WILSON
AREA SCHOOL DISTRICT

ACT 34
PUBLIC HEARING

For the
WILSON AREA HIGH SCHOOL
EDUCATION & ATHLETIC ANNEX
8:15pm

WASD ADMINISTRATION BUILDING
BOARDROOM
March 16, 2026

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WILSON AREA SCHOOL DISTRICT
2040 WASHINGTON BLVD.
EASTON, PENNSYLVANIA 18042

(484) 373-6000

DISTRICT BOARD OF SCHOOL DIRECTORS

Judith Herbstreith, President
Janis Krieger, Vice President
Linda Baskwell, Treasurer
Joanna Richardson
Erin Mirenda-Moore
Johnathan Jones
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DISTRICT PERSONNEL

Harrison Bailey III, Superintendent
Amy Austin, Asst. Superintendent
Stephanie Arnold, Business Manager
Neal Falcone, Buildings & Grounds Supervisor
Sara Rattigan, High School Principal
King, Spry, Herman, Freund & Faul, LLC, Solicitor for Wilson Area School District

PROJECT TEAM

EI Associates, Architects

FINANCIAL ADVISOR

Raymond James

WILSON AREA ADMINISTRATION BUILDING

BOARDROOM

HEARING, DULY CONSTITUTED

In 1973, the General Assembly amended the Public School Code with the passage of Act 34 (24 P.S. 7-701.1). The major purpose of the Act was informational - to ensure that no major school construction is undertaken without making certain facts and details of a project known to the public.

To this end, when a School District plans to build a new school building, or to expand an existing building by more than 20% of its architectural space, the School District must approve and publish maximum building construction and project costs, conduct a public hearing in the format of a legislative hearing upon twenty days notice, and provide a printed informational booklet detailing the need, plan, costs, and other features of the project at least twenty (20) days in advance of the hearing.

Included within this information booklet, at page three (3) is the form of public notice, which appeared on the WASD website and in the newspaper on Tuesday, February 24, 2026 as demonstrated by proof of publication returned to me. This booklet was released to the news media and made available for inspection at the District Administration Office of the Wilson Area School District beginning Tuesday, February 24, 2026. Accordingly, upon review of the School Code and applicable regulations of the State Board of Education, I find this public hearing to be duly constituted and properly conducted pursuant to law.

Donald F. Spry, II, Esquire
Solicitor for
Wilson Area School District

BOARD OF SCHOOL DIRECTORS OF THE
WILSON AREA SCHOOL DISTRICT

NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH
ACT 34 OF 1973

TO: ALL RESIDENTS OF THE WILSON AREA SCHOOL DISTRICT

Please take notice that a public hearing will be held in the Boardroom of the Wilson Area School District Administration Building, 2040 Washington Blvd., Easton, PA 18042 on Monday, March 16, 2026, at 8:15 p.m., prevailing time, relating to the planning, designing, constructing, and furnishing of the Wilson Area High School Education & Athletic Annex, in accordance with Act 34 of 1973 as required by the Pennsylvania Department of Education.

A description of the project, including facts with respect to education, physical, administrative, budgetary, and fiscal matters relating to the Project, and certain other information will be presented and will be available for consideration at such public hearing, and Tuesday, February 24, 2026, through Monday, March 16, 2026, during regular hours (7:30 a.m. to 4:00 p.m.) at (484) 373-6001, located in the District Administration Office, 2040 Washington Blvd., Easton, PA 18042 and available on the WASD website.

The Board of School Directors of the Wilson Area School District, by Resolution duly adopted, has authorized the following:

Project	Maximum Project Cost	Maximum Building Construction Cost
Wilson Area High School Education & Athletic Annex	$53,259,400	$37,135,600

This public hearing is being held with respect to the Wilson Area High School Education & Athletic Annex, pursuant to the requirements of the Pennsylvania Public School Code of 1949, as amended and supplemented, including amendments made pursuant to Act 34 of 1973.

Any and all interested persons may contact the District Administration Office during regular business hours (7:30 a.m. to 4:00 p.m.) at (484) 373-6001, on the following dates: February 24, 2026 through and until 12:00 noon on March 16, 2026, for the purpose of being placed on the public comment agenda for the hearing in question. Oral presentations will be limited to three (3) minutes. Additional public comment sign-in sheets will be available at the time of the hearing. The Board will call upon individuals placed on the public comment agenda and sign-in sheets. Comments from those who submitted questions in advance shall be addressed first, followed by the comments of individuals who signed in at the boardroom. All participants will be afforded the opportunity to provide one (1) comment before any follow up comments will be entertained. Interested persons may submit letters of written testimony to the Secretary of the Board of School Directors at the School District's Administrative Offices, until 12:00 noon, March 16, 2026

Interested persons also may submit letters of written testimony to the Secretary of the Board of School Directors at the School District's Administrative Offices, until 12:00 noon, April 15, 2026. The written testimony shall include the name and address of the person submitting the request, identification of the sender as a Wilson Area School District resident or Wilson Area School District employee, and a description of the support or objection to the Project.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS

WILSON AREA SCHOOL DISTRICT
EASTON, PENNSYLVANIA

PUBLIC HEARING AGENDA

I.	OPENING REMARKS	Harrison Bailey III Superintendent of Schools Wilson Area School District Judith Herbstreith President, Board of School Directors Wilson Area School District
II.	HEARING, DULY CONSTITUTED	Matthew Tranter, Esquire Solicitor for WASD King, Spry, Herman, Freund & Faul, LLC
III.	PROJECT HISTORY AND NEED FOR CONSTRUCTION	Harrison Bailey III Superintendent of Schools Wilson Area School District
IV.	PROJECT DESCRIPTION A. Project Review B. Cost Estimates	Adam Kerr, AIA Project Architect EI Associates
V.	COST ANALYSIS AND BUDGET IMPACT A. Alternate Methods of Financing B. Budget Impact	Ken Phillips Financial Advisor Raymond James
VI.	PUBLIC COMMENT	Matthew Tranter, Esquire Solicitor for WASD King, Spry, Herman, Freund & Faul, LLC
VII.	ADJOURNMENT	Matthew Tranter, Esquire Solicitor for WASD King, Spry, Herman, Freund & Faul, LLC

RULES FOR PUBLIC PARTICIPATION

The purpose of these hearings is twofold. The Superintendent, Architect, Solicitor, and Financial Advisor will explain the project, and residents and Wilson Area School District taxpayers and staff will have an opportunity for public comment. This hearing will be a forum for those persons residing in the Wilson Area School District, owning real estate in the Wilson Area School District, or employed by the Wilson Area School District, who are affected by the Project, to express their opinions. The Board will be interested in listening to people who concur with the Project, as well as those who wish to identify problems or express concerns.

In order that the hearing be of greatest value and use to the Board, the following format and procedures have been established for presentations:

1. Oral presentations will be limited to three (3) minutes. To insure that a presentation will be heard, any person wishing to speak shall register prior to the start of the meeting. The Board will call upon individuals placed on the public comment agenda and sign-in sheets. Comments from those who submitted questions in advance shall be addressed first, followed by the comments of individuals who signed in at the boardroom. All participants will be afforded the opportunity to provide one (1) comment before any follow up comments will be entertained.

2. The testimony should cover the following:

    a. Identification of the presenter (i.e., name, address, and whether the person is a resident, parent, staff member, or taxpayer of the Wilson Area School District);

    b. Description of the particular aspect of the Project to be discussed; and

    c. A description of your support or objection*. (Each presenter or representative presenter is strongly encouraged, but not required, to submit a more detailed and/or lengthy presentation in written form for the record and further analysis/consideration by the Board.)

        * In case of an objection, a specific statement of what could be done to change the "area" (aspect) being addressed, and how the Board might accomplish the suggested change, should be stated.

WILSON AREA HIGH SCHOOL EDUCATION & ATHLETIC ANNEX
PROJECT BACKGROUND/NEEDS

The Wilson Area Board of School Directors evaluated the existing facilities and the needs for new athletic facilities as well as additional educational spaces to support the High School educational program. The High School program is housed by both the existing High School building connected via a second-story bridge to the Gym building. Both buildings are utilized to support the High School educational program.

The Wilson Area School District evaluated two (2) design options in relation to the current athletic areas, including the track and athletic field, in addition to accommodating the High School educational program needs. Both options included replacing the existing track to meet current PIAA standards.

The existing High School track is over 15 years old and no longer suitable for competitive use. When the competition track was installed, it was acceptable under PIAA standards. There are newer PIAA standards for track and field competition and the current size track is no longer compliant.

The current Gym building has an older building envelope and building systems, including inefficient mechanical systems and no air conditioning. If the District were to spend money to upgrade the current Gym building, the District would continue to have a pre-1970's gym; a regulation size track that would be crowded into available land space; and a reduction of classroom space rather than an increase of space for the High School educational program that is needed. There are currently teachers teaching from a cart who do not have dedicated classroom spaces in the existing High School building.

One of the options considered was to install a new track and upgrade the current Gym building to meet minimal programmatic needs. The current Gym building is in need of HVAC upgrades and installation of air conditioning, as well as locker room and lighting system upgrades. Given the age of the track and the complications of installing a regulation size track on the current land footprint, there would be a need to demolish a portion of the existing Gym building in order to accommodate the new track and athletic field.

The second option considered was to reconfigure the existing site to accommodate a new track and athletic field as well as build a new Education & Athletic Annex to replace the existing Gym building. The site reconfiguration would also include replacement of aged bleachers and press box, as well as the new WAHS Education & Athletic Annex addition.

After evaluating the cost and educational value of the two options, the District determined that Option 2 would make more sense financially as well as better address future needs of the District. This option allows for appropriate placement of the track and athletic field on the available land and also address the additional educational space needed to deliver instruction. This option also provides spaces for a new Tech Ed Lab, a space for Wellness and additional classrooms, also a new Gymnasium, locker and team rooms, and support spaces to accommodate the needs of both the High School Physical Education program as well as the Athletic program.

WILSON AREA HIGH SCHOOL EDUCATION & ATHLETIC ANNEX
PROJECT OPTIONS

The Education & Athletic Annex project resulted from a need to replace the existing track since the current track had been repaired numerous times and was no longer compliant for PIAA competition.

The initial project option considered was to replace the existing track and athletic field. The District was also considering upgrading the Gym building, including installing air conditioning, upgrading lighting, and upgrading the locker rooms.

The first hurdle encountered with the initial project option was learning the existing track would not comply with newer PIAA regulations for a competitive track. This required the District to evaluate how a regulation size track could fit in the specific space available as the District did not have an option to increase land size. Installation of a new regulation size track would require a portion of the current Gym building to be demolished, reducing the amount of educational space, the trainers room, and the fitness room. The current Gym building also has an older building envelope and building systems, including inefficient mechanical systems with no air conditioning.

The second project option considered was to reconfigure the project site, replace the existing track and athletic field, replace aged bleachers and press box, also demolish the existing Gym building and construct a new Education & Athletic Annex that would incorporate the additional classroom space to meet the needs of the High School educational program.

Option 1: Install a new track and athletic field and upgrade the current Gym building to meet minimal programmatic needs.

Option 2: Reconfigure the existing site to accommodate a new track and athletic field, demolish the existing Gym building, and build a new WAHS Education & Athletic Annex to meet programmatic and educational needs.

The Board of School Directors determined the most advantageous option for the District would be Option 2. The School District's decision to construct a new Education & Athletic Annex to replace the existing Athletic Complex would better accommodate the needs of the District in terms of academic space for the High School students and the athletic needs of the District. This option would enable the District to incorporate improvements in the building envelope and mechanical equipment while providing a modernized athletic facility that more closely aligns with the needs of athletic teams and PIAA regulations.

SUMMARY OF OWNED BUILDINGS AND LAND

District/CTC: Wilson Area School District

Project Name: WAHS Education & Athletic Annex

Grades: 9 - 12

	PRESENT				PLANNED					
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (B)ID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	FTE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Avona Elementary School	1999 (B)	2.15	K-4	350	Maintain	2.15	K-4	350	XXXXXXXX	XXXXXXXX
Williams Twp. Elementary School	1950's (B) 1991 (A&A) 2003 (A&A)	15.6	K-4	450	Maintain	15.6	K-4	450	XXXXXXXX	XXXXXXXX
Wilson Borough Elementary School	1979 (B) 2003 (A&A)	1.85	K-4	475	Maintain	1.85	K-4	475	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX	1,275	XXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,275	595	680
Wilson Area Intermediate School	2009 (A&A)	32	5-8	613	Maintain	32	5-8	613	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX	613	XXXXXXXXXXXXXXXXXXXX	XXX	XXXX	613	592	21
Wilson Area High School	1994 (B) 1992 (A&A)	12	9-12	879	Additions & Renovations Fall 2027	12	9-12	987	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX	879	XXXXXXXXXXXXXXXXXXXX	XXX	XXXX	987	617	370
District Administration	1972	1	N/A	N/A	Maintain	1	N/A	N/A	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXX	XXX	XXXX	2,767	XXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,875	1,804	1,071

ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE AND THE SCHOOL DISTRICT EXPERIENCES EXCESS OR INSUFFICIENT CAPACITY
(FTE MINUS PROJECTED ENROLLMENT (Col. 11) > + or - 300)

CHECK IF APPLICABLE:

- X EXPAND PROGRAMS OR COURSE OFFERINGS
- X PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES
- X OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL
- X REDUCE CLASS SIZE
- _____ CLOSE SCHOOL(S)
- _____ OTHER (DESCRIBE): _____

REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-A09

WILSON AREA HIGH SCHOOL EDUCATION & ATHLETIC ANNEX
SITE DESCRIPTION

The proposed new WAHS Education & Athletic Annex project for the Wilson Area School District will be constructed on the campus of the existing Wilson Area High School, located at 424 Warrior Lane in Wilson Borough, Northampton County, Pennsylvania. The project site is situated within an established setting, surrounded by residential development, municipal roadways, and supporting community infrastructure. The site is bordered by Butler Street, 24th Street, Washington Boulevard and Warrior Lane with residential and commercial properties. Proposed improvements will occur within the limits of the existing school-owned property with no additional site acquisition. The campus currently accommodates the existing High School, athletic facilities, spectator areas, circulation drives, parking areas, and maintained open space for school operations. The campus athletic and recreational areas will be community-use areas.

The project site is located across the street from Wilson Area High School and is accessible from the High School via a raised, enclosed bridge between the existing High School building and Gym building. The existing Gym building will be demolished and replaced by the new WAHS Education & Athletic Annex connected to the existing bridge. The project site is part of the 12 +/- acre campus that houses the existing Wilson Area High School with staff and visitor parking, student parking, athletic field, track, and respective facilities. The proposed project includes a new facility that will house the Gymnasium, academic spaces, offices, team rooms, concession area, fitness room and wrestling room. The proposed project includes a new PIAA competitive track, a multi-sport turf field, staff and visitor parking area, and bus drop off area.

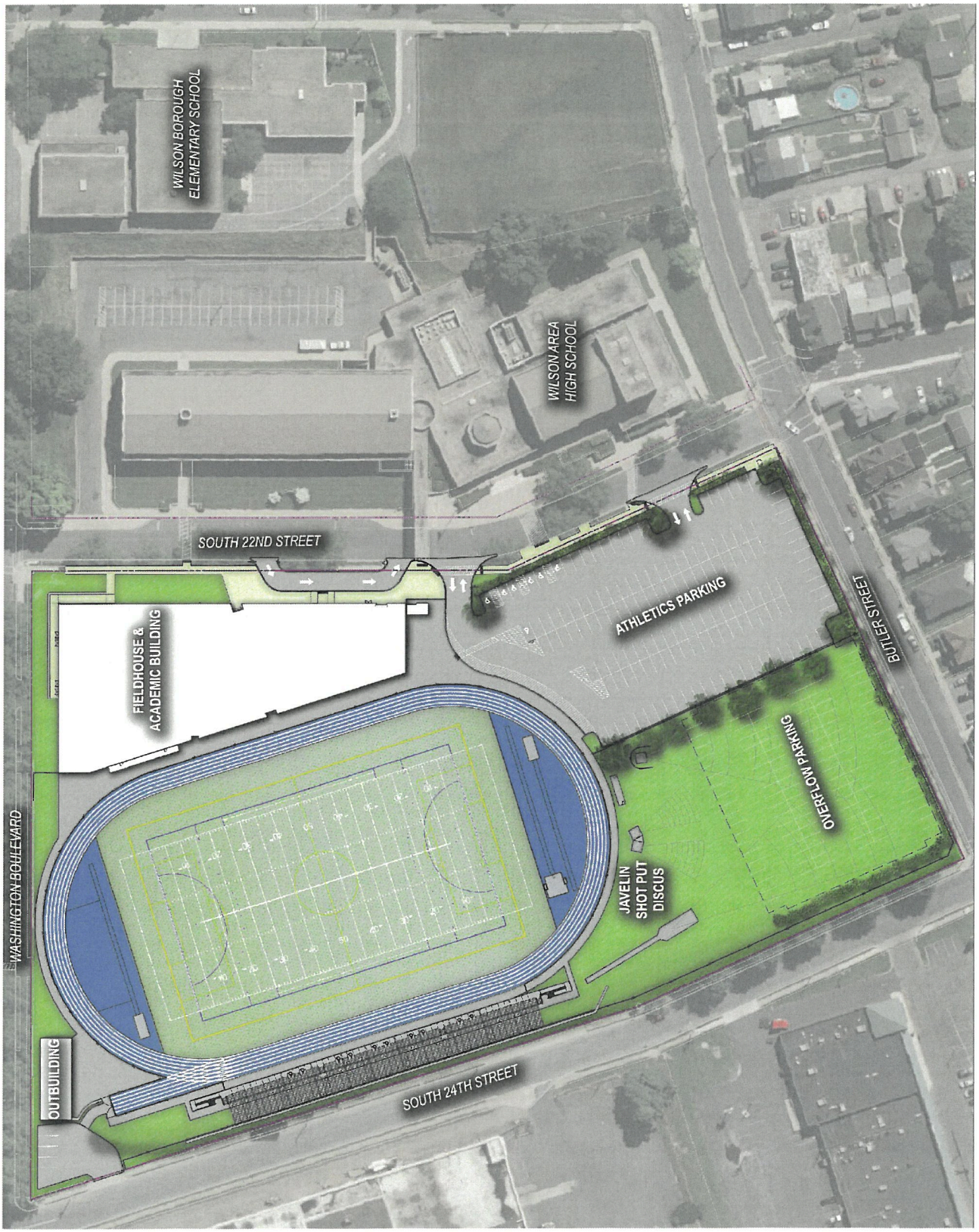
The proposed project scope consists of improvements and selective reconfiguration of existing athletic facilities, associated field elements, spectator accommodations, pedestrian connections, and supporting site infrastructure. Site work will include modifications to paved areas, parking adjustments, accessible route enhancements, utility improvements, stormwater management facilities, and related landscape work necessary to support the athletic program. Vehicular circulation patterns, bus access, emergency access, and parking operations will be maintained and refined as part of the overall site improvements. Site accommodations will include a bus drop off area, along with the appropriate parking and delivery areas.

Construction of the new WAHS Education & Athletic Annex will incorporate elements sensitive to the site's current architecture and the existing site topography. The design responds to the existing topography and previously developed conditions of the campus. Proposed grading has been developed to integrate with surrounding areas while limiting disturbance to only those areas necessary for construction and complying with applicable municipal land development requirements. Stormwater management systems will be provided in accordance with applicable local and state regulations to ensure responsible management of runoff generated by the proposed improvements. Site design features will include light pollution reduction. Site signage will be utilized to define vehicular site direction and specific entrance features for the use of students and visitors to the proposed new WAHS Education & Athletic Annex and overall Athletic Complex.

The facility's exterior will incorporate elements sympathetic to the High School building facade and will lend a cohesive comprehensive presence on the site. The facade of the WAHS Education & Athletic Annex will reflect the building's character in materiality and fenestration composition while incorporating daylighting features and a high-performance building envelope design. The project will enhance the functionality, safety, accessibility, and long-term durability of the overall Athletic Complex while maintaining continuity with the established High School campus. The improvements will support the educational and extracurricular programs of the School District and make efficient use of the overall campus footprint.

WILSON AREA HIGH SCHOOL EDUCATION & ATHLETIC ANNEX

SITE PLAN



WILSON AREA HIGH SCHOOL EDUCATION & ATHLETIC ANNEX
PROJECT DESCRIPTION

The proposed project includes construction of a new WAHS Education & Athletic Annex addition to the existing 9-12 High School. The new WAHS Education & Athletic Annex will be constructed to replace the current Gym building with new educational spaces as well as new athletic and physical education areas. The new facility will be built to meet the Wilson Area School District's expanded educational program needs and to accommodate the future needs of the students and community. The new facility is part of a major site reconfiguration and upgrades to the overall High School Athletic Complex and serves to expand existing sports programs as well as add educational spaces for the needs of the growing School District.

The proposed design will construct the new WAHS Education & Athletic Annex addition as a connection to the existing High School second-story bridge. This will accommodate use during the school-day for students as well as after-school athletic programs and provide close proximity to the track and athletic field. The facility consists of two stories that will accommodate both academic spaces and athletic spaces, and will be equipped with an elevator and stairs to provide access to the second story. The facility will include a new Gymnasium equipped for four instructional spaces and an increased seating capacity compared to the existing space. This project also adds locker rooms for physical fitness classes as well as sporting events. The team locker rooms serve both the interior Gymnasium and exterior fields. The addition of a Media Room as well as a Press Box will also allow for media and AV literacy courses. A new and larger wrestling room will allow for an increased team capacity, expanding fitness offerings. The new facility will also serve as an update and expansion of technical education opportunities by adding more dedicated computer spaces as well as computer-aided design classrooms and fabrication labs.

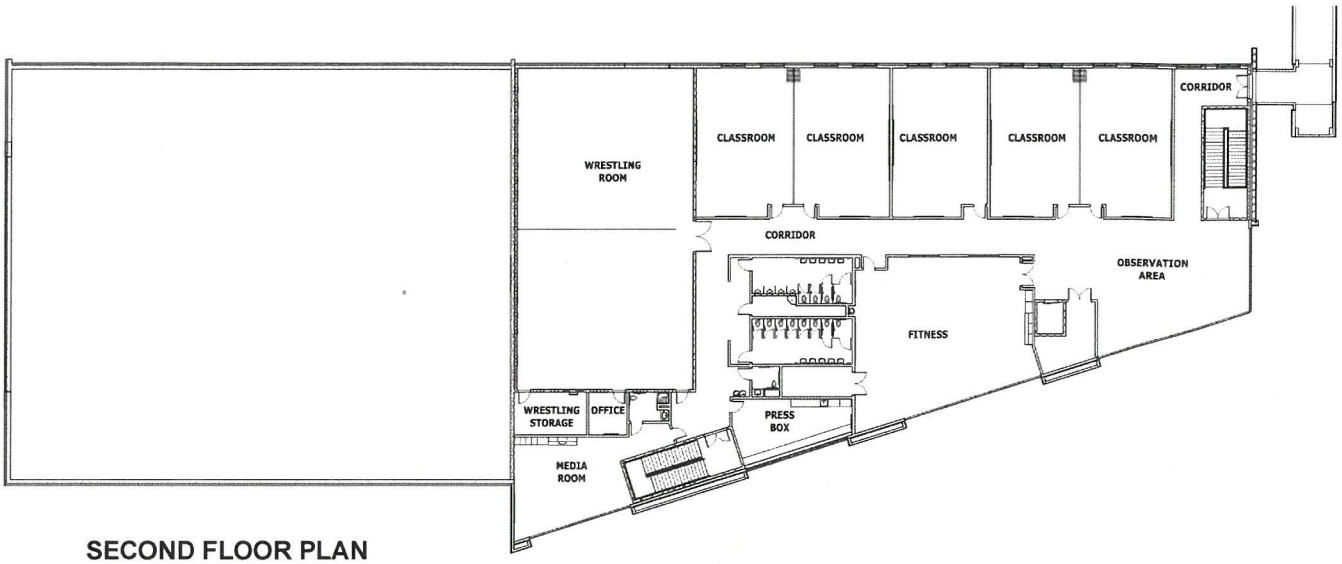
The expanded site work will allow for Wilson Area School District to host an increased variety of home events. Learning opportunities also extend to the new weight room and upstairs fitness room. These spaces provide learning about resistive as well as cardiovascular training. The Gymnasium can serve as community-use space and can be operated separately from the rest of the building. This allows the new building to serve as a space for life-long physical fitness for community members as well as a venue for civic functions.

The new facility will include an HVAC system for heating and cooling, energy efficient lighting, natural daylight opportunities, and a thermal envelope that meets or exceeds building code requirements. These efficiencies contribute to energy savings for heating and cooling and are expected to reduce energy use in the facility annually, compared to ASHRAE baseline standards. Fixtures that meet or exceed building code requirements relative to water-flow restrictions will be employed and are expected to reduce water use in the facility annually, compared to ASHRAE baseline standards.

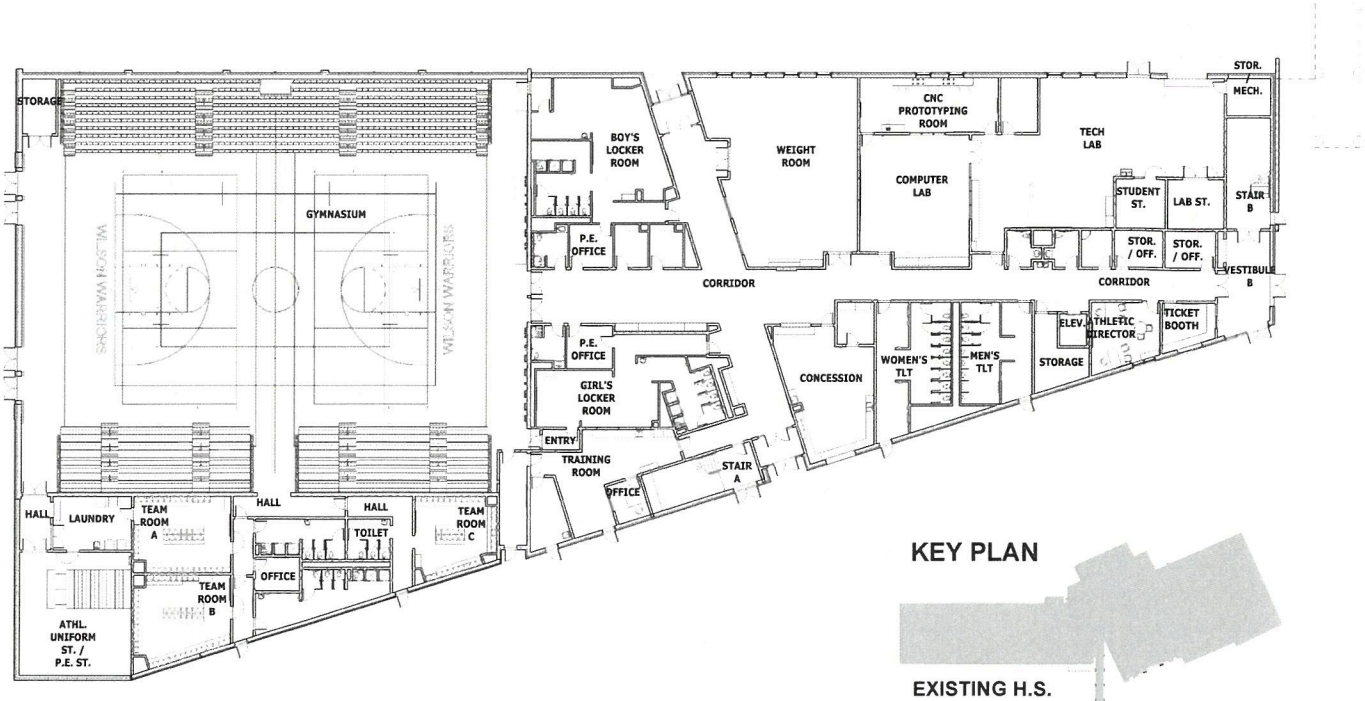
The facility's main security entrance for school-day operation will continue to be through the High School connecting bridge. All parents, visitors, and students arriving or leaving throughout the school-day will be directed to enter the facility through the designated security entrance. Secondary entrances will be provided for after-school and athletic events. Exterior signage as well as interior signage will be placed throughout the facility for use as way-finding features that may be utilized to assist students and visitors as well as support the facility's safety and security features.

WILSON AREA HIGH SCHOOL EDUCATION & ATHLETIC ANNEX

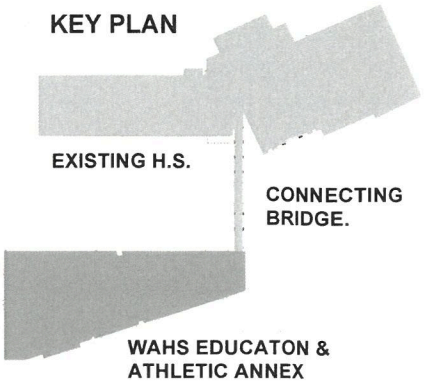
FLOOR PLANS



SECOND FLOOR PLAN

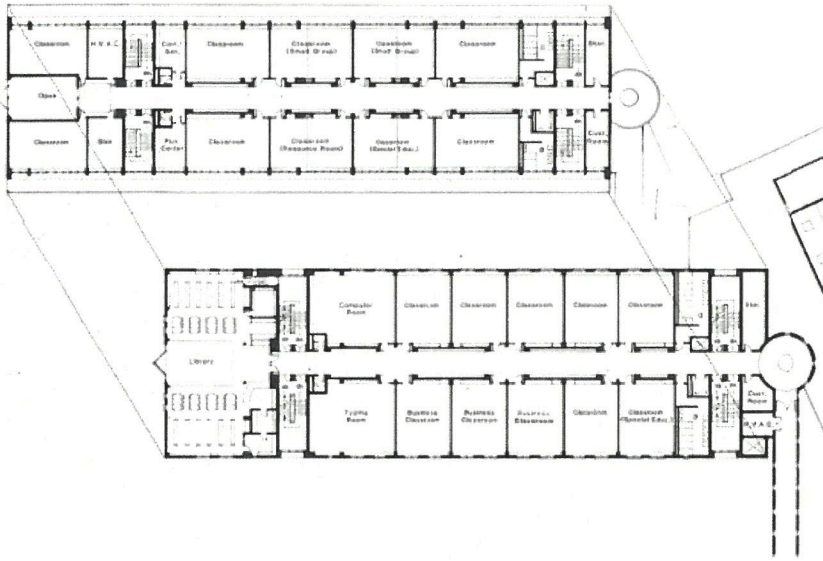


FIRST FLOOR PLAN



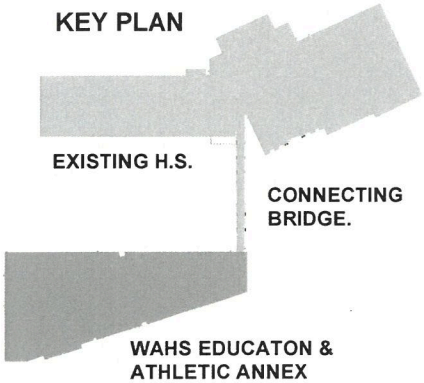
WILSON AREA HIGH SCHOOL
FLOOR PLANS

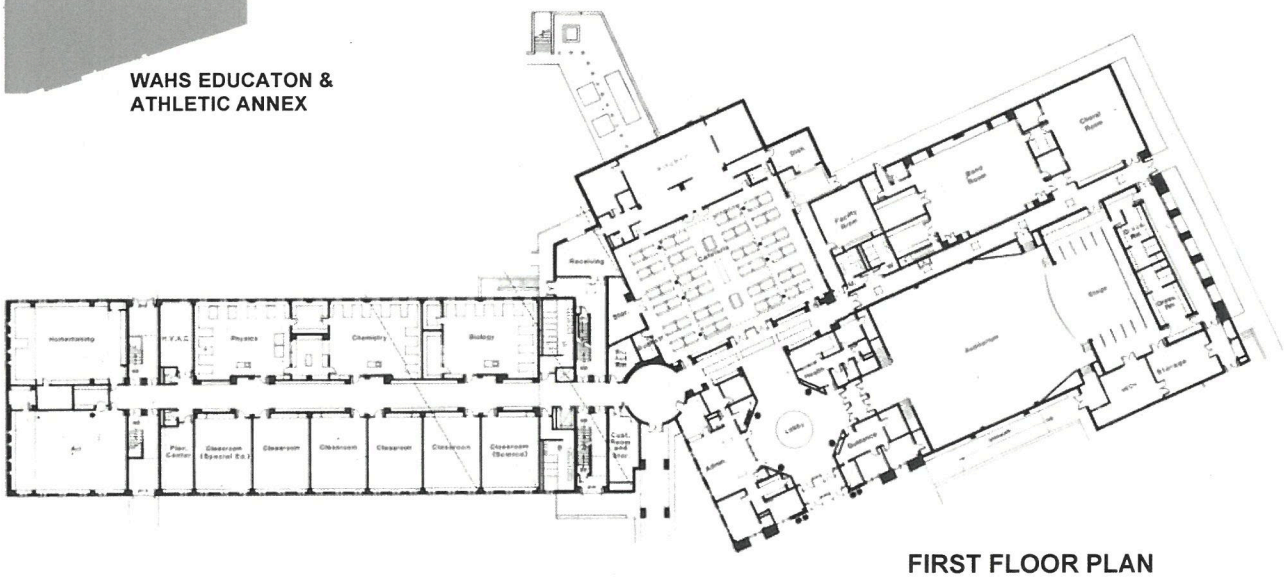
THIRD FLOOR PLAN



SECOND FLOOR PLAN

KEY PLAN





FIRST FLOOR PLAN

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)		
District/CIC: Wilson Area School District	Project Name: WAHS Education & Athletic Annex	Project #: N/A

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.)	31,256,700	547,800	31,804,500
2. Heating and Ventilating	3,988,500		3,988,500
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	1,956,900	60,500	2,017,400
4. Electrical	3,939,400	121,800	4,061,200
5. Asbestos Abatement (D04, line C-3)	X X X X X X	225,000	225,000
6. Building Purchase Amount	X X X X X X		
7. Other * (Exclude test borings and site survey) a. _____ e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	41,141,500	955,100	42,096,600
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)	52,900	900	53,800
c. Construction Insurance - Total	52,900	900	53,800
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	41,194,400	956,000	42,150,400
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	2,057,100	36,500	2,093,600
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X	11,300	11,300
3. TOTAL - Architect's Fee	2,057,100	47,800	2,104,900
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	442,000		442,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	442,000		442,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	43,693,500	1,003,800	44,697,300
E. SITE COSTS			
1. Sanitary Sewage Disposal			
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			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal			
5. Site Acquisition Costs a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X X X X X X X X X X X X X	
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs	50,000		50,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	43,743,500	1,003,800	44,747,300

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

REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-D02

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC: Wilson Area School District	Project Name: WAHS Education & Athletic Annex			Project #: N/A
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				**TOTAL**
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				2,122,450
2. Construction Manager Fee and Related Costs				2,762,750
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.)				
4. Architectural Printing				40,000
5. Test Borings				47,100
6. Site Survey				49,500
7. Other (attach schedule if needed) a. Permits, Special testing & Inspections				279,300
b. PlanCon-D-Add't Costs, Total				628,894
8. Contingency				2,000,000
9. TOTAL - Additional Construction-Related Costs				7,929,994
H. FINANCING COSTS *FOR THIS PROJECT ONLY*	**BOND ISSUE/NOTE SERIES OF 2024**	**BOND ISSUE/NOTE SERIES OF 2026**	**BOND ISSUE/NOTE SERIES OF**	X X X X X X X X X X X X
1. Underwriter Fees	121,056	301,850		422,906
2. Legal Fees	24,500	40,000		64,500
3. Financial Advisor				
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	1,000	1,000		2,000
6. Capitalized Interest				
7. Printing	10,000	12,000		22,000
8. CUSIP & Rating Fees	25,500	37,000		62,500
9. Other a. SEC/MSRB	4,100	4,100		8,200
b.				
10. TOTAL-Financing Costs	186,156	395,950		582,106
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				53,259,400
REVENUE SOURCES	**BOND ISSUE/NOTE SERIES OF 2024**	**BOND ISSUE/NOTE SERIES OF 2026**	**BOND ISSUE/NOTE SERIES OF**	**TOTAL**
J. AMOUNT FINANCED *FOR THIS PROJECT ONLY*	13,835,000	35,400,000		49,235,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM *FOR THIS PROJECT ONLY*	1,160,719	1,980,236		3,140,955
L. INTEREST EARNINGS *FOR THIS PROJECT ONLY*	550,000	333,445		883,445
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				53,259,400

REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-D03

ADDITIONAL PROJECT COSTS

District/CTC:	Project Name:		Project #:
Wilson Area School District	WAHS Education & Athletic Annex		N/A
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**
Building Commissioning & Verification	100,000
Site Investigation / Testing / Analysis	48,800
Site additional costs	215,000
Utility company fees	50,000
Owner phasing / moving costs / Temporary facilities	175,000
Architectural reimbursables	20,000
Legal Fees & Misc	20,094
TOTAL - ADDITIONAL CONSTRUCTION-RELATED COSTS	628,894

REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-D-ADD'T COSTS

DETAILED COSTS			
District/CTC: Wilson Area School District	Project Name: WAHS Education & Athletic Annex		Project #: N/A
	NEW	**EXISTING**	**TOTAL**
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	5,843,800		5,843,800
2. Heating and Ventilating			
3. Plumbing	68,200		68,200
4. Electrical	326,000		326,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	6,238,000		6,238,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)	8,000		8,000
c. Construction Insurance - Subtotal	8,000		8,000
9. Site Development Costs - Total	6,246,000		6,246,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	311,900		311,900
			EXISTING
C. ASBESTOS ABATEMENT			
1. Asbestos Abatement			200,000
2. AHERA Clearance Air Monitoring			25,000
3. Asbestos Abatement - Total (D02, line A-5)			225,000
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			11,300
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			

REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-D04

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

District/CTC:	Project Name:	Project #:
Wilson Area School District	WAHS Education & Athletic Annex	N/A

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) $ 43,693,500

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

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) $ 6,246,000
2. Architect's Fees on the above excludable costs $ 311,900
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW) $
4. Total Excludable Costs (B-1 plus B-2 and B-3) $ 6,557,900

C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) $ 37,135,600

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) $ 40,106,448

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

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

ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the proposed renovations and additions to the Wilson Area High School Education & Athletic Annex (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.

COMPARISON OF LONG-TERM FINANCING METHODS

Wilson Area School District – Wilson Area High School Education & Athletic Annex

COSTS	GENERAL OBLIGATION	LOCAL AUTHORITY*	SPSBA
Costs of Construction			
Reno/New Construction (1)	$52,677,294	$52,677,294	$52,677,294
Financing Costs: (2)			
Bond Discount	422,906	465,000	460,000
Legal Fees	64,500	90,000	80,000
Printing	22,000	25,000	25,000
Rating & CUSIP	62,500	95,000	95,000
Compliance/PDE Filing	8,200	13,400	13,400
Paying Agent/Trustee	2,000	6,000	6,000
TOTAL REQUIREMENTS	53,259,400	53,371,694	53,356,694
Less:			
Interest Earned (3)	$883,445	$893,694	$888,694
Original Issue Premium (3)	3,140,955	2,978,000	2,988,000
Size of Bond Issue(s)	49,235,000	49,500,000 (4)	49,480,000 (4)

(1) Includes total Project Costs for Project appearing on PLANCON D-02, Line F; Contingency Fund Allowances and funds for Project Management occurring on PLANCON D-03, Line G-9.

(2) Financing Costs are estimates based upon recent averages and fees realized from bond issues sold in the municipal market as shown on the PLANCON D-03 page.

(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.

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 the Series of 2024 and the proposed Series of 2026 general obligation bond issues.

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, or have already been retired. Through fiscal management, the District has in their budget sufficent dollars appropriated for debt that will meet the anticipated fiscal debt obligations associated with the Project.

Table IIB summarizes the proposed annual debt service associated with the proposed bond issues.

Based upon the estimated future value of 1 collected mill being $419,821 in 2025-26, 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
$3,731,000	$3,731,000	8.89 Mills 0.00 Mills (3)	9.23(4) 0.00 Mills (4)

1. Average annual debt service from Column 5 on attached Table IIB starting in fiscal year ending June 30, 2028. (The Project will require 100% of the Series 2024 and proposed 2026 Bond Issues in the aggregate amount of $49,235,000).
2. Assumes a zero project reimbursement for the Bonds.
3. Table IIB attached shows ZERO millage impact by utilizing the wrap-around debt structure for proposed Bond Issues (Column 8).
4. The breakdown of Indirect Costs follows the discussion on the Direct Costs. Indirect Cost millage equivalates to a total of 0.34 mills which the District currently has funded in their debt service allocation in the general fund budget.

INDIRECT COSTS

To determine the indirect costs associated with this project, budgetary expenditures for staffing, supplies, utilities, materials, and transportation were analyzed. Additional support staff are expected as a result of the project as well as increased maintenance costs. The proposed athletic complex is expected to increase the total square footage, thereby increasing utility costs.

Support Personal **$96,500**

Additional full-time custodian due to additional square footage.

Utilities/Fuel **$5,000**

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

Materials, Supplies and Equipment **$15,000**

Teaching materials, supplies, and equipment used for the current Tech Ed curriculum will be transferred to the new building. No additional costs are anticipated unless program changes are made and/or if new sports programs are added.

Building Operation & Maintenance **$10,000**

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 **$15,000**

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

Total Annual Indirect Costs **$141,500**

Value of One Mill	$419,821.00
Millage Impact on Indirect Costs	0.34 Mills

WILSON AREA SCHOOL DISTRICT **TABLE IIB** **ACT 34**

Millage Requirement Study

February 5, 2026

1	2	3	4	5	6	7	8	9	10	11	12
Fiscal Year Ending	Current Net Debt Service	FINAL New Money Series of 2024 $13,835,000 Net D/S (1)	PROPOSED New Money Series of 2026 $34,900,000 Net D/S (2)	Total Net Proposed Debt Service	Value of 1 Mill (3)	Total Mills Required for Debt Service	New Mills for Debt Service	Total Mills in Place for Debt Service	Millage Increase (%) (4)	Dollars Appropriated	Budget Surplus/ (Deficit)
6/30/2025	1,546,463	174,854	-	1,721,317	419,821	4.100	0.000	9.586	0.00%	4,024,422	2,303,105
6/30/2026	1,588,481	691,900	-	2,280,381	419,821	5.432	0.000	9.586	0.00%	4,024,422	1,744,041
6/30/2027	1,591,793	691,750	1,407,299	3,690,843	419,821	8.791	0.000	9.586	0.00%	4,024,422	333,580
6/30/2028	725,286	906,600	2,062,313	3,694,198	419,821	8.799	0.000	9.586	0.00%	4,024,422	330,224
6/30/2029	-	1,635,000	2,058,063	3,693,063	419,821	8.797	0.000	9.586	0.00%	4,024,422	331,360
6/30/2030	-	1,637,250	2,058,313	3,695,563	419,821	8.803	0.000	9.586	0.00%	4,024,422	328,860
6/30/2031	-	1,637,000	2,057,813	3,694,813	419,821	8.801	0.000	9.586	0.00%	4,024,422	329,610
6/30/2032	-	1,639,250	2,056,563	3,695,813	419,821	8.803	0.000	9.586	0.00%	4,024,422	328,610
6/30/2033	-	1,638,750	2,054,563	3,693,313	419,821	8.797	0.000	9.586	0.00%	4,024,422	331,110
6/30/2034	-	1,635,500	2,056,813	3,692,313	419,821	8.795	0.000	9.586	0.00%	4,024,422	332,110
6/30/2035	-	1,639,500	2,053,063	3,692,563	419,821	8.796	0.000	9.586	0.00%	4,024,422	331,860
6/30/2036	-	1,635,250	2,058,563	3,693,813	419,821	8.799	0.000	9.586	0.00%	4,024,422	330,610
6/30/2037	-	1,638,000	2,057,813	3,695,813	419,821	8.803	0.000	9.586	0.00%	4,024,422	328,610
6/30/2038	-	1,637,250	2,056,063	3,693,313	419,821	8.797	0.000	9.586	0.00%	4,024,422	331,110
6/30/2039	-	1,638,000	2,053,313	3,691,313	419,821	8.793	0.000	9.586	0.00%	4,024,422	333,110
6/30/2040	-	-	3,694,563	3,694,563	419,821	8.800	0.000	9.586	0.00%	4,024,422	329,860
6/30/2041	-	-	3,692,563	3,692,563	419,821	8.796	0.000	9.586	0.00%	4,024,422	331,860
6/30/2042	-	-	3,695,313	3,695,313	419,821	8.802	0.000	9.586	0.00%	4,024,422	329,110
6/30/2043	-	-	3,692,313	3,692,313	419,821	8.795	0.000	9.586	0.00%	4,024,422	332,110
6/30/2044	-	-	3,693,563	3,693,563	419,821	8.798	0.000	9.586	0.00%	4,024,422	330,860
6/30/2045	-	-	3,693,563	3,693,563	419,821	8.798	0.000	9.586	0.00%	4,024,422	330,860
6/30/2046	-	-	3,692,063	3,692,063	419,821	8.794	0.000	9.586	0.00%	4,024,422	332,360
6/30/2047	-	-	3,693,813	3,693,813	419,821	8.799	0.000	9.586	0.00%	4,024,422	330,610
6/30/2048	-	-	3,695,788	3,695,788	419,821	8.803	0.000	9.586	0.00%	4,024,422	328,635
6/30/2049	-	-	3,694,363	3,694,363	419,821	8.800	0.000	9.586	0.00%	4,024,422	330,060
6/30/2050	-	-	3,694,275	3,694,275	419,821	8.800	0.000	9.586	0.00%	4,024,422	330,147
6/30/2051	-	-	-	-	419,821	-	0.000	9.586	0.00%	4,024,422	4,024,422
TOTAL	5,452,023	20,475,854	66,722,724	92,650,602			0.000				16,008,801

(1) FINAL Series of 2024 - Tax-Exempt New Money, $14,810,063 Project Fund, Dated 12/16/2024.

(2) PROPOSED Series of 2026 - Tax-Exempt New Money, $36,479,861 Project Fund, Dated 6/1/2026. Current rates.

(3) Assumes FY 2025-26 mill is worth $419,821. Assumes no growth in value of a mill.

(4) Based on the assumption that 60.467 mills are in place for the 2025/26 school year.

WILSON AREASCHOOL DISTRICT

Northampton County, Pennsylvania

RESOLUTION

A RESOLUTION AUTHORIZING THE APPROVAL OF A MAXIMUM PROJECT COST AND A MAXIMUM BUILDING CONSTRUCTION COST FOR THE CONSTRUCTION OF WILSON AREA HIGH SCHOOL EDUCATION & ATHLETIC ANNEX, DIRECTING THE PREPARATION OF A PUBLIC INFORMATION DESCRIPTION, PROVIDING FOR A PUBLIC HEARING, AND PROPER NOTICE THEREOF.

WHEREAS, the Wilson Area School District (the "District") is a School District created and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Board of School Directors of the District has determined that certain new and expanded school facilities may be required for use of the pupils of this School District, and has authorized certain preliminary steps to be taken with regard to school projects, consisting of planning, designing, constructing, and furnishing the Wilson Area High School Education & Athletic Annex; and

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

WHEREAS, the Board of School Directors desires to authorize its Special Counsel, Architect, Financial Consultant, and others to take certain actions with respect to this Project; and

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

WHEREAS, the District has received from the Architect the estimated costs of this Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of School Directors of the Wilson Area School District, Northampton County, Pennsylvania, as follows:

1. The Board hereby approves a maximum project cost for the Wilson Area High School Education & Athletic Annex Project of $53,259,400 and a maximum building construction cost for the Wilson Area High School Education & Athletic Annex Project of $37,135,600.

2. A public hearing for the purpose of informing the public generally of the Project and to receive public comment shall be held in the Boardroom of the Wilson Area School District Administration Building, 2040 Washington Blvd., Easton, PA 18042, on March 16, 2026, beginning at 8:15 p.m., prevailing time.

3. A description of the Project shall be made available to the public at least twenty (20) days prior to the hearing.

4. The description shall be mailed to the news media in sufficient time for release not later than fourteen (14) days prior to the hearing.

5. A notice of hearing shall be published in a newspaper of general circulation in the School District at least twenty (20) days prior to the hearing. The notice is attached hereto and made a part hereof as if set forth in its entirety.

6. The notice of hearing shall advise residents how they may gain agenda time, submit written testimony, or both.

7. This School District hereby authorizes Donald F. Spry, II, Esquire, Solicitor for this School District, to perform such acts on behalf of this School District as may be necessary in connection with this Project.

8. This School District hereby authorizes the firm known as EI Associates, Architect for this Project; to perform such acts on behalf of the School District as may be necessary in connection with this Project.

9. This School District hereby authorizes the firm of Raymond James, as Financial Consultant, to perform such acts on behalf of the School District as may be necessary in connection with this Project.

10. This School District further authorizes the engagement of a court stenographer to transcribe the Act 34 Public Hearing proceedings, consistent with the intent of this Resolution.

11. The Superintendent, the proper officers of the Board of School Directors, the Solicitor, the Project Architect, and the Financial Consultant are authorized and directed to take such other actions, obtain such approvals, and execute such documents as may be necessary, desired, or required to carry out the intent of this Resolution.

DULY ADOPTED, by the Board of School Directors of this School District, this 23rd day of February 2026.

ATTEST: WILSON AREA SCHOOL DISTRICT

Secretary

By: _____
President, Board of Education

CERTIFICATE

I, the undersigned, Secretary of the Board of School Directors of the Wilson Area School District, Northampton County, Pennsylvania, (the "School 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 School District, duly convened and held according to law on February 23, 2026, at which meeting a quorum was present; that said Resolution duly has been recorded in the minutes of the Board of School Directors of the School District; and that said Resolution is in full force and effect, without amendment, alteration, or repeal as of the date of this Certificate.

I further certify that the Board of School Directors of the School District met the advance notice requirements of the Sunshine Act, Act No. 1998-93 of the General Assembly of the Commonwealth of Pennsylvania, approved October 15, 1998, by advertising said meeting and posting prominently a notice of said meeting at the District Administration 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 23rd day of February 2026.

Stephanie Arnold, Board Secretary

(SEAL)