



ACT 34 HEARING BOOKLET

**For Hearing to be held on
December 4, 2014, 7:00pm**

at

**Theodore Kloos Auditorium
Neshaminy High School**

**2001 Old Lincoln Highway
Langhorne, PA 19047**

**NESHAMINY SCHOOL DISTRICT
LANGHORNE, PA**

**If required, a continuation of the Hearing will occur on
December 5, 2014, at 7:00pm
At the same location**



**NESHAMINY SCHOOL DISTRICT
LANGHORNE, PENNSYLVANIA**

BOARD OF SCHOOL DIRECTORS

Mr. Scott E. Congdon
Ms. Irene M. Boyle
Mr. John V. Allen
Mrs. Susan Cummings
Mr. Mike Morris
Mr. Stephen Pirritano,
Mr. Ron Rudy
Mr. Mark Shubin
Mr. Anthony Sposato

DISTRICT ADMINISTRATION

Robert L. Copeland, Superintendent
Mrs. Jennifer Burns, Board Secretary
Mrs. Debby Spadaccino, Assistant Board Secretary
Mrs. Barbara Markowitz, Treasurer

**Neshaminy School District
2250 Langhorne-Yardley Road
Langhorne, PA, 19047**



ARCHITECTS/ENGINEERS

Spiezle Architectural Group
Architecture and Interiors
321 W. State Street
Media, PA 19063

Gilmore & Associates
Civil Engineering
65 East Butler Avenue | Suite 100
New Britain, PA 18901

Consolidated Engineers
Mechanical, Plumbing, Fire Protection, and Electrical Engineering
1022 James Drive
Leesport, PA 19533

Harrison-Hamnett, P.C.
Structural Engineers
40 Knowles Street
Pennington, NJ 08534

Raymond/Raymond Associates
Food Service
51 Greenwich Avenue
Goshen, NY 10924

SOLICITOR

Thomas J. Profy, III, Esquire
Begley, Carlin, & Mandio, LLP
680 Middletown Blvd.
Langhorne, PA, 19047



ACT 34 HEARING AGENDA

**NESHAMINY SCHOOL DISTRICT
LANGHORNE, PA**

Hearing Date: December 4, 2014, 7:00pm

If required: December 5, 2014, 7:00pm

1. Opening Remarks Scott E. Congdon
President
Board of School Directors
Neshaminy School District
2. Hearing Duly Constituted Thomas J. Profy, III
Solicitor
Begley, Carlin & Mandio, LLP
3. Project History and Need for Construction Robert Copeland
Superintendent
Neshaminy School District
4. Project Options Considered Scott L. Malin
Spiezle Architectural Group, Inc.
5. Project Description Scott L. Malin
Spiezle Architectural Group, Inc.
 - a. Project Description
 - b. Site Plan
 - c. Floor Plans
 - d. Plancon D Cost Estimating
6. Analysis of Financial Alternatives Michael Lillys
Bond Underwriter
RBC Capital Markets
7. Public Comments..... Thomas J. Profy, III
Solicitor
Begley, Carlin & Mandio, LLP
8. Adjournment Scott E. Congdon
President
Board of School Directors
Neshaminy School District



PURPOSE OF AN ACT 34 HEARING

1. To establish the need for the project by reviewing historical events leading to the Board's decision to proceed with a building program.
2. To review the various options considered by the Board prior to their decision to proceed with the project.
3. To describe the construction of the New Tawanka Elementary School and the educational program that serves as a basis for the project.
4. To present the estimated construction cost, the total project cost, the financial needs, and an estimate of the local tax impact of the project.
5. To give citizens and residents the opportunity to comment and to pose questions. ACT 34 of 1973 applies to all new construction for public school buildings.

NOTE:

ACT 34 of 1973 applies only to costs of new construction and does not address costs for alterations to existing structures. In addition, there are excludable costs which are not factored into the Act 34 calculations, including site development costs, test borings, sewer disposal, and architectural/engineering fees on these items.

The ACT 34 hearing is an opportunity for the Administration and professionals to describe and discuss the proposed project. It is not a debate, but a stenographer is present to receive and record comments and observations. An official record of the hearing will be documented in order that the Board can consider and study constructive comments or questions.

Any and all interested parties may appear at and attend the hearing and will be granted reasonable opportunity to be heard at this public hearing.



PUBLIC COMMENTS:

Any resident who has submitted a written request for agenda time, on or before 10:00am, Thursday December, 4, 2014, shall be entitled to speak for three minutes during this portion of the agenda. Subsequently, any member of the audience, not having requested agenda time on or before that time, shall be entitled to speak. Public comments are to be conducted in accordance with Act 34 requirements.

Guidelines:

- a. When recognized, please approach the microphone and state your name and address.
- b. Ask only one question or make only one statement at a time to allow all persons an opportunity to speak.
- c. Further questions or statements by individuals who have already spoken will be allowed after all other interested parties have had an opportunity to speak.
- d. Please do not intentionally repeat previous questions or statements.

The public has thirty (30) days following this hearing, up to and including January 5, 2015 to make written comments about this Project, as set forth in the Notice of Public Hearing contained on page 35 of this Booklet which provides:

Residents and taxpayers of the School District may submit written testimony regarding the proposed Project at any time on or prior to January 5, 2015. Such written testimony may, likewise, be mailed or delivered to the undersigned and shall include the name and address of the person submitting the testimony.

Jennifer Burns, Secretary
Board of School Directors of
Neshaminy School District



NEED FOR THE PROJECT

Neshaminy School District is faced with a variety of issues that contribute to the decision to close three elementary schools, build one new elementary school, shift fifth grade to middle school, and perform GESA upgrades to certain buildings. These factors involve the following conditions:

1. Three buildings have been determined to be inefficient to operate due to size and physical condition. These are Samuel Everitt, Oliver Heckman, and Lower Southampton ES. These three schools will be closed.
2. A new larger elementary school with state of the art facilities, will be more energy efficient and be more efficient to operate due to reduced administrative costs vs. the current three elementary schools. This new building, called New Tawanka Elementary School for the present time, is the subject of this Act 34 hearing. The new school will house 800-900 depending on scheduling efficiency and District preferred class size limits.
3. Excessive space in the middle school buildings will easily accommodate the fifth grade population. The fifth grade will therefore be shifted so that the new elementary school plus the retained elementary schools will accommodate the K-4 population.
4. The balance of the elementary schools have either been upgraded in recent years, or will receive GESA type upgrades involving mechanical and electrical systems, roofing, and window replacements.



ENROLLMENT PROJECTIONS

PDE enrollment projections for the District are enclosed in the following pages. These are as published on July 2012, and project enrollments to 2021-2022 based on local birth rates.

The School District commissioned its own Demographic Study, performed by Sundance, dated March 31, 2014. This study contained enrollment projections that were fairly similar to PDE calculations, so for the purposes of the Plancon process, the PDE projections were utilized for facility planning.



Revised: 7/2012 (2011 Enrollments) Enrollment Projections
 Prepared by the Pennsylvania Department of Education
 (717) 787-2644

YEAR	Neshaminy SD												Total	
	K	1	2	3	4	5	6	7	8	9	10	11		12
2007-2008	461	704	641	604	656	666	702	749	738	737	754	804	796	9012
2008-2009	427	723	616	646	636	685	694	726	764	659	752	732	777	8837
2009-2010	449	630	655	635	669	617	711	704	701	708	708	745	734	8666
2010-2011	489	653	594	653	635	673	644	726	728	724	693	671	704	8587
2011-2012	510	699	627	605	661	651	703	654	716	707	653	696	654	8536
P R O J E C T I O N S														
2012-2013	488	738	671	635	620	669	678	718	655	684	703	639	677	8555
2013-2014	479	689	709	680	651	627	697	692	719	626	680	688	621	8558
2014-2015	396	705	662	719	697	658	653	712	693	687	622	665	669	8538
2015-2016	436	584	677	671	737	705	686	667	713	662	683	609	647	8477
2016-2017	427	642	561	686	688	745	735	701	668	682	658	668	592	8453
2017-2018	418	628	616	569	703	696	776	751	702	639	678	644	649	8469
2018-2019	410	616	603	624	583	711	725	793	752	671	635	663	626	8412
2019-2020	401	603	591	611	640	590	741	740	794	719	667	621	645	8363
2020-2021	393	591	579	599	626	647	615	757	741	759	715	653	604	8279
2021-2022	385	579	567	587	614	633	674	628	758	708	754	700	635	8222

Various Grade Groupings of the Enrollment Projections

YEAR	K-4	K-5	K-6	K-7	K-8	K-9	K-12	5-8	6-8	7-8	6-9	7-9	7-12	8-12	9-12	10-12
2011-2012	3102	3753	4456	5110	5826	6533	8536	2724	2073	1370	2780	2077	4080	3426	2710	2003
2016-2017	3004	3749	4484	5185	5853	6535	8453	2849	2104	1369	2786	2051	3969	3288	2600	1918
2021-2022	2732	3365	4039	4667	5425	6133	8222	2693	2060	1386	2768	2094	4183	3555	2797	2089
2011-2012 to 2021-2022	-370	-388	-417	-443	-401	-400	-314	-31	-13	16	-12	17	103	129	87	86
Change	-11.9	-10.3	-9.4	-8.7	-6.9	-6.1	-3.7	-1.1	-0.6	1.2	-0.4	0.8	2.5	3.8	3.2	4.3
Percent																

- Notes:
1. Excludes students in full-time out-of-district special education, comprehensive AVTs, charter schools, state-owned schools, consortium-operated alternative high schools, and juvenile correctional institutions.
 2. Enrollment projections beyond five years are subject to errors in the lower grades resulting from inconsistencies between actual and projected live births and should be reviewed closely.
 3. Four year old kindergarten students, if any, added to K enrollments.
 4. Elementary and secondary ungraded students were distributed among the grades. Therefore, enrollments by grade may differ from those reported by the local education agencies.

- Sources:
1. Public School Enrollment Report (ESPE) and Pennsylvania Information Management System (PIMS)
 2. Resident Live Birth file, 2010, supplied by the Division of Health Statistics, Pennsylvania Department of Health. The Department of Health specifically disclaims responsibility for any analyses, interpretations or conclusions.



Revised: 7/2012 (2011 Enrollments)

Neshaminy SD

1-22-09-750-2

Retention Rates by Grade by Year

Birth to K	1		2		3		4		5		6		7		8		9		10		11		
	Birth to 1	to 2	Birth to 2	to 3	Birth to 3	to 4	Birth to 4	to 5	Birth to 5	to 6	Birth to 6	to 7	Birth to 7	to 8	Birth to 8	to 9	Birth to 9	to 10	Birth to 10	to 11	Birth to 11	to 12	
2007-2008 to 2008-2009	0.55455	1.02263	0.87500	1.00780	1.05298	1.04421	1.04204	1.03419	1.02003	0.89295	1.02035	0.97082	0.96642										
2008-2009 to 2009-2010	0.75084	0.81818	0.90595	1.03084	1.03560	0.97013	1.03796	1.01441	0.96556	0.92670	1.07436	0.99069	1.00273										
2009-2010 to 2010-2011	0.65287	1.09197	0.94286	0.99695	1.00000	1.00598	1.04376	1.02110	1.03409	1.03281	0.97881	0.94774	0.94497										
2010-2011 to 2011-2012	0.66754	0.93324	0.96018	1.01852	1.01225	1.02520	1.04458	1.01553	0.98623	0.97115	0.90193	1.00433	0.97466										

Rates Used in Projection Enrollments

0.65645	0.96650	0.96018	1.01352	1.02520	1.01138	1.04208	1.02130	1.00147	0.95590	0.99386	0.97839	0.97219
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Average Retention Rates for All Years

0.65645	0.96650	0.92099	1.01352	1.02520	1.01138	1.04208	1.02130	1.00147	0.95590	0.99386	0.97839	0.97219
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Year	Births	Year	Births	Year	Births	Year	Births	Year	Births	Year	Births	Year	Births
2002	707	2003	770	2004	598	2005	749	2006	764	2007	713	2008	729
2007	713	2008	729	2009	604	2010	664	2011	650	2012	637	2013	624
2012	637	2013	624	2014	611	2015	599	2016	587				



OPTIONS CONSIDERED

The District had a District-wide study prepared in 2007 which was updated in 2010 and 2012 to reflect the options being considered at that time. Those options included the following:

1. No significant changes. Perform deferred maintenance of all District schools.
- 2a. Grades K-5, 6-8, 9-12. Close Neshaminy MS, Everitt ES, Tawanka Learning Ctr, and Eisenhower.
- 2b. Similar to 2a with full day kindergarten.
- 3a. Grades K-5, 6-8, 9-12. Close Neshaminy MS, Lower Southampton ES, Tawanka Learning Ctr, and Eisenhower. Construct new Tawanka ES.
- 3b. Similar to 3a with full day kindergarten.
- 4a. Grades K-5, 6-8, 9-12. Convert Poquessing MS and Ferderbar ES to 6-8 school. Close Lower Southampton ES, Sandburg MS, Schweitzer ES, Tawanka Learning Ctr, and Eisenhower. Construct new Tawanka ES.
- 4b. Similar to 4a with full day kindergarten.
- 5a. Grades K-5, 6-8, 9-12. Convert Neshaminy MS to elementary school. Close Lower Southampton ES, Heckman ES, Tawanka Learning Ctr, and Eisenhower.
- 5b. Similar to 5a with full day kindergarten.
- 6a. Grades K-5, 6-8, 9-12. Convert Maple Point MS to elementary school. Close Lower Southampton ES, Heckman ES, Tawanka Learning Ctr, and Eisenhower.
- 6b. Similar to 6a with full day kindergarten.
- 7a. Grades K-2, 3-5, 6-8, 9-12. Convert Poquessing MS to 3-5 intermediate school. Convert Ferderbar ES to K-2 primary school. Close Lower Southampton ES, Tawanka Learning Ctr, and Eisenhower.
- 7b. Similar to 7a with full day kindergarten.
- 8a. Grades K-8, 9-12. Convert Maple Point MS, Poquessing MS/Ferderbar ES, and Sandburg MS/Schweitzer ES to K-8 schools. Close Tawanka Learning Ctr, and Eisenhower.
- 8b. Similar to 8a with full day kindergarten.



In September, 2012, the District had further option prepared as follows:

9. Grades K-4, 5-8, 9-12. Close Neshaminy MS, Lower Southampton ES, Buck ES, Everitt ES, Tawanka Learning Ctr, and Eisenhower. Construct new Tawanka ES.
10. Grades K-2, 3-8, 9-12. Close Neshaminy MS, Lower Southampton ES, Hoover ES, Everitt ES, Tawanka Learning Ctr, and Eisenhower. Convert Poquessing/Ferderbar to 3-8. Convert Maple Point to 3-8. Convert Sandburg/Schweitzer to 3-8. The remaining ES will become K-2.
11. Grades K-8, 9-12. Close Lower Southampton ES, Hoover ES, Heckman ES, Buck ES, Everitt ES, Miller ES, Tawanka Learning Ctr, and Eisenhower. Convert Poquessing/Ferdebar to K-8. Convert Neshaminy MS to K-8. Convert Maple Point to K-8. Convert Sandburg/Schweitzer to K-8.
12. Grades K-6, 7-8, 9-12. Close Ferdebar ES, Schweitzer ES, Poquessing MS, Neshaminy MS, Sandburg MS, Tawanka Learning Ctr, and Eisenhower. Convert Maple Point MS to 7-8.
13. Grades K-6, 7-8, 9-12. Close Lower Southampton ES, Hoover ES, Buck ES, Everitt ES, Neshaminy MS, and Tawanka Learning Ctr. Repurpose Maple Point MS. Convert Poquessing MS to 7-8. Convert Sandburg MS to 7-8.

Note: Eisenhower School was sold by the District after the above studies/options were developed.

In October of 2014, the District had a further update prepared as follows:

- 9a. Grades K-4, 5-8, 9-12. Close Everitt ES, Heckman ES, and Lower Southampton ES. Close Tawanka Learning Ctr. Construct new Tawanka ES for 800-900 students.

Option 9A is the option selected by the School Board. The selection was based on creating a more efficient operational environment across the District, upgrading facilities to address deferred maintenance needs, and sequencing the moves based on capacity and funding capacity. Ultimately, this option was deemed the most practical and cost effective option to address the needs of the District.



DISTRICT OWNED BUILDINGS AND SITES

Listing found on following sheet from Plancon A09. Note: this document has been updated to reflect the configuration of buildings in the selected option. Refer to Section "Options Considered" for full description of the selected option.



PROJECT DESCRIPTION

Information provided in this section is as follows:

- Project Description
- Site Plan
- Floor Plan
- Plancon D Cost Estimating

PROJECT DESCRIPTION – NEW TAWANKA ELEMENTARY SCHOOL

The Neshaminy School District is proposing the construction of a New Tawanka Elementary School to address consolidation of students within the School District and to provide space that meets current and anticipated program needs. The construction is designed to preserve the existing Tawanka Building, currently leased to the IU, while the new construction occurs. Fifth grade students will be relocated to the Middle Schools, and three elementary schools will be closed to consolidate the District into less buildings. Once the construction of the new school is complete, closures of Samuel Everitt, Oliver Heckman, and Lower Southampton Elementary schools can take place, and the IU can be moved to another facility.

The building will be a two story steel framed structure of approximately 111,800 sf. Interior walls will be concrete masonry units, with selected gypsum board partitions in office areas. The exterior skin will be comprised of veneer stone, metal siding, and high performance glass. The building will be fully tempered including air conditioning, and will be fully suppressed and fully accessibility.

Energy efficient lighting, HVAC, and plumbing equipment are planned throughout the building.

The design of the building is both compact and flexible, neatly fitting into its site context while building around the existing building leased by the IU. Educationally, classrooms are sized to be similar to the rest of the District, but addition provision of open flexible workspace allows for small group activities, project space, test taking space, and science education that does not occur easily in a more traditional plan. The building is designed to allow community use at night, with the ability to lock off classroom wings while allowing public access to large assembly spaces, meeting rooms, and supporting toilet room amenities.



EDUCATIONAL SPECIFICATIONS

As adopted by the Board at their 10/28/2014 meeting. The following is a summary of the specifications.

Kindergarten:

The kindergarten students will be housed in 8 full-day kindergarten rooms of approximately 900 s.f. each with access to centralized small group rooms, and is within short walking distance of the office, cafetorium, and gymnasium. Each room will have a minimum of 22 cubbies, with storage cabinets above. Marker boards and tack boards will be provided and mounted at heights appropriate to kindergarten student use.

The small group rooms will provide student project areas, group work spaces, testing spaces, and science education.

A private bathroom for each kindergarten classroom will be provided.

Each classroom will feature a sink with bubbler. Casework will include a tall teacher wardrobe/storage cabinet, wall mounted storage shelving/cabinets with countertop, low bookshelves with countertop, and a work counter for 2-4 seats for computer or general activity use.

Roll-up shades will be provided at the exterior windows and privacy blinds will be provided on the windows on the corridor wall.

Resilient flooring will be provided throughout the room for ease of maintenance.

First through Fourth Grade Classrooms:

The first through fourth grade population will be housed in 32 classrooms of approximately 850 s.f. each with direct access to centralized small group rooms and within short walking distance of the office, cafetorium, and gymnasium. Each room will be designed the same with cubbies, marker boards, and tack boards.

The small group rooms will provide student project areas, group work spaces, testing spaces, and science education.



Group toilet rooms are provided for each group of 8 classrooms.

Each classroom will feature a sink with bubbler. Casework will include a tall teacher wardrobe/storage cabinet, wall mounted storage shelving/cabinets with countertop, low bookshelves with countertop, and a work counter for 2-4 seats for both computer and general activity use.

Roll-up shades will be provided at the exterior windows and privacy blinds will be provided on the windows on the corridor wall.

Resilient flooring will be provided throughout the room for ease of maintenance.

Art Classroom:

The art classroom will support various types of 2d and 3d media. A separate kiln room will be included and designed to provide exhaust ventilation, safety, and security. A tall teacher wardrobe/storage cabinet, and other storage as determined by the District will be provided. A deep utility sink and hand washing stations will be provided. Resilient flooring will be provided throughout the room for ease of maintenance.

Music Classrooms:

Students shall receive general music instruction in two (2) music classrooms. Acoustical ceiling and wall panels will be used in the spaces and appropriate shelving/storage cabinets for music instruments will be provided. Provision of acoustic separations will be designed to control sound transmission to adjacent areas.

Physical Education:

A two station gymnasium will be provided for physical education and is centrally located off of the main corridor. The gymnasium will be separated from educational areas by door systems to allow for the facility to be used by the district and community at night. Toilets are adjacent to the gymnasium. No showers or locker rooms will be provided.

Safety padding, and other equipment as determined by the District will be provided. Bleachers for about 100 seats will be provided for parent use.

Both an instructor's office and gymnasium storage are provided.



Media Center:

The school media center will be located on the second floor and accessible by all grade levels. Storage casework, library shelving, marker boards, projectors, a story time area, and student tables will be provided. A circulation desk and a library office area located within the space for supervision. All spaces within the media center are planned to be carpeted.

A small group room will be provided adjacent to the media center for group access. A separate computer room will also be provided in the vicinity to serve the school population and to be supported by media center personnel.

Administration and Pupil Services:

The main administrative reception area will accommodate the administration of the facility which will include a secretarial/reception area, principal's office, assistant principal's office, guidance office, and IST office. The work area will be provided file storage, supply storage, work counters, copier, fax, and teacher mailboxes. A secure vestibule will be provided to control visitor access to the building.

Nurse:

The nurse's office will be adjacent to the main office and convenient to the classrooms, cafetorium, and gymnasium, with a private entry for ambulance services. The office will include secure file cabinets, cots, an exam table, work counter, lockable cabinets, refrigerator, and an eye screening station with eye screening machine and an accessible toilet.

Faculty Work Room:

Five (5) faculty work rooms will be located within close proximity to the classroom wings. The rooms will be outfitted with a copy machine, kitchenette, marker and tack boards, and a faculty storage closet. A private faculty restroom will be provided adjacent to the space.

Faculty Lunch Room:

One faculty lunch room will be provided adjacent to the cafeteria and will be provided with a kitchenette.

Kitchen:

The full kitchen will meet all current standards and requirements and will include cooking equipment, walk-in refrigerator and freezer, dry storage, and two sets of serving line food service equipment.



Cafetorium:

The cafetorium will be used for dining, assemblies, large group instruction, and community activities. Folding tables with affixed benches will be provided and adjacent to the space will be a storage room with stackable chairs for assembly purposes.

Stage:

An elevated platform stage will be provided in the cafetorium space and equipped with classroom lighting, stage curtains, side valances, proscenium curtain, back curtain and several tracks of stage rigging.

Toilet Rooms:

Group toilet rooms are accessible off the main corridor and will be designed for full accessibility and finished with durable materials. Faculty toilet rooms will also be located off the main corridor and near the faculty rooms. Both the group toilet rooms and the faculty toilet rooms will be available for night use by public.

Exterior:

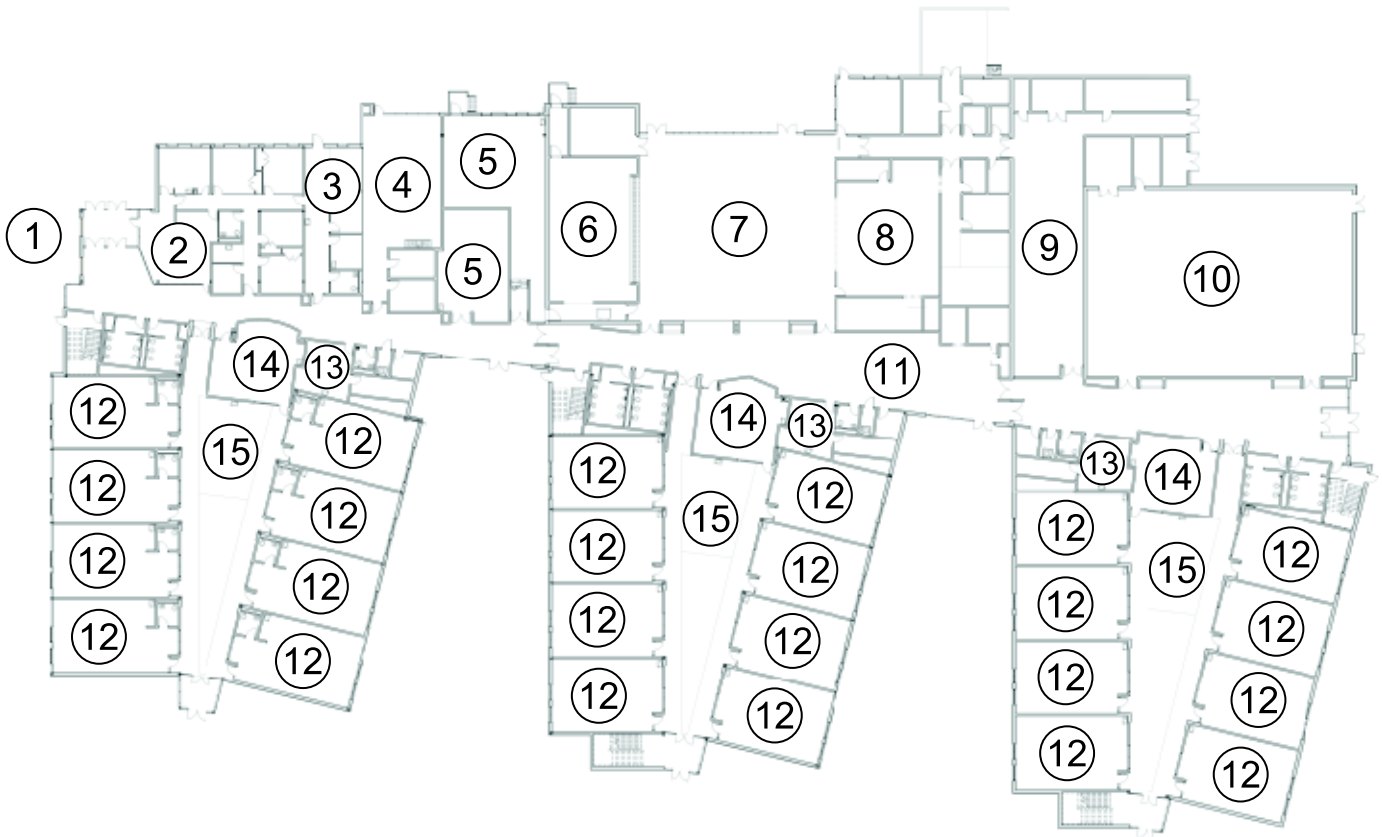
Exterior amenities will include playground area, playing fields, and staff and visitor parking lots.

Project site plan and floor plans appear on the following pages.





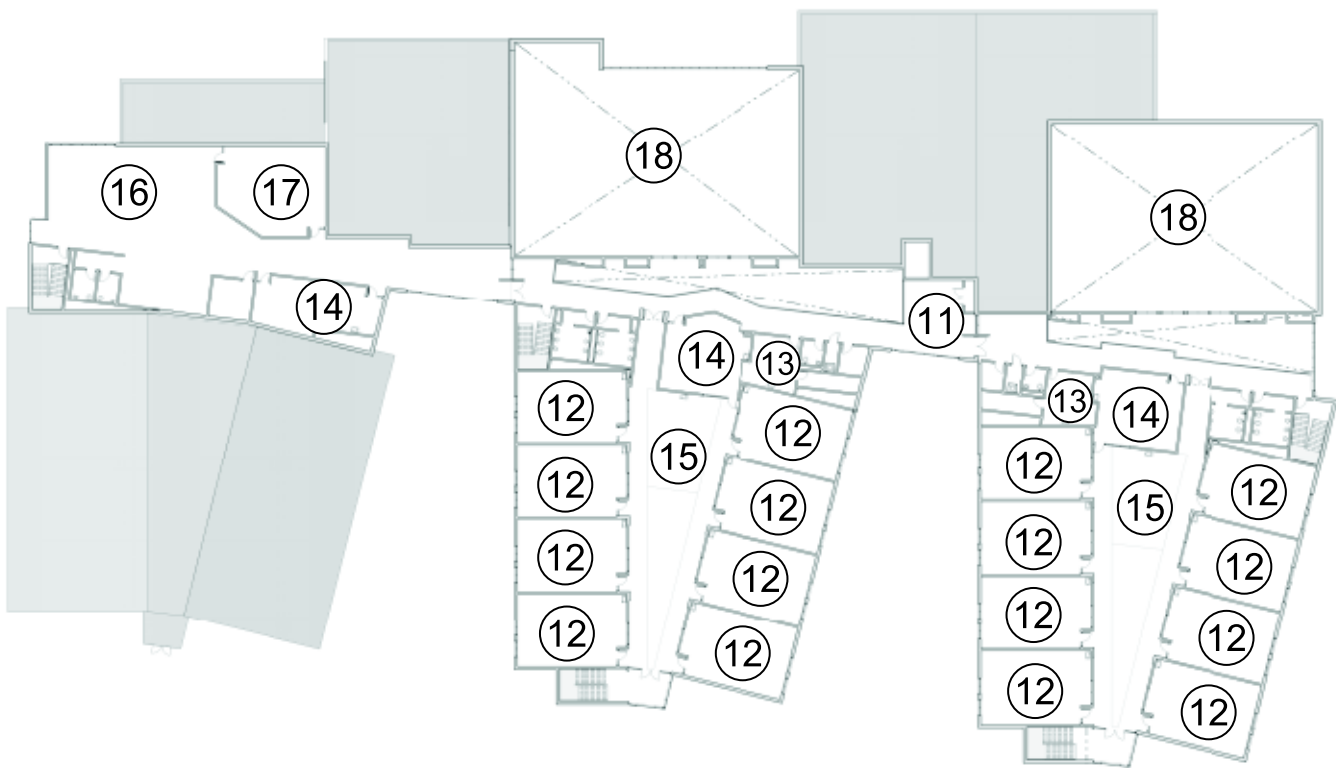
- | | |
|------------------|--------------------------|
| ① Secure Entry | ⑩ Gymnasium |
| ② Administration | ⑪ Main Street |
| ③ Nurse's Area | ⑫ Classrooms |
| ④ Art | ⑬ Faculty |
| ⑤ Music | ⑭ Small Group |
| ⑥ Stage | ⑮ Small Group (projects) |
| ⑦ Cafetorium | ⑯ Library |
| ⑧ Kitchen | ⑰ Computer CR |
| ⑨ Mechanical | ⑱ Open to Below |



FIRST FLOOR PLAN



- | | |
|------------------|--------------------------|
| ① Secure Entry | ⑩ Gymnasium |
| ② Administration | ⑪ Main Street |
| ③ Nurse's Area | ⑫ Classrooms |
| ④ Art | ⑬ Faculty |
| ⑤ Music | ⑭ Small Group |
| ⑥ Stage | ⑮ Small Group (projects) |
| ⑦ Cafetorium | ⑯ Library |
| ⑧ Kitchen | ⑰ Computer CR |
| ⑨ Mechanical | ⑱ Open to Below |



SECOND FLOOR PLAN



PLANCON D COST ESTIMATES
Appear on the following pages.



PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
Base SE/CRC:	Project Name:	Project #:	
Neshaminy School District	New ES	3726	
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.)	12,180,000		12,180,000
2. Heating and Ventilating	3,900,000		3,900,000
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	1,200,000		1,200,000
4. Electrical	3,300,000		3,300,000
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. Fire Protection Sprinklering	350,000		350,000
b. Sitework	3,539,141		3,539,141
c. Structural Steel	3,100,000		3,100,000
d. Roofing and Sheetmetal	1,800,000		1,800,000
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	29,369,141		29,369,141
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)	60,000		60,000
c. Construction Insurance - Total	60,000		60,000
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	29,429,141		29,429,141
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	1,525,000		1,525,000
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	1,525,000		1,525,000
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	450,000		450,000
2. Architect's Fee	no fee		
3. TOTAL - Movable Fixtures & Equipment	450,000		450,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	31,404,141		31,404,141
E. SITE COSTS			
1. Sanitary Sewage Disposal	25,000		25,000
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	no fee		
5. Site Acquisition Costs		X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X X X X X X X	
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	75,000		75,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	31,479,141		31,479,141
* Type "No Fee" beside each item for which no design fee is charged.			



PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/Spec: Neshaminy School District	Project Name: New ES		Project #: 3726	
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1.	Project Supervision (inc. Asbestos Abatement Project Supervision)			10,000
2.	Construction Manager Fee and Related Costs			575,520
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.)			171,000
4.	Architectural Printing			6,000
5.	Test Borings			15,000
6.	Site Survey			
7.	Other (attach schedule if needed) a. See Attached Sheet D- Additional Cost			
	b. PlanCon-D-Add't Costs, Total			610,600
8.	Contingency			700,000
9.	TOTAL - Additional Construction-Related Costs			2,088,120
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2015	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X X X
1.	300,000			300,000
2.	150,000			150,000
3.	60,000			60,000
4.				
5.	2,500			2,500
6.				
7.	5,000			5,000
8.	2,500			2,500
9.				
a.	30,000			30,000
b.				
10.	550,000			550,000
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				34,117,261
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2015	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	30,500,000			30,500,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	3,600,000			3,600,000
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	17,261			17,261
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				34,117,261



DETAILED COSTS			
District/Office: Neshaminy School District	Project Name: New ES	Project #: 3726	
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)			
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	310,000		310,000
5. Other: <u>Site Work Contractor</u>	3,680,000		3,680,000
6. Other: _____			
7. A-1 thru A-6 - Subtotal	3,990,000		3,990,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Subtotal			
9. Site Development Costs - Total	3,990,000		3,990,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	150,000		150,000
			EXISTING
C. ASBESTOS ABATEMENT			
1. Asbestos Abatement			
2. AHERA Clearance Air Monitoring			
3. Asbestos Abatement - Total (D02, line A-5)			
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			
E. ROOF REPLACEMENT/REPAIR			
1. Roof Replacement Repair			
2. Owner Controlled Insurance Program on Roof Replacement/Repair			
3. Builder's Risk Insurance (if not included in primes)			
4. Roof Replacement/Repair - Total			
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR			



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

District/CTC: Neshaminy School District	Project Name: New ES	Project #: 3726
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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)

\$ 31,404,141

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

- 1. Site Development Costs (D04, line A-7-NEW) \$ 3,990,000
- 2. Architect's Fees on the above
excludable costs \$ 150,000
- 3. Vocational Projects Only - Movable
Fixtures & Equipment (D02, line C-3-NEW) \$ _____

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

4. Total Excludable Costs
(B-1 plus B-2 and B-3)

\$ 4,140,000

C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST
(A minus B-4)

\$ 27,264,141

**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)

\$ 29,445,272

**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 of the Neshaminy School District New Elementary project (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 financing the entire project with cash is not feasible. The School District does not have the funds necessary to pay 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 Issue.



COMPARISON OF LONG TERM FINANCING METHODS

<u>ITEM</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY *</u>	<u>SPSBA</u>
Construction & Related Costs	\$32,281,741	\$32,281,741	\$32,281,741
Contingency & Supervision	1,285,520	1,285,520	1,285,520
Bond Insurance	0	0	0
Costs of Issuance	550,000	560,500	555,250
Total Costs	<u>34,117,261</u>	<u>34,127,761</u>	<u>34,122,511</u>
Less: Interest Earned	17,261	17,761	17,511
Less: Original Issue Premium	<u>3,600,000</u>	<u>3,600,000</u>	<u>3,600,000</u>
BOND ISSUE	30,500,000	30,510,000	30,505,000
Average Annual Payment at 4.50%** for 20 years	\$2,315,496	\$2,346,005	\$2,345,620

* 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 4.65% 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 most likely will not need to pay for bond insurance due to the District's Aa2 credit rating.
2. The School District may utilize a wrap around debt service structure to minimize the upfront millage impact. For discussion purposes only, we have provided on Table 1 an estimated amortization schedule to reflect the future General Obligation issue which may be used to fund the Project.

Table 1 = G.O. Bonds, Series of 2015 \$30,500,000

3. The School District anticipates restructuring a portion of its outstanding Series of 2006 bond issue in order to help phase in the budget impact of the new project.



STATE REIMBURSEMENT

The State will reimburse 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 Capital Account Reimbursement Fraction ("CARF"). It is estimated that the Project may be assigned \$5,903,200 in reimbursement. Based on a pro-forma calculation of reimbursement for a bond issue sized for this Project, the reimbursement percentage may be 17.30%. The School District's CARF percentage is 43.05%. When these two percentages are multiplied, the result is an "effective" reimbursable percentage of 7.44%. Therefore, for each dollar paid by the School District toward principal and interest, the state may reimburse the School District 7.44 cents for the Project.

INDIRECT COSTS/SAVINGS

As a result of the completion of this proposed Project, it is only reasonable to assume that there will be indirect savings associated with services to be provided to accomplish long range objectives of the School District. It is reasonable to assume that the savings will be approximately (\$197,490).

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

<u>Fuel and Utilities</u>	(197,490)
Total Savings	(\$197,490)

Assuming a collected mill currently provides \$763,282, the net indirect savings will have a millage decrease of (.25) mills annually.

TOTAL MILLAGE EQUIVALENT

The total millage equivalent of the Project assuming wrap around debt service payments is:

\$30,500,000 G.O. Bonds on Table 1	=	.24 mills
Less: Indirect Costs Savings		<u>(.25 mills)</u>
Net Savings		(.01 mills)



NESHAMINY SCHOOL DISTRICT
 SERIES OF 2015
 Total Issue Size = \$30,500,000

TABLE 1

Settle 1/15/2015
 Dated 1/15/2015

1	2	3	4	5	6	7	8	9	10	11
Date	Principal	Coupon	Interest	Semi-Annual Debt Service	Fiscal Year Debt Service	State Aid	Proposed Local Effort	Existing Local Effort	Total Local Effort	Millage Equivalent
5/1/2015			403,183.51	403,183.51	403,183.51	30,027.70	373,155.82	8,812,165.19	9,185,321.00	0.08
11/1/2015	5,000	1.060	684,651.25	689,651.25						
5/1/2016			684,624.75	684,624.75	1,374,276.00	102,351.27	1,271,924.73	7,972,727.58	9,244,652.31	0.08
11/1/2016	5,000	1.260	684,624.75	689,624.75						
5/1/2017			684,593.25	684,593.25	1,374,218.00	102,346.95	1,271,871.05	8,032,811.59	9,304,682.65	0.08
11/1/2017	5,000	1.520	684,593.25	689,593.25						
5/1/2018			684,555.25	684,555.25	1,374,148.50	102,341.77	1,271,806.73	8,025,024.72	9,296,831.45	
11/1/2018	5,000	1.850	684,555.25	689,555.25						
5/1/2019			684,509.00	684,509.00	1,374,064.25	102,335.50	1,271,728.75	8,027,233.52	9,298,962.27	
11/1/2019	5,000	2.190	684,509.00	689,509.00						
5/1/2020			684,454.25	684,454.25	1,373,963.25	102,327.97	1,271,635.28	8,026,435.66	9,298,070.94	
11/1/2020	5,000	2.440	684,454.25	689,454.25						
5/1/2021			684,393.25	684,393.25	1,373,847.50	102,319.35	1,271,528.15	8,026,499.86	9,298,028.01	
11/1/2021	5,000	2.680	684,393.25	689,393.25						
5/1/2022			684,326.25	684,326.25	1,373,719.50	102,309.82	1,271,409.68	8,026,545.63	9,297,955.31	
11/1/2022	5,000	2.890	684,326.25	689,326.25						
5/1/2023			684,254.00	684,254.00	1,373,580.25	102,299.45	1,271,280.80	8,024,863.92	9,296,144.72	
11/1/2023	5,000	3.060	684,254.00	689,254.00						
5/1/2024			684,177.50	684,177.50	1,373,431.50	102,288.37	1,271,143.13	8,021,772.21	9,292,915.34	
11/1/2024	5,000	3.180	684,177.50	689,177.50						
5/1/2025			684,098.00	684,098.00	1,373,275.50	102,276.75	1,270,998.75	8,018,207.57	9,289,206.32	
11/1/2025	5,000	3.290	684,098.00	689,098.00						
5/1/2026			684,015.75	684,015.75	1,373,113.75	102,264.71	1,270,849.04	8,018,241.17	9,289,090.22	
11/1/2026	5,000	3.390	684,015.75	689,015.75						
5/1/2027			683,931.00	683,931.00	1,372,946.75	102,252.27	1,270,694.48	7,012,468.20	8,283,162.68	
11/1/2027	190,000	3.480	683,931.00	873,931.00						
5/1/2028			680,625.00	680,625.00	1,554,556.00	115,777.89	1,438,778.11	6,279,257.17	7,718,035.28	
11/1/2028	2,670,000	4.500	680,625.00	3,350,625.00						
5/1/2029			620,550.00	620,550.00	3,971,175.00	295,759.21	3,675,415.79	2,607,339.53	6,282,755.31	
11/1/2029	2,850,000	4.500	620,550.00	3,470,550.00						
5/1/2030			556,425.00	556,425.00	4,026,975.00	299,915.00	3,727,060.00	2,607,900.22	6,334,960.22	
11/1/2030	2,970,000	4.500	556,425.00	3,526,425.00						
5/1/2031			489,600.00	489,600.00	4,016,025.00	299,099.49	3,716,925.51	2,615,974.22	6,332,899.73	
11/1/2031	3,110,000	4.500	489,600.00	3,599,600.00						
5/1/2032			419,625.00	419,625.00	4,019,225.00	299,337.81	3,719,887.19	2,617,768.44	6,337,655.63	
11/1/2032	3,240,000	4.500	419,625.00	3,659,625.00						
5/1/2033			346,725.00	346,725.00	4,006,350.00	298,378.93	3,707,971.07	317,240.70	4,025,211.77	
11/1/2033	3,385,000	4.500	346,725.00	3,731,725.00						
5/1/2034			270,562.50	270,562.50	4,002,287.50	298,076.36	3,704,211.14		3,704,211.14	
11/1/2034	3,530,000	4.500	270,562.50	3,800,562.50						
5/1/2035			191,137.50	191,137.50	3,991,700.00	297,287.85	3,694,412.15		3,694,412.15	
11/1/2035	3,695,000	4.500	191,137.50	3,886,137.50						
5/1/2036			108,000.00	108,000.00	3,994,137.50	297,469.38	3,696,668.12		3,696,668.12	
11/1/2036	3,540,000	4.500	108,000.00	3,648,000.00						
5/1/2037			28,350.00	28,350.00	3,676,350.00	273,801.68	3,402,548.32		3,402,548.32	
11/1/2037	1,260,000	4.500	28,350.00	1,288,350.00						
5/1/2038					1,288,350.00	95,951.80	1,192,398.20		1,192,398.20	
TOTALS	30,500,000		24,934,899.26	55,434,899.26	55,434,899.26	4,128,597.28	51,306,301.99	121,090,477.11	172,396,779.10	0.24
PE%	17.30%	(Estimated)								
CARF%	43.05%	(2014-2015)								
1 mill =	\$763,282									



BOARD RESOLUTION FOR NOTICE OF THE ACT 34 OF 1973 PUBLIC HEARING
Appears on the following pages.



NESHAMINY SCHOOL DISTRICT

Act 34 Hearing

New Tawanka Elementary School

RESOLUTION

The Board of School Directors of Neshaminy School District hereby adopts for the New Tawanka Elementary School Project ("Project") a maximum project cost of \$34,117,261 and a maximum building construction cost of \$27,264,141 for the construction of the New Tawanka Elementary School, Lower Southampton Township, Bucks County, Pennsylvania.

The Board of Directors of the Neshaminy School District hereby authorizes and directs a public hearing to be held at 7:00 p.m. prevailing time on December 4, 2014, and if needed, at 7:00 p.m. prevailing time on December 5, 2014 at the Theodore Kloos Auditorium of the Neshaminy High School, 2001 Old Lincoln Highway, Langhorne, Pennsylvania 19047 to provide information to the residents and taxpayers of the School District with respect to the Project, and to solicit comments relative to the Project.

The Secretary of the School District is hereby authorized and directed to cause a notice of such public hearing to be published once in the Bucks County Courier Times, such publication to appear on or before November 13, 2014, and to be in the form attached.

The Board of School Directors of Neshaminy School District hereby authorizes and directs that a Description of the Project be prepared and made available to the public not later than November 13, 2014, and that such description be mailed to the news media for release no later than November 13, 2014.

The Board of School Directors of Neshaminy School District hereby authorizes and directs its Administrative Staff, Solicitor, Independent Financial Advisor, Architect and Construction Manager to do and perform, or cause to be done and performed on behalf of the School District, any and all acts and things as may be necessary in connection with the Project in order to carry out the purposes of the act of this Resolution.

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

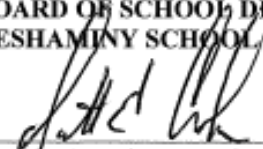
The Board of School Directors of Neshaminy School District hereby authorizes and directs the proper officers of the School District to submit to the Pennsylvania Department of Education (the "Department") a certified copy of this Resolution, together with a copy of the minutes or transcript of the aforementioned public hearing, a proof of publication of the notice thereof and a complete description of the Project, all as required by Act 34 of 1973 of the Pennsylvania General Assembly, as well as any other documents required by the Department in connection therewith.

RESOLUTION adopted this 28th day of October, 2014.

ATTEST:


Jennifer Burns, Board Secretary
(00699546/ 2)

BOARD OF SCHOOL DIRECTORS
NESHAMINY SCHOOL DISTRICT

By: 
Scott E. Congdon, Board President



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a public hearing will be held by the Board of School Directors of Neshaminy School District, Bucks County, Pennsylvania (the "School District") at 7:00 p.m. prevailing time on Thursday, December 4, 2014, and if needed, at 7:00 p.m. prevailing time on Friday, December 5, 2014 at the Theodore Kloos Auditorium of the Neshaminy High School, 2001 Old Lincoln Highway, Langhorne, Pennsylvania 19047.

The purpose of hearing is to inform the residents and taxpayers of the School District of the proposed construction of the New Tawanka Elementary School in Lower Southampton Township, Bucks County, Pennsylvania ("Project") and to solicit comments relative to the Project.

The maximum project cost of the Project is \$34,117,261, and the maximum building construction cost of the Project is \$27,264,141.

The public hearing is being held 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.

The description of the Project will be available for review by citizens of the School District on November 13, 2014 and on each business day thereafter between the hours of 9:00 a.m. and 4:00 p.m. at the Neshaminy School District Administrative Offices at Maple Point Middle School, 2250 Langhorne-Yardley Road, Langhorne, PA 19047. The description shall be mailed to the news media for release not later than November 13, 2014.

Residents and taxpayers of the School District may gain agenda time for the purpose of discussing the proposed Project by submitting a written request of the School District at the above address no later than 10 a.m. prevailing time on December 4, 2014. Agenda time for each speaker shall be limited to three (3) minutes. Such request shall be mailed or delivered to the undersigned, and shall include the name and address of the person submitting the request and a statement of the topic to be presented. Additional testimony of residents and taxpayers of the School District will be received from the floor at the hearing.

Residents and taxpayers of the School District may submit written testimony regarding the proposed Project at any time on or prior to January 5, 2015. Such written testimony may, likewise, be mailed or delivered to the undersigned and shall include the name and address of the person submitting the testimony.

Jennifer Burns, Secretary
Board of School Directors of
Neshaminy School District