PUBLIC HEARING

On the proposed

Construction

of the New

HERSHEY ELEMENTARY SCHOOL

To be held in the
Hershey Elementary School
Multi-Purpose Room (MPR1)

Located at
450 Homestead Road
Hershey, PA 17033
on
Tuesday, March 3, 2026
6:00 pm

Derry Township School District
ACT 34 PUBLIC HEARING
New Construction
of the
Hershey Elementary School

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AGENDA

1.	**CALL TO ORDER / INTRODUCTION**	**Lindsay Drew** Board President
2.	**HEARING, DULY CONSTITUTED** By Saxton and Stump	**David M. Walker, Esq.** Solicitor
3.	**PURPOSE OF THE MEETING** (Need for the Project)	**Dr. Stacy Winslow** Superintendent of Schools
4.	**PROJECT DESCRIPTION** By Crabtree, Rohrbaugh & Associates	**Anthony Colestock, AIA** Architect
5.	**FINANCIAL ANALYSIS** By Raymond James	**Lou Verdelli** Financial Advisor

6. **PUBLIC COMMENT**
Question and Answer Period

A. Pre-registered speakers / comments
B. Please raise hand, stand, and state name, address
C. One question at a time - three-minute limitation per speaker

7. **ADJOURNMENT**

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INTRODUCTION

The Board of School Directors of the Derry Township School District, Hershey, Pennsylvania is providing this opportunity to inform the public as to the School Board's consideration of a project to fully construct a new Hershey Elementary School, located in Hershey Pennsylvania.

The project is in response to a district-wide review of physical facility and academic program needs for the elementary school population.

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

The specific purposes for this hearing are as follows:

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

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

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PROJECT NEED

Description of Need

The Derry Township School District serves approximately 3,130 students across five schools on a 104-acre campus in Hershey, Pennsylvania. Of particular concern is Hershey Elementary School, the district's grades 2-5 building, which was constructed in 1954 and last renovated in 1991. At over 70 years of age, the building and its systems have reached end of life and no longer support the district's educational mission or vision.

Background Information

Derry Township School District is a midsized, suburban public school district serving Derry Township in Dauphin County, Pennsylvania. The unincorporated town of Hershey is located in central Pennsylvania, approximately 15 miles east of Harrisburg. Hershey is home to the international headquarters of Hershey Foods, Hersheypark amusement park, and Penn State Health Milton S. Hershey Medical Center. As a major tourism destination, the resident population of approximately 25,000 is often surpassed by visitors throughout the year, creating unique safety and security considerations for the district's 104-acre campus.

The district's campus hosts five schools within four buildings: the Early Childhood Center (grades K-1), Primary and Intermediate Elementary School (grades 2-5), Middle School (grades 6-8), and High School (grades 9-12).

District Mission: Engaging all students every day to help them achieve their greatest potential as global citizens.

District Vision: To cultivate an extraordinary learning environment in which all students and staff feel loved, welcomed and respected as they exceed academic expectations.

Feasibility Study Process

The Board and Administration acknowledge that the learning environment plays a critical role in the educational opportunities provided for students. The district has taken a proactive, planful approach over the past decade to determining the future of Hershey Elementary School:

- **2014** – Comprehensive Capital Projects Study completed by Fanning-Howey
- **2018** – Crabtree, Rohrbaugh – Granada Building Feasibility Study
- **2020** – Warehaus Elementary Options Study and Report
- **2022** – RLPS Hershey Elementary Feasibility Study
- **2023** – Engaged Crabtree, Rohrbaugh Associates as District Architect to design and build a new elementary school

Options Considered

The district carefully evaluated renovation versus new construction. Analysis revealed that addressing current building deficiencies, including accessibility, HVAC, plumbing, and electrical systems—would exceed $50,000,000 while failing to provide meaningful educational program improvements. A renovation would not deliver:

- Large and small group learning spaces
- New and flexible furnishings

- Updated media/library facilities
- Dedicated music rooms
- Regulation gymnasium for school and community use

Educational and Facility Deficiencies

The current Hershey Elementary School exhibits significant educational programming and facility deficiencies:

Educational Program

- Lack of required educational spaces
- No learning communities
- No integration of student collaboration and breakout spaces (small group instruction, large group instruction, and open collaboration areas)
- Undersized assembly/shared core spaces (gymnasium, cafeteria, music, art, library)
- No separation of assembly and academic spaces
- Lack of faculty planning and support spaces

Building and Site

- Code and accessibility compliance issues
- General building systems condition requiring extensive maintenance
- No "wayfinding" due to long corridors
- Limited outdoor play areas
- Remote parking from main entrance
- Separation of grades K-1 in a different building, impeding sharing of staff and resources

Final Option

After nearly a decade of study and planning, the district has determined that constructing a new Hershey Elementary School is the most fiscally responsible and educationally sound solution to address facility deficiencies while providing a 21st-century learning environment that supports the district's mission and vision.

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OPTIONS CONSIDERED

From 2014 to 2023 multiple studies from various Architectural/Engineering firms were conducted to analyze the existing building conditions, MEP systems and square footage deficiencies to meet the educational program needs of the district. Various options and ideas were explored to determine the need to renovate the existing elementary school or replace it with new construction.

In 2023 the district contracted Crabtree, Rohrbaugh and Associates as the architect of record to develop options for board consideration. The details of these options are detailed in Community Meeting presentations held on October 26, 2023, and September 30, 2024.

Option One

- New Stand-alone ES and renovate portion of ECC into DAO. Demolish existing ES following construction of new ES.

Option Two

- New stand-alone ES and DAO. Demolish existing ES and ECC after construction of new ES.

Option Three

- New ES connected to ECC and phased demolition of existing ES. Renovate portion of ECC into new DAO.

Option Four

- New ES and DAO with phased demolition of ECC and ES.

Option One was selected to minimize construction activities within the existing schools and limit student disruption. The new school will be constructed without the need for any phased demolition of the existing school. Upon completion of the construction of the new school, demolition of the existing school can begin to create a smooth student and faculty transition into the new facility.

The new school option will also create a clear and concise building organization which will provide adequately sized educational spaces, meet the growing special education needs, created preferred program adjacencies to share resources and reduce student transition times, implement best practices for safety and security and reduce operational inefficiencies by housing all grade levels in one facility instead of two.

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SUMMARY OF DISTRICT OWNED BUILDINGS AND LAND

	Present				Planned			
Name of Building	**Construction and/or Renovation Dates**	**Site Size (Acres)**	**Current Grade Levels**	**Current Building Capacity**	**Planned Completion Date**	**Site Size (Acres)**	**Proposed Grade Levels**	**Planned Building Capacity**
Early Childhood Center (ECC)	2000/2012	103.8	K-1	550	2030	No Change	**Repurpose to DAO**	0
Hershey ES	1954/1991/2011	103.8	2-5	1,025	2029	No Change	K-5	1,650
Hershey MS	1965/1996/2001/2010	103.8	6-8	1,454	n/a	No Change	No Change	No Change
Hershey HS	1994/2006	103.8	9-12	1,720	n/a	No Change	No Change	No Change
Granada Building - District Administration Office	1914/1925/1960s/ 1970s/1990/2005	5.17	n/a	n/a	**Vacate**	No Change	n/a	n/a

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PROJECT DESCRIPTION

Summary of Site
Site Size / Condition: 103.8 Acres – entire Campus
Current Site Usage: MX – Mixed Use with Educational as a permitted use
Wetlands: None identified
Available Utilities: Public Utilities: Electric, sewer, water and gas
Proposed Community Use Areas: Open Playfields
New Campus Parking Count: 1047 parking spaces
New ES Parking Count: 332 parking spaces and 44 Bus
Safety Measures:
Separate Bus Drop-Off for Increased Safety
Separate Vehicular Drop-Off / Pick Up Area
Separate Loading Dock and Receiving Area

Summary of Proposed Building
K-5 Facility with 1,650 Student Capacity
One-Story and three-story masonry structure
Total Square Footage: 296,500 SF

Program Spaces include
General Classrooms, Special Education Classrooms, Art Classrooms, STEAM Classrooms, Music Classrooms, Small Group Instruction, Collaborative Learning Areas, Media Center, Gymnasium, Administration Offices, Cafeteria and Kitchen (all spaces meet PA Department of Education guidelines).

Building Systems
ERV HVAC system, Lighting and Lighting Control System, Plumbing, Fire Suppression System, Fire Protection Alarm, Emergency Lighting, Integrated Communications & Clock System.

Building Codes: The building will be designed under the following codes: 2018 IBC/PA UCC, ADA and NFPA.

Project Description
The new school will be located behind the existing ECC and Middle School. The building is organized with a "main street" to separate the academic wings from the assembly / public spaces, such as the cafeteria, gymnasium, learning commons and administration offices. This separation of academic wing and the grade-level classrooms from the "public" side of the building allows for controlled access and separation from evening events. The main entrance will face Homestead Road to clearly identify the visitor entrance and allow for internal supervision of the site from the administration offices. Separation of the bus drop-off driveway and a parent drop-off driveway is a major design element to minimize vehicular traffic. A secondary entrance will be located at the front of the building for bused students, while the main entrance will serve as the entrance for parent riders. Both entrances will be flanked by the administration offices to maximize visual supervision of students entering the school.

The school will have two academic wings, each three-stories, with an entire grade level on each floor. The "main street" aligns with the 2nd floor of each academic wing to minimize student transitions and maximizes the existing topography of the site. The K-2 academic wing will be placed adjacent to the

cafeteria and play area to minimize daily transition times. The 3-5 Academic wing will be placed adjacent to the music wing to minimize transition times to P.E. and Music. Within each academic wing, each grade will be divided into two learning communities with educational support spaces and flexible learning commons. A large commons area between each learning community serves as a collaboration space for its grade level and sharing of resources and opportunities for student activities that extend beyond the classroom.

The Media Center and Art/STEAM classrooms are located on the south end of the K-2 to minimize student transition times. A connecting corridor from the 3-5 Academic wing to the Media Center and Art/STEAM decreases transition times.

The site will include 2 play areas; one adjacent to the academic wings and the other adjacent to the cafeteria. The existing multi-purpose field behind the middle school will be relocated along Homestead Road. Loading docks are placed to share existing service drives with the ECC and the Middle School to separate deliveries from other vehicles.

The majority of the new structure is masonry load-bearing walls with steel joists and EPDM roof. The 'main street' will be a combination of load-bearing masonry walls and steel-framed construction. All applicable fire, egress and applicable codes will be designed under the 2018 International Building Code.

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CONSTRUCTIN PHASING

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SITE PLAN

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GROUND FLOOR PLAN

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SECOND FLOOR PLAN

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THIRD FLOOR PLAN

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PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)

District/CTC:	Project Name:	Project #:
Derry Township School District	Hershey 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.)**	66,040,479		66,040,479
2. Heating and Ventilating	14,825,000		14,825,000
3. Plumbing **(Report costs for sanitary sewage disposal on line E-1.)**	7,116,000		7,116,000
4. Electrical	12,749,500		12,749,500
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	100,730,979		100,730,979
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)**			n/a
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	100,730,979		100,730,979
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	5,735,688		5,735,688
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		n/a
3. TOTAL - Architect's Fee	5,735,688		5,735,688
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	6,547,514		6,547,514
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	6,547,514		6,547,514
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	113,014,181		113,014,181
E. SITE COSTS			
1. Sanitary Sewage Disposal			n/a
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	50,000		50,000
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			n/a
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal			n/a
5. Site Acquisition Costs		X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X X X X X X X	n/a
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	50,000		50,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	113,064,181		113,064,181

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

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)

District/CTC:	Project Name:	Project #:
Derry Township School District	Hershey Elementary School	

ROUND FIGURES TO NEAREST DOLLAR

PROJECT COSTS (CONT.)	**TOTAL**
G. ADDITIONAL CONSTRUCTION-RELATED COSTS 1. Project Supervision (inc. Asbestos Abatement Project Supervision)	n/a
2. Construction Manager Fee and Related Costs	605,750
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.)	n/a
4. Architectural Printing	320,620
5. Test Borings	113,525
6. Site Survey	85,075
7. Other (attach schedule if needed) a. _____	
b. PlanCon-D-Add't Costs, Total	2,581,725
8. Contingency	3,018,274
9. TOTAL - Additional Construction-Related Costs	6,724,969

H. FINANCING COSTS *FOR THIS PROJECT ONLY*	**BOND ISSUE/NOTE SERIES OF** 2023	**BOND ISSUE/NOTE SERIES OF** 2026	**BOND ISSUE/NOTE SERIES OF** 2027	X X X X X X X X X X X X
1. Underwriter Fees	78,724	345,170	341,600	765,494
2. Legal Fees	15,750	40,000	40,000	95,750
3. Financial Advisor	14,000	40,000	40,000	94,000
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	875	1,250	1,250	3,375
6. Capitalized Interest		549,981	549,981	1,099,961
7. Printing	8,400	13,000	13,000	34,400
8. CUSIP & Rating Fees	16,800	45,000	45,000	106,800
9. Other				
a. DAC Toolkit Fee	245	350	350	945
b. Limited Scope Counsel	2,625	3,750	3,750	10,125
10. TOTAL-Financing Costs	137,419	1,038,501	1,034,931	2,210,850
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				122,000,000

REVENUE SOURCES	**BOND ISSUE/NOTE SERIES OF** 2023	**BOND ISSUE/NOTE SERIES OF** 2026	**BOND ISSUE/NOTE SERIES OF** 2027	**TOTAL**
J. AMOUNT FINANCED *FOR THIS PROJECT ONLY*	11,000,000	49,310,000	48,800,000	109,110,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM *FOR THIS PROJECT ONLY*	509,584	340,208	340,208	1,190,000
L. INTEREST EARNINGS *FOR THIS PROJECT ONLY*	700,000	200,000	200,000	1,100,000
M. BUILDING INSURANCE RECEIVED				
N. PROCEEDS FROM SALE OF BUILDING OR LAND				
O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)				10,600,000
P. OTHER FUNDS (ATTACH SCHEDULE)				
Q. TOTAL REVENUE SOURCES				122,000,000

ADDITIONAL PROJECT COSTS

District/CTC:	Project Name:		Project #:
Derry Township School District	Hershey 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**
Regulatory Agency Review & Approvals	1,007,310
Construction Testing & Inspections	1,007,310
Commissioning	503,655
Web-Based Construction Administration	35,000
Traffic Study	28,450
TOTAL - ADDITIONAL CONSTRUCTION-RELATED COSTS	2,581,725

DETAILED COSTS

District/CTC:	Project Name:	Project #:
Derry Township School District	Hershey Elementary School	

	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	10,714,045		10,714,045
2. Heating and Ventilating			
3. Plumbing			
4. Electrical			
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	10,714,045		10,714,045
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	10,714,045		10,714,045
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	888,852		888,852

	EXISTING
C. ASBESTOS ABATEMENT	
1. Asbestos Abatement	n/a
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)	n/a
E. ROOF REPLACEMENT/REPAIR	
1. Roof Replacement Repair	n/a
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	n/a

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

District/CTC:	Project Name:	Project #:
Derry Township School District	Hershey Elementary School	

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) $ 113,014,181

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) $ 10,714,045
2. Architect's Fees on the above excludable costs $ 888,852
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW) $
4. Total Excludable Costs (B-1 plus B-2 and B-3) $ 11,602,897

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

C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) $ 101,411,284

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) $ 109,524,187

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

REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-D20

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ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the construction of the new Hershey 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, 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 taking into consideration the District's current outstanding debt. 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 maintains more control with the local school board. Based on these analyses and past performance, the least costly alternative for financing the Project is the General Obligation Bond Issue.

STATE REIMBURSEMENT

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

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COMPARISON OF LONG TERM FINANCING METHODS

Derry Township School District – New Hershey Elementary School

COSTS	GENERAL OBLIGATION	LOCAL AUTHORITY	SPSBA
Costs of Construction			
New Construction [1]	$119,789,150	$119,789,150	$119,789,150
Financing Costs: [2]			
Bond Discount	765,494	800,000	825,000
Legal Fees	94,320	120,000	115,000
Printing	34,400	45,000	45,000
Rating & CUSIP	106,800	125,000	120,000
Compliance/PDE Filing	12,500	12,500	12,500
Paying Agent/Trustee	3,375	6,000	6,000
Financial Advisor	94,000	100,000	100,000
Capitalized Interest	1,099,961	1,200,000	1,150,000
TOTAL REQUIREMENTS	122,000,000	122,197,650	122,162,650
Less:			
Interest Earned [3]	$1,100,000	$1,200,000	$1,200,000
Original Issue Premium [3]	1,190,000	750,000	700,000
School District Cash Contribution	10,600,000	10,6000,000	10,600,000
Size of Bond Issue(s)	109,110,000	109,647,650 [4]	109,665,650 [4]

(1) Includes total Project Costs for Project appearing on PLANCON D-02, Line F; Contingency Fund Allowances and funds for Project Management occurring on PLANCON D-03, Line G-9.
(2) Financing Costs are estimates based upon recent averages and fees realized from bond issues sold in the municipal market as shown on the two PLANCON D-03 pages
(3) Interest earnings on construction funds being available from investments based upon approximate payout schedule. Original Issue Premium funds are available to the District based on the estimated financing structure.
(4) A local authority or SPSBA could have annual administrative expenses which have not been included in these calculations. Authority issues will have higher issuance costs and higher interest rates due to revenue bond issue structure.

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Hershey Elementary School

DEBT SERVICE AND TOTAL MILLAGE IMPACT

Table IIA is a summary of the projected debt service and approximate millage impact anticipated by the completion of the Project. The School District is funding the Project with a portion of the Series of 2023, the proposed Series of 2026 and 2027 general obligation bond issues and district cash.

It is anticipated that the required funds for the School District's share of the debt service requirements will be derived from using existing debt related mills currently in the budget which become available as previous bond issues are retired, plus an aggregate general fund increase as noted on Table IIA and Table IIB.

Table IIB summarizes the proposed annual debt service associated with the proposed bond issues and anticipated millage funding illustration required to fund the Project.

Based upon the value of 1 collected mill being $2,120,206 in 2024-25, a summary millage impact and debt service analysis is shown on Tables IIA.

Table IIA

Average Annual Debt Service (1)	Net Debt Service After State Reimbursement (2)	Mills Required for Direct Debt	Total Mills Required for Direct and Indirect Costs
$7,719,908	$7,719,908	3.641 Mills 1.937 Mills (3)	3.671(4) 1.967 Mills (4)

1. Average annual debt service from Column 7 on attached Table IIB starting in fiscal year ending June 30, 2030. (The Project will require the Series 2023, the proposed 2026 and 2027 Bond Issues as well as a $10,600,000 district cash contribution).
2. Assumes a zero project reimbursement for the Bonds.
3. Table IIB attached shows the 1.937 millage impact of the wrap-around debt structure for proposed Bond Issues (Column 10) taking into account using existing mills from existing debt service as it is paid off (Column 2).
4. The breakdown of Indirect Costs follows the discussion on the Direct Costs. Indirect Cost millage equivalates to a total of 0.03 mills which the District will fund upon completion of the Project in the general fund budget.

DERRY TOWNSHIP SCHOOL DISTRICT

Millage Requirement Study

Table IIB

January 21, 2026

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
Fiscal Year Ending	Current Net Debt Service*	ACTUAL Tax-Exempt New Money Series 2023 $14,995,000 Net D/S (1)	PROJECTED Tax-Exempt New Money Series 2026 $49,310,000 Net D/S (2)	PROJECTED Tax-Exempt New Money Series 2027 $48,800,000 Net D/S (3)	Less: School District Cash Contribution	Total Proposed Net Debt Service	Value of 1 Mill (4)	Total Mills Required for Debt Service	New Mills for Debt Service	Total Mills in Place for Debt Service	Millage Increase (%) (5)	Dollars Appropriated	Budget Surplus/ (Deficit)
6/30/2023	3,611,029	-	-	-	-	3,611,029	2,118,413	1.705	0.000	1.705	0.00%	3,611,029	-
6/30/2024	3,612,388	349,332	-	-	-	3,961,720	2,118,413	1.870	0.379	2.084	1.90%	4,414,396	452,676
6/30/2025	3,710,670	762,588	-	-	-	4,473,258	2,120,206	2.110	0.386	2.470	1.90%	5,236,531	763,274
6/30/2026	3,704,973	762,400	-	-	-	4,467,373	2,120,206	2.107	0.000	2.470	0.00%	5,236,531	769,158
6/30/2027	3,624,455	762,213	1,258,650	-	-	5,645,317	2,120,206	2.663	0.293	2.763	1.41%	5,857,752	212,434
6/30/2028	1,616,689	767,025	2,522,300	1,311,625	-	6,217,639	2,120,206	2.933	0.293	3.056	1.39%	6,478,972	261,333
6/30/2029	-	1,556,650	3,262,050	2,903,250	233,760	7,488,190	2,120,206	3.532	0.293	3.349	1.37%	7,100,192	(387,998)
6/30/2030	-	1,556,650	3,264,800	2,899,250	-	7,720,700	2,120,206	3.641	0.293	3.642	1.36%	7,721,413	713
6/30/2031	-	1,554,650	3,265,550	2,899,750	-	7,719,950	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	1,463
6/30/2032	-	1,760,650	3,059,300	2,899,500	-	7,719,450	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	1,963
6/30/2033	-	1,759,150	3,061,300	2,898,500	-	7,718,950	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	2,463
6/30/2034	-	1,759,900	3,056,550	2,901,750	-	7,718,200	2,120,206	3.640	0.000	3.642	0.00%	7,721,413	3,213
6/30/2035	-	1,757,650	3,060,300	2,904,000	-	7,721,950	2,120,206	3.642	0.000	3.642	0.00%	7,721,413	(537)
6/30/2036	-	1,757,400	3,062,050	2,900,250	-	7,719,700	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	1,713
6/30/2037	-	1,758,900	3,061,800	2,900,750	-	7,721,450	2,120,206	3.642	0.000	3.642	0.00%	7,721,413	(37)
6/30/2038	-	1,761,900	3,059,550	2,900,250	-	7,721,700	2,120,206	3.642	0.000	3.642	0.00%	7,721,413	(287)
6/30/2039	-	1,761,150	3,060,300	2,898,750	-	7,720,200	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	1,213
6/30/2040	-	1,757,675	3,058,800	2,901,250	-	7,717,725	2,120,206	3.640	0.000	3.642	0.00%	7,721,413	3,688
6/30/2041	-	-	4,820,050	2,902,500	-	7,722,550	2,120,206	3.642	0.000	3.642	0.00%	7,721,413	(1,137)
6/30/2042	-	-	4,820,800	2,897,500	-	7,718,300	2,120,206	3.640	0.000	3.642	0.00%	7,721,413	3,113
6/30/2043	-	-	4,819,550	2,901,500	-	7,721,050	2,120,206	3.642	0.000	3.642	0.00%	7,721,413	363
6/30/2044	-	-	4,821,050	2,899,000	-	7,720,050	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	1,363
6/30/2045	-	-	4,819,800	2,900,250	-	7,720,050	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	1,363
6/30/2046	-	-	4,820,550	2,900,000	-	7,720,550	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	863
6/30/2047	-	-	4,817,800	2,903,250	-	7,721,050	2,120,206	3.642	0.000	3.642	0.00%	7,721,413	363
6/30/2048	-	-	4,816,975	2,904,750	-	7,721,725	2,120,206	3.642	0.000	3.642	0.00%	7,721,413	(312)
6/30/2049	-	-	4,820,913	2,897,738	-	7,718,650	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	2,763
6/30/2050	-	-	4,818,825	2,899,150	-	7,717,975	2,120,206	3.640	0.000	3.642	0.00%	7,721,413	3,438
6/30/2051	-	-	4,820,450	2,898,463	-	7,718,913	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	2,500
6/30/2052	-	-	-	7,720,675	-	7,720,675	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	738
6/30/2053	-	-	-	7,717,475	-	7,717,475	2,120,206	3.640	0.000	3.642	0.00%	7,721,413	3,938
6/30/2054	-	-	-	7,718,788	-	7,718,788	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	2,625
6/30/2055	-	-	-	7,718,563	-	7,718,563	2,120,206	3.640	0.000	3.642	0.00%	7,721,413	2,850
6/30/2056	-	-	-	7,721,013	-	7,721,013	2,120,206	3.642	0.000	3.642	0.00%	7,721,413	400
6/30/2057	-	-	-	7,720,088	-	7,720,088	2,120,206	3.641	0.000	3.642	0.00%	7,721,413	1,325
TOTAL	**19,880,204**	**23,905,882**	**94,130,063**	**114,339,575**	**233,760**	**252,021,963**			**1.937**				**2,071,590**

*Excludes District's 2015 Vo-Tech debt.

(1) Series of 2023 - New Money, $15,526,700 Project Fund, Dated 11/29/2023, Actual Rates.

(2) Series of 2026 - New Money, $50,200,000 Project Fund, Dated 6/1/2026, Capitalized Interest through 11/15/2026, Current Rates.

(3) Series of 2027 - New Money, $49,460,000 Project Fund, Dated 6/1/2027, Capitalized Interest through 11/15/2027, Current Rates.

(4) Assumes FY 2024-25 mill is worth $2,120,206. Assumes no growth in value of a mill.

(5) Based on the assumption that 19.9595 mills are in place for the 2023/24 school year.

Derry Township School District
ACT 34 PUBLIC HEARING
New Construction
of the
Hershey Elementary School

INDIRECT COSTS

To determine the indirect costs associated with this project, budgetary expenditures for staffing, supplies, utilities, materials, insurance, and transportation were analyzed. Additional employees and support staff are not expected as a result of the project. However, there is expected to be minimal increases in maintenance and insurance costs. The proposed additions will produce an increase in total square footage, thereby increasing utility and insurance coverage costs.

Support Personal **$0**

No additional full-time or part-time employees resulting from increase in square footage

Utilities/Fuel **$23,100**

This is an estimate, based on current utility cost for the current buildings and the new building with significant increase in square footage, but more efficient envelope and systems that results in an additional energy cost.

Materials, Supplies and Equipment **$0**

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

Building Operation & Maintenance **$4,200**

Increased costs for maintenance, preventative maintenance and custodial supplies.

Pupil Transportation **$0**

No changes in pupil transportations costs are anticipated as a result of the new building.

Insurance Premium **$42,750**

The insurance premium to cover the additional square footage of the new building.

Total Annual Indirect Costs **$70,050**

Value of One Mil	$2,120,206
Millage Impact on Indirect Costs	0.03 Mills

Derry Township School District
ACT 34 PUBLIC HEARING
New Construction
of the
Hershey Elementary School

BOARD RESOLUTION
MAXIMUM BUILDING and CONSTRUCTION COSTS

ADOPTING MAXIMUM PROJECT COSTS AND
MAXIMUM BUILDING CONSTRUCTION COSTS FOR THE CONSTRUCTION OF
A NEW HERSHEY ELEMENTARY SCHOOL
AUTHORIZING OTHER ACTION IN CONNECTION THEREWITH

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

WHEREAS, the Derry Township School District (the "District") has determined to undertake the construction of a new Hershey Elementary School referred to herein as the "Project"; and

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of School Directors of the District hereby adopts a Maximum Project Cost of $122,000,000 and an Act 34 Maximum Building Construction Cost of $101,411,284 for the Project.

2. The Board of School Directors of the District hereby authorizes and directs a public hearing to be held in accordance with the requirements of Act 34 of the Pennsylvania School Code (the "Act") on March 3, 2026, at 6:00 p.m. in the Hershey Elementary School Multi-Purpose Room to provide information to the residents of the District with respect to the Project. The Secretary of the District is hereby authorized and directed to cause a notice of such public hearing to be published once in the Patriot News and The Sun (Hummelstown|Hershey|Palmyra), such publication to appear not later than Wednesday, February 11, 2026, not less than 20 days prior to the date of the public hearing stated above. A copy of such notice is attached hereto as Exhibit "A" and made a part hereof.

3. The Board of School Directors of the District hereby approves the description of the Project and related material attached hereto as Exhibit "B" which has been prepared in accordance with the requirements of the Act, and further authorizes the use and distribution thereof as required by the Act, including the availability thereof to the public not later than February 11. 2026.

4. The Board of School Directors of the District hereby authorizes and directs the proper officers of the District to submit to the Pennsylvania Department of Education (the "Department") a certified copy of this Resolution, together with a copy of the minutes or

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

5. The Board of School Directors of the District hereby authorizes and directs its (i) administrative staff; (ii) Bond Counsel – Saxton and Stump; (iii) Solicitor David M. Walker, Esquire; Saxton and Stump; (iv) Architect – Crabtree, Rohrbaugh & Associates, and (v) Financial Advisor – Raymond James, to do and perform or cause to be done and performed on behalf of the District any and all acts and things as may be necessary in connection with the Project in order to carry out the purposes of the Act and this Resolution.

6. The proper officers of the District are hereby authorized and directed to execute any and all papers and to do and cause to be done any and all acts and things necessary or proper for the execution or carrying out of this Resolution.

7. All resolutions or parts of resolutions inconsistent herewith be and the same are hereby rescinded, canceled and annulled.

I, the undersigned Secretary of the Derry Township School District, DO HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the affirmative vote of a majority of the members of the Board of School Directors of the District at a public meeting held on February 9, 2026; that proper notice of such meeting was duly given as required by law; and the said Resolution has been duly entered upon the Minutes of said Board, showing how each member voted thereon.

IN WITNESS WHEREOF, I have hereunto set my signature as such official and affixed the seal of Derry Township School District on this 9th day of February 2026.

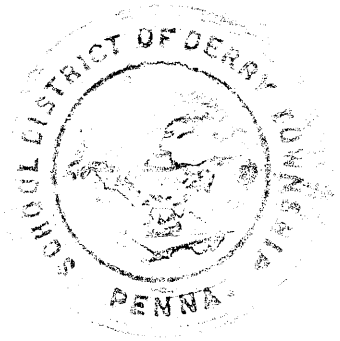
Michele Agee

Michele Agee, Board Secretary

2/9/26

Date

[SEAL]



Derry Township School District
ACT 34 PUBLIC HEARING
New Construction
of the
Hershey Elementary School

CERTIFICATE

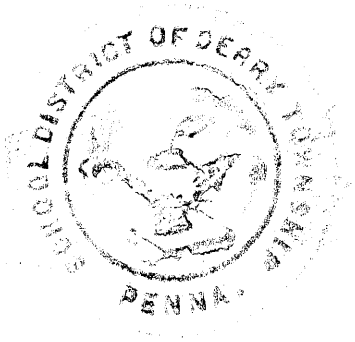
I, the undersigned, Secretary of the Derry Township School District, Dauphin County, Pennsylvania (the "District"), certify: that the foregoing is a true and correct copy of a Resolution which was duly adopted by affirmative vote of a majority of all members of the Board of School Directors of the District duly convened and held according to law on February 9, 2026, at which meeting a quorum was present; that said Resolution has been duly recorded in the Minutes of the Board of School Directors of the District; and that said Resolution is in full force and effect without amendment, alteration or repeal, as of the date of this Certificate.

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

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Derry Township School District, this 9th day of February 2026.

Michele Agee, Board Secretary

[SEAL]



Derry Township School District
ACT 34 PUBLIC HEARING
New Construction
of the
Hershey Elementary School

PUBLIC HEARING NOTICE

Please take notice that the public hearing will be held at the Hershey Elementary School, located at 450 Homestead Road, Hershey, PA 17033 on Tuesday, March 3, 2026, for the proposed construction of a new Hershey Elementary School, starting at 6:00 p.m. The purpose of these hearings is to review all relevant matters relating to the construction and equipping of the proposed Hershey Elementary School project.

A description of the Project, including facts relative to educational, physical, administrative, budgetary, and fiscal matters of the project, will be presented and will be available for consideration at these public hearings, and, beginning Wednesday, February 11, 2026, a description booklet for the Project will be available on the District website at https://www.hershey.k12.pa.us/ or during business hours at the Derry Township District Administration Office located at 30 E. Granada Avenue, Hershey, PA 17033.

The Board of School Directors of the Derry Township School District by resolution duly adopted has authorized the following maximum project costs and maximum building construction costs in connection with the project:

Act 34 Maximum Building Construction Cost (New Construction Costs, Design Fees, Movable Fixtures and Equipment, *LESS* Site Costs)	$101,411,284
Other Project Costs (Existing Renovation and Site Costs and remaining Project 'Soft' Costs)	$20,588,716
Maximum Project Cost	$122,000,000

These public hearings are being held pursuant to the requirements of PA Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act 34 of the session of 1973 of the General Assembly.

Any interested parties may attend and be heard at the public hearings. Interested parties that want to be placed on the public hearing agenda may submit their names and written testimony to the District Office, and sent to swinslow@hershey.k12.pa.us, until 12:00 noon on Tuesday, March 3, 2026. All testimony will be limited to three minutes per speaker. Additional testimony will be received from the floor at the hearing.

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **The Sun** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(717) 566-3251**.

Notice ID: omhKcFhmv8UeWShmisUe | **Proof Updated: Feb. 10, 2026 at 01:51pm EST**
Notice Name: Act 34 Public Hearing - Hershey Elementary

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Michele Agee magee@hershey.k12.pa.us (717) 534-2501	The Sun

Columns Wide: 1 **Ad Class:** Legals

02/12/2026: Public & Legal Notice Notice	285.60

Subtotal	$285.60
Tax %	0
Processing Fee	$28.56
Total	**$314.16**

See Proof on Next Page

Derry Township School District
ACT 34
PUBLIC HEARING
New Construction of the Hershey Elementary School

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(Existing Renovation and Site Costs and remaining Project 'Soft' Costs)

Maximum Project Cost $122,000,000

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Order Confirmation

Ad Order Number 0011070188

Customer

DERRY TOWNSHIP SCHOOL DISTRICT
*Account:*199595
DERRY TOWNSHIP SCHOOL DISTRICT
30 E GRANADA AVE,
HERSHEY PA 17033 USA

(717)237-6773

FAX:
TSnyder@rhoads-sinon.com

Payor Customer

DERRY TOWNSHIP SCHOOL DISTRICT
Account: 199595
DERRY TOWNSHIP SCHOOL DISTRICT
30 E GRANADA AVE,
HERSHEY PA 17033 USA

(717)237-6773

PO Number	March 3 2026 hearing
Sales Rep.	Marjorie Dill
Order Taker	Marjorie Dill
Order Source	
Special Pricing	

Tear Sheets	0	*TearsheetsCost*	$0.00	*Net Amount*	$479.72
Proofs	0			*Tax Amount*	$0.00
Affidavits	1	*AffidavitsCost*	$30.00	*Total Amount*	$479.72
Blind Box				*Payment Method*	Invoice
Promo Type				*Payment Amount*	$0.00
Materials				*Amount Due*	$479.72
Invoice Text					

Ad Schedule

Product	Patriot News	*Placement/Class*	Main Legals
# Inserts	1	*POS/Sub-Class*	Meeting Notices
Cost	$444.72	*AdNumber*	0011070188-01
Ad Type	PA CLS Legal Liner	*Ad Size*	2 X 48 li
Pick Up #		*Ad Attributes*	
External Ad #		*Color*	<NONE>
Production Method	AdBooker	*Production Notes*	

Run Dates *Sort Text* DERRY566TOWNSHIPSCHOOLDISTRICTACTPUBLICHEARINGNEWCONSTRUCTIONOFTHEHERSHEYELEMENTARY
02/12/2026

Product	Inventory	*Placement/Class*	Main Legals
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Cost	$5.00	*AdNumber*	0011070188-01
Ad Type	PA CLS Legal Liner	*Ad Size*	2 X 48 li
Pick Up #		*Ad Attributes*	
External Ad #		*Color*	<NONE>
Production Method	AdBooker	*Production Notes*	

Run Dates *Sort Text* DERRY566TOWNSHIPSCHOOLDISTRICTACTPUBLICHEARINGNEWCONSTRUCTIONOFTHEHERSHEYELEMENTARY
02/11/2026, 02/12/2026

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Ad Content Proof

Derry Township School District
ACT 34 PUBLIC HEARING
New Construction
of the
Hershey Elementary School

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