

West Shore School District



PUBLIC HEARING
IN COMPLIANCE WITH
ACT 34

For the New Intermediate School
@ Valley/ Beinhower



MAY 9, 2022



BOARD OF SCHOOL DIRECTORS

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Suzanne Tabachini, Director of Human Resources
Brett Sanders, Director of Operations and Planning

SOLICITOR

Stock and Leader, Attorneys at Law
David A. Jones II, Esquire

BOND UNDERWRITER

Janney Montgomery Scott, LLC (Lead)
RBC Capital Markets
Stifel, Nicolaus & Company

ARCHITECTURAL FIRM

RLPS Architects, LLP
Christopher S. Linkey, AIA
Erin Hoffman, ALEP

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Questions and Comments from Public

Any and all interested persons attending the hearing will be given reasonable opportunity to be heard. Sign-in sheets will be available in the lobby at the Administration Center for Education for the West Shore School District at the time of the hearing. The Board of School Directors will call upon individuals signing such sign-in sheets in the order in which they appear. Commentary will be limited to three (3) minutes per interested person. No person shall be allowed to speak a second time until all parties commenting the first time have been heard. The Board of School Directors will allow public comment and/or questioning until the conclusion of the hearing. Residents and employees of the School District are given the opportunity to submit written testimony regarding the Project until 12:00 p.m. on Monday, May 9, 2022. Such written testimony is required to be mailed via first-class U.S. Mail or hand-delivered (electronic mail did not constitute acceptable delivery) to: Mr. Brett Sanders, Director of Operations and Planning, West Shore School District, 507 Fishing Creek Road, New Cumberland, PA 17070. Following the hearing, written comments regarding the Project will also be received by Mr. Sanders at the School District's administrative offices until 4:00 p.m., Wednesday, June 8, 2022. Such written comments should be mailed via first-class U.S. mail or hand-delivered (electronic mail shall not be acceptable delivery) at the address noted above.

Adjournment

SECTION I
LEGAL DOCUMENTS

0518724-

**WEST SHORE SCHOOL DISTRICT
York & Cumberland County, Pennsylvania
Proposed New Intermediate School**

RESOLUTION

WHEREAS, the Board of School Directors of the West Shore School District (“District”) has determined that the construction of a new Intermediate school is required for the use of the pupils of the District and has authorized preliminary steps to be taken with regard to this school project, consisting of planning, designing, constructing, and furnishing a New Intermediate School at Beinhower Road, Etters, PA 17319 (“Intermediate School Project”); and

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

WHEREAS, in accordance with the requirements of Act 34 and the School Code, a public hearing is required to be held in conjunction with the Intermediate School Project; and

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

WHEREAS, the Board of School Directors desires to authorize its Solicitor, Superintendent, Director of Business Affairs, Architect, Financial Consultant, and others to take certain actions with respect to the Intermediate School Project; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of School Directors of the West Shore School District, Cumberland and York Counties, Pennsylvania, as follows:

1. The School District hereby authorizes a public hearing to be held in accordance with and in compliance with the requirements of Act 34 and the School Code, in the board room of the Administration Building, 507 Fishing Creek Road, New Cumberland, PA 17070 on Monday, May 9, 2022, beginning at 6:00 p.m., prevailing time.

2. The Secretary of the Board of School Directors is hereby authorized and directed to advertise the Notice of Public Hearing set forth in **Exhibit “A,”** which is attached hereto and made a part hereof in accordance with the requirements hereof and of Act 34 and the School Code.

3. This School District hereby authorizes the maximum project cost and maximum building construction cost for the Intermediate School Project as follows:

<u>Maximum Project Cost</u>	<u>Maximum Building Construction Cost</u>
\$38,577,312	\$28,025,312

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

5. This School District hereby authorizes Stock and Leader, Attorneys at Law York, Pennsylvania, Solicitor for the School District, to perform such acts on behalf of this School District as may be necessary in connection with the Intermediate School Project.

6. This School District hereby authorizes the architectural firm known as RLPS Architects, Project Architects for the designated Intermediate School Project, to perform such acts on behalf of the School District as may be necessary in connection with the Intermediate School Project.

7. This School District hereby authorizes the firm of PFM, LLC as financial consultant, to perform such acts on behalf of the School District as may be necessary in conjunction with the Intermediate School Project.

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

9. This School District further authorizes its Officers, Administration, Solicitor, Financial Consultant, and Project Architect to take any and all necessary actions in order to effectuate the intent and purpose of this Resolution.

DULY ADOPTED, by the Board of School Directors of this School District, this day of April 14, 2022.

WEST SHORE SCHOOL DISTRICT
Cumberland and York Counties, Pennsylvania

Attest: _____
Ryan Argot
Board Secretary

By: _____
Brian Guistwhite
Board President

CERTIFICATE

I, Ryan Argot, Secretary of the Board of School Directors of the West Shore School District, York County, Pennsylvania (the "School District"), hereby certify: that the foregoing is a true and correct copy of the Resolution, which was duly adopted by affirmative vote of a majority of all members of the Board of School Directors of the School District duly convened and held according to law on April 14, 2022 at which meeting a quorum was present; that said Resolution has been duly recorded in the minutes of the Board of School Directors of the School District; and that said Resolution is in full force and effect, without amendment, alteration, or repeal as of the date of this Certificate.

I further certify that the Board of School Directors of the School District met the advance notice requirements of the Sunshine Act, Act No. 1998-93 of the General Assembly of the Commonwealth of Pennsylvania, approved October 15, 1998, by advertising said meeting and posting prominently a notice of said meeting at the principal office of the School District or at the public building in which said meeting was held, all in accordance with such Act.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the School District, this 14th day of April, 2022.

Ryan Argot
Board Secretary

(SEAL)

EXHIBIT "A"

**BOARD OF SCHOOL DIRECTORS OF THE
WEST SHORE SCHOOL DISTRICT**

**NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH ACT 34
Construction of New Intermediate School at Beinhower Road**

TO: ALL RESIDENTS OF THE WEST SHORE SCHOOL DISTRICT

Please take notice that a public hearing will be held in the in the board room of the Administration Building, 507 Fishing Creek Road, New Cumberland, PA 17070, on Monday, May 9, 2022, beginning at 6:00 p.m., prevailing time, relating to the planning, designing, acquiring, construction, and furnishing of a New Intermediate School at Beinhower Road, Etters, York County, Pennsylvania (herein "Intermediate School Project") in accordance with Act 34 of the Pennsylvania Legislature.

A description of the Intermediate School Project, including the facts with respect to the educational, physical, administrative, budgetary, and fiscal matters relating to the Intermediate School Project, and certain other information, will be presented and will be available for consideration at the public hearing on Monday, May 9, 2022, and from Friday, April 15, 2022 until the public hearing during regular business hours of the School District at the offices of the Superintendent located in the School District's administrative offices at 507 Fishing Creek Road, New Cumberland, PA 17070. Regular business hours of the School District's administrative offices are from 7:30 a.m. to 4:00 p.m. Monday through Friday or by appointment made by calling the School District at 717-938-9577.

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

<u>Maximum Project Cost</u>	<u>Maximum Building Construction Cost</u>
\$38,577,312	\$28,025,312

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

Residents and employees of the School District may submit written testimony regarding the Intermediate School Project no later than 12:00 p.m. on Monday, May 9, 2022. Such written testimony should be mailed via first-class U.S. Mail or hand-delivered (electronic mail shall not constitute acceptable delivery) to:

Mr. Brett Sanders, Director of Operations & Planning
West Shore School District
507 Fishing Creek Road
New Cumberland, PA 17070-0803.

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

Any and all interested persons may attend the public hearing and will be given reasonable opportunity to be heard at such public hearing. Sign-in sheets will be available in the lobby of Administration Building at the time of the hearing. The Board will call upon individuals signing such sign-in sheets in the order in which they appear. Commentary will be limited to three (3) minutes per interested person. No person shall be allowed to speak a second time until all parties commenting the first time have been heard. The Board will allow public comment and/or questioning until the conclusion of the hearing.

Written comments regarding the Intermediate School Project will also be received by Mr. Sanders at the School District's administrative offices until 4:00pm on Wednesday, June 8, 2022. Such written comments should be mailed via first-class U.S. mail or hand-delivered (electronic mail shall not be acceptable delivery) at the address noted above.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS

WEST SHORE SCHOOL DISTRICT
Cumberland and York Counties, Pennsylvania

Ryan Argot
Secretary of the Board of School Directors

SECTION II
INTRODUCTION OF PROJECT

BACKGROUND INFORMATION

Description of Need

Uneven distribution of the existing student population, substantial population growth in some attendance areas, and failing infrastructure led the District to undertake a comprehensive study of all facilities. The study included a review of buildings and capacities, enrollment projections and the development of master plan options to support the sustainability of our schools over the next 10-15 years.

Introduction

The school district began the feasibility study process in 2015 with the selection of an architect, eventually engaging RLPS Architects in the spring of 2016 to complete a full district-wide study. Over a 1-year process, the District's Feasibility Committee reviewed the collected information, analyzed conditions, developed solutions, and ultimately recommended the "Feeder School" option for implementation. At the May 11, 2017 meeting, the Board approved the master plan, using the "Feeder School Option", and also approved an agreement for architectural and engineering services. The master plan and agreement included the design and construction of a new Intermediate School building to serve all students in grades five and six in the existing Red Land High School attendance area. The new grade configuration will improve efficiencies and alleviate some of the overcrowding at adjacent elementary schools and middle schools.

Enrollment Projection Analysis

The District contracted with Decision Insite to complete a comprehensive enrollment projections study to understand growth and needs in the school district.

The Decision Insite study provided a comprehensive analysis of population centers, economic status and demographic data for our community, and enrollment projections based on live birth rates, historical District enrollment data, and planned residential development within the District. The report was provided directly to the School District through an online application and selected reports were reviewed and discussed by Feasibility Committee in the process of analysis and comprehensive study of options in the remainder of this study.

Decision Insite completed the initial School District enrollment projections at the conclusion of the 2015-2016 school year. Decision Insite has continued to update the projections to include annual residential research studies as well as enrollment figures through October 1, 2021.

Feasibility Study Process

The School Board engaged RLPS Architects, LLP to complete a comprehensive Feasibility Study of the entire school district. Throughout the process, the feasibility committee analyzed existing buildings and capacities related to the enrollment projection findings, and solicited input from the feasibility committee, school board, students, faculty, administration and the public for options the School District should consider moving forward through the next 10-15 years.

The chart below was presented in a public meeting, showing deficiencies in each of the existing buildings.

WEST SHORE SCHOOL DISTRICT - EXISTING BUILDING ANALYSIS								
	Level of Need	School Name	ACREAGE	PLANNED CAPACITY	ACTUAL ENROLLMENT	BUILDING CONDITION	SYSTEMS CONDITION	AC/ NO AC
ELEMENTARY SCHOOLS								
	1	Fairview ES	33 acres	276	229	FAIR	POOR	NO
	1	Fishing Creek ES	26.5 acres	552	467	POOR	POOR	NO
	3	Highland ES	10 acres	414	469	GOOD	GOOD	YES
	3	Hillside ES	18.5 acres	552	588	GOOD	GOOD	YES
	1	Lower Allen ES	6.6 acres	276	196	POOR	POOR	NO
	1	Newberry ES	32.1 acres	414	346	POOR	POOR	NO
	2+	Red Mill ES	41 acres	690	585	GOOD	FAIR	YES
	1	Rossmoyne ES	14.2 acres	276	217	FAIR	POOR	NO
	3	Washington Heights ES	5.2 acres	414	420	GOOD	GOOD	YES
TOTAL CAPACITY				3864	3517			
MIDDLE SCHOOLS								
	2	Allen MS	53 acres	528	562	FAIR	POOR	PARTIAL
	2+	Crossroads MS	30 acres	646	687	GOOD	FAIR	YES
	N/A	Leymoynne MS	3.5 acres	0	0	-	-	-
	1	New Cumberland MS	3.5 acres	594	635	POOR	POOR	PARTIAL
TOTAL CAPACITY				1768	1884			
HIGH SCHOOLS								
	3*	Cedar Cliff HS	39 acres	1580	1320	GOOD/ FAIR	GOOD/ FAIR*	YES*
	3	Red Land HS	85 acres	1490	1160	GOOD/ FAIR	GOOD/ FAIR	YES
TOTAL CAPACITY				3070	2480			

* Assumes 2017 HVAC replacement

The feasibility committee found many deficiencies throughout the existing buildings in the school district as well as an unbalanced population in some of the schools. Some were over capacity and in need of more space while some schools had available space. The committee found that this imbalance creates some challenges with maintaining equity in class sizes and making programs, such as English Language Development and Autism Support, available in, or near, students' regularly assigned school of attendance. The School District also received feedback from all stakeholders indicating that they opposed the separation of student populations when transitioning to a new school. Specifically, there are geographic locations at Fairview Elementary, Highland Elementary, Hillside Elementary, Newberry Elementary, Allen Middle School and New Cumberland Middle School, where students are separated from the majority of their peers and do not move to the next building as a group.

The School Board was initially presented with five (5) potential master plan options. Over the span of several meetings, the school board eliminated two (2) of the options and the feasibility committee continued in depth discussion eventually eliminated one (1) additional option. The Feasibility Committee presented two (2) detailed master plan options to receive public comment and for the School Board to review and implement a final plan. Ultimately, the decision was made to implement the “Feeder School Option” containing seven (7) Kindergarten through 4th grade elementary schools, two (2) 5th & 6th grade intermediate schools, two (2) 7th & 8th grade middle schools and maintaining two (2) high schools (9th through 12th grades).

Options Considered

OPTION 1: Feeder Schools

This option nests all elementary, intermediate, and middle school boundaries within the current high school boundaries. No student populations would be separated when transitioning between grade levels. This option provides two distinct paths for all students within the district, providing consistency with student matriculation.

This option included the following grade configurations and building types:

- Grade Configuration
 - Elementary School K-4
 - Intermediate School 5-6
 - Middle School 7-8
 - High School 9-12
- Building Organization
 - Elementary Schools
 - Fishing Creek ES (new building)
 - Highland ES
 - Hillside ES
 - Newberry ES (new building)
 - Red Mill ES
 - Rossmoyne ES (new building)
 - Washington Heights ES
 - Intermediate Schools
 - New Property (new building)
 - Fairview IS (new building)
 - Middle Schools
 - Allen MS (additions & renovations)
 - Crossroads MS
 - High Schools
 - Cedar Cliff HS
 - Red Land HS

OPTION 2: Consolidation

This option focused on consolidation reducing the district to one (1) high school, two (2) middle schools and eight (8) elementary schools. Boundary lines would not play a role in the reorganization of the district as all schools would feed into one large high school. This option created an opportunity for a more robust curriculum and a wider range of extra-curricular offerings.

This option included the following grade configurations and building types:

- Grade Configuration (maintain current)
 - Elementary School K-5
 - Middle School 6-8
 - High School 9-12
- Building Organization
 - Elementary Schools
 - Fairview ES (new building)
 - Fishing Creek ES (new building)
 - Highland ES
 - Hillside ES
 - Newberry ES (new building)
 - Red Mill ES
 - Washington Heights ES
 - Allen (new building)
 - Middle Schools
 - Cedar Cliff HS (renovations)
 - Crossroads MS (additions & renovations)
 - High School
 - Red Land HS (additions & renovations)

Option 1 was chosen as it best met the needs of the educational program, addressed our student populations, and preserved the deep personal connections many families have to our schools. The decision to move forward with Option 1 was discussed in depth, including many public meetings, presentations, surveys, and multiple forums to collect input from all stakeholders.

Planning Processes

Educational Specifications were developed and applied for both renovation and new building approaches for all grade levels throughout the School District. The process included on-site visits, physical condition analysis, evaluation of the existing schools and program capacity. The District's educational delivery standards and other required components of Pennsylvania's Planning and Construction Workbook were reviewed.

Establishment of Project Program

Through the feasibility and charrette process for the design of the 5/6 Intermediate facilities, the committees provided the following goals:

- Traffic flow; separation of bus and parent drop-off
- Security and safety throughout the building; controlled entrance
- Technology needs and infrastructure
- Air conditioning throughout
- Outdoor classroom connections
- Provide 21st Century learning areas; large group instruction, makerspace
- Large cafeteria to accommodate capacity of school
- Outdoor connections and learning environments
- Scale and atmosphere of the building appropriate for Intermediate age students
- Organize classrooms in pods around a central large group instruction space

SECTION III
ARCHITECTURAL DESIGN

(From PlanCon Part A)

DISTRICT/CDC		SUMMARY OF OWNED BUILDINGS AND LAND					PROJECT NAME:		STANDARD:		5 - 6		
West Shore School District		New Intermediate School											
		PRESENT					PLANNED						
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	
NAME OF BUILDING OR SITE (INCLUDING DEDICATED AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CDC	CONSTRUCTION AND/OR RENOVATION DATES (OR OFFERING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED CORRELATION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	FTE PROJECTED GRADE LEVEL 10 YEARS INTO THE FUTURE	FTE PROJECTED GRADE LEVEL 10 YEARS INTO THE FUTURE	FTE PROJECTED GRADE LEVEL 10 YEARS INTO THE FUTURE	FTE PROJECTED GRADE LEVEL 10 YEARS INTO THE FUTURE	
Fairview ES	1963	33	K-5	275	Demolish	33	26.5						
Fishing Creek ES	1954/1965	26.5	K-5	500	Demolish/ Build New	10	K-4	600					
Highland ES	1999	10	K-5	500	Maintain	10	K-4	500					
Hillside ES	2011	18.5	K-5	625	Maintain	18.5	K-4	625					
Lower Allen ES	1967	6.6	K-2	250	Demolish	6.6							
Newberry ES	1954/1977	32.1	K-5	525	Demolish/ Build New	32.1	K-4	600					
Red Mill ES	1992	41	K-5	750	Maintain	41	K-4	750					
Rossamoyne ES	2021	14.2	3-5	600	Maintain	14.2	K-4	600					
Washington Heights ES	2000	5.2	K-5	500	Maintain	5.2	K-4	500					
New Intermediate School					Build New	95.2	56	700					
Fairvue IS					Build New	33	56	700					
	Subtotal	XXXXXXX	XXX	XXXX	4,525	XXXXXXX	XXXX	XXXX	5,575			5,575	
Allen MS	1962/2001	53	6-8	649	Additional/ Renovations	53	7-8	750					
Crossroads MS	1992	30	6-8	760	Maintain	30	7-8	769					
New Cumberland MS	1928/2001	3.5	6-8	700	Close								
	Subtotal	XXXXXXX	XXX	XXXX	2,109	XXXXXXX	XXXX	XXXX	1,519			1,519	
Cedar Cliff HS	1959/2010	39	9-12	1,567	Maintain	39	9-12	1,567					
Red Land HS	1963/2010	85.5	9-12	1,525	Maintain	85.5	9-12	1,525					
	Subtotal	XXXXXXX	XXX	XXXX	3,092	XXXXXXX	XXXX	XXXX	3,092			3,092	
District Office Transportation	1985/92	4.9			Maintain Maintain	4.9							
	Subtotal	XXXXXXX	XXX	XXXX		XXXXXXX	XXXX	XXXX					
TOTAL	XXXXXXX	XXX	XXXX	9,726	XXXXXXX	XXXX	XXXX	10,186				10,186	
<p align="center">ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE</p> <p align="center">AND THE SCHOOL DISTRICT EXPERIENCES EXCESS OR INSUFFICIENT CAPACITY</p> <p align="center">(FTE MINUS PROJECTED ENROLLMENT (Col. 11) > or - 300)</p>													
<p>CHECK IF APPLICABLE:</p> <p><input type="checkbox"/> EXPAND PROGRAMS OR COURSE OFFERINGS</p> <p><input type="checkbox"/> PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES</p> <p><input type="checkbox"/> OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL</p> <p><input type="checkbox"/> REDUCE CLASS SIZE</p> <p><input type="checkbox"/> CLOSE SCHOOL(S)</p> <p>OTHER (DESCRIBE): _____</p>													

REVISÉ JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-A09

ARCHITECTURAL NARRATIVE

The New Intermediate School is designed to be a two-story building, totaling approximately 100,000 SF and located on an approximately 95.2-acre site. As part of this project, the new district property will have extensive sitework to add access to the site. The new building program includes a robust technology infrastructure with wireless internet access throughout the building, capable of meeting the changing needs of our modern learners. The project will include interior program spaces providing classroom and support spaces for expanded educational program. The project will be designed to be compliant with the accessibility requirements for new construction and the current International Building Code adopted by Pennsylvania.

The new building exterior envelope is being designed to meet the International Energy Conservation Code parameters for commercial construction. The new building will include enlarged and updated spaces which will enhance the day to day educational program of the building. Several of these spaces are also being designed with community activities in mind. This design will reinforce the desire for the completed project to provide the District and its residents with an Intermediate School for the community located within the Red Land High School attendance area.

The New Intermediate School will be designed to be secure. Measures to provide enhanced security for students, staff, and visitors include, but are not limited to, controlled building access points, a secure entrance vestibule adjacent to the new administration suite and cross-corridor doors separating community functions from the classroom areas of the building.

The proposed site includes separate drop off areas for parents and buses. There will be dedicated staff and faculty parking areas, separated from visitor parking, making access to the building easy for all faculty, parents, and other visitors. The separate traffic loops improve safety by segregating the buses from the vehicular traffic. A loading dock is located at the rear of the building.

The proposed project includes twelve (12) classrooms per grade, including a classroom in each wing for programs such as special education and English Language Development. The proposed building provides controlled entrance to the school during operating hours. All persons coming to the building once school has started are required to come through the main office. This will be the only entrance available to the public. The proposed building is divided into two levels within the classroom wing, with shared common spaces, such as the learning commons (library), music suite, administration areas and nurse suite located on the first floor. The gymnasium and cafeteria are separate spaces.

Between paired classrooms there is a shared teacher storage area. In the special education classrooms there are bathrooms located within each classroom. In all classrooms, the building has lower window sills allowing students to see outside, providing larger windows, and bringing more daylight into the classrooms.

SITE PLAN

- PARENT DROP-OFF
- BUS DROP-OFF
- PLAY AREA
- CLASSROOM WINGS



FLOOR PLANS

- ADMIN/ / NURSE/ ENTRY
- GYMNASIUM
- CAFETERIA/ KITCHEN
- MUSIC/ BAND/CHORUS
- LEARNING COMMONS
- ART
- CLASSROOM WING



MAIN FLOOR

LOWER FLOOR

FRONT ENTRY/ LGI/ CLASSROOM



PROJECT ACCOUNTING BASED ON ESTIMATES
PlanCON Part D: D02

District/CTC:

West Shore School District

Project Name:

New Intermediate School - Beinhower

Project #:

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)

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.)	17,141,685		17,141,685
2. Heating and Ventilating	3,636,115		3,636,115
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	2,285,558		2,285,558
4. Electrical	3,947,782		3,947,782
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 ¹ (Exclude test borings and site survey)			
a. Site	4,900,000		4,900,000
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	31,911,140		31,911,140
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)	31,911,140		31,911,140
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	1,531,172		1,531,172
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X		
3. TOTAL - Architect's Fee	1,531,172		1,531,172
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	1,000,000		1,000,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	1,000,000		1,000,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)			
	34,442,312		34,442,312
E. SITE COSTS			
1. Sanitary Sewage Disposal	50,000		50,000
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		X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		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	100,000		100,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)			
	34,542,312		34,542,312
¹ Type "No Fee" beside each item for which no design fee is charged.			

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PlanCON Part D: D03

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC:	Project Name:		Project #:	
West Shore School District	New Intermediate School - Beinhower			
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
2. Construction Manager Fee and Related Costs				400,000
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.)				200,000
4. Architectural Printing				75,000
5. Test Borings				40,000
6. Site Survey				30,000
7. Other (attach schedule if needed)				
a. _____				
b. PlanCon-D-Add't Costs, Total				290,000
8. Contingency				3,000,000
9. TOTAL - Additional Construction-Related Costs				4,035,000
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X X X
1. Underwriter Fees				
2. Legal Fees				
3. Financial Advisor				
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses				
6. Capitalized Interest				
7. Printing				
8. CUSIP & Rating Fees				
9. Other				
a. Underwriter's Council				
b. _____				
10. TOTAL-Financing Costs				
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				38,577,312
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY				
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY				
L. INTEREST EARNINGS FOR THIS PROJECT ONLY				
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	REVENUES DO NOT EQUAL COSTS			

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PlanCon Part D: D03a[illegible]**PlanCon Part D: D20**

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
District/CTC: West Shore School District	Project Name: New Intermediate School - Beinhower	Project #:
<p>Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should <u>not</u> be included in the following calculations.</p>		
A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW)		\$ 34,442,312
B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD. </div>
1. Site Development Costs (D04, line A-7-NEW)	\$ 6,050,000	
2. Architect's Fees on the above excludable costs	\$ 367,000	
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$ _____	
4. Total Excludable Costs (B-1 plus B-2 and B-3)	\$ 6,417,000	
C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)		\$ 28,025,312
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING. </div>		
<p><u>IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.</u></p>		
D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08)		\$ 30,267,337
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD. </div>		

SECTION IV
ANALYSIS OF
FINANCING ALTERNATIVES

ANALYSIS OF FINANCING ALTERNATIVES

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

ANALYSIS OF ALTERNATIVES

The four alternatives of financing that we examined are:

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

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

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

COMPARISON OF LONG TERM FINANCING METHODS

<u>ITEM</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Construction & Related Costs	\$35,177,312	\$35,177,312	\$35,177,312
Contingency & Supervision	3,400,000	3,400,000	3,400,000
Costs of Issuance	265,368	285,500	275,000
Total Costs	<u>38,842,680</u>	<u>38,862,812</u>	<u>38,852,312</u>
Less: Interest Earned	6,167	6,812	6,312
Less: Original Issue Premium	6,056,513	6,056,000	6,056,000
BOND ISSUE	32,780,000	32,800,000	32,790,000
Average Annual Payment at 1.75%** for 20 years	\$1,943,705	\$1,991,157	\$1,990,550

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

** Local Authority and SPSBA Annual Payments are calculated assuming 2.00% as a result of higher interest costs associated with selling revenue bonds.

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

1. The School District did not require the use of bond insurance for the issuance of the 2020 Bonds due to the underlying credit rating of the School District and may not require the use of Bond insurance on the future issue.
2. The School District utilized a wrap around debt service structure on the 2020 Bonds in order to take advantage of a drop off in old debt service which will minimize the millage impact and will consider the use of wrap around payments on the future issue needed to fund the Project.
3. For discussion purposes only, we have provided the following amortization schedules which may fully fund the Project:
Table 1 – Series of 2020 \$30,040,000
Table 2 – Series of 2022 \$2,740,000

STATE REIMBURSEMENT

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

The costs below reflect the anticipated increases related to the proposed addition of the New Intermediate School at Beinhower Road. The personnel that currently reside in the existing Fairview Elementary, Fishing Creek Elementary, Newberry Elementary, Red Mill Elementary, Allen Middle School, and Crossroads Middle School. Due to efficiencies gained through consolidation of students, we anticipate gaining a total of 2 FTEs of staff time. All costs are based on utilization of the facility beginning approximately August 2024.

TOTAL MILLAGE IMPACT

The total millage impact of the Project is:

\$30,040,000 G.O. Bonds on Table 1 = 0.25 mills
\$ 2,740,000 G.O. Bonds on Table 2 = 0.02 mills
Total 0.27 mills

The millage impact from the bond issues of 0.27 plus the indirect millage cost above of 0.01 mills equals a total millage impact of 0.28 mills.

PlanCon Part D: D23

ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD		
District/CTC:	Project Name:	Project #:
West Shore School District	New Intermediate School - Beinhower	
A. GRADES K-6		
1. Act 34 Elementary Capacity (D21, line G)	1485	
2. 2010-2011 Per Pupil Cost Limit	<u>\$19,407</u>	
3. Building Expenditure Standard for Grades K-6 (A-1 times A-2)		\$ 28,819,395
B. GRADES 7-9		
1. Grades 7-9 Capacity		
a. Act 34 Secondary Capacity (D22, line R)		
b. Proration Fraction (building housing grades 7-9 - 1.00; grades 7-12 - .50; grades 8-12 - 0.40; grades 9-12 - .25; grades 10-12 - 0.00)		(ROUND TO 2 DEC PL)
c. Grades 7-9 Capacity (1-a times 1-b; rounded to nearest whole number)		
2. 2010-2011 Per Pupil Cost Limit	<u>\$29,110</u>	
3. Building Expenditure Standard for Grades 7-9 (B-1-c times B-2)		\$
C. GRADES 10-12 / DAO		
1. Grades 10-12 Capacity		
a. Act 34 Secondary Capacity (D22, line R)		
b. Proration Fraction (building housing grades 7-9 - 0.00; grades 7-12 - .50; grades 8-12 - 0.60; grades 9-12 - .75; grades 10-12 - 1.00)		(ROUND TO 2 DEC PL)
c. Grades 10-12 Capacity (1-a times 1-b; rounded to nearest whole number)		
d. Act 34 District Administration Office Capacity (D21, line I)		
e. Grades 10-12 / DAO Capacity (1-c plus 1-d)		
2. 2010-2011 Per Pupil Cost Limit	<u>\$36,045</u>	
3. Building Expenditure Standard for Grades 10-12 / DAO (C-1-e times C-2)		\$
D. VOCATIONAL		
1. Act 34 Vocational Capacity (D21, line L)		
2. 2010-2011 Per Pupil Cost Limit	<u>\$36,045</u>	
3. Building Expenditure Standard for Vocational (D-1 times D-2)		\$
E. AGGREGATE BUILDING EXPENDITURE STANDARD (A-3 plus B-3 plus C-3 plus D-3)		
		\$ 28,819,395
F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)		
		\$ 28,025,312
IF THE ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (Line F) EXCEEDS THE AGGREGATE BUILDING EXPENDITURE STANDARD (Line E), THIS PROJECT REQUIRES A REFERENDUM.		
REFERENDUM (if applicable)		
Date Advertised		
Date Held		

Questions and Comments from the Public

Any and all interested persons attending the hearing will be given reasonable opportunity to be heard. Sign-in sheets will be available at the time of the hearing. The Board of School Directors will call upon individuals signing such sign-in sheets in the order in which they appear. Commentary will be limited to three (3) minutes per interested person. No person shall be allowed to speak a second time until all parties commenting the first time have been heard. The Board of School Directors will allow public comment and/or questioning until the conclusion of the hearing. Residents and employees of the School District were given the opportunity to submit written testimony regarding the Project prior to the Act 34 Hearing. Such written testimony was required to be mailed via first-class U.S. Mail or hand-delivered (electronic mail does not constitute acceptable delivery) to: West Shore School District, 507 Fishing Creek Road, Lewisberry, PA 17070. Following the hearing, written comments regarding the Project will also be received by the School District Administrative Offices until 4:00pm, Wednesday, June 8, 2022. Such written comments shall be mailed via first-class U.S. mail or hand-delivered (electronic mail shall not be acceptable delivery) at the address noted above.

West Shore School District



PUBLIC HEARING
IN COMPLIANCE WITH
ACT 34

For the New Intermediate School
@ **Valley-Beinhower**



MAY 9, 2022

