

# West Shore School District



PUBLIC HEARING  
IN COMPLIANCE WITH  
ACT 34

For the New Intermediate School  
@ **Fairview**



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 Fairview Intermediate School at 480 Lewisberry Road, New Cumberland, PA 17070 (“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 Center for Education, 507 Fishing Creek Road, New Cumberland, PA 17070, on Monday, May 9, 2022, beginning at 5:00 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>
\$38,801,253	\$28,916,503

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 14 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 Fairview Intermediate School at 480 Lewisberry 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 5:00 p.m., prevailing time, relating to the planning, designing, acquiring, construction, and furnishing of a New Intermediate School at 480 Lewisberry Road, New Cumberland, 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>
\$38,801,253	\$28,916,503

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 the 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
<b>ELEMENTARY SCHOOLS</b>								
	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
		<b>TOTAL CAPACITY</b>		<b>3864</b>	<b>3517</b>			
<b>MIDDLE SCHOOLS</b>								
	2	Allen MS	53 acres	528	562	FAIR	POOR	PARTIAL
	2+	Crossroads MS	30 acres	646	687	GOOD	FAIR	YES
	N/A	Leymoine MS	3.5 acres	0	0	-	-	-
	1	New Cumberland MS	3.5 acres	594	635	POOR	POOR	PARTIAL
		<b>TOTAL CAPACITY</b>		<b>1768</b>	<b>1884</b>			
<b>HIGH SCHOOLS</b>								
	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
		<b>TOTAL CAPACITY</b>		<b>3070</b>	<b>2480</b>			

\* 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 4<sup>th</sup> grade elementary schools, two (2) 5<sup>th</sup> & 6<sup>th</sup> grade intermediate schools, two (2) 7<sup>th</sup> & 8<sup>th</sup> grade middle schools and maintaining two (2) high schools (9<sup>th</sup> through 12<sup>th</sup> 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 charette 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 21<sup>st</sup> 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**

SUMMARY OF OWNED BUILDINGS AND LAND										PAGE(S):	
DISTRICT/CITY: West Shore School District	Project Name: New Intermediate School								5 - 6		
PRESENT										PLANNED	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	
	CONSTRUCTION AND/OR RENOVATION DATE (SEE OFFERING STATE)	SITE AREA (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED CORRELATION DATE BASED ON OPTION CHOSEN	FTE PER ACRE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	FTE PROJECTED GRADE LEVEL IN 10 YEARS INFO THIS FUTURE	FTE MINUS (#9 - #10)	
Fairview ES	1963	33	K-5	275	Demolish	33					
Fishing Creek ES	1954/65	26.5	K-5	500	Demolish/ Build New	26.5	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	1954/77	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			
Rossmore 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 Fairvue IS					Build New Build New	95.2 33		700 700	INPUT APPROPRIATE PDE PROJ IN COL.	ACTION ECTIONS #10, SUBTOTAL	
Subtotal	XXXXXXXXXX	XXX	XXXXX	4,525	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXXX	XXXXX	5,575		5,575	
Allen MS	1962/2001	53	6-8	640	Additions/ Renovations	53	7-8	750			
Crossroads MS	1992	30	6-8	769	Maintain	30	7-8	769			
New Cumberland MS	1928/2001	3.5	6-8	700	Close				INPUT APPROPRIATE ACTION ECTIONS #10,		
Subtotal	XXXXXXXXXX	XXX	XXXXX	2,109	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXXX	XXXXX	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	XXXXXXXXXX	XXX	XXXXX	3,092	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXXX	XXXXX	3,092	INPUT APPROPRIATE ACTION ECTIONS #10, SUBTOTAL	3,092	
District Office Transportation	1985/92	4.9			Maintain Maintain	4.9			XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX DESCRIP TION OF ACTIONS BELOW		
Subtotal	XXXXXXXXXX	XXX	XXXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXXX	XXXXX				
TOTAL	XXXXXXXXXX	XXX	XXXXX	9,726	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXXX	XXXXX	10,186		10,186	

**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): \_\_\_\_\_

PLANCON-A09

The classrooms are organized in stacked two-story classroom wings. Daylighting plays a large role in lighting the classrooms, as all classrooms have natural light. Large and small group instruction areas are incorporated into the two-story classroom wings. Art, Music, Guidance, and the Learning Commons are all located in the main connecting areas of the building.



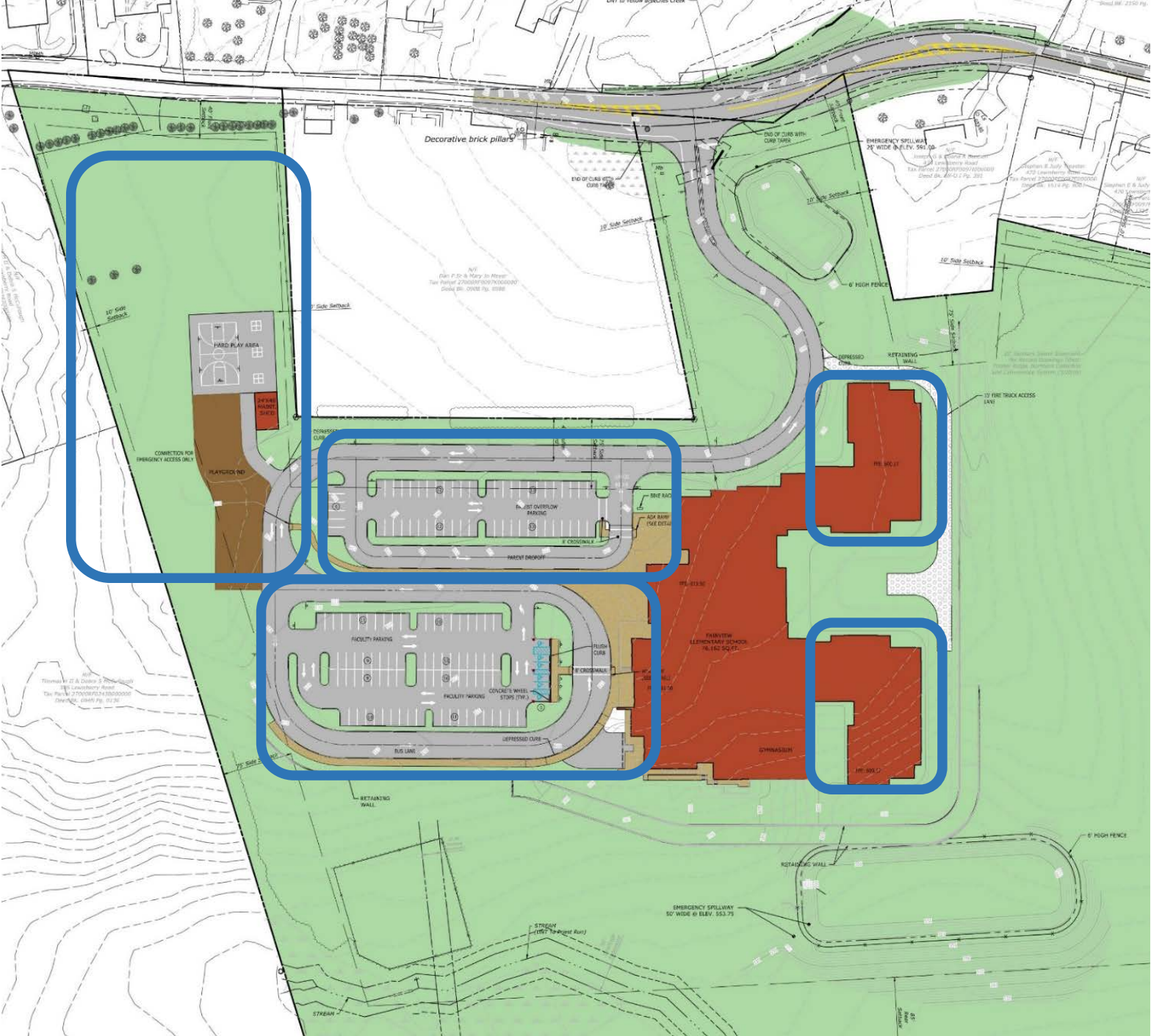
# SITE PLAN

PARENT DROP-OFF

BUS DROP-OFF

PLAY AREA

CLASSROOM WINGS



FLOOR PLANS

ADMIN/ / NURSE/ ENTRY

GYMNASIUM

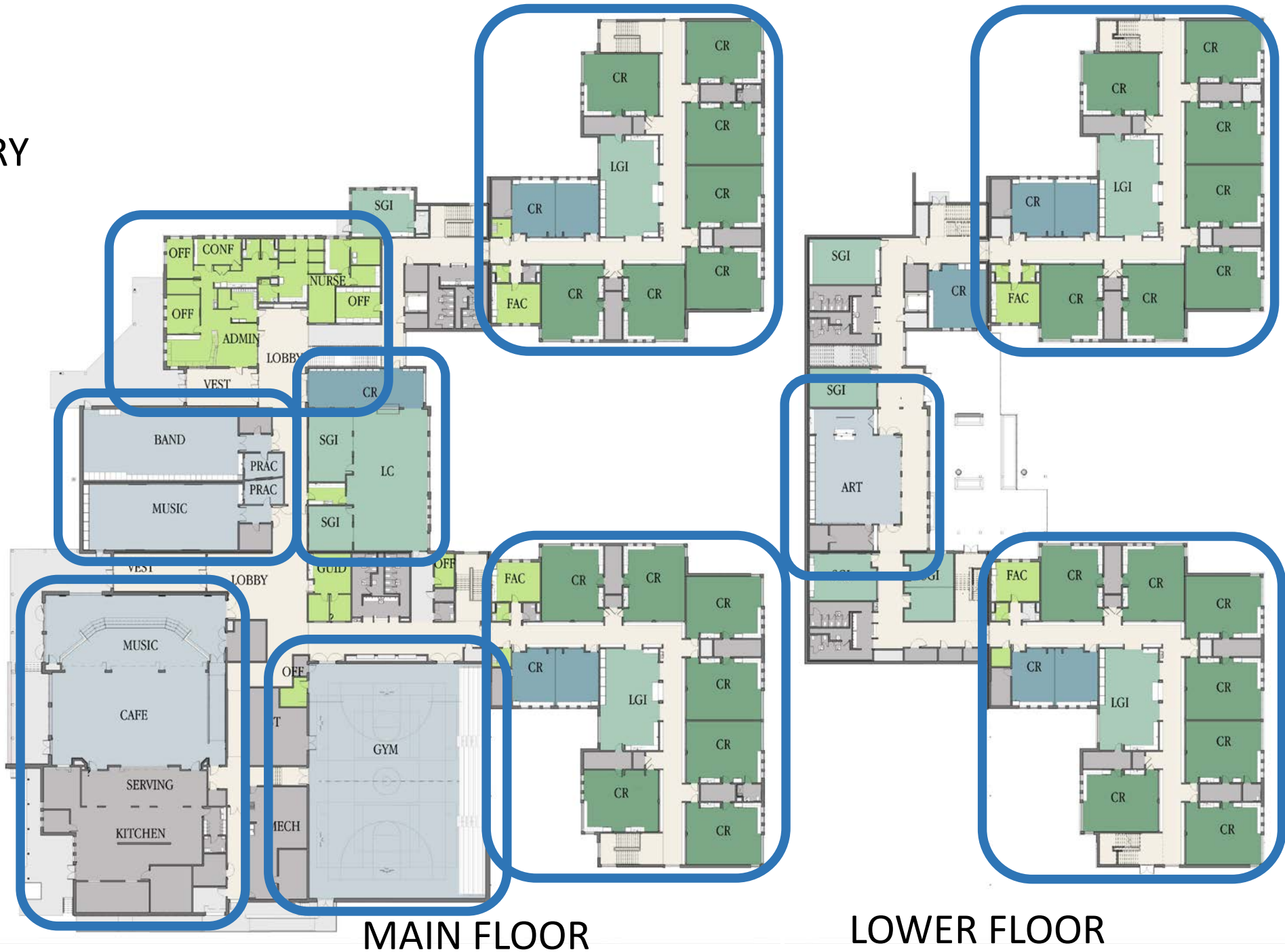
CAFETERIA/ KITCHEN

MUSIC/ BAND/CHORUS

LEARNING COMMONS

ART

CLASSROOM WING





FRONT ENTRY/ LGI/ CLASSROOM



**PROJECT ACCOUNTING BASED ON ESTIMATES**  
**PlanCon Part D: D02**

District/CTC:

West Shore School District

Project Name:

Fairview Intermediate School

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		
6. Building Purchase Amount	X X X X X		
7. Other (Exclude test borings and site survey)			
a. _____	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	1,755,113		1,755,113
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X		
3. TOTAL - Architect's Fee	1,755,113		1,755,113
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)	34,666,253		34,666,253
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 X X X X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X	
b. Real Estate Appraisal Fees		X X X X X	
c. Other Related Site Acquisition Costs		X X X X X	
d. Site Acquisition Costs - Total		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)	34,766,253		34,766,253

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	Fairview Intermediate School			
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	BOND ISSUE/NOTE	BOND ISSUE/NOTE	BOND ISSUE/NOTE	X X X X X
FOR THIS PROJECT ONLY	SERIES OF _____	SERIES OF _____	SERIES OF _____	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)				38,801,253
REVENUE SOURCES	BOND ISSUE/NOTE	BOND ISSUE/NOTE	BOND ISSUE/NOTE	TOTAL
J. AMOUNT FINANCED	SERIES OF _____	SERIES OF _____	SERIES OF _____	
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**

<b>ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY</b>		
District/CTO:	Project Name:	Project #:
West Shore School District	Fairview Intermediate School	
<p>Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should <u>not</u> be included in the following calculations.</p>		
<p>A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW)</p>		<p>\$ 34,666,253</p>
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		<p>THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.</p>
1. Site Development Costs (D04, line A-7-NEW)	\$ 5,450,000	
2. Architect's Fees on the above excludable costs	\$ 299,750	
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$	
4. Total Excludable Costs (B-1 plus B-2 and B-3)	\$ 5,749,750	
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)</p>		<p>\$ 28,916,503</p>
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p>THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.</p> </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>		
<p>D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08)</p>		<p>\$ 31,229,823</p>
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p>THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.</p> </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 Fairview Intermediate School (the "Project"). We also estimated the direct costs of financing as required by the Department of Education regulations issued November 4, 1978.

### ANALYSIS OF ALTERNATIVES

The four alternatives of financing that we examined are:

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

Analysis of the School District's financial statements for recent years, and of the financing projections prepared in connection with this Project, 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	\$35,401,253	\$35,401,253	\$35,401,253
Contingency & Supervision	3,400,000	3,400,000	3,400,000
Costs of Issuance	270,227	290,500	280,000
Total Costs	<u>39,071,480</u>	<u>39,091,753</u>	<u>39,081,253</u>
Less: Interest Earned	3,807	3,553	3,253
Less: Original Issue Premium	6,067,673	6,068,200	6,068,000
BOND ISSUE	33,000,000	33,020,000	33,010,000
Average Annual Payment at 1.75%** for 20 years	\$1,956,750	\$2,004,512	\$2,003,905

\* 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 \$2,960,000

### 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.

**INDIRECT COSTS FOR THE  
NEW INTERMEDIATE SCHOOL AT 480 LEWISBERRY ROAD**

The costs below reflect the anticipated increases related to the proposed addition of the New Intermediate School at 480 Lewisberry Road, New Cumberland, PA. The personnel that are currently employed at the existing Fairview Elementary, Highland Elementary, Hillside Elementary, Rossmoyne Elementary, Washington Heights Elementary, Allen Middle School, and New Cumberland Middle School will be used to staff the new Intermediate 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.

**Personnel**

**ESTIMATED COST OF SALARY & BENEFITS:     \$-220,000**

**Purchase of Curriculum Materials and Supplies**

The need for textbooks, materials and supplies is related to the number of students. As the student population grows, the School District's needs in this area will also increase. However, there are no costs directly attributed to the project.

**ESTIMATED ADDITIONAL COSTS:                     \$0**

**Cost of Fuel and Utilities**

The estimated additional cost for utilities includes fuel oil, natural gas, electricity, water and sewage usage based on energy use index information and analysis of the annual costs per square foot to operate our existing facilities. The building closure of the existing Fairview Elementary associated with this project provides some offset to the additional operational costs of the new building. We anticipate a cost between \$1.14 and \$1.35 per square foot per fiscal year for the new building.

**ESTIMATED ADDITIONAL COSTS:                     \$89,511**

**Custodial Contract, Building Operation and Maintenance**

The cleaning of buildings, including the necessary supplies, is part of a contracted service. The contract will need to be updated to reflect the additional building, but will be offset, in part, by the closure of the existing Fairview Elementary. Based on the updated contract costs and metrics for cleaning based on square footage, we have calculated the anticipated costs for the new building.

**ESTIMATED ADDITIONAL COSTS:                     \$77,361**

**Transportation**

An analysis of the existing walkers in 5<sup>th</sup> and 6<sup>th</sup> grade was done to determine the approximate number of additional students requiring transportation within proposed attendance area for the new Intermediate School. There are approximately 160 students who currently walk to Highland Elementary, Hillside Elementary, Rossmoyne Elementary, Washington Heights Elementary, Allen Middle School, and New Cumberland Middle School and would need transportation to the new Intermediate. Assuming this would necessitate three additional routes using the daily rates from our contracted service provider, we can produce a cost estimate.

**ESTIMATED ADDITIONAL COSTS:                     \$147,687**

**Insurance**

Additional property and equipment protection insurance will be required for the new building. Liability coverage is based on the building valuation. An estimate was created based on the construction estimate for the new Intermediate school compared with the coverage for the recently constructed Rossmoyne Elementary, which is similar in size.

**ESTIMATED ADDITIONAL COSTS:                     \$6,600**

School District officials have estimated the additional annual indirect costs associated with the Project to be as follows:

Personnel Savings	(220,000)
Additional Fuel & Utilities	89,511
Additional Contracted Maintenance	77,361
Additional Transportation	147,687
Additional Insurance Premium	<u>6,600</u>
Total	<b>\$ 101,159</b>



The PDE-2028 for the approved 2021-2022 budget establishes the total assessed property value for the District at \$5,251,582,227. One mill represents \$1.00 in tax revenue per \$1,000 of property value. While the District operates in two counties, which have independent millage rates and property values, these figures have been aggregated in the Summary of Indirect Costs.

Estimated Cost Increases	\$101,159
Estimated Value of One Mill (2021-22)	\$5,251,582
Total Annual Indirect Cost Millage Equivalent	0.02 Mills

**TOTAL MILLAGE IMPACT**

The total millage impact of the Project is:

\$30,040,000 G.O. Bonds on Table 1	=0.25 mills
\$ 2,960,000 G.O. Bonds on Table 2	= <u>0.03mills</u>
Total	0.28 mills

The millage impact from the bond issues of 0.28 plus the indirect millage cost above of 0.02 mills equals a total millage impact of 0.30 mills.

**PlanCon Part D: D23**

ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD		
District/CDC:	Project Name:	Project #:
West Shore School District	Fairview Intermediate School	
A. GRADES K-6		
1. Act 34 Elementary Capacity (D21, line G)	1614	
2. 2010-2011 Per Pupil Cost Limit	<u>\$18,960</u>	
3. Building Expenditure Standard for Grades K-6 (A-1 times A-2)		\$ 30,601,440
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>\$28,439</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>\$35,214</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>\$35,214</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)		
		\$ 30,601,440
F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)		
		\$ 28,916,503
<b>IF THE ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (Line F) EXCEEDS THE AGGREGATE BUILDING EXPENDITURE STANDARD (Line E), THIS PROJECT REQUIRES A REFERENDUM.</b>		
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  
**@ Fairview**



**MAY 9, 2022**

