURCE ROOM > 400 SQ FT	**										(MAX=25)
SP ED RESOURCE ROOM > 400 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED ELEMENTARY	XXX	XXXXX	XXXXX	18,135	50	XXXXX	XXXXX	9,560		27,695	50
MIDDLE/SECONDARY	XXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL	XXX	XXXXX	XXXXX			XXXXX	XXXXX				
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXX	
JUSTIFIED MS/SEC	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXX	
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 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				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED MS/SEC	XXX	XXXXX	XXXXX			XXXXX	XXXXX				

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

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

PLANCON-A18



PROJECT FULL TIME EQUIVALENTS											
District/CTC: Spring-Ford Area School District			Project Name: Spring City Elementary School							Grades: K - 4	
		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	18,135	50	XXXX	XXXX	9,560		27,695	50
ADJUSTED MS/SEC	XXX	XXXXX	XXXX			XXXXX	XXXX				
NATATORIUM *		XXXXX	XXXX			XXXX	XXXX				
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX XXX	XXXXX XXXXX	XXXX XXXX		XXXXX XXXXX	XXXX XXXX	XXXX XXXX		XXXXX XXXXX		XXXXXX XXXXXX
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX XXX	XXXXX XXXXX	XXXX XXXX		XXXXX XXXXX	XXXX XXXX	XXXX XXXX		XXXXX XXXXX		XXXXXX XXXXXX
DIST ADMIN OFFICE	XXX	XXXXX	XXXX			XXXX	XXXX				
VOCATIONAL	XXX	XXXXX	XXXX			XXXX	XXXX				
PRJT BUILDING TOTAL	XXX	XXXXX	XXXX	18,135	XXXXX	XXXX	XXXX	9,560	XXXXX	27,695	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 Spring-Ford Area School District Board of School Directors are shown on PlanCon D20, D21 and D23.



PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CIC:	Project Name:	Project #:	
Spring-Ford Area School District	Spring City Elementary 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.)	2,416,510	5,246,774	7,663,284
2. Heating and Ventilating	517,509	2,439,686	2,957,195
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	52,195	469,758	521,953
4. Electrical	383,865	1,809,653	2,193,518
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. Miscellaneous Testing	130,000		130,000
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	3,500,079	9,965,871	13,465,950
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)	13,000	52,000	65,000
c. Construction Insurance - Total	13,000	52,000	65,000
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	3,513,079	10,017,871	13,530,950
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	448,269	1,793,074	2,241,343
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		
3. TOTAL - Architect's Fee	448,269	1,793,074	2,241,343
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	45,000	280,000	325,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	45,000	280,000	325,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	4,006,348	12,090,945	16,097,293
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	N/A	X X X X X X X X X X X X X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation			
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)	4,006,348	12,090,945	16,097,293

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

PLANCON-D02



PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC:	Project Name:			Project #:
Spring-Ford Area School District	Spring City Elementary School			
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				776,036
2. Construction Manager Fee and Related Costs				
3. Total Demolition of Entire Existing Structures and Related Asbestos Removal to Prepare Project Site for Construction of New School Building and Related AHERA Clearance Air Monitoring and EPA-Certified Project Designer's Fee on Asbestos Abatement (Exclude costs for partial demolition.)				
4. Architectural Printing				10,000
5. Test Borings				22,500
6. Site Survey				30,000
7. Other (attach schedule if needed)				
a. _____				
b. PlanCon-D-Add't Costs, Total				292,283
8. Contingency				
9. TOTAL - Additional Construction-Related Costs				1,130,819
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X X X
1. Underwriter Fees	64,968	49,070		114,038
2. Legal Fees	42,500	45,000		87,500
3. Financial Advisor				
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	1,050	1,200		2,250
6. Capitalized Interest				
7. Printing	1,500	4,500		6,000
8. CUSIP & Rating Fees	18,085	23,000		41,085
9. Other				
a. DAC Report	2,500	2,700		5,200
b. POS Prep, DTC & IPERO	5,624	4,650		10,274
10. TOTAL-Financing Costs	136,227	130,120		266,347
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				17,494,459
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	9,995,000	7,030,000		17,025,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	14,069	22,000		36,069
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	291,723	141,667		433,390
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				17,494,459

PLANCON-D03



ADDITIONAL PROJECT COSTS			
District/CTC:	Project Name:		Project #:
Spring-Ford Area School District	Spring City Elementary 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
ICS Reimbursables			60,000
Traffic Study			17,500
Building Plan Review			30,375
Building Permit			176,908
Plumbing Plan Review			7,500
TOTAL - ADDITIONAL CONSTRUCTION-RELATED COSTS			292,283

PLANCON-D-ADD'T COSTS



DETAILED COSTS			
District/CTC:	Project Name:		Project #:
Spring-Ford Area School District	Spring City Elementary School		
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	109,627	438,508	548,135
2. Heating and Ventilating			
3. Plumbing		325,306	325,306
4. Electrical		316,500	316,500
5. Other: <u>Testing, Surveys, Etc.</u>		113,616	113,616
6. Other: _____			
7. A-1 thru A-6 - Subtotal	109,627	1,193,930	1,303,557
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Subtotal			
9. Site Development Costs - Total	109,627	1,193,930	1,303,557
B. ARCHITECT'S FEE ON SITE DEVELOPMENT			
			EXISTING
C. ASBESTOS ABATEMENT			
1. Asbestos Abatement			
2. AHERA Clearance Air Monitoring			
3. Asbestos Abatement - Total (D02, line A-5)			
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			
E. ROOF REPLACEMENT/REPAIR			
1. Roof Replacement Repair			
2. Owner Controlled Insurance Program on Roof Replacement/Repair			
3. Builder's Risk Insurance (if not included in primes)			
4. Roof Replacement/Repair - Total			
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR			

PLANCON-D04



ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
District/CTC: Spring-Ford Area School District	Project Name: Spring City Elementary School	Project #:
<p>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 <u>not</u> be included in the following calculations.</p>		
<p>A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW)</p> <p style="text-align: right;">\$ 4,006,348</p>		
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		
1. Site Development Costs (D04, line A-7-NEW)	\$ 1,303,557	THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.
2. Architect's Fees on the above excludable costs	\$	
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$	
4. Total Excludable Costs (B-1 plus B-2 and B-3)	\$ 1,303,557	
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)</p> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING. </div>		
		\$ 2,702,791
<p><u>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.</u></p>		
<p>D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08)</p> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD. </div>		
		\$ 2,919,014

PLANCON-D20



ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (1 of 2)														
District/CTC: Spring-Ford Area School District				Project Name: Spring City Elementary School				Project #:						
ACT 34 CAPACITY FRACTION														
A. SCHEDULED AREA FOR THE NEW BUILDING OR ADDITION (A19, Project Building Total, column #9)								USE AREAS FROM 9,560 sq.ft.						
B. SCHEDULED AREA FOR THE TOTAL BUILDING (A19, Project Building Total, column #11)								APPROVED PART A 27,695 sq.ft.						
C. ACT 34 CAPACITY FRACTION (line A divided by line B)								0.3452 (ROUND TO 4 DEC PL)						
*** BASED ON SCHEDULED AREA FOR TOTAL BUILDING ***														
ELEMENTARY BUILDING														
	550-659 SQ FT			660-769 SQ FT			770-849 SQ FT			850+ SQ FT			TOTAL	
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	BLDG TOTAL	
KINDERGARTEN	XXX	XXX	XXX	32			34			35	2	70	70	
REGULAR CLASSROOM	XXX	XXX	XXX	32			34			35	9	315	315	
SMALL GROUP/SEMINAR	24	2	48	32	2	64	34			XXX	XXX	XXX	112	
LARGE GROUP INSTR	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35	2	70	70	
COMPUTER ROOM	XXX	XXX	XXX	32			34			35				
ART ROOM	XXX	XXX	XXX	32			34			35	1	35	35	
MUSIC ROOM **	XXX	XXX	XXX	32			34			35	1	35	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	2	70	70	
SPECIAL ED RESOURCE (MAX = 1 RM)	24			32			34			35				
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35				
D. BUILDING TOTAL													707	
E. PRORATED ELEMENTARY CAPACITY FOR MIDDLE SCHOOL (D22, M minus O)														
F. ELEMENTARY CAPACITY (D plus E)													707	
G. ACT 34 ELEMENTARY CAPACITY (F times C; rounded to nearest whole number)													244	
DISTRICT ADMINISTRATION OFFICES														
H. TOTAL NUMBER OF POSITIONS TO BE HOUSED (A16, Number of Positions Listed)														
I. ACT 34 DISTRICT ADMINISTRATION OFFICE CAPACITY (H times 1.3; rounded to nearest whole number)														
VOCATIONAL BUILDING														
J. TOTAL SCHEDULED AREA (A17, Building Total, column #12)													sq.ft.	
K. VOCATIONAL CAPACITY (J divided by 100 times 1.44; rounded to nearest whole number)														
L. ACT 34 VOCATIONAL CAPACITY (K times C; rounded to nearest whole number)														

* SEE INSTRUCTIONS FOR ROOMS NOT LISTED HERE.

** ONLY INCLUDE MUSIC CLASSROOMS; DO NOT INCLUDE BAND ROOMS,
CHORAL ROOMS OR INSTRUMENTAL ROOMS

PLANCON-D21



ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD		
District/CDC:	Project Name:	Project #:
Spring-Ford Area School District	Spring City Elementary School	
A. GRADES K-6		
1. Act 34 Elementary Capacity (D21, line G)	<u>244</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>5,873,812</u>
B. GRADES 7-9		
1. Grades 7-9 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	<u> </u>	
b. Proration Fraction (building housing grades 7-9 - 1.00; grades 7-12 - .50; grades 8-12 - 0.40; grades 9-12 - .25; grades 10-12 - 0.00)	<u> </u> <small>(ROUND TO 2 DEC PL)</small>	
c. Grades 7-9 Capacity (1-a times 1-b; rounded to nearest whole number)	<u> </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> </u>
C. GRADES 10-12 / DAO		
1. Grades 10-12 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	<u> </u>	
b. Proration Fraction (building housing grades 7-9 - 0.00; grades 7-12 - .50; grades 8-12 - 0.60; grades 9-12 - .75; grades 10-12 - 1.00)	<u> </u> <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>5,873,812</u>
F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)		
		\$ <u>2,702,791</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		
Date Held		

PLANCON-D23





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 construction of a replacement of the Spring City Elementary School (the "Spring City Elementary School Building Project"). We have also estimated the annual direct and indirect costs of financing, all 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 Short-Term loan
2. General Obligation Bond issue
3. Local Authority issue
4. State Public School Building Authority (SPSBA)

Based on an analysis of the School District's financial statements for recent years, of the financing projections prepared in connection with this project and discussions with the School District, we have determined that a cash financing or short-term bank loan was not feasible. The School District does not have the funds necessary to pay cash for the Spring City Elementary School Building Project nor does it appear that the School District would be able to raise the required funds to meet the requirements of a short-term loan.

We then analyzed in detail the three alternatives which would require the School District to incur long-term debt: General Obligation, Local Authority and SPSBA bond issues. For each alternative, we estimated a bond issue size and calculated the annual debt service requirements based upon a limited wrap-around service structure with a borrowing term of 14 years. Financing costs and interest rates were higher for both the Local Authority and the SPSBA issue, which resulted in larger bond issues and higher average annual payments than a General Obligation bond issue. A Local Authority issue would also have annual administrative expenses, which raised the annual payments further. The General Obligation alternative also offers the School District the advantage of increased flexibility and control over the structure of the bond issue and the investment of bond proceeds. Based on these estimates and past experience, the least costly alternative for financing the Spring City Elementary School Building Project is the General Obligation Bond issue.



COMPARISON OF LONG TERM FINANCING METHODS

	GENERAL	LOCAL	
	General Obligation <u>Issue</u>	Local Authority <u>Issue*</u>	State Authority <u>Issue</u>
Construction and Related Costs ¹			
Structure Costs	\$13,530,950	\$13,530,950	\$13,530,950
Architect's Fee	2,241,343	2,241,343	2,241,343
Movable Fixtures and Equipment	325,000	325,000	325,000
Additional Related Construction Costs	1,130,819	1,130,819	1,130,819
Total Construction and Construction Related	<u>\$17,228,112</u>	<u>\$17,228,112</u>	<u>\$17,228,112</u>
Financing Costs			
Underwriters Discount	114,056	122,610	122,610
Bond Insurance	0	0	0
Capitalized Interest	0	0	0
Legal Fees	87,500	105,000	125,000
Bond Rating Fees	41,085	45,000	45,000
Financial Advisor	0	0	0
Printing	9,000	7,500	7,500
Paying Agent or Trustee Fees	2,250	5,000	5,000
Others	12,456	22,500	22,500
Subtotal	<u>266,347</u>	<u>307,610</u>	<u>327,610</u>
Total Project Cost	\$17,494,459	\$17,535,722	\$17,555,722
Net Original Issue Discount/Premium	36,069	38,525	38,525
Less: Interest Earnings ²	<u>433,390</u>	<u>433,390</u>	<u>433,390</u>
Total Bonds To Be Issued	<u>\$17,025,000</u>	<u>\$17,063,807</u>	<u>\$17,083,807</u>
Annual Debt Service for Series of 2023 & 2024	\$1,711,250	\$1,762,588	\$1,780,213
Less: State's Share ³	-	-	-
School District's Share	\$1,674,252	\$1,762,588	\$1,780,213
Incremental Mills Required ⁴	1.3163	1.3558	1.3694

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

Notes:

1. Source: PlanCon documents prepared by the School District's Architect.
2. Estimated interest income from investment of the Construction Fund moneys.
3. Estimated at an effective rate of approximately 0.00%.
4. One mill of Real Estate Tax has an assumed constant value of \$1,300,000.



BUDGET IMPACT

The School District does not anticipate receiving reimbursement from the State on this project due to the PlanCon moratorium that is currently in place. Although it is hopeful that a new proposed PlanCon 2 could be a program that provides support to the School District's local tax base which will support 100% of the direct costs.

The following is a summary of the direct costs of the Spring City Elementary School Building Project in terms of the estimated annual debt service (net of any reimbursement) and the millage equivalent of the same, assuming wrap-around debt service payment structure. The direct costs will be phased-in over fiscal years 2023-24 and 2024-25. One mill of real estate taxes is assumed to equal 1,300,000.

INDIRECT COSTS

The School District does not expect to incur any additional annual indirect costs for the Spring City Elementary School Building Project. After the Project has been completed, the School District anticipates a decrease in utility costs over the utility costs of the existing Spring City Elementary School due to new building efficiencies. Additionally, there will be no additional staffing increases for either professional or non-professional staff. Transportation will remain unaffected as well, since the location of the new Spring City Elementary School is on the site of the existing Spring City Elementary School. There will be no millage increase estimated for indirect costs, based upon the value of one mill being equal to \$1,300,000.

TOTAL ANNUAL COSTS

The following is a summary of the annual direct and indirect costs of the Spring City Elementary School Building Project in dollars and millage.

Annual Direct Cost	\$1,711,250
Less: State's Share	0
Plus: Annual Indirect Cost	<u>0</u>
Net Annual Direct and Indirect Costs	\$1,711,250
Annual Direct Cost (Mills)	1.3163 Mills
Less: State's Share	0.0000 Mills
Plus: Annual Indirect Cost (Mills)	<u>0.0000 Mills</u>
Net Annual Direct and Indirect Costs	1.3163 Mills

NET EFFECT OF THE PROJECT ON DIRECT AND INDIRECT COSTS

The net effect is calculated by totaling the school district's direct costs \$1,711,250 net of estimated state reimbursement \$0 plus the indirect costs \$0 in terms of both dollars and mills.



Date	Principal	Interest Rate	Interest Payable	Total Debt Service	Cap. Interest Fund	Total Debt Service	Fiscal Net Debt Service	Less: State Reimbursem. 0.00%	Net Annual Debt Service
30-Nov-23			0.00	0.00	0.00	0.00			
1-Apr-24	5,000	5.000%	150,483.25	155,483.25		155,483.25	155,483.25	0.00	155,483.25
1-Oct-24			223,734.38	223,734.38		223,734.38			
1-Apr-25	5,000	5.000%	223,734.38	228,734.38		228,734.38	452,468.75	0.00	452,468.75
1-Oct-25		-	223,609.38	223,609.38		223,609.38			
1-Apr-26	640,000	5.000%	223,609.38	863,609.38		863,609.38	1,087,218.75	0.00	1,087,218.75
1-Oct-26		-	207,609.38	207,609.38		207,609.38			
1-Apr-27	670,000	5.000%	207,609.38	877,609.38		877,609.38	1,085,218.75	0.00	1,085,218.75
1-Oct-27		-	190,859.38	190,859.38		190,859.38			
1-Apr-28	705,000	5.000%	190,859.38	895,859.38		895,859.38	1,086,718.75	0.00	1,086,718.75
1-Oct-28		-	173,234.38	173,234.38		173,234.38			
1-Apr-29	740,000	5.000%	173,234.38	913,234.38		913,234.38	1,086,468.75	0.00	1,086,468.75
1-Oct-29		-	154,734.38	154,734.38		154,734.38			
1-Apr-30	775,000	5.000%	154,734.38	929,734.38		929,734.38	1,084,468.75	0.00	1,084,468.75
1-Oct-30		-	135,359.38	135,359.38		135,359.38			
1-Apr-31	815,000	4.000%	135,359.38	950,359.38		950,359.38	1,085,718.75	0.00	1,085,718.75
1-Oct-31		-	119,059.38	119,059.38		119,059.38			
1-Apr-32	850,000	4.000%	119,059.38	969,059.38		969,059.38	1,088,118.75	0.00	1,088,118.75
1-Oct-32		-	102,059.38	102,059.38		102,059.38			
1-Apr-33	880,000	4.000%	102,059.38	982,059.38		982,059.38	1,084,118.75	0.00	1,084,118.75
1-Oct-33		-	84,459.38	84,459.38		84,459.38			
1-Apr-34	920,000	4.125%	84,459.38	1,004,459.38		1,004,459.38	1,088,918.75	0.00	1,088,918.75
1-Oct-34		-	65,484.38	65,484.38		65,484.38			
1-Apr-35	955,000	4.125%	65,484.38	1,020,484.38		1,020,484.38	1,085,968.75	0.00	1,085,968.75
1-Oct-35		-	45,787.50	45,787.50		45,787.50			
1-Apr-36	995,000	4.500%	45,787.50	1,040,787.50		1,040,787.50	1,086,575.00	0.00	1,086,575.00
1-Oct-36		-	23,400.00	23,400.00		23,400.00			
1-Apr-37	1,040,000	4.500%	23,400.00	1,063,400.00		1,063,400.00	1,086,800.00	0.00	1,086,800.00
	<u>\$9,995,000</u>		<u>\$3,649,265</u>	<u>\$13,644,264.50</u>	<u>\$0.00</u>	<u>\$13,644,264.50</u>	<u>\$13,644,264.50</u>	<u>\$0.00</u>	<u>\$13,644,264.50</u>

Reimbursement Calculation:

Project Reimbursement 0.00% **
CARF 23.45%

State Share 0.00%

** PlanCon D-14 Line N

Date	Principal	Interest Rate	Interest Payable	Total Debt Service	Cap. Interest Fund	Total Debt Service	Fiscal Net Debt Service	Less: State Reimbursem. 0.00%	Net Annual Debt Service
1-Oct-24			78,034.17	78,034.17	0.00	78,034.17			
1-Apr-25	5,000	3.530%	117,051.25	122,051.25		122,051.25	200,085.42	0.00	200,085.42
1-Oct-25			116,963.00	116,963.00		116,963.00			
1-Apr-26	445,000	3.350%	116,963.00	561,963.00		561,963.00	678,926.00	0.00	678,926.00
1-Oct-26			109,509.25	109,509.25		109,509.25			
1-Apr-27	460,000	3.190%	109,509.25	569,509.25		569,509.25	679,018.50	0.00	679,018.50
1-Oct-27			102,172.25	102,172.25		102,172.25			
1-Apr-28	475,000	3.150%	102,172.25	577,172.25		577,172.25	679,344.50	0.00	679,344.50
1-Oct-28			94,691.00	94,691.00		94,691.00			
1-Apr-29	485,000	3.130%	94,691.00	579,691.00		579,691.00	674,382.00	0.00	674,382.00
1-Oct-29			87,100.75	87,100.75		87,100.75			
1-Apr-30	505,000	3.140%	87,100.75	592,100.75		592,100.75	679,201.50	0.00	679,201.50
1-Oct-30			79,172.25	79,172.25		79,172.25			
1-Apr-31	520,000	3.160%	79,172.25	599,172.25		599,172.25	678,344.50	0.00	678,344.50
1-Oct-31			70,956.25	70,956.25		70,956.25			
1-Apr-32	535,000	3.190%	70,956.25	605,956.25		605,956.25	676,912.50	0.00	676,912.50
1-Oct-32			62,423.00	62,423.00		62,423.00			
1-Apr-33	550,000	3.220%	62,423.00	612,423.00		612,423.00	674,846.00	0.00	674,846.00
1-Oct-33			53,568.00	53,568.00		53,568.00			
1-Apr-34	570,000	3.240%	53,568.00	623,568.00		623,568.00	677,136.00	0.00	677,136.00
1-Oct-34			44,334.00	44,334.00		44,334.00			
1-Apr-35	590,000	3.380%	44,334.00	634,334.00		634,334.00	678,668.00	0.00	678,668.00
1-Oct-35			34,363.00	34,363.00		34,363.00			
1-Apr-36	610,000	3.490%	34,363.00	644,363.00		644,363.00	678,726.00	0.00	678,726.00
1-Oct-36			23,718.50	23,718.50		23,718.50			
1-Apr-37	630,000	3.640%	23,718.50	653,718.50		653,718.50	677,437.00	0.00	677,437.00
1-Oct-37			12,252.50	12,252.50		12,252.50			
1-Apr-38	650,000	3.770%	12,252.50	662,252.50		662,252.50	674,505.00	0.00	674,505.00
	<u>\$7,030,000</u>		<u>\$1,977,532.92</u>	<u>\$9,007,532.92</u>	<u>\$0.00</u>	<u>\$9,007,532.92</u>	<u>\$9,007,532.92</u>	<u>\$0.00</u>	<u>\$9,007,532.92</u>



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