

Montoursville Area School District



High School - Additions and Renovations

PlanCon Parts D and E

April 14, 2015



Crabtree, Rohrbaugh & Associates, Architects

PlanCon Part D

Project Accounting based on Estimates

Montoursville Area School District

High School - Additions and Renovations

Act 34 Public Hearing

Task and Responsibility Schedule

	Responsibility	Task	Dates		
1	CRA	Collect information and prepare Plancon D and Act 34 Project Description Booklet, including Public Advertisement.	8-Dec	12-Dec	
2	FINANCIAL CONSULTANT	Provided description and cost analysis of the financial alternatives available: Pros and Cons of Municipal Authority, SPSBA, GO Bonds, and Local Funds	15-Dec	19-Dec	
3	FINANCIAL CONSULTANT	Provide debt service payment schedule of the bond issue used to fund the project	15-Dec	19-Dec	
4	DISTRICT	List and explain all Indirect Costs related to the Ed. Program and Bldg. Operation including impact on Staffing, Operations & Maintenance, and Transportation	10-Dec	15-Dec	
5	DISTRICT and Financial Consultant	Provide description of the net effect on local tax base of the direct and indirect costs, in mils.	15-Dec	19-Dec	
6	SCHOOL BOARD	Resolution authorizing the Max. Project Cost and Max. Building Construction Cost	13-Jan		
7	SCHOOL BOARD	Review and Approve Act 34 Project Description Booklet and Advertisement FOR Public Hearing			
8	PDE	Review and Approve Act 34 Project Description Booklet and Advertisement for Public Hearing.	15-Jan	23-Jan	

8	PDE	Review and Approve Act 34 Project Description Booklet and Advertisement for Public Hearing.	15-Jan	23-Jan	
9	DISTRICT	After PDE approval, Advertise for Act 34 Public Hearing starting 20 days prior to hearing, <i>obtain proof of publication</i>	26-Jan	17-Feb	
10	DISTRICT	Make available to public: Act 34 Project Description Booklet	26-Jan	17-Feb	
11	DISTRICT	Retain services of Stenographer to transcribe Public Hearing	ASAP		
12	DISTRICT	Conduct Act 34 Public Hearing , with architect, financial consultant, & bond counsel.	24-Feb		
13	DISTRICT	Accept public comment for 30 days after hearing	25-Feb	26-Mar	
14	DISTRICT	Review and approve Part D of Plancon	14-Apr		
15	CRA	Collect Act 34 Public Hearing Comments, Proof of Advertisement, and Part D documents and submit to PDE for review	15-Apr		
16	PDE	Review and Approve Part D of Plancon	15-Apr	15-May	

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)

District/CTC:	Project Name:	Project#:	
Montoursville Area	High School		
PROJECT COSTS			
	NEW	EXISTING	TOTAL
A. Structure Costs (include site development)			
1. General (Report costs for sanitary sewage disposal on line E-1.)	15,336,443	910,760	16,247,203
2. Heating and Ventilating	4,990,353	3,033,993	8,024,346
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	1,281,722	839,190	2,120,912
4. Electrical	3,455,747	1,613,826	5,069,573
5. Asbestos Abatement (D04, line C-3)	X X X X X X	35,000	35,000
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	25,064,265	6,432,769	31,497,034
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	1,715,254	428,251	2,143,505
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X	10,036	10,036
3. TOTAL - Architect's Fee	1,715,254	438,287	2,153,541
C. Fixtures and Equipment			
1. Movable Fixtures and Equipment	427,426	142,475	569,901
2. Architect's Fee	No Fee	No Fee	
3. TOTAL - Movable Fixtures & Equipment	427,426	142,475	569,901
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	27,206,945	7,013,531	34,220,476
E. Site Costs			
1. Sanitary Sewage Disposal	12,500	12,500	25,000
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	750	750	1,500
6. TOTAL - Site Costs	13,250	13,250	26,500
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	27,220,195	7,026,781	34,246,976

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)

District/CTC:	Project Name:	Project#:
Montoursville Area	High School	

PROJECT COSTS (CONT.)				TOTAL
G. Additional Construction Related Costs				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				543,753
4. Architectural Printing				83,109
5. Test Borings				11,662
6. Site Survey				14,500
8. Contingency				500,000
9. TOTAL - Additional Construction-Related Costs				1,153,024
H. Financing Costs	BOND ISSUE/NOTE	BOND ISSUE/NOTE	BOND ISSUE/NOTE	X X X X X X
<i>FOR THIS PROJECT ONLY</i>	SERIES OF <u>2015</u>	SERIES OF <u>2016</u>	SERIES OF <u>2017</u>	X X X X X X
1. Underwriter Fees	88,000	140,000	88,000	316,000
2. Legal Fees	40,000	40,000	40,000	120,000
3. Financial Advisor				
4. Bond Insurance	26,125	47,000	26,125	99,250
5. Paying Agent/Trustee Fees and Expenses	1,500	1,500	1,500	4,500
6. Capitalized Interest				
7. Printing	8,750	8,750	8,750	26,250
8. CUSIP & Rating Fees	10,000	14,000	10,000	34,000
9. Other				
10. TOTAL-Financing Costs	174,375	251,250	174,375	600,000
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				36,000,000
Revenue Sources	BOND ISSUE/NOTE	BOND ISSUE/NOTE	BOND ISSUE/NOTE	TOTAL
	SERIES OF <u>2015</u>	SERIES OF <u>2016</u>	SERIES OF <u>2017</u>	
J. AMOUNT FINANCED <i>FOR THIS PROJECT ONLY</i>	10,000,000	16,000,000	9,975,000	35,975,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM <i>FOR THIS PROJECT ONLY</i>				
L. INTEREST EARNINGS <i>FOR THIS PROJECT ONLY</i>	7,000	11,000	7,000	25,000
Q. TOTAL REVENUE SOURCES				36,000,000

***** ESTIMATED ADDITIONAL FUNDING *****

AE. Project building constructed and based on approved school facility design received from the Department's School Design Clearinghouse (SDC)

Rated Pupil Capacity (RPC) from Part A Approval Letter

Elementary X \$470 = \$ 0
(Elem-SDC)

Middle/Secondary/DAO/ X \$620 = \$ 0
Natatorium/Vocational (Sec-SDC)

Additional Funding - School Design Clearinghouse \$ 0
(Elem-SDC plus Sec-SDC)

AF. **General construction contract alters or expands existing building**

Rated Pupil Capacity (RPC) from Part A Approval Letter

Elementary X \$470 = \$ 0
(Elem-Exist)

Middle/Secondary/DAO/883 X \$620 = \$ 547,460
Natatorium/Vocational (Sec-Exist)

Additional Funding - Existing Building \$ 547,460 - \$ 0 = \$ **547,460**
(Subtotal-ExistBldg = (APPRAEAL) (Subtotal-ExistBldg minus Appraisal Minimum = 0)

AG. **Project receiving Silver, Gold or Platinum LEED certification or**

two, three or four Green Globes certification

Rated Pupil Capacity (RPC) from Part A Approval Letter

Elementary X X \$470 = \$ 0
1.0000 for NEW BLDG & ADD/ALT projects; Line A.2 a.3 NEW % for ADD only projects (Elem-LEED)

Middle/Secondary/DAO/883 X 1.0000 X \$620 = \$ 547,460
Natatorium/Vocational 1.0000 for NEW BLDG & ADD/ALT projects; Line A.2 a.3 NEW % for ADD only projects (Sec-LEED)

Additional Funding - LEED or Green Globes certification \$ **547,460**
(Elem-LEED plus Sec-LEED)

AH. Estimated Additional Funding Total (AE plus AF and AG)

\$ **1,094,920**

***** ESTIMATED MAXIMUM REIMBURSABLE PROJECT AMOUNT *****

E-1. ESTIMATED APPROVED BUILDING CONSTRUCTION COST	\$ 5,474,600 <small>(D08, line A-3)</small>
E-2. ESTIMATED ADDITIONAL FUNDING	\$ 1,094,920 <small>(D08, line AH)</small>
F. ESTIMATED MAXIMUM REIMBURSABLE SITE COSTS	\$ 132,500 <small>(D09, line D)</small>
G. E-1 plus E-2 and F	\$ 6,702,020
H. TOTAL PROJECT COSTS	\$ 36,000,000 <small>(D03, line I)</small>
I. ESTIMATED MAXIMUM REIMBURSABLE PROJECT AMOUNT (lesser of G or H)	\$ 6,702,020

USE PAGE D14 TO CALCULATE THE TEMPORARY REIMBURSABLE PERCENT.

PLANCON-D09

.5503 X \$6,702,020 = \$3,688,122 State Reimbursement

O. APPLICABLE AID RATIO *	X X X X X X	X X X X X X	X X X X X X	X X X X X X	X X X X X X	X X X X X X	0.5503 <small>(ROUND TO 4 DEC PL)</small>
P. ESTIMATED SUBSIDY PERCENT (N t i)	X X X X X X	X X X X X X	X X X X X X	X X X X X X	X X X X X X	X X X X X X	9.97% <small>(ROUND TO 2 DEC PL)</small>
<small>* - Market Value Aid Ratio (MVAR), Capital Account Reimbursement Fraction (CARF) or Density, whichever is greater. For vocational projects, current Market Value Aid Ratio or .5000, whichever is greater. Please refer to Attachment C in the Part D instructions for payable 2010-2011 aid ratios.</small>							

PLANCON-D14

E. AGGREGATE BUILDING EXPENDITURE STANDARD

(A-3 plus B-3 plus C-3 plus D-3)

\$ 29,778,712

F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)

\$ 24,114,009

PLANCON D23

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MONTOURSVILLE AREA SCHOOL DISTRICT
ACT 34 HEARING

BEFORE: Montoursville Area School Board
DATE: FEBRUARY 24, 2015
LOCATION: Montoursville Area High School
50 Arch Street
Montoursville, PA 17754

A P P E A R A N C E S:

FRED A. HOLLAND, ESQ.
Murphy, Butterfield & Holland
442 William Street
Williamsport, PA 17701

Reported by: Ann E. Diggan
Court Reporter
Notary Public

 ORIGINAL

Proof of Publication of Notice in The Lycoming Reporter

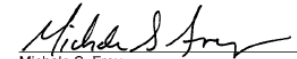
Commonwealth of Pennsylvania
County of Lycoming ss:

See Attached

Michele S. Frey, being duly sworn, deposes and says that she is the business manager of THE LYCOMING REPORTER, established April 1, 1949, the legal newspaper, issued weekly, in the County of Lycoming, Commonwealth of Pennsylvania, and designated by rules of Court of said County as the legal newspaper for publication of Court or other legal notices, and that a copy of the printed notice of publication attached to the margin hereof is exactly as the same as was printed or published in the regular editions and issues of the said legal newspaper on the following dates:

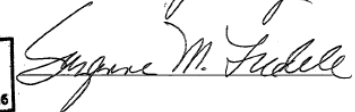
January 30, 2015

Affiant further deposes and says that she is an employee of the publisher of said legal newspaper and has been authorized to verify the foregoing statement, that she is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.


Michele S. Frey

Sworn to and subscribed before me this 30th day of January
2015

SUZANNE M. FEDELE
Prothonotary & Clerk of Courts
Williamsport, Lycoming County
My Commission Expires Jan. 4, 2016



Publisher's Receipt for Advertising Costs

THE LYCOMING REPORTER, a weekly legal newspaper, hereby acknowledges receipt of the advertising and publication costs for the aforesaid advertisement and certifies that the same have been fully paid.

OFFICE
25 West Third Street, Suite 803
Williamsport, PA 17701

THE LYCOMING REPORTER

Invoice No. 46389

BY: 
Michele S. Frey

PlanCon Part E

Design Development

- Rough Grading
- Sanitary Sewer
- General Site Description
- Mining Subsidence
- Building Security
- Codes

GENERAL SITE DESCRIPTION/ENERGY MODELING (2 of 2)

District/CTC: Montoursville Area	Project Name: High School	Project#: 3804
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DISTANCE RELATIVE TO PROJECT SITE:

Nearest railroad	0.25 miles	Sanitary sewer system	100 feet
Nearest airport	0.25 miles	Storm sewer system	100 feet
Nearest shopping center	0.1 miles	Stream drainage	4500 feet
Nearest business center	0.1 miles	Fire protection	100 feet
Nearest industrial center	0.5 miles		

GENERAL SITE GRADIENT FOR TOTAL ACREAGE:

Gradient	CURRENT CONDITION		AFTER ROUGH GRADING	
	Acres	% of Total	Acres	% of Total
1 - 10%	15.3	100.0%	15.3	100.0%
11 - 20%				(ROUND TO 1DEC PL)
Greater than 20%				(ROUND TO 1DEC PL)
Total	15.3	100.0%	15.3	100.0%

SITE IS REMOVED FROM:

YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Objectionable noise	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Non-fireproof structures	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Heavy traffic
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Objectionable odors	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Unsightly structures	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Solid waste landfill

SITE SHOWS EVIDENCE OF:

YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Soil erosion	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Sinkholes	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Active mines
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Swampy or wet areas	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Abandoned wells/cisterns	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Active gas wells
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Recent fill	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Abandoned cesspools	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Active oil wells
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Toxic gases	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Abandoned mines	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Inactive mines
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Toxic smoke	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Abandoned quarries	YES <input type="checkbox"/> NO <input type="checkbox"/> X
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Obnoxious Odors	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> High pressure gas lines	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Inactive oil wells
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> High tension power lines	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> High pressure oil lines	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Land Fill

...Any structures more than 50 years old...?

57. Are there any buildings, structures, site conditions or site features that are more than 50 years old on this site? If Yes, has the school district contacted the Bureau for Historic Preservation in the Pennsylvania Historical and Museum Commission for an evaluation to determine if the building is of historical significance? If Yes, describe status of review.

Yes No



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

FEB 17 2015

February 12, 2015

Paul Taylor
Crabtree, Rohrbaugh & Associates
401 East Winding Hill Road
Mechanicsburg, PA 17055

RE: BHP ER 2015-0225-081-C: Montoursville Area High School Additions and Renovations
Montoursville, Lycoming County, Receipt of Additional Information

Dear Mr. Taylor:

Thank you for submitting information concerning the above referenced project. The Bureau for Historic Preservation (the State Historic Preservation Office) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

It is the opinion of the State Historic Preservation Officer that the following property is not eligible for listing in the National Register of Historic Places:

Montoursville Area High School, BHP Key # 201268

In our opinion no historic buildings, structures, districts, or objects will be affected by this project.

We concur with the scope and level of effort utilized to identify historic properties for this project appropriate. Our determination of eligibility is based upon the information provided and available in our files for review. If National Register designation for this property is sought in the future, additional documentation of the property's significance and integrity may be required to both verify this determination of eligibility and satisfy the requirements of the National Park Service (36 CFR Part 60). Thus, the outcome of the National Register listing process cannot be assured by this determination of eligibility.

If you have questions regarding National Register eligibility, please contact Dave Maher at 717-783-9918. If you have any questions regarding project review, please contact Cheryl L. Nagle at 717-772-4519 or chnagle@pa.gov.

Sincerely,

Andrea L. MacDonald
Chief, Division of Preservation Services

ALM/cn

It is the opinion of the State Historic Preservation Officer that the following property is not eligible for listing in the National Register of Historic Places:

Montoursville Area High School, BHP Key # 201268

In our opinion no historic buildings, structures, districts, or objects will be affected by this project.

Montoursville Area School District

Montoursville Area High School - Additions and Renovations

Outline Specifications

General Construction

1 Site Work

- 1.1 Prepare site to receive new building, sidewalks, parking areas and driveways, play areas
- 1.2 Provide new site lighting.
- 1.3 Provide seeding, trees, plant materials, fencing and other landscaping.
- 1.4 Install, replace or modify existing utilities.
- 1.5 Provide stormwater facilities required as a result of additional impervious area.

2 Foundations

- 2.1 Poured concrete strip and spread footings and concrete masonry foundation walls.

3 Substructure

- 3.1 4" reinforced concrete slab on grade with vapor barrier and granular base.

4 Superstructure

- 4.1 Structural Walls Load bearing concrete masonry.