

MIDDLETOWN AREA SCHOOL DISTRICT



ACT 34 PUBLIC HEARING

on the proposed construction of a

**NEW PRIMARY SCHOOL
& DISTRICT OFFICE**

To be held at the

Middletown Area High School Auditorium
1155 North Union Street Middletown, PA 17057

on

Tuesday, February 27, 2024
6:00 PM

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

TABLE OF CONTENTS

	<u>Page Number</u>
1. HEARING AGENDA	2
2. INTRODUCTION	3
3. PROJECT NEED	4-6
4. SUMMARY OF DISTRICT OWNED BUILDINGS AND LAND	7
5. OPTIONS CONSIDERED	8
6. PROJECT DESCRIPTION	9
7. PROPOSED SITE PLAN AND FLOOR PLANS	10-12
8. PROJECT ACCOUNTING BASED ON ESTIMATES (D-02, D-03)	13-14
9. OTHER DETAILED COSTS (D-04)	15
10. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D-20)	16
11. ANALYSIS OF FINANCING ALTERNATIVES	17
12. COMPARISON OF LONG-TERM FINANCING METHODS	18
13. DEBT SERVICE AND TOTAL MILLAGE IMPACT	19-23
14. INDIRECT COSTS	24
15. BOARD RESOLUTION OF MAXIMUM PROJECT COST AND BUILDING COSTS	25
16. PUBLIC HEARING NOTICE	26

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

HEARING AGENDA

- | | | |
|-----------|---|--|
| 1. | CALL TO ORDER / INTRODUCTION
By Saxton & Stump Lawyers and Consultants | Rhonda Lord
District Solicitor |
| 2. | PROJECT NEED
By Middletown Area School District | Dr. Chelton Hunter
District Superintendent |
| 3. | PROJECT DESCRIPTION
By Crabtree, Rohrbaugh & Associates | Scott Cousin, AIA
Principal Senior Project Manager

Grace Heiland, AIA
Project Manager |
| 4. | FINANCIAL ANALYSIS
By Raymond James – Bond Underwriter | Ken Phillips
Managing Director |
| 5. | PUBLIC COMMENT
By Saxton & Stump Lawyers and Consultants | Rhonda Lord
District Solicitor |

Testimony and public comment will be received from the floor at the hearing and those who wish to deliver testimony or provide public comment are directed to observe the following procedure.

Procedure for Public Comment

- A. Pre-registered speakers / comments
 - B. Please move to the aisle microphone and state your name and address before beginning with comments.
 - C. Each person making a comment will be limited to a period of three (3) minutes per person.
- 6. ADJOURNMENT**

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

INTRODUCTION

The School Board of the Middletown Area School District is providing this opportunity to inform the public of their consideration of a project to construct a new Middletown Area Primary School for grades K-3, located on the campus of the Middletown Area High School, Middle School and Robert G. Reid Elementary School. The project is in response to an analysis conducted of the physical needs of the existing District buildings and academic program needs of the student population.

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

The specific purposes for this hearing are as follows:

1. Establish the need for the project by reviewing events leading to the Middletown Area School District's consideration to build a new primary school.
2. Review the various options considered by Middletown Area School District prior to the decision to proceed with the current project proposal.
3. Describe the construction elements proposed to meet the educational program that serves as the basis for the project under consideration.
4. Present the estimated construction cost, the total project cost, indirect costs and the financial needs and estimate of the local tax impact of the project.
5. Provide citizens and residents an opportunity to offer comments and written testimony concerning the project.

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

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

PROJECT NEED

At Middletown Area School District (MASD), the Board of Education and Administration work collaboratively to make decisions that positively influence the educational system. Efforts to maintain a quality program require adequate staffing, materials, and physical space. The following information addresses the need for additional space and better facilities at the elementary school level.

The MASD existing infrastructure has begun to age over the last ten to twenty years. A detailed review of District-owned facilities revealed there is a need to replace certain facilities as they have outlived their intended life cycles. There are two educational buildings, Lyall J. Fink Elementary School, and John C. Kunkel Elementary School, that need attention due to their aging infrastructure. Both elementary buildings are 59 and 61 years old with many deficiencies that cannot be effectively addressed. The buildings contain many areas that do not adequately serve the needs of the educational programming in the 21st century and do not comply with ADA requirements. The facilities need to be expanded and updated to provide sufficient, functional space needed to accommodate the projected increase in enrollment as well as to enable educational and extra-curricular programs to flourish.

The future success of the School District will be determined by how the District invests in the foundation of early childhood education. It's critical that the School District be forward thinking by investing in and providing an adequate learning environment for all future elementary aged students. The information that follows provides further explanation in detail.

OVERVIEW OF THE MASD CONSTRUCTION PLAN

MASD is in the final planning stages of building a new primary school. The following changes will take effect due to the addition of this new building:

- The new Middletown Area Primary School (MAPS) will house grades K-3 and will be located on District-owned land at the back of the current campus behind Middletown Area Middle School (MAMS).
- Reid Elementary School will be converted to a Grade 4-5 school. Programming will look more like a middle school where students will be exposed to subject area departmentalization for instruction rather than self-contained classrooms where one teacher instructs all subject areas.
- The Administration building, which is currently at 55 West Water Street, will be annexed as part of the new MAPS primary building.
- A new Operations Maintenance Building will also be constructed on the main campus.
- Traffic patterns will be revised to handle the increased traffic flow on the campus.
- MAMS and MAHS will have no building changes.
- Fink Elementary School, Kunkel Elementary School, the current Administration building, and the current Operations building will be closed and possibly sold which will create revenue.

WHY MASD IS IMPLEMENTING THESE CHANGES

The number one reason for the District to move in this direction comes down to the future projected enrollment increases. There are multiple housing developments currently being planned or constructed throughout the School District, including Union Knoll (100+ houses), Williams Farm (to be determined), Woodland Hills (432 units), and Stoner Drive Development (110 houses).

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

Aging Infrastructure of Current Buildings:

- Middletown Area High School - built in 2016 - 7 years old
- Middletown Area Middle School - built in 2007 - 16 years old
- Robert G. Reid Elementary School - built in 2003 - 20 years old
- **John C. Kunkel Elementary School - built in 1962 - 61 years old**
- **Lyall J. Fink Elementary School - built in 1964 - 59 years old**
- **Operations Building - built in 1973 - 50 years old**
- **Administration Building - built in 1972 - 51 years old**

Kunkel and Fink have outlived their lifespans. They are both around 60 years old and continue to need constant mechanical, electrical, and plumbing upgrades on a yearly basis. The Operations and Administration buildings are also in dire need of costly repairs.

Cost Saving Measures:

The District will go from maintaining SEVEN buildings (Fink, Kunkel, Reid, MAMS, MAHS, Administration, Operations) and reducing to possibly FIVE buildings (the new K-3 Middletown Area Primary School with Administration Building annexed onto it, Reid Elementary School 4-5, MAMS, MAHS, and Operations Maintenance Building).

A new building will provide the most cost efficient and cost effective mechanical, electrical, and plumbing systems compared to facilities built in the 1960's and 1970's.

Lack of Current Appropriate Educational Spaces:

The new MAPS Primary building will address the following educational deficiencies and challenges.

- Classrooms and class size increases
- Office space for itinerant support staff
- Access to a quality education in an optimal learning environment

The new MAPS Primary school will house all the K-3 students throughout the District which has several benefits:

- The overall theme of MAPS will have a tremendous focus on students working and collaborating with one another throughout the building. The typical classroom settings with desks in rows will evolve into classroom furniture and equipment that fosters student partnership and innovative setups for students and staff to work together as a team.
- Classes will be equipped with state-of-the-art classrooms and facilities which will foster students' creativity, collaboration, and critical thinking as they build their learning foundation for the future.
- All K-3 staff will be in one building.
 - Aids in educational planning and preparation
 - Eliminates having to move from one school to another due to overcrowding
 - Keeps class sizes at manageable levels throughout the elementary years K-5

Safety, Security, and Convenience:

All K-12 schools will be on one campus.

Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

Improved Operational Efficiency:

The current operations building is located at 100 Industrial Lane. Having the operations maintenance building on the campus will save on overall transportation costs along with the ability to service the needs of the School District under one schoolwide campus. In addition, the current operations building needs about 2-3 million dollars' worth of upgrades in order to allow the staff to operate at full capacity.

The current administration building is located at 55 W. Water Street, and it needs about 2 million dollars of upgrades including a new roof and energy efficient doors and windows.

Community Investment for the Future:

This construction project represents a significant investment in the future of our community and is vital for the success of our students. By making sure that all children have optimal learning facilities to prosper and grow to their fullest potential, the School District is reaffirming its commitment to the success and well-being of every child that enters our District.

This will be the last major construction project for the foreseeable future. The District has built in contingencies that if the enrollment were to increase in any of our K-12 schools, the District will have the ability to add additional classrooms at each one of the four buildings to accommodate the increase in enrollment if and when needed.

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

SUMMARY OF DISTRICT OWNED BUILDINGS AND LAND

#1	PRESENT				PLANNED					
	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAG AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Fink Elementary School	1965 / 98 / 08	9.9*	K-5	275	Close					
Reid Elementary School	2003	126*	K-5	575	Maintain	119*	4-5	575		
Kunkel Elementary School	1962 / 96	15	K-5	500	Close					
Vacant Land		126*			New Primary School	119*	K-3	1,150		
Subtotal	XXXXXXXXXX	XXX	XXXX	1,350	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,725	INPUT APPROPRI PDE PROJ IN COL. SUBTOTAL	ATE ECTION #10, SUBTOTAL
Middletown Area Middle School	2007	126*	6-8	1,046	Maintain	119*	6-8	1,046		
Subtotal	XXXXXXXXXX	XXX	XXXX	1,046	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,046	INPUT APPROPRI PDE PROJ IN COL. SUBTOTAL	ATE ECTION #10, SUBTOTAL
Middletown Area High School	2017	126*	9-12	1,199	Maintain	119*	9-12	1,199		
Subtotal	XXXXXXXXXX	XXX	XXXX	1,199	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,199	INPUT APPROPRI PDE PROJ IN COL. SUBTOTAL	ATE ECTION #10, SUBTOTAL
District Administration Office	1972	1			Close				XXXXXXXXXX	XXXXXXXXXX
Memorial Stadium (Shared site with Fink ES)	1965	9.9*			Maintain	9.9*			XXXXXXXXXX	XXXXXXXXXX
District Operations Building * Shared Sites	1970	2			Close				XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX		DESCRIPT ION OF BOARD REQUIRED	ACTIONS BELOW
TOTAL	XXXXXXXXXX	XXX	XXXX	3,595	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,970		3,970

Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

OPTIONS CONSIDERED

The following elementary construction options were studied as part of a District-wide facility study performed by Crabtree, Rohrbaugh & Associates from 2018 – 2019. The costs shown below were provided as a basis for comparing the elementary options and do not include the District Administration Office. They also do not account for inflation between 2019 and 2024.

Option 1: This option proposes to close Kunkel and Fink Elementary Schools and build a new primary school for grades K-3 on the same campus as the Middle School, High School and Reid Elementary. Reid Elementary would be converted to serve grades 4-5, with minor renovations. The total estimated project cost range for this option in 2019 was \$35.0 - \$37.3 million.

Option 2: This option proposes to maintain the current K-5 grade alignment. Reid Elementary School would undergo minor renovations. Kunkel and Fink Elementary Schools would undergo comprehensive renovations, with a new-construction addition at one of the two schools.

Option 2A – Kunkel Elementary would receive the addition.

Option 2B – Fink Elementary would receive the addition.

The total estimated project cost range was \$35.7 - \$38.7 million for Option 2A, and \$33.7 - \$36.6 million for Option 2B.

Option 3: This option proposes to convert Kunkel and Fink Elementary Schools to K-3 neighborhood primary schools, with comprehensive renovations to both and a new-construction addition at Fink Elementary. Reid Elementary would be converted to a centers-based intermediate school, with minor renovations. The total estimated project cost range for this option was \$33.4 - \$36.3 million.

Option 1 was selected by the Board of School Directors. With the selection of Option 1, the following positive outcomes are achieved:

- Maximizes operational and energy savings by consolidating two, aging schools into one, new school.
- Addresses equity in class size in elementary schools.
- Provides for efficient use of elementary certified and special education and support teachers to meet the needs of the largest number of students.
- Creates the greatest amount of operational savings.
- Utilizes District-owned land and consolidates all facilities to a single campus.

Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

PROJECT DESCRIPTION

New Elementary School:

The Project consists of a new, approximately 180,000 square foot, K-3 Primary School and District office with a PDE capacity of 1,150 students. The building will house eleven classrooms per grade level for kindergarten through third grade. The classrooms will be constructed in two, 2-story classroom wings with each grade being located on its own level.

Program spaces include general classrooms for pre-K and grades K-3, collaboration spaces (large group instruction), special education classrooms, art classrooms, music classrooms, small group instruction rooms, media center, gymnasium, school administration offices, District administration office, faculty support, cafeteria and kitchen. All spaces meet PA Department of Education guidelines; and all will be designed with flexible, modern furniture and equipment that meets the current and future educational needs of the District. Finishes will be durable and low-maintenance. Mechanical, electrical, and plumbing systems will be energy efficient.

The site is a 126-acre campus that is the current location of the existing Middletown Area High School, Middletown Area Middle School, and Robert G. Reid Elementary School. The new Primary School will be constructed on an undeveloped portion of the site, on the west side of the campus, which was formerly two residential properties when the School District purchased them in 2006/2020. A new Operations Building for the District will be constructed just north of the Primary School, concurrently with the school construction. When construction of the new Primary School is complete, all District facilities will be on campus.

Site:

Location: Blue Raider Lane, Middletown, PA 17057
Available Utilities: Electric, Gas, Public Water, Public Sewer
Total Proposed Parking Spaces: 315
Grass and Hard Surface Play Areas
Separate Bus and Parent Drop-off for Increased Safety
One, Multipurpose Play Field
Loading Dock and Receiving Area

Building Systems:

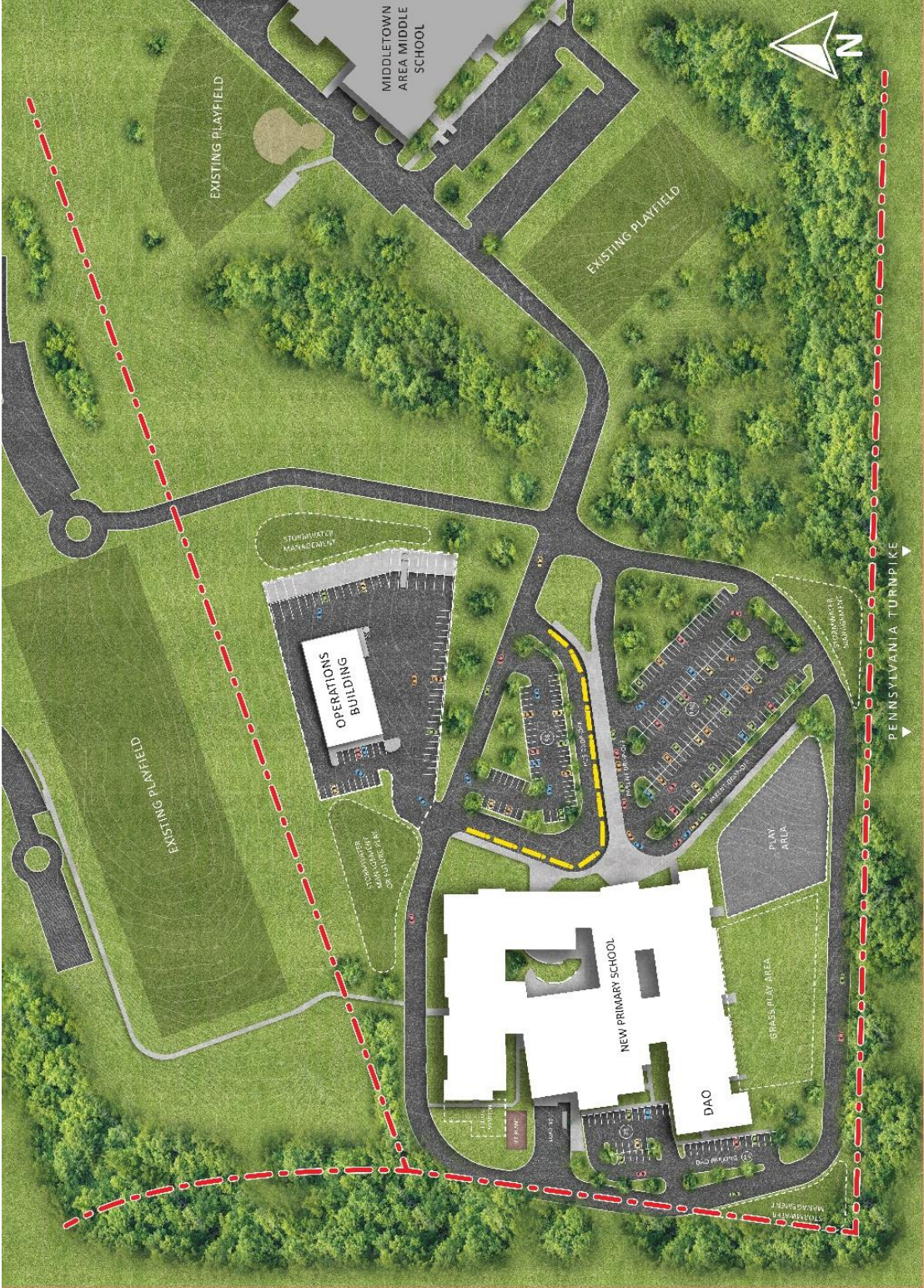
LED Lighting, HVAC Systems, Plumbing, Fire Suppression System, Fire Alarm System, and Technology Systems (Telephone, Data, Security, Clock, Communications, Audio/Visual)

Building Codes:

The building will be designed under the 2018 International Building Code (IBC) and 2009 ICC/ANSI A117.1 (ANSI).

Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

PROPOSED SITE PLAN



Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

PROPOSED FIRST FLOOR PLAN



Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

PROPOSED SECOND FLOOR PLAN



**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

**PROJECT ACCOUNTING BASED ON ESTIMATES
(PLANCON D02)**

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: Middletown Area School District	Project Name: New K-3 Elementary School	Project #:	
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.)	34,715,434		34,715,434
2. Heating and Ventilating	8,086,274		8,086,274
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	3,511,568		3,511,568
4. Electrical	7,510,853		7,510,853
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. _____			
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	53,824,129		53,824,129
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)	112,146		112,146
c. Construction Insurance - Total	112,146		112,146
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	53,936,275		53,936,275
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	3,882,942		3,882,942
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	3,882,942		3,882,942
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	2,754,846		2,754,846
2. Architect's Fee	No Fee		
3. TOTAL - Movable Fixtures & Equipment	2,754,846		2,754,846
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	60,574,063		60,574,063
E. SITE COSTS			
1. Sanitary Sewage Disposal	373,270		373,270
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	105,850		105,850
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal	747		747
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	81,650		81,650
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	561,517		561,517
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	61,135,580		61,135,580

Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

PROJECT ACCOUNTING BASED ON ESTIMATES
(PLANCON D03)

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC: Middletown Area School District	Project Name: New K-3 Elementary School	Project #:		
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				88,000
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.)				
4. Architectural Printing				169,339
5. Test Borings				27,500
6. Site Survey				35,255
7. Other (attach schedule if needed) a. <u>See Additional Project Costs sheet</u>				
b. <u>PlanCon-D-Add't Costs, Total</u>				971,028
8. Contingency				1,083,948
9. TOTAL - Additional Construction-Related Costs				2,375,070
H. FINANCING COSTS <i>FOR THIS PROJECT ONLY</i>	BOND ISSUE/NOTE SERIES OF 2022	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	X X X X X X X X X X X X
1. Underwriter Fees	87,456	87,456	363,125	538,037
2. Legal Fees	23,500	27,000	50,000	100,500
3. Financial Advisor				
4. Bond Insurance	25,338	25,020	100,000	150,358
5. Paying Agent/Trustee Fees and Expenses	1,250	1,500	3,000	5,750
6. Capitalized Interest				
7. Printing	8,750	8,750	10,000	27,500
8. CUSIP & Rating Fees	17,588	17,575	65,000	100,163
9. Other a. <u>SEC Compliance</u>	4,100	4,100	8,000	16,200
b. _____				
10. TOTAL-Financing Costs	167,982	171,401	599,125	938,508
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				64,449,158
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2022	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	TOTAL
J. AMOUNT FINANCED <i>FOR THIS PROJECT ONLY</i>	9,995,000	9,995,000	41,375,000	61,365,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM <i>FOR THIS PROJECT ONLY</i>	-84,789	454,813	728,757	1,098,781
L. INTEREST EARNINGS <i>FOR THIS PROJECT ONLY</i>	400,000	400,000	1,185,377	1,985,377
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				64,449,158

**Middletown Area School District
 ACT 34 PUBLIC HEARING
 On the Proposed New Construction of
 New Middletown Area Primary School & District Office**

DETAILED COSTS
(PLANCON D04)

DETAILED COSTS			
District/CTC: Middletown Area School District	Project Name: New K-3 Elementary School	Project #:	
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	5,523,028		5,523,028
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	180,000		180,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	5,703,028		5,703,028
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	5,703,028		5,703,028
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	517,781		517,781
			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			

Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

ACT 34 MAXIMUM BUILDING CONSTRUCTION COSTS

(PLANCON D20)

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
District/CTC: Middletown Area School District	Project Name: New K-3 Elementary School	Project #:
<p>Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should <u>not</u> be included in the following calculations.</p>		
<p>A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW) \$ <u>60,574,063</u></p>		
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		
1. Site Development Costs (D04, line A-7-NEW)	\$ <u>5,703,028</u>	<p>↑</p> <p>THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.</p>
2. Architect's Fees on the above excludable costs	\$ <u>517,781</u>	
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$ _____	
4. Total Excludable Costs (B-1 plus B-2 and B-3)	\$ <u>6,220,809</u>	
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) \$ <u>54,353,254</u></p>		
<p>THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.</p>		<p>↗</p>
<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) \$ <u>58,701,514</u></p>		
<p>THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.</p>		<p>↗</p>

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the proposed construction of a NEW K-3 Elementary 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, discussions with the School District's Administration indicated that financing the entire project with cash is not feasible. The School District does not have the funds necessary to pay enough cash for its share of the Project, nor does it appear that the School District would be able to raise the required amounts from its anticipated cash flow to meet the proposed construction schedule.

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

STATE REIMBURSEMENT

The District anticipates no Pennsylvania State Reimbursement for this issue due to the PlanCon moratorium that is currently in place.

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

COMPARISON OF LONG-TERM FINANCING METHODS

<u>COSTS</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Costs of Construction			
New Construction ⁽¹⁾	\$63,510,650	\$63,510,650	\$63,510,650
Financing Costs: ⁽²⁾			
Bond Discount	538,037	585,000	585,000
Legal Fees	100,500	145,000	140,000
Printing	27,500	45,000	40,000
Rating & CUSIP	100,163	147,000	147,000
Compliance/PDE Filing	16,200	16,200	16,200
Paying Agent/Trustee	5,750	13,000	13,000
Bond Insurance	150,358	191,000	186,000
TOTAL REQUIREMENTS	64,449,158	64,652,850	64,637,850
Less:			
Interest Earned ⁽³⁾	\$1,098,781	\$1,100,000	\$1,100,000
Original Issue Premium ⁽³⁾	1,985,377	1,772,850	1,837,850
Size of Bond Issue(s)	61,365,000	61,780,000 ⁽⁴⁾	61,700,000 ⁽⁴⁾

- (1) Includes total Project Costs for Project appearing on PLANCON D-02, Line F; Contingency Fund Allowances and funds for Project Management occurring on PLANCON D-03, Line G-9.
- (2) Financing Costs are estimates based upon recent averages and fees realized from bond issues sold in the municipal market.
- (3) Interest earnings on construction funds being available from investments based upon approximate payout schedule. Original Issue Premium are funds available to the District based on the estimated financing structure.
- (4) A local authority or SPSBA could have annual administrative expenses which have not been included in these calculations. Authority issues will have higher issuance costs and higher interest rates due to revenue bond issue structure.

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

DEBT SERVICE AND TOTAL MILLAGE IMPACT

Table IIA is a summary of the projected debt service and approximate millage impact anticipated by the completion of the Project. The School District is funding the Project with the Series of 2022, Series of 2023 general obligation bond issues and the proposed Series of 2024 general obligation bond issue.

It is anticipated that the required funds for the School District’s share of the debt service requirements will be derived from using existing debt related mills currently in the budget which become available as previous bond issues are retired, plus an aggregate general fund increase as noted on Table IIA and use of existing school district reserves as illustrated on Table IIB.

Table IIB depicts the bond amortization schedules and anticipated millage funding illustration required to fund the Project.

Based upon the estimated future value of 1 collected mill being \$997,937 in 2022/23, a summary millage impact and debt service analysis is shown on Tables IIA.

Table IIA

Average Annual Debt Service (1)	Net Debt Service After State Reimbursement (2)	Mills Required for Direct Debt	Total Mills Required for Direct and Indirect Costs
\$4,861,673	\$4,861,673	4.87 Mills 2.67 Mills (3)	4.91Mills (4) 2.71 Mills (4)

1. Average annual debt service from Columns 2,3,4 totals on attached Table IIB starting in fiscal year ending June 30, 2023. Columns 2,3,4 debt service totals assume the modified wrap-around structures. (The Project will require 100% of the Series 2022, 2023 and proposed 2024 Bond Issues in the aggregate amount of \$61,365,000).
2. Assumes a zero project reimbursement for the Bonds.
3. Table IIB attached shows the 2.67 millage impact of the wrap-around debt structure for the Series 2022, 2023 and proposed 2024 Bond Issues taking into account using existing mills from existing debt service as it falls off (Column 1) and annual school district cash contributions to phase in the new Project debt (Column 6).
4. The breakdown of Indirect Costs follows the discussion on the Direct Costs. Indirect Cost millage equalates to a total of 0.041 mills which the District will fund upon completion of the Project in the general fund budget.

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

RAYMOND JAMES

BOND DEBT SERVICE

**Middletown Area School District
General Obligation Bonds, Series of 2022
FINAL**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
03/01/2023			84,336.25	84,336.25	84,336.25
09/01/2023			199,743.75	199,743.75	
03/01/2024	5,000	3.250%	199,743.75	204,743.75	404,487.50
09/01/2024			199,662.50	199,662.50	
03/01/2025	5,000	3.250%	199,662.50	204,662.50	404,325.00
09/01/2025			199,581.25	199,581.25	
03/01/2026	5,000	3.250%	199,581.25	204,581.25	404,162.50
09/01/2026			199,500.00	199,500.00	
03/01/2027	5,000	3.250%	199,500.00	204,500.00	404,000.00
09/01/2027			199,418.75	199,418.75	
03/01/2028	5,000	3.250%	199,418.75	204,418.75	403,837.50
09/01/2028			199,337.50	199,337.50	
03/01/2029	5,000	3.500%	199,337.50	204,337.50	403,675.00
09/01/2029			199,250.00	199,250.00	
03/01/2030	5,000	3.500%	199,250.00	204,250.00	403,500.00
09/01/2030			199,162.50	199,162.50	
03/01/2031	5,000	3.500%	199,162.50	204,162.50	403,325.00
09/01/2031			199,075.00	199,075.00	
03/01/2032	5,000	3.500%	199,075.00	204,075.00	403,150.00
09/01/2032			198,987.50	198,987.50	
03/01/2033	5,000	3.500%	198,987.50	203,987.50	402,975.00
09/01/2033			198,900.00	198,900.00	
03/01/2034	2,655,000	4.000%	198,900.00	2,853,900.00	3,052,800.00
09/01/2034			145,800.00	145,800.00	
03/01/2035	3,575,000	4.000%	145,800.00	3,720,800.00	3,866,600.00
09/01/2035			74,300.00	74,300.00	
03/01/2036	3,715,000	4.000%	74,300.00	3,789,300.00	3,863,600.00
	9,995,000		4,909,773.75	14,904,773.75	14,904,773.75

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

RAYMOND JAMES

BOND DEBT SERVICE

**Middletown Area School District
General Obligation Bonds, Series of 2023
FINAL**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
03/01/2024			98,406.49	98,406.49	98,406.49
09/01/2024			249,481.25	249,481.25	
03/01/2025	5,000	3.250%	249,481.25	254,481.25	503,962.50
09/01/2025			249,400.00	249,400.00	
03/01/2026	5,000	3.250%	249,400.00	254,400.00	503,800.00
09/01/2026			249,318.75	249,318.75	
03/01/2027	5,000	3.250%	249,318.75	254,318.75	503,637.50
09/01/2027			249,237.50	249,237.50	
03/01/2028	5,000	3.250%	249,237.50	254,237.50	503,475.00
09/01/2028			249,156.25	249,156.25	
03/01/2029	5,000	3.250%	249,156.25	254,156.25	503,312.50
09/01/2029			249,075.00	249,075.00	
03/01/2030	5,000	3.250%	249,075.00	254,075.00	503,150.00
09/01/2030			248,993.75	248,993.75	
03/01/2031	5,000	3.250%	248,993.75	253,993.75	502,987.50
09/01/2031			248,912.50	248,912.50	
03/01/2032	5,000	3.250%	248,912.50	253,912.50	502,825.00
09/01/2032			248,831.25	248,831.25	
03/01/2033	5,000	3.250%	248,831.25	253,831.25	502,662.50
09/01/2033			248,750.00	248,750.00	
03/01/2034	370,000	5.000%	248,750.00	618,750.00	867,500.00
09/01/2034			239,500.00	239,500.00	
03/01/2035	380,000	5.000%	239,500.00	619,500.00	859,000.00
09/01/2035			230,000.00	230,000.00	
03/01/2036	405,000	5.000%	230,000.00	635,000.00	865,000.00
09/01/2036			219,875.00	219,875.00	
03/01/2037	4,290,000	5.000%	219,875.00	4,509,875.00	4,729,750.00
09/01/2037			112,625.00	112,625.00	
03/01/2038	4,505,000	5.000%	112,625.00	4,617,625.00	4,730,250.00
	9,995,000		6,684,718.99	16,679,718.99	16,679,718.99

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

RAYMOND JAMES

BOND DEBT SERVICE

**MIDDLETOWN AREA SCHOOL DISTRICT
General Obligation Bonds, Series of 2024**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
03/01/2025	5,000	5.000%	689,583.33	694,583.33	694,583.33
09/01/2025			1,034,250.00	1,034,250.00	
03/01/2026	30,000	5.000%	1,034,250.00	1,064,250.00	2,098,500.00
09/01/2026			1,033,500.00	1,033,500.00	
03/01/2027	35,000	5.000%	1,033,500.00	1,068,500.00	2,102,000.00
09/01/2027			1,032,625.00	1,032,625.00	
03/01/2028	40,000	5.000%	1,032,625.00	1,072,625.00	2,105,250.00
09/01/2028			1,031,625.00	1,031,625.00	
03/01/2029	40,000	5.000%	1,031,625.00	1,071,625.00	2,103,250.00
09/01/2029			1,030,625.00	1,030,625.00	
03/01/2030	35,000	5.000%	1,030,625.00	1,065,625.00	2,096,250.00
09/01/2030			1,029,750.00	1,029,750.00	
03/01/2031	45,000	5.000%	1,029,750.00	1,074,750.00	2,104,500.00
09/01/2031			1,028,625.00	1,028,625.00	
03/01/2032	5,000	5.000%	1,028,625.00	1,033,625.00	2,062,250.00
09/01/2032			1,028,500.00	1,028,500.00	
03/01/2033	5,000	5.000%	1,028,500.00	1,033,500.00	2,062,000.00
09/01/2033			1,028,375.00	1,028,375.00	
03/01/2034	630,000	5.000%	1,028,375.00	1,658,375.00	2,686,750.00
09/01/2034			1,012,625.00	1,012,625.00	
03/01/2035	665,000	5.000%	1,012,625.00	1,677,625.00	2,690,250.00
09/01/2035			996,000.00	996,000.00	
03/01/2036	695,000	5.000%	996,000.00	1,691,000.00	2,687,000.00
09/01/2036			978,625.00	978,625.00	
03/01/2037	730,000	5.000%	978,625.00	1,708,625.00	2,687,250.00
09/01/2037			960,375.00	960,375.00	
03/01/2038	765,000	5.000%	960,375.00	1,725,375.00	2,685,750.00
09/01/2038			941,250.00	941,250.00	
03/01/2039	5,535,000	5.000%	941,250.00	6,476,250.00	7,417,500.00
09/01/2039			802,875.00	802,875.00	
03/01/2040	5,810,000	5.000%	802,875.00	6,612,875.00	7,415,750.00
09/01/2040			657,625.00	657,625.00	
03/01/2041	6,100,000	5.000%	657,625.00	6,757,625.00	7,415,250.00
09/01/2041			505,125.00	505,125.00	
03/01/2042	6,410,000	5.000%	505,125.00	6,915,125.00	7,420,250.00
09/01/2042			344,875.00	344,875.00	
03/01/2043	6,730,000	5.000%	344,875.00	7,074,875.00	7,419,750.00
09/01/2043			176,625.00	176,625.00	
03/01/2044	7,065,000	5.000%	176,625.00	7,241,625.00	7,418,250.00
	41,375,000		33,997,333.33	75,372,333.33	75,372,333.33

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

	1	2	3	4	6	7	8	9	10
Fiscal Year Ended	Existing Net Debt Service	ACTUAL Series of 2022 \$9,995,000	ACTUAL Series of 2023 \$9,995,000	PROPOSED Series of 2024 \$41,375,000	Less: SD Reserves/ Cap Interest	New Net Debt Service	New Budget Dollars for Projects	New Budget Mills for Projects	Dollars Appropriated for Debt
6/30/2022	4,216,109	0	0	0	0	4,216,109	0	0.00	5,232,500
6/30/2023	4,306,088	84,336	0	0	0	4,390,424	260,000	0.26	5,492,500
6/30/2024	4,403,123	404,488	98,406	0	0	4,906,017	200,000	0.20	5,692,500
6/30/2025	4,409,098	404,325	503,963	694,583	119,468	5,892,500	200,000	0.20	5,892,500
6/30/2026	4,410,024	404,163	503,800	2,098,500	1,323,986	6,092,500	200,000	0.20	6,092,500
6/30/2027	4,410,672	404,000	503,638	2,102,000	1,127,810	6,292,500	200,000	0.20	6,292,500
6/30/2028	4,406,411	403,838	503,475	2,105,250	926,474	6,492,500	200,000	0.20	6,492,500
6/30/2029	4,406,967	403,675	503,313	2,103,250	724,704	6,692,500	200,000	0.20	6,692,500
6/30/2030	4,415,860	403,500	503,150	2,096,250	526,260	6,892,500	200,000	0.20	6,892,500
6/30/2031	4,404,744	403,325	502,988	2,104,500	323,056	7,092,500	200,000	0.20	7,092,500
6/30/2032	4,509,653	403,150	502,825	2,062,250	185,378	7,292,500	200,000	0.20	7,292,500
6/30/2033	4,506,133	402,975	502,663	2,062,000		7,473,770	200,000	0.20	7,492,500
6/30/2034	809,259	3,052,800	867,500	2,686,750	0	7,416,309	200,000	0.20	7,692,500
6/30/2035	0	3,866,600	859,000	2,690,250	0	7,415,850	200,000	0.20	7,892,500
6/30/2036	0	3,863,600	865,000	2,687,000	0	7,415,600	0	0.00	7,892,500
6/30/2037	0	0	4,729,750	2,687,250	0	7,417,000	0	0.00	7,892,500
6/30/2038	0	0	4,730,250	2,685,750	0	7,416,000	0	0.00	7,892,500
6/30/2039	0	0	0	7,417,500	0	7,417,500	0	0.00	7,892,500
6/30/2040	0	0	0	7,415,750	0	7,415,750	0	0.00	7,892,500
6/30/2041	0	0	0	7,415,250	0	7,415,250	0	0.00	7,892,500
6/30/2042	0	0	0	7,420,250	0	7,420,250	0	0.00	7,892,500
6/30/2043	0	0	0	7,419,750	0	7,419,750	0	0.00	7,892,500
6/30/2044	0	0	0	7,418,250	0	7,418,250	0	0.00	7,892,500
	53,614,139	14,904,774	16,679,719	75,372,333	5,257,136	155,313,829	2,660,000	2.67	

(1) Annual Net Debt Service for Series of 2014B, 2017 and 2017A Issues.

(2) Series of 2022, \$10,000,000 dated 12/15/22, Avg Coupon 4.00% (4.11% Yield). No state reimbursement.

(3) Series of 2023, \$10,000,000 dated 12/20/23, Avg Coupon 5.00% (3.87% Yield). No state reimbursement.

(4) Proposed Series of 2024, \$41,375,000 dated 11/1/24, Avg Coupon 5.00% (4.82% Yield). Current rates + 50 bps. No state reimbursement.

(9) Assumes value of 1 collected mill = \$997,937 (per the District as of October 2022).

(10) Assumes District currently funded to approximately \$5,232,500 for annual net debt service.

**Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office**

INDIRECT COSTS

The following figures reflect anticipated changes in indirect costs for the proposed new K-3 elementary school with District Administration offices. In assessing potential increases in related costs, the following categories were studied.

PERSONNEL: These calculations assume that staff members assigned to kindergarten through third grade in the current Fink Elementary School, Kunkel Elementary School and Reid Elementary School will be either transferred to the new K-3 building upon completion or the reconfigured Reid Elementary School that will house fourth and fifth grade. Current teaching staff, instructional assistants, and office staff will be sufficient to meet anticipated needs unless any program changes are made and/or if significant growth in student enrollment occurs. A slight change in total non-instructional support personnel is anticipated for the new building that is expected to result in a net increase of \$9,426 in salary and benefits.

MATERIALS & SUPPLIES: Teaching materials and supplies used for the current elementary curriculum will be transferred to the new building. No additional costs are anticipated unless there is an adoption of new curriculum or resources and/or if significant growth in student enrollment occurs. There is, actually, a potential for a slight reduction in costs with all of the students in each grade housed in the same school building.

COST OF FUEL & UTILITIES: Fuel and utilities are projected to increase by \$21,736 at full building capacity, which allows for enrollment to increase by 462 students using Pennsylvania Department of Education (PDE) estimated capacity. The new building will utilize current American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) design standards that specify 20 CFM of outside air per person compared to the standards that were in place when Fink Elementary School and Kunkel Elementary School were built that specified only 5 CFM of outside air per person. Research has shown that increasing ventilation rates can contribute to better decision-making performance among students. Bringing additional fresh air into a school building also proved to be valuable during the pandemic. Approximately \$5,000 of the projected utility cost increase can be attributed to the District Administration offices that currently have no fresh air ventilation.

BUILDING OPERATION & MAINTENANCE: The District is projecting that there will be no net increase in building operation and maintenance costs in the new building. There is, actually, a potential for a reduction in costs because of the reduced number of school buildings within the District.

PUPIL TRANSPORTATION: No changes in pupil transportation costs are anticipated as a result of the new elementary school unless there is a program change and/or if significant growth in student enrollment occurs.

INSURANCE PREMIUM: The additional insurance premium to cover the new K-3 elementary school with District Administration offices is estimated to be \$9,666 per year.

TOTAL ANNUAL INDIRECT COSTS:	\$ 40,828
VALUE OF ONE MILL:	\$ 997,937
MILLAGE IMPACT INDIRECT COSTS:	.041 Mills

Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

MAXIMUM BUILDING CONSTRUCTION COST
MAXIMUM PROJECT COST

Be it resolved that the Middletown Area School District Board of School Directors, in accordance with 24 P.S. § 7-701.1, approves the maximum building construction cost and maximum project cost listed below for the proposed New Construction of the New Middletown Area Primary School and District Office.

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

- **ACT 34 Maximum Building Construction Cost for New Construction** **\$ 54,353,254**
(D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs** **\$ 10,095,904**
(Construction Related Costs, Sitework, Financing, Contingency)
- **Maximum Project Cost** (D03, line I) **\$ 64,449,158**

Be it further resolved that the Board authorizes a public hearing be held in connection with the Project on February 27, 2024 at 6:00 p.m. in the Middletown Area High School Auditorium, authorizes the advertisement of the hearing, and authorizes and approves the preparation of a description booklet of the Project in accordance with prior discussion of the Board.

Adopted this 23rd Day of January, 2024, by Roll Call Vote.

Middletown Area School District

John A. Ponnett, Jr., Board President

Attest:

David A. Franklin, Board Secretary

Middletown Area School District
ACT 34 PUBLIC HEARING
On the Proposed New Construction of
New Middletown Area Primary School & District Office

PUBLIC HEARING NOTICE

Please take notice that a public hearing will be held in the Auditorium of the Middletown Area High School located at 1155 North Union Street, Middletown, PA 17057 on Tuesday, February 27, 2024 at 6:00 PM for the purpose of reviewing with the School Board and public all relevant matters relating to the construction and equipping of the proposed New Construction of the new Middletown Area Primary School and District Office, (the “Project”).

A description of the Project, including facts relative to educational, physical, administrative, budgetary and fiscal matters of the Project, will be presented and will be available for consideration at this public hearing, and, beginning January 24, 2024 a description booklet for the Project will be available during business hours at the Middletown Area School District Administrative Offices at 55 West Water Street, Middletown, PA 17057.

The Board of School Directors of the Middletown Area School District by resolution duly adopted has authorized the following maximum project cost and maximum building construction cost in connection with the project:

- **ACT 34 Maximum Building Construction Cost for New Additions**_____ **\$ 54,353,254**
(Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs**_____ **\$ 10,095,904**
(Sitework, Renovations, Soft Costs, Contingency)
- **Maximum Project Cost**_____ **\$ 64,449,158**

This 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.

Any and all interested parties are invited to attend and be heard at the public hearings. Interested parties that want to be placed on the public hearing agenda or wish to submit written testimony, or both, may contact David Franklin, Board Secretary, 55 West Water Street, Middletown, PA 17057, or via email to dfranklin@raiderweb.org by 2:00 PM on Monday, February 26, 2024. Written comments shall include the name and address of the person submitting the comments.

Additional testimony and public comment will be received from the floor at the hearing and those who wish to deliver testimony or provide public comment are directed to observe the following procedure:

- A. Pre-registered speakers / comments
- B. Move to the aisle microphone and state your name and address before beginning comments.
- C. Each person making a comment will be limited to a period of three minutes per person.

Written comments regarding the project may also be submitted up to 30 days after the public hearing by mailing comments to David Franklin, Board Secretary, 55 West Water Street, Middletown, PA 17057, or via email to dfranklin@raiderweb.org and shall include the name and address of the person submitting the comments. Comments submitted after the public hearing must be submitted no later than March 28, 2024.