



# State College Area School District

**Randy Brown**

**Finance and Operations Officer/Open Records Officer**

240 VILLA CREST DRIVE • STATE COLLEGE, PENNSYLVANIA • 16801

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To: Curtis Johnson  
From: Randy Brown, Mike Fisher, and Jonathan Bucher  
Subject: Act 34 Booklet for the Park Forest Middle School Project  
Date: March 23, 2026

The administration and design team presents for approval the Act 34 Booklet for the Park Forest Middle School project in preparation for a public hearing. A draft of the document was presented at the February 16, 2026 board meeting. This public hearing will be held in accordance with Act 34 of 1973 of the Commonwealth of Pennsylvania on March 23 at 6 p.m. The purpose of the hearing is to have the school administration, architect and financial advisors present a proposal for the new Park Forest Middle School.

The booklet is presented for review by the Board of School Directors prior to being released for public inspection.

The timeline for the project includes:

February 16, 2026	Board review of the Act 34 Booklet - <i>completed</i>
February 16, 2026	Permission to bid the PFMS project - <i>completed</i>
February 17, 2026	Release bid documents - <i>completed</i>
March 2, 2026	Board approval of the Act 34 Booklet
March 23, 2026	Act 34 Hearing
March 24, 2026	Receive bids
April 6, 2026	Board receive comments following the Act 34 Hearing
	Board review the project bids
April 20, 2026	Board accept project bids
May 15, 2026	Issuance of notice to proceed to contractors
November 15, 2028	Substantial completion of the project
January 3, 2029	Expected Occupancy

**STATE COLLEGE AREA SCHOOL DISTRICT**



**PUBLIC HEARING**

on the proposed

**NEW CONSTRUCTION OF THE  
PARK FOREST MIDDLE SCHOOL**

at the

State College Area District Administration Office  
240 Villa Crest Drive, State College, PA 16801  
Board Room

on

**Monday, March 23, 2026, 6:00 PM**



**ACT 34 PUBLIC HEARING  
New Construction of the  
Park Forest Middle School**

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**ACT 34 PUBLIC HEARING  
New Construction of the  
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**AGENDA**

1. **CALL TO ORDER / INTRODUCTION**  
By Etter Law Firm LLC  
Scott C. Etter  
**Solicitor for the State College Area School District**
  
2. **PROJECT DESCRIPTION**  
By Crabtree, Rohrbaugh & Associates  
Mr. R. Jeffrey Straub, AIA  
**Project Architect**
  
3. **FINANCIAL ANALYSIS**  
By North West Financial Group, LLC  
Mr. Cooper Lewis  
**Financial Advisor**
  
4. **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 - five minute limitation per speaker**
  
5. **ADJOURNMENT**

**ACT 34 PUBLIC HEARING  
New Construction of the  
Park Forest Middle School**

## **INTRODUCTION**

The School Board of the State College Area School District, State College, Pennsylvania is providing this opportunity to inform the public as to the State College Area School District's consideration of a project to construct a new Park Forest Middle School.

The project is in response to a review of the academic program needs for the school population along with substantial infrastructure needs of the existing school due to the age of the facility.

This public hearing is being held in accordance with Act 34 of 1973 of the Commonwealth of Pennsylvania. The purpose is to have the school administration, architect and financial advisors present a proposal for the construction a new facility.

The specific purposes for this hearing are as follows:

1. Establish the need for the project by reviewing events leading to the State College Area School Board's consideration to initiate the building improvement project.
3. Describe the new building to be constructed and the educational programs that serve 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 of the project.
5. Provide citizens and residents an opportunity to offer comments and written testimony concerning the project.

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

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**PROJECT NEED**

The State College Area School District (SCASD) desires to undertake a replacement school project for Park Forest Middle School (PFMS) to improve existing infrastructure, academic and technical program functions as identified in the building facility study. Existing conditions relative to program capacity and spatial and site limitations, justify a need for replacement. Most of the existing school has not been modernized since its construction in 1971, 55 years ago and renovations in 1991 and replacement is needed to provide equity to the educational program throughout the school district and facilitate the academic achievement of the students. These issues support the need for this building improvements program that can not be accommodated in the existing facility

The existing school building, located in State College, Centre County, has existed on this site since 1971 as documented by the PA Department of Education.

Currently, the existing school is 147,000 square foot, one story building with internalized classrooms with minimal daylight. The educational program has grown district-wide over the years to provide expanded opportunities for students and state required learning support. The school has grown out of the facility to the extent of taking over storage and even circulation/hallway areas of the school for educational purposes.

Mechanical, electrical and plumbing systems are at the end of life and the building exterior requires a roof replacement, brick repair, siding replacement and windows. Many of the programs including auditorium, library, technical education and performing arts are undersized. The building is not fully accessible.

Moving outside the building. Site circulation is a concern due to the building being surrounded by residential neighborhoods and currently the school is underserved by parking and safety concerns exist without proper separation of visitor, student drop-off, staff and bus circulation to the campus.

The school has limited playfields and one of the largest concerns is local sewer lines that have been failing directly underneath the school that serve surrounding buildings, not owned by SCASD. Stormwater has also been an issue for the school with stormwater overflowing in the past and doing damage to the school. Both the sewer and stormwater issues require substantial funds to address the concern long term, that add to the cost of renovation, that was a factor in building a new facility.

When taken in totality, the concerns addressed above, led SCASD to evaluate the equity of education between their two middle schools and determine that that it was more financially viable to build a new PFMS to create equity at the middle school educational program for SCASD.

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**PROJECT NEED**

State reimbursement criteria is an important consideration when defining the scope of building improvements. The Pennsylvania Department of Education (PDE) encourages all schools wishing to implement a building improvement project to bring the entire building up to prevailing educational and reasonably current construction standards and code compliance as a condition of reimbursement. PDE recognizes that every 20 year period a building facility should be brought up to the above noted standards. That is why measures for reimbursement are set in place at that time to help with the financial burden.

The existing Park Forest Middle School was renovated approximately 35 years ago by PA Department of Education records and would typically qualify for state reimbursement, but a current statewide moratorium on funding for school construction from the PA Department of Education does not allow SCASD to seek state financial support. Due to these reasons SCASD has planned for funding fully within local funding sources.

In addition, SCASD is investigating partial reimbursement from the Federal Inflation Reduction Act related to a photovoltaic array and has also been awarded a PA DCED Solar for Schools Grant that is incorporated into the project.

Because the building is being designed to U.S. Green Building Council LEED Silver Standards or higher, future building expansion is being planned for through a Site Master Plan. This incorporates a three story classroom addition to each of the two classroom pods.

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**OPTIONS CONSIDERED**

A feasibility study was started in the fall of 2023, that along with evaluating the entire State College Area School District, focused heavily on addressing Park Forest Middle School (PFMS), which had not been holistically renovated for approximately 35 years.

Options Considered included:

1. Additions and Renovations to the Existing Facility
2. New Construction- SCASD property across Valley Vista Drive from existing school
3. New Construction- SCASD property adjacent to PFES & PFMS

After extensive discussion with SCASD, community presentations and local municipalities, it was determined the existing school could not accommodate required additions, building reconfiguration at a substantial savings over new construction, could not accommodate site circulation and as important would have adverse impact upon the students' education throughout construction on a constrained site.

Due to this new construction and replacement of PFMS was determined to be warranted. Option 3 ultimately was also deemed not achievable due to the extensive sloped and wooded site.

This led to the further evaluation of Option 2, relocating Park Forest Middle School to the SCASD owned property across Valley Vista, adjacent to Circleville Park. This option would allow a new school to be constructed efficiently and remote from the current school and also have adequate acreage for construction bringing the student to the new building after 30 months of construction.



**1**

**Additions & Renovations  
Existing Facility**



**2**

**New Construction  
SCASD property across  
Valley Vista Drive**



**3**

**New Construction  
SCASD property adjacent  
to PFES & PFMS**

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Park Forest Middle School

## PROJECT DESCRIPTION

**Site** - Located @ 201 Little Lion Drive, State College, PA.

**Site Size:** Approximately 26 Acres

**Current Site Usage:** Educational

**Topography:** Approximately 75 feet of grade change exists from the east to the west end of the site. This grade change is being utilized to have the mid level of the three story building become the main entrance, in addition site retaining walls are being utilized at the front of the school and rear to accommodate the existing site.

**Wetlands:** Low points across the site do exist with existing stormwater a retention pond, there are no wetlands on the site, predominantly due to the slope of the site.

**Available Utilities:** Electricity, Gas, Water, Sewer being brought to the site.

**Site Access:** Adequate Access accommodating 1 existing entrance at Little Lion Drive and a second access being added at Amblewood Drive.

**Community Use:** The school will accommodate limited community activities during non school hours.

**Parking:** Parking will include two primary parking lots on the south side of the school to accommodate staff and visitor parking accessing the main entrance and classroom wings for staff. A bus drop-off staging area is designed to be at the north end of the school that will also function as additional parking after hours. 261 standard parking spaces are being provided with an additional 123 spaces within the bus staging area.

**Existing Conditions Adjacent Site Affecting Health and Safety:** None

**Bus & Automobile Drop Off / Pick Up Areas:** As discussed above, bus drop off will typically occur from the north staging area student drop-off and visitor entrance will occur from the 2 parking lots on the south side of the school to separate the car and bus interaction for safety.

**Loading and Receiving Area:** Will occur predominantly at the west end of the school for kitchen and receiving with a 2 foot & 4 foot dock. Additional receiving can also occur on the east end of the school at the lower level with a service and mechanical drive.

**School Play Areas:** As part of the project, a grassed soccer field is be maintained to the east of the new school and 4 new tennis courts are being built adjacent to the Amblewood Drive entrance.

## Building

**Program:** New 3 Story Educational Facility

**Total Square Footage:** 277,000 square feet with a 2,000 square feet storage alternate.

**Building Structure:** Three Story Masonry/Steel Framed Structure.

The new Park Forest Middle School will serve 6<sup>th</sup> through 8<sup>th</sup> grades. The building has been programmed with SCASD educational staff to accommodate not only SCASD's current educational program throughout the school district but also incorporate flexibility for the building to evolve educationally over the coming 20 years. To this end, classrooms are designed for flexibility whether they are used for typical classrooms, special education or specialty programs.

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## **PROJECT DESCRIPTION**

Grades are organized on three floor that stack vertically allowing consistency as students grow from one year to another. Within each floor two primary teams were developed to house SCASD's team approach for teaming at the middle school education model. Students have the ability to breakout to open collaborative spaces, small group instruction and learning support. Restrooms, staff support storage and workrooms are housed within each of these teams allowing efficient access to maximize educational time during the school day. A seventh team is designed on the second floor to accommodate the potential for growth and/or a "bubble" year, in which a class size may be unusually large in one given year.

Moving beyond the classroom teams, special education is distributed throughout the building. Science, technical education and language arts are centrally located between the teams for both department interaction, support and centralized access for the students.

The school is diagrammatically organized into a public and private side, with the private east side of the building being three stories, housing the core teams, special education, science, languages and technical education. The public west side of the school is predominantly a one story building consisting of gymnasiums, auditorium, performing arts, cafeteria/ kitchen, administration and a second floor media center. The two sides were designed with safety and security in place that the private side can be locked down after hours to allow the public side to be open for events.

Maintaining security is a primary focus for the project. Each zone of the building will be isolated from the remainder of the building with security doors that are magnetically held open, but also allow sectors of the building to be utilized after hours for community use. Security cameras, and electronic key hardware have also been incorporated into the project and discussed with SCASD staff and emergency services personnel.

The building will have mechanical, electrical and plumbing that are described in the following building system pages.

All spaces will meet PDE recommended sizes.

The building is being designed to meet U.S Green Building Council (USGBC), LEED Silver sustainable and energy efficient standards. This includes increased efficiency to the thermal envelope to the building, reduction in energy and water use, daylighting of classrooms and primary educational spaces, improved indoor air quality levels, acoustic performance, mold prevention, reduction in construction waste and use of recycled materials to create a durable facility for the next 40 years.

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## **PROJECT DESCRIPTION**

### **Building Systems:**

which include:

- Domestic water, sanitary, and storm water service
- Plumbing systems and fixtures will be provided throughout.
- The fire water service will be extended to the new building.
- A high-efficient gas-fired domestic water heating system will be provided.
- HVAC unit controllers will have direct digital controllers throughout the existing building.
- HVAC building management system will be provided to accommodate the school.
- The building will be supported by a cooling tower for the water source heat pump mechanical system.
- Water source heat pump systems will be provided throughout the school.
- Air distribution systems will provide mandated fresh air levels to current standards.
- The water system will be chemically treated to prevent corrosion and freezing.
- The entire air and water distribution system will be balanced to meet the specified criteria.
- A metered electrical service will be installed utilizing a new pad-mounted transformer. Underground trenching and raceway system will be installed to accommodate the electrical utility requirements. The service voltage will be 480/277V, 3-Phase, 4-Wire. The pad mounted transformer will supply a switchboard sized to handle the building.
- Panelboards supplied from the switchboard will be installed throughout the building and will be strategically located to accommodate building load requirements.
- A roof-mounted photovoltaic system will be installed and tied into the building's electrical distribution system.
- Receptacles will be provided throughout the building as required.
- The lighting system shall meet the current International Energy Conservation Code as required and designed to accommodate building space requirements.
- All lighting in the building will be illuminated using LEDs. Exterior lighting shall also use LED's as the source.
- Offices and Corridors will be primarily illuminated using recess-mounted LED lighting fixtures with lenses.
- Classrooms will be illuminated using lay-in linear LED lighting fixtures.
- All rooms will be equipped with a vacancy-sensing device to provide automatic shut-off where permitted.
- Rooms with exterior windows allowing adequate daylight will be equipped with daylight sensors to reduce electrical loads per the Energy Conservation Code.
- Storage and Utility Rooms will be illuminated by surface or chain mounted lighting fixtures.
- Cafeteria, Media Center and the Commons area shall be illuminated using decorative pendant mounted fixtures.
- Egress lighting will be provided to meet the requirements of the IBC Building Code.
- Exit lights shall be internally illuminated LED type with directional arrows.
- Four button low voltage switches will be provided in each classroom to control the front and back of the room independently. Generally, the row of lights nearest to the whiteboard shall be switched separately.
- Parking areas will be illuminated using LED wall and/or pole mounted lighting fixtures.

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- Site lighting shall be controlled through a lighting control panel with a manual override switch, contactors, time control, and a photocell. Light fixtures shall be provided over each exterior door to provide normal light controlled by a lighting control panel 'on' and programmable time clock 'off'. The fixture shall also be connected to the emergency generator through a transfer relay.
- Light fixtures shall be provided around the perimeter of the building to provide general illumination. Building lighting shall be controlled by a lighting control panel 'on' and programmable time clock 'off'.
- Emergency power shall be provided by a gas-fired emergency generator.
- All data cabling will be CAT6.
- An underground conduit and manhole system will be installed between the building and the roadway where communication system services will be supplied from.
- An addressable and voice-type fire alarm system capable of meeting current code standards will be installed.
- A rescue assistance system will be installed in the building as required.
- A master clock and intercom program/paging system will be installed.
- Select classrooms, auditorium and miscellaneous areas will be provided with local sound reinforcing for voice and audio-visual sound reinforcement. Assisted listening systems will be provided for cafeteria and LGI areas.

**This building will be designed under the following code requirements:**

PA Uniform Construction Code, IBC, ADA, L&I

**SUMMARY OF OWNED BUILDINGS AND LAND**

District/CTC: State College Area School District      Project Name: Park Forest Middle School      Grades: 6 - 8

#1	PRESENT				PLANNED					
	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID 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	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Easterly Elementary School	1955/ 2002	11.4	K-5	450	Maintain	11.4	K-5	450	XXXXXXXXXX	XXXXXXXXXX
Corl Street Elementary	52/ 61/ 68/19	4.7	K-5	325	Maintain	4.7	K-5	450	XXXXXXXXXX	XXXXXXXXXX
Ferguson Township Elementary	1931/ 2011	9.2	K-5	450	Maintain	9.2	K-5	450	XXXXXXXXXX	XXXXXXXXXX
Spring Creek Elementary	59/ 68/ 19	30	3-5	300	Maintain	30	K-5	450	XXXXXXXXXX	XXXXXXXXXX
Park Forest Elementary	2007	25	K-5	525	Maintain	25	K-5	525	XXXXXXXXXX	XXXXXXXXXX
Radio Park Elementary School	1963/ 2019	26	K-5	450	Maintain	26	K-5	600	XXXXXXXXXX	XXXXXXXXXX
Gray's Woods Elementary	2002/ 2011	15	K-5	450	Maintain	15	K-5	450	XXXXXXXXXX	XXXXXXXXXX
Mount Nittany Elementary	2011, 2026	60.6	K-5	600	Maintain	40	K-5	600	XXXXXXXXXX	XXXXXXXXXX
Park Forest Middle School	1971 1995	30	6-8	1,076	Replacement 2028	30	6-8	1,674	XXXXXXXXXX	XXXXXXXXXX
Mount Nittany Middle School	1995	60.6	6-8	1,076	Maintain	60.6	6-8	1,076	XXXXXXXXXX	XXXXXXXXXX
State Collge Area High School	1962 / 2015	70.4	5-12	2,556	Maintain	70.4	5-12	2,556	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	8,258	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	9,281	7,392	1,889
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
DAO- Central Office	1924	0.48	N/A	N/A	Maintain	0.48	N/A	N/A	XXXXXXXXXX	XXXXXXXXXX
Memorial Field		2	N/A	N/A	Maintain	2	N/A	N/A	XXXXXXXXXX	XXXXXXXXXX
Bus Garage	973/ '80/ '85/ '8	5	N/A	N/A	Maintain	5	N/A	N/A	XXXXXXXXXX	XXXXXXXXXX
Maintenance Storage Building	1980	25	N/A	N/A	Maintain	25	N/A	N/A	DESCRIPT	ION OF
Panorama Village	1959	60.6	N/A	N/A	Maintain	60.6	N/A	N/A	BOARD	ACTIONS
Physical Plant Building	2025	70.4	N/A	N/A		70.4	N/A	N/A	REQUIRED	BELOW
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
<b>TOTAL</b>	XXXXXXXXXX	XXX	XXXX	8,258	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	9,281	7,392	1,889

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

**CHECK IF APPLICABLE:**

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



# Site Plan

PLANS INTENTIONALLY OMITTED  
FOR SECURITY PURPOSES

**FIRST FLOOR PLAN**

PLANS INTENTIONALLY OMITTED  
FOR SECURITY PURPOSES

**SECOND & GROUND FLOOR PLANS**

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**PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)**

District/CTC: State College Area School District	Project Name: Park Forest Middle School	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.)	65,073,799		65,073,799
2. Heating and Ventilating	16,090,656		16,090,656
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	5,430,783		5,430,783
4. Electrical	16,484,889		16,484,889
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. Site Costs	24,462,711		24,462,711
b. Fire Protection	1,545,866		1,545,866
c. Food Service	1,198,870		1,198,870
d.			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	130,287,574		130,287,574
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)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	130,287,574		130,287,574
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure			
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		
3. TOTAL - Architect's Fee			
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment			
2. Architect's Fee	7,857,070		7,857,070
3. TOTAL - Movable Fixtures & Equipment	7,857,070		7,857,070
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	138,144,644		138,144,644
E. SITE COSTS			
1. Sanitary Sewage Disposal			
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges			
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal			
5. Site Acquisition Costs			
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X X X X X X X X X X X X X	
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs			
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	138,144,644		138,144,644

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

**PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)**

District/CTC: State College Area School District	Project Name: Park Forest Middle School	Project #: N/A
-----------------------------------------------------	--------------------------------------------	-------------------

**ROUND FIGURES TO NEAREST DOLLAR**

<b>PROJECT COSTS (CONT.)</b>				<b>TOTAL</b>
<b>G. ADDITIONAL CONSTRUCTION-RELATED COSTS</b>				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
2. Construction Manager Fee and Related Costs				1,881,600
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				122,980
5. Test Borings				92,180
6. Site Survey				50,000
7. Other (attach schedule if needed)				
a. <u>Testing/ Inspection, Regulatory, CxA, Consultant Fees FF&amp;E by Owner</u>				8,496,912
b. <u>PlanCon-D-Add't Costs, Total</u>				
8. Contingency				2,605,751
9. TOTAL - Additional Construction-Related Costs				13,249,423
<b>H. FINANCING COSTS</b>				
<i>FOR THIS PROJECT ONLY</i>	<b>BOND ISSUE/NOTE SERIES OF 2026</b>	<b>BOND ISSUE/NOTE SERIES OF _____</b>	<b>BOND ISSUE/NOTE SERIES OF _____</b>	X X X X X X X X X X X X
1. Underwriter Fees	437,500.00			437,500.00
2. Legal Fees	58,256.00			58,256.00
3. Financial Advisor	35,000.00			35,000.00
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	1,500.00			1,500.00
6. Capitalized Interest				
7. Printing	1,250.00			1,250.00
8. CUSIP & Rating Fees	81,000.00			81,000.00
9. Other				
a. <u>Rounding/Misc.</u>	5,512.70			5,512.70
b. _____				
10. TOTAL-Financing Costs	620,018.70			620,018.70
<b>I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)</b>				152,014,086
<b>REVENUE SOURCES</b>				
	<b>BOND ISSUE/NOTE SERIES OF #####</b>	<b>BOND ISSUE/NOTE SERIES OF _____</b>	<b>BOND ISSUE/NOTE SERIES OF _____</b>	<b>TOTAL</b>
<b>J. AMOUNT FINANCED</b> <i>FOR THIS PROJECT ONLY</i>				125,000,000.00
<b>K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY</b>				11,959,234.05
<b>L. INTEREST EARNINGS</b> <i>FOR THIS PROJECT ONLY</i>				6,646,976.65
<b>M. BUILDING INSURANCE RECEIVED</b>				
<b>N. PROCEEDS FROM SALE OF BUILDING OR LAND</b>				
<b>O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)</b>				8,407,875.00
<b>P. OTHER FUNDS (ATTACH SCHEDULE)</b>				
<b>Q. TOTAL REVENUE SOURCES</b>				152,014,086

<b>DETAILED COSTS</b>			
District/CTC: State College Area School District	Project Name: Park Forest Middle School	Project #: N/A	
	<b>NEW</b>	<b>EXISTING</b>	<b>TOTAL</b>
<b>A. SITE DEVELOPMENT COSTS</b> (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	5,000,000		5,000,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	2,000,000		2,000,000
5. Other: <u>Site Construction</u>	24,112,113		24,112,113
6. Other: _____			
7. A-1 thru A-6 - Subtotal	31,112,113		31,112,113
<b>8. Construction Insurance</b>			
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	31,112,113		31,112,113
<b>B. ARCHITECT'S FEE ON SITE DEVELOPMENT</b>	1,788,946		1,788,946
			<b>EXISTING</b>
<b>C. ASBESTOS ABATEMENT</b>			
1. Asbestos Abatement			
2. AHERA Clearance Air Monitoring			
3. Asbestos Abatement - Total (D02, line A-5)			
<b>D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)</b>			
<b>E. ROOF REPLACEMENT/REPAIR</b>			
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			
<b>F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR</b>			

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

District/CTC: State College Area School District	Project Name: Park Forest Middle School	Project #: 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)		\$ <u>138,144,644</u>
B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION		
1. Site Development Costs (D04, line A-7-NEW)	\$ <u>31,112,113</u>	
2. Architect's Fees on the above excludable costs	\$ <u>1,788,946</u>	
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$ _____	
4. Total Excludable Costs (B-1 plus B-2 and B-3)		\$ <u>32,901,059</u>
C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)		\$ <u>105,243,585</u>

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

**THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.**

IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.

D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08)		\$ <u>113,663,072</u>
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**THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.**

## ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the proposed designing, constructing, furnishing, and equipping the Park Forest Middle School Project (the "Project" or "PFMS"). 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).

**TABLE 1**  
**State College Area School District**  
**Park Forest Middle School Project**

Long Term Financing Cost Comparison			
	General Obligation	Local Authority <sup>(1)</sup>	SPSBA
<b>Construction &amp; Related Costs</b>	\$ 138,144,644.00	\$ 138,144,644.00	\$ 138,144,644.00
<b>Contingency &amp; Supervision</b>	\$ 13,249,423.00	\$ 13,249,423.00	\$ 13,249,423.00
<b>Costs of Issuance</b>	\$ 620,018.69	\$ 644,275.09	\$ 594,732.34
<b>Total Costs</b>	\$ 152,014,085.69	\$ 152,038,342.09	\$ 151,988,799.34
<b>Less: Capital Reserve Contribution</b>	\$ (8,407,875.00)	\$ (8,407,875.00)	\$ (8,407,875.00)
<b>Less: Interest Earned</b>	\$ (6,646,976.64)	\$ (6,646,976.64)	\$ (6,646,976.64)
<b>Less: Bond Premium</b>	\$ (11,959,234.05)	\$ (11,073,490.45)	\$ (11,068,947.70)
<b>Total Bond Issue</b>	\$ 125,000,000.00	\$ 125,910,000.00	\$ 125,865,000.00
<b>Pro-Forma Interest Rate <sup>(2)(3)</sup></b>	5.186%	5.186%	5.186%
<b>All-In Cost of Funds</b>	4.322%	4.391%	4.388%
<b>Term</b>	25	25	25
<b>Average Annual Debt Service</b>	\$ 9,006,339	\$ 9,086,249	\$ 9,083,148

<sup>(1)</sup> Local Authority will have additional administrative expenses and fees. These have not been included in the annual cost.

<sup>(2)</sup> Pro-forma based on estimated interest rates for callable, par bonds as of 2/9/26. Interest rates are typically higher on Local Authority and SPSBA Revenue Bonds when compared to non-bank qualified general obligation

<sup>(3)</sup> Rate, Term and Annual Debt Service assume a 25 Year term financing amortized to produce level annual debt service on the proposed issue. Rate is average coupon.

Analysis of the School District's financial statements for recent years, and of the financing projections prepared in connection with this Project, and discussions with the School District's Administration indicated that financing the entire project with cash is

not feasible. Based on the School District's multi-year financial projections, when combined with other capital spending needs, the School District does not have the funds necessary to pay cash for the entirety of the Project, nor does it appear that the School District would be able to raise the required amounts from its anticipated cash flow to meet the proposed construction schedule.

We then analyzed in detail the three alternatives which would require the School District to incur long-term debt. For each alternative, we estimated a bond issue size and calculated the average annual debt service requirements. We then constructed a repayment schedule assuming equal annual payments over 25 years at current interest rates and reoffering yields for the General Obligation, Local Authority, and SPSBA Bond Issues. 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 approximately 10 basis points (0.10%) higher than interest rates that would be achieved on general obligation bonds. This would result in higher annual debt service payments for the School District. The General Obligation alternative offers the School District the advantage of lower interest rates, more favorable refunding provisions and keeps more control with the local school board. Based on these analyses and past performance, the least costly alternative for financing the Project is the General Obligation Issue.

The District is considering a variety of alternative debt service structures. For this discussion, we have evaluated a 25-year level debt service bond issue, a 30-year level debt service bond issue and a bond issue structured to "Wrap" around the existing debt service of the District.

Since the amount of bond premium will vary based on the amortization of the bonds and market conditions at the time of any bond sale, maintaining a \$125 million par amount will require increasing or decreasing the amount of District Capital Reserve Funds dedicated to the project. The bond sizing and millage impacts for each alternative are shown in Table 2.

**TABLE 2**

**State College Area School District  
Park Forest Middle School Project**

<b>Millage Impact</b>			
	<u>25 Year Level Debt Service</u>	<u>30 Year Level Debt Service</u>	<u>Wrap-Around</u>
<b>Construction &amp; Related Costs</b>	\$ 138,144,644.00	\$ 138,144,644.00	\$ 138,144,644.00
<b>Contingency &amp; Supervision</b>	\$ 13,249,423.00	\$ 13,249,423.00	\$ 13,249,423.00
<b>Costs of Issuance</b>	<u>\$ 620,018.69</u>	<u>\$ 644,275.09</u>	<u>\$ 594,732.34</u>
<b>Total Costs</b>	\$ 152,014,085.69	\$ 152,038,342.09	\$ 151,988,799.34
<b>Less: Capital Reserve Contribution</b>	\$ (8,407,875.00)	\$ (8,407,875.00)	\$ (8,407,875.00)
<b>Less: Interest Earned</b>	\$ (6,646,976.64)	\$ (6,646,976.64)	\$ (6,646,976.64)
<b>Less: Bond Premium</b>	<u>\$ (11,959,234.05)</u>	<u>\$ (11,073,490.45)</u>	<u>\$ (11,068,947.70)</u>
<b>Total Bond Issue</b>	\$ 125,000,000.00	\$ 125,910,000.00	\$ 125,865,000.00
<b>Pro-Forma Interest Rate <sup>(2)(3)</sup></b>	5.186%	5.186%	5.186%
<b>All-In Cost of Funds</b>	4.322%	4.391%	4.388%
<b>Term</b>	25	25	25

**Commonwealth Reimbursement**

In the past the Commonwealth reimbursed the School District for a portion of the principal and interest which the School District pays each year on the bonds. The amount of the reimbursement is determined by two factors, the percentage of the Project determined by the Department of Education to be reimbursable and the School District's Market Value Aid Ratio ("Aid Ratio"). It is estimated that the Project will be assigned \$777,380 in reimbursement. Based on a pro-forma calculation of reimbursement for a bond issue sized for this Project, the reimbursement percentage would be 0.52%. The School District's Aid Ratio percentage is 28.91%. When these two percentages are multiplied, the result is an "effective" reimbursable percentage of 0.01%.

The Commonwealth is undertaking significant changes to the way it reimburses School Districts for capital construction under its PLANCON process. The amount, timing and duration of capital construction cost reimbursement is subject to legislative and administrative process and as a result is subject to a degree of uncertainty.

The District is considering applying a lump sum reimbursement to reduce the size of the bond issue if that option is offered by the Commonwealth at or prior to the financing of the project. This will reduce annual debt service costs due to the reduction of the principal of the bond issue. Alternatively, the District may choose to pay debt service on bonds, reimburse itself for capital contributions or redeem bonds in advance of their maturity if a lump sum reimbursement becomes available after closing on the bond financing.

## SOURCES AND USES OF FUNDS

### State College Area School District General Obligation Bonds, Series of 2026 (Mt. Nittany and Middle School 25-Year Level)

**Sources:**

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Bond Proceeds:	
Par Amount	125,000,000.00
Premium	11,959,234.05
	136,959,234.05
Other Sources of Funds:	
Capital Reserve Fund Contribution	6,295,000.00
	143,254,234.05

**Uses:**

<hr/>	
Project Fund Deposits:	
Park Forest Middle School Project Fund	142,634,215.36
Cost of Issuance:	
Other Cost of Issuance	180,000.00
Delivery Date Expenses:	
Underwriter's Discount	437,500.00
Other Uses of Funds:	
Rounding	2,518.69
	143,254,234.05

**BOND DEBT SERVICE****State College Area School District  
General Obligation Bonds, Series of 2026 (Mt. Nittany and Middle School 25-Year Level)**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
06/30/2027	2,870,000	5.000%	6,136,338.89	9,006,338.89
06/30/2028	2,725,000	5.000%	6,278,250.00	9,003,250.00
06/30/2029	2,860,000	5.000%	6,142,000.00	9,002,000.00
06/30/2030	3,005,000	5.000%	5,999,000.00	9,004,000.00
06/30/2031	3,155,000	5.000%	5,848,750.00	9,003,750.00
06/30/2032	3,315,000	5.000%	5,691,000.00	9,006,000.00
06/30/2033	3,480,000	5.000%	5,525,250.00	9,005,250.00
06/30/2034	3,655,000	5.000%	5,351,250.00	9,006,250.00
06/30/2035	3,835,000	5.000%	5,168,500.00	9,003,500.00
06/30/2036	4,030,000	5.000%	4,976,750.00	9,006,750.00
06/30/2037	4,230,000	5.000%	4,775,250.00	9,005,250.00
06/30/2038	4,440,000	5.000%	4,563,750.00	9,003,750.00
06/30/2039	4,665,000	5.000%	4,341,750.00	9,006,750.00
06/30/2040	4,895,000	5.000%	4,108,500.00	9,003,500.00
06/30/2041	5,140,000	5.000%	3,863,750.00	9,003,750.00
06/30/2042	5,400,000	5.250%	3,606,750.00	9,006,750.00
06/30/2043	5,680,000	5.250%	3,323,250.00	9,003,250.00
06/30/2044	5,980,000	5.250%	3,025,050.00	9,005,050.00
06/30/2045	6,295,000	5.250%	2,711,100.00	9,006,100.00
06/30/2046	6,625,000	5.250%	2,380,612.50	9,005,612.50
06/30/2047	6,970,000	5.250%	2,032,800.00	9,002,800.00
06/30/2048	7,340,000	5.250%	1,666,875.00	9,006,875.00
06/30/2049	7,725,000	5.250%	1,281,525.00	9,006,525.00
06/30/2050	8,130,000	5.250%	875,962.50	9,005,962.50
06/30/2051	8,555,000	5.250%	449,137.50	9,004,137.50
	125,000,000		100,123,151.39	225,123,151.39

**BOND SUMMARY STATISTICS****State College Area School District  
General Obligation Bonds, Series of 2026 (Mt. Nittany and Middle School 25-Year Level)**

Dated Date	06/01/2026
Delivery Date	06/01/2026
Last Maturity	05/15/2051
Arbitrage Yield	3.855011%
True Interest Cost (TIC)	4.309042%
Net Interest Cost (NIC)	4.588953%
All-In TIC	4.321713%
Average Coupon	5.185701%
Average Life (years)	15.446
Weighted Average Maturity (years)	15.266
Duration of Issue (years)	10.640
Par Amount	125,000,000.00
Bond Proceeds	136,959,234.05
Total Interest	100,123,151.39
Net Interest	88,601,417.34
Bond Years from Dated Date	1,930,754,444.44
Bond Years from Delivery Date	1,930,754,444.44
Total Debt Service	225,123,151.39
Maximum Annual Debt Service	9,006,875.00
Average Annual Debt Service	9,020,963.32
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	3.500000
Total Underwriter's Discount	3.500000
Bid Price	109.217387

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>	<i>PV of 1 bp change</i>
Serial Bonds 2027-2046	56,300,000.00	114.267	5.000%	8.820	40,579.20
25 year term bond	68,700,000.00	105.716	5.250%	20.876	57,021.00
	125,000,000.00			15.446	97,600.20

	TIC	All-In TIC	Arbitrage Yield
Par Value	125,000,000.00	125,000,000.00	125,000,000.00
+ Accrued Interest			
+ Premium (Discount)	11,959,234.05	11,959,234.05	11,959,234.05
- Underwriter's Discount	-437,500.00	-437,500.00	
- Cost of Issuance Expense		-180,000.00	
- Other Amounts			
Target Value	136,521,734.05	136,341,734.05	136,959,234.05
Target Date	06/01/2026	06/01/2026	06/01/2026
Yield	4.309042%	4.321713%	3.855011%

**SOURCES AND USES OF FUNDS****State College Area School District  
General Obligation Bonds, Series of 2026 (Park Forest Middle School level)****Sources:**

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Bond Proceeds:	
Par Amount	125,000,000.00
Premium	<u>9,912,834.00</u>
	134,912,834.00
Other Sources of Funds:	
Capital Reserve Fund Contribution	8,340,000.00
	<hr/>
	143,252,834.00

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**Uses:**

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Project Fund Deposits:	
Park Forest Middle School Project Fund	142,634,215.36
Cost of Issuance:	
Other Cost of Issuance	180,000.00
Delivery Date Expenses:	
Underwriter's Discount	437,500.00
Other Uses of Funds:	
Rounding	1,118.64
	<hr/>
	143,252,834.00

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**BOND DEBT SERVICE****State College Area School District  
General Obligation Bonds, Series of 2026 (Park Forest Middle School level)**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
06/30/2027	2,125,000	5.000%	6,174,620.83	8,299,620.83
06/30/2028	1,945,000	5.000%	6,355,562.50	8,300,562.50
06/30/2029	2,045,000	5.000%	6,258,312.50	8,303,312.50
06/30/2030	2,145,000	5.000%	6,156,062.50	8,301,062.50
06/30/2031	2,255,000	5.000%	6,048,812.50	8,303,812.50
06/30/2032	2,365,000	5.000%	5,936,062.50	8,301,062.50
06/30/2033	2,485,000	5.000%	5,817,812.50	8,302,812.50
06/30/2034	2,610,000	5.000%	5,693,562.50	8,303,562.50
06/30/2035	2,740,000	5.000%	5,563,062.50	8,303,062.50
06/30/2036	2,875,000	5.000%	5,426,062.50	8,301,062.50
06/30/2037	3,020,000	5.000%	5,282,312.50	8,302,312.50
06/30/2038	3,170,000	5.000%	5,131,312.50	8,301,312.50
06/30/2039	3,330,000	5.000%	4,972,812.50	8,302,812.50
06/30/2040	3,495,000	5.000%	4,806,312.50	8,301,312.50
06/30/2041	3,670,000	5.000%	4,631,562.50	8,301,562.50
06/30/2042	3,855,000	5.250%	4,448,062.50	8,303,062.50
06/30/2043	4,055,000	5.250%	4,245,675.00	8,300,675.00
06/30/2044	4,270,000	5.250%	4,032,787.50	8,302,787.50
06/30/2045	4,490,000	5.250%	3,808,612.50	8,298,612.50
06/30/2046	4,730,000	5.250%	3,572,887.50	8,302,887.50
06/30/2047	4,975,000	5.250%	3,324,562.50	8,299,562.50
06/30/2048	5,240,000	5.250%	3,063,375.00	8,303,375.00
06/30/2049	5,515,000	5.250%	2,788,275.00	8,303,275.00
06/30/2050	5,800,000	5.250%	2,498,737.50	8,298,737.50
06/30/2051	6,105,000	5.250%	2,194,237.50	8,299,237.50
06/30/2052	6,425,000	5.250%	1,873,725.00	8,298,725.00
06/30/2053	6,765,000	5.250%	1,536,412.50	8,301,412.50
06/30/2054	7,120,000	5.250%	1,181,250.00	8,301,250.00
06/30/2055	7,495,000	5.250%	807,450.00	8,302,450.00
06/30/2056	7,885,000	5.250%	413,962.50	8,298,962.50
	125,000,000		124,044,258.33	249,044,258.33

## BOND SUMMARY STATISTICS

### State College Area School District General Obligation Bonds, Series of 2026 (Park Forest Middle School level)

Dated Date	06/01/2026
Delivery Date	06/01/2026
Last Maturity	05/15/2056
Arbitrage Yield	4.126783%
True Interest Cost (TIC)	4.567900%
Net Interest Cost (NIC)	4.814560%
All-In TIC	4.579312%
Average Coupon	5.212744%
Average Life (years)	19.037
Weighted Average Maturity (years)	18.771
Duration of Issue (years)	12.009
Par Amount	125,000,000.00
Bond Proceeds	134,912,834.00
Total Interest	124,044,258.33
Net Interest	114,568,924.33
Bond Years from Dated Date	2,379,634,444.44
Bond Years from Delivery Date	2,379,634,444.44
Total Debt Service	249,044,258.33
Maximum Annual Debt Service	8,303,812.50
Average Annual Debt Service	8,313,792.01
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	3.500000
Total Underwriter's Discount	3.500000
Bid Price	107.580267

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>	<i>PV of 1 bp change</i>
Serial Bonds 2027-2046	40,275,000.00	114.245	5.000%	8.805	28,980.30
25 year term bond	49,035,000.00	105.716	5.250%	20.876	40,699.05
30 year term bond	35,690,000.00	103.847	5.250%	28.058	28,908.90
	125,000,000.00			19.037	98,588.25

	TIC	All-In TIC	Arbitrage Yield
Par Value	125,000,000.00	125,000,000.00	125,000,000.00
+ Accrued Interest			
+ Premium (Discount)	9,912,834.00	9,912,834.00	9,912,834.00
- Underwriter's Discount	-437,500.00	-437,500.00	
- Cost of Issuance Expense		-180,000.00	
- Other Amounts			
Target Value	134,475,334.00	134,295,334.00	134,912,834.00
Target Date	06/01/2026	06/01/2026	06/01/2026
Yield	4.567900%	4.579312%	4.126783%

## SOURCES AND USES OF FUNDS

### State College Area School District General Obligation Bonds, Series of 2026 Park Forest Middle School Wrap)

**Sources:**

<hr/>	
Bond Proceeds:	
Par Amount	125,000,000.00
Premium	6,073,124.55
	131,073,124.55
Other Sources of Funds:	
Capital Reserve Fund Contribution	12,180,000.00
	143,253,124.55
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**Uses:**

<hr/>	
Project Fund Deposits:	
Park Forest Middle School Project Fund	142,634,215.36
Cost of Issuance:	
Other Cost of Issuance	180,000.00
Delivery Date Expenses:	
Underwriter's Discount	437,500.00
Other Uses of Funds:	
Rounding	1,409.19
	143,253,124.55
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**BOND DEBT SERVICE****State College Area School District  
General Obligation Bonds, Series of 2026 Park Forest Middle School Wrap)**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
06/30/2027			6,269,495.56	6,269,495.56
06/30/2028			6,561,100.00	6,561,100.00
06/30/2029			6,561,100.00	6,561,100.00
06/30/2030			6,561,100.00	6,561,100.00
06/30/2031	40,000	5.000%	6,561,100.00	6,601,100.00
06/30/2032	40,000	5.000%	6,559,100.00	6,599,100.00
06/30/2033	40,000	5.000%	6,557,100.00	6,597,100.00
06/30/2034	40,000	5.000%	6,555,100.00	6,595,100.00
06/30/2035	45,000	5.000%	6,553,100.00	6,598,100.00
06/30/2036	50,000	5.000%	6,550,850.00	6,600,850.00
06/30/2037	55,000	5.000%	6,548,350.00	6,603,350.00
06/30/2038	55,000	5.000%	6,545,600.00	6,600,600.00
06/30/2039	65,000	5.000%	6,542,850.00	6,607,850.00
06/30/2040	65,000	5.000%	6,539,600.00	6,604,600.00
06/30/2041	65,000	5.000%	6,536,350.00	6,601,350.00
06/30/2042	65,000	5.250%	6,533,100.00	6,598,100.00
06/30/2043	70,000	5.250%	6,529,687.50	6,599,687.50
06/30/2044	2,690,000	5.250%	6,526,012.50	9,216,012.50
06/30/2045	6,275,000	5.250%	6,384,787.50	12,659,787.50
06/30/2046	8,015,000	5.250%	6,055,350.00	14,070,350.00
06/30/2047	8,435,000	5.250%	5,634,562.50	14,069,562.50
06/30/2048	8,875,000	5.250%	5,191,725.00	14,066,725.00
06/30/2049	9,340,000	5.250%	4,725,787.50	14,065,787.50
06/30/2050	9,835,000	5.250%	4,235,437.50	14,070,437.50
06/30/2051	10,350,000	5.250%	3,719,100.00	14,069,100.00
06/30/2052	10,895,000	5.250%	3,175,725.00	14,070,725.00
06/30/2053	11,465,000	5.250%	2,603,737.50	14,068,737.50
06/30/2054	12,065,000	5.250%	2,001,825.00	14,066,825.00
06/30/2055	12,700,000	5.250%	1,368,412.50	14,068,412.50
06/30/2056	13,365,000	5.250%	701,662.50	14,066,662.50
	125,000,000		163,388,808.06	288,388,808.06

## BOND SUMMARY STATISTICS

### State College Area School District General Obligation Bonds, Series of 2026 Park Forest Middle School Wrap)

Dated Date	06/01/2026
Delivery Date	06/01/2026
Last Maturity	05/15/2056
Arbitrage Yield	4.634272%
True Interest Cost (TIC)	4.930965%
Net Interest Cost (NIC)	5.068458%
All-In TIC	4.940835%
Average Coupon	5.249525%
Average Life (years)	24.900
Weighted Average Maturity (years)	24.866
Duration of Issue (years)	14.319
Par Amount	125,000,000.00
Bond Proceeds	131,073,124.55
Total Interest	163,388,808.06
Net Interest	157,753,183.51
Bond Years from Dated Date	3,112,449,444.44
Bond Years from Delivery Date	3,112,449,444.44
Total Debt Service	288,388,808.06
Maximum Annual Debt Service	14,070,725.00
Average Annual Debt Service	9,627,222.82
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	3.500000
Total Underwriter's Discount	3.500000
Bid Price	104.508500

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>	<i>PV of 1 bp change</i>
Serial Bonds 2027-2046	560,000.00	116.195	5.000%	10.563	472.65
25 year term bond	63,950,000.00	105.716	5.250%	22.038	53,078.50
30 year term bond	60,490,000.00	103.847	5.250%	28.058	48,996.90
	125,000,000.00			24.900	102,548.05

	TIC	All-In TIC	Arbitrage Yield
Par Value	125,000,000.00	125,000,000.00	125,000,000.00
+ Accrued Interest			
+ Premium (Discount)	6,073,124.55	6,073,124.55	6,073,124.55
- Underwriter's Discount	-437,500.00	-437,500.00	
- Cost of Issuance Expense		-180,000.00	
- Other Amounts			
Target Value	130,635,624.55	130,455,624.55	131,073,124.55
Target Date	06/01/2026	06/01/2026	06/01/2026
Yield	4.930965%	4.940835%	4.634272%

## **Indirect Costs**

At the completion of this project, it is anticipated that indirect costs will increase for this proposed project due to the increased square footage of the building. It is not anticipated that additional staff will be hired specifically related to the project by ten percent over the current 120 employees. The project is planned to provide more appropriate square footage for education of students by current staff, modernize aged facilities and meet current educational programs within the State College Area School District. Specifically, custodial staff could increase by almost double, while supplies will increase comparatively to the increase in square footage. Last, while the building is increasing in size it anticipated any additional energy costs will be offset with energy efficiency planned as part of the project. These costs are estimated to be \$500,000 per year.

## **Total Millage Impact**

Assuming a collected mill currently provides \$2.5 million annually, the indirect costs will have a millage impact of 0.199 mills per year. The millage equivalent of the debt service assuming a 25-year level debt service amortization is 3.579 mills per year. Including indirect costs, the total millage impact is 3.778 mills per year.

The millage equivalent of the debt service assuming a 30-year level debt service amortization is 3.298 mills per year. Including indirect costs, the total millage impact is 3.497 mills per year.

The millage equivalent of the debt service assuming a Wraparound debt service amortization is 2.492 mills per year in the first year and increases to 5.59 mills per year by 2046. Since the millage impact of existing debt service reduces as the millage impact on the bonds issued for Park Forest Middle School increases, the net millage impact of PFMS is only 2.492 mills per year in future years. Including indirect costs, the total millage impact is 2.690 mills per year.

ACT 34 PUBLIC HEARING  
New Construction of the  
Park Forest Middle School

STATE COLLEGE AREA SCHOOL DISTRICT

**MAXIMUM PROJECT COST**  
**MAXIMUM BUILDING CONSTRUCTION COST**

Be it resolved that the State College Area School Board, acting as operating agent of the State College Area School District approves the maximum building construction cost and maximum project cost listed below for the proposed additions and renovations to the existing facility of the Park Forest Middle School.

Be it further resolved that the following maximum project costs have been estimated:

- **Maximum Building Construction Cost for New Additions Only** **\$ 105,517,401**  
(D20, Line C) (Structure Costs, Fees)
- **Other Project Costs** **\$ 46,496,685**  
(Sitework, Renovations, Financing, A&E Fees, Contingency)
- **Maximum Project Cost** (page 16, D03, line I) **\$ 152,014,086**

Adopted this 2nd day of March, 2026, by Roll Call Vote, Yes and No, as follows:

Dr. Amy Bader	_____	Dr. Deborah Anderson	_____
Ms. Rebecca Desmarais	_____	Dr. Jesse Barlow	_____
Ms. Jennifer Black	_____	Dr. Aaron Miller	_____
Dr. Robb Lauzon	_____	Ms. Jacqueline Huff	_____
Dr. Anne Demo	_____		

Attest: \_\_\_\_\_  
Mrs. Lynn Tressler, Board Secretary  
State College Area School District

**ACT 34 PUBLIC HEARING  
New Construction of the  
Park Forest Middle School**

**PUBLIC HEARING NOTICE**

Please take notice that a public hearing will be held at the State College Area School District Board Room located at 240 Villa Crest Drive, State College, PA on Monday, March 23rd, 2026 at 6:00 p.m. for the purpose of reviewing all relevant matters relating to the construction and equipping of the proposed New Park Forest Middle School, (the "Project").

This public hearing is 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.

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 this public hearing, and, beginning Tuesday, March 3rd, 2026, a description booklet will be available during business hours at the State College Area School District Administrative Offices located at the District Administration Building, 240 Villa Crest Drive, State College, PA.

The State College Area School Board, acting as operating agent of the Park Forest Middle School, by resolution duly adopted has authorized the following maximum project costs in connection with the Project:

- **Maximum Building Construction Cost for New Additions Only** **\$ 105,517,401**  
(D20, Line C) (Structure Costs, Fees)
  
- **Other Project Costs** **\$ 46,496,685**  
(Sitework, Renovations, Financing, A&E Fees, Contingency)
  
- **Maximum Project Cost** (page 16, D03, line I) **\$ 152,014,086**

Any and all interested parties may appear at and attend the public hearing and may be heard at such public hearing and / or may submit testimony to the District Administration Office until 12:00 noon on Monday, March 23rd, 2026. All testimony will be limited to five minutes per speaker. Additional testimony will be received from the floor at the hearing.