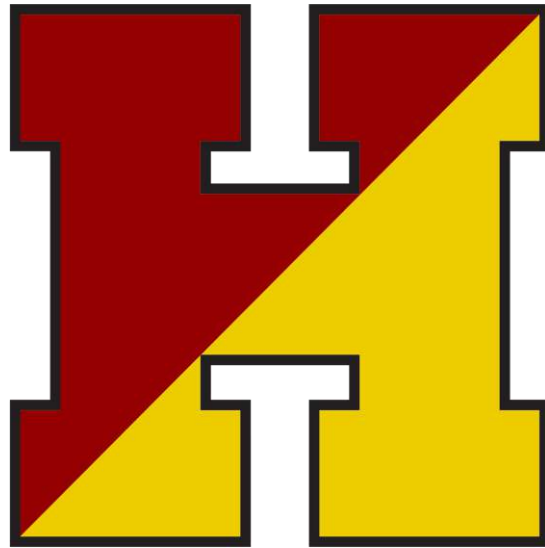


SCHOOL DISTRICT OF HAVERFORD TOWNSHIP



PUBLIC HEARING

on the proposed

**ADDITIONS AND RENOVATIONS TO
COOPERTOWN ELEMENTARY
SCHOOL**

at the

Haverford Township District Administration Office
50 East Eagle Road, Havertown, PA 19083
Board Room

on

Thursday, March 6th, 2025, 6:30 PM



**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

TABLE OF CONTENTS

	<u>Page Number</u>
1. AGENDA	1
2. INTRODUCTION	2
3. PROJECT NEED	3 - 4
4. OPTIONS CONSIDERED	5
4. PROJECT DESCRIPTION	6 – 9
5. SUMMARY OF OWNED BUILDINGS AND LAND (A09)	10
5. PROPOSED SITE PLAN	11
6. E1.1 EXISTING FLOOR PLAN	12
7. PROPOSED FLOOR PLAN	13
8. PROJECT ACCOUNTING BASED ON ESTIMATES (D-02, 03)	14 - 15
9. DETAILED COSTS (D-04)	16
10. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D-20)	17
11. ANALYSIS OF FINANCING ALTERNATIVES & INDIRECT COSTS	18-22
12. BOARD RESOLUTION OF MAXIMUM PROJECT COST AND BUILDING COSTS	23
13. ACT 34 HEARING - ADVERTISEMENT	24

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

AGENDA

1. **CALL TO ORDER / INTRODUCTION**
By Wisler Pearlstine, LLP
Justin O'Donoghue
Solicitor for the School District of Haverford Twp.
2. **PROJECT DESCRIPTION**
By Crabtree, Rohrbaugh & Associates
Mr. R. Jeffrey Straub
Project Architect
3. **FINANCIAL ANALYSIS**
By PFM Financial Advisors LLC
Mr. Jamie Schlesinger
Financial Advisor
4. **PUBLIC COMMENT**
Question and Answer Period
 - A. Pre-registered speakers / comments
 - B. Please raise hand, stand, and state name, address
 - C. One question at a time - five minute limitation per speaker
5. **ADJOURNMENT**

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

INTRODUCTION

The School Board of the School District of Haverford Township for Coopertown Elementary School, Haverford, Pennsylvania is providing this opportunity to inform the public as to the School District's consideration of a project to complete renovations and additions to the existing Coopertown Elementary School.

The project is in response to a review of the physical facility and academic & technical program needs for the school 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 Haverford Township School Board's consideration to initiate the building improvement project.
2. Review the various options considered by the School District of Haverford Township prior to the decision to proceed with the current project proposal.
3. Describe the type of building to be constructed and the educational programs that serve 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 latter part of the presentation. An official transcript of the hearing is being recorded in order for the Haverford Township School Board to consider and study your constructive comments, insights and observations.

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

PROJECT NEED

The School District of Haverford Township (SDHT) desires to undertake a building improvements project at Coopertown Elementary School in order to improve existing infrastructure, academic and technical program functions as identified in the building facility study. Existing conditions relative to program capacity, spatial limitations, as well as the overall physical condition of the building, justify a need for building renovations and additions. The majority of the school has not been modernized since its renovation and expansion in 1990, 35 years ago. New construction is needed to provide equity to the educational program throughout the school district and facilitate the academic achievement of the students. These issues support the need for this building improvements program. There was a recent mechanical system upgrade in the past 3 years that was the first step in modernizing Coopertown Elementary School.

The school building, located in Havertown, Delaware County, has existed on this site for more than 69 years. The original building was constructed in 1957 with additions in 1990 as documented by the PA Department of Education.

Currently, the building houses approximately 23 classrooms accommodating standard classrooms, art and special education. The school also has a library, cafeteria, multi-purpose room and auditorium/large group instruction.

In addition to the existing classrooms there is little or no support educational space within the existing building including special education, small group instruction, faculty preparation and properly sized art/music dedicated program.

Over the past 20 years SDHT, has constructed/replaced 3 of their elementary schools and recently identified their 2 remaining schools for renovations to be brought up to comparable standards as the other 3 schools.

There is limited designation for bus, visitor, faculty, parent and pedestrian traffic. Due to this mingling of traffic, a safety hazard exists that needs to be addressed for the safety of students and staff.

The exterior envelope and a number of systems were found substandard. The roof was recently replaced with a 30 year EPDM rubber roof.

Interior finishes are dated and beyond their life expectancy. While the staff has maintained the building well an update of finishes is needed to modernize the school.

The engineering systems were recently renovated with a new heating and air conditioning system along with new lighting, however the majority of the remaining electrical backbone and system needs to be renovated. In addition, the building is not currently sprinkled.

The above noted factors indicate that the existing building is currently being used beyond its maximum capabilities educationally and should be renovated and expanded to fully accommodate the education of SDHT's students.

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

PROJECT NEED

State reimbursement criteria is an important consideration when defining the scope of building improvements. The Pennsylvania Department of Education (PDE) encourages all schools wishing to implement a building improvement project to bring the entire building up to prevailing educational and reasonably current construction standards and code compliance as a condition of reimbursement. PDE recognizes that every 20 year period a building facility should be brought up to the above noted standards. That is why measures for reimbursement are set in place at that time to help with the financial burden. The existing Coopertown Elementary School has not been renovated by PA Department of Education records since its addition in 1990. The anticipated project is expected to be complete in 2026, which will be 16 years beyond the recommended 20-year period.

Please note that the Commonwealth of Pennsylvania has had a moratorium on state funds being allocated for school projects for the last 8-10 years. While we are working under this current moratorium, the team has planned around the moratorium utilizing the state's system called PlanCON (Planning & Construction). To be responsible to the local tax base, SDHT has not planned on state funds as school districts throughout Pennsylvania have done since the moratorium went into place.

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

OPTIONS CONSIDERED

A feasibility study was completed over the past few years and final completion occurred in January of 2023. The study had 2 primary focuses. First was developing a 10-year capital maintenance plan in conjunction with School District of Haverford Township (SDHT) facility staff and second discussing the possibility of renovating elementary schools with SDHT and a possible middle school expansion for the cafeteria.

SDHT had recently completed renovations to the high school in addition to construction of a replacement elementary school for Lynnewood.

After evaluation of all the elementary schools, it was determined a focus on additions and renovations were warranted at Chatham Park & Coopertown Elementary Schools and the possible need for an addition at Chestnutwold Elementary School due to projected enrollment increase.

Ultimately it was determined to first focus on Chatham Park and Coopertown elementary schools along with an addition at Haverford Middle School to address overcrowding in the cafeteria.

Chatham Park Elementary was selected as Phase 1 for the renovations, focusing on one school at a time, with the anticipation that Coopertown would be influenced by the decisions at Chatham Park and creating a three to four year overall schedule for design and construction at the schools.

Ultimately, Haverford Middle School was also incorporated into the Chatham Park Elementary School Design as an alternate that was bid with Chatham Park to address the cafeteria expansion.

Now that Chatham Park Elementary School and the Middle School Addition are under construction, SDHT is now completing design for Coopertown Elementary School with an anticipated Summer 2025 start of construction.

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

PROJECT DESCRIPTION

Site - Located @ 800 Coopertown Rd, Bryn Mawr, PA 19010.

Site Size: Approximately 15.84 Acres (Existing)

Current Site Usage: Educational

Topography: Immediate building site is level to moderate slope in vicinity of the building.

Wetlands: There are no defined wetlands on the site.

Available Utilities: Electricity, Gas, Water, Sewer

Site Access: Adequate Access.

Community Use: School accommodates limited community activities during non school hours

Parking: Parking will be expanded under current design to relieve overcrowding and separate visitor, staff and bus traffic for safety purposes.

Existing Conditions Adjacent Site Affecting Health and Safety: None

Bus & Automobile Drop Off / Pick Up Areas: A drop-off and pick-up loop is being added through the existing parking lot by adding an exit onto Coopertown Road. The parking will be expanded at the front and side of the building.

Loading and Receiving Area: Will occur at the northeast side of the building with a new receiving room and expanded loading dock.

School Play Areas: Current hard surface play area will be expanded beside the gymnasium. Existing soft surface play area and ball fields will remain.

Building

Program: Additions and Renovation to Existing Facility

Total Square Footage: Existing – 65,192 SF; Renovated – 64,852 SF; New – 20,148 SF; Final Completed Building – 85,000 SF

Building Structure: One Story Masonry/Steel Framed Structure.

The renovated Coopertown Elementary School will serve Kindergarten through 5th grades. The building has been programmed with SDHT educational staff to accommodate not only SDHT's current educational program throughout the school district but also incorporate flexibility for the building to evolve educationally over the coming 20 years. To this end, classrooms are designed for flexibility whether they are used for 1st grade, 5th grade or special education.

The building is being designed to have (4) classrooms per grade. In addition, (2) open classrooms have been incorporated into the building to allow for future enrollment growth, "bubble" years of student enrollment or possible future program growth including special education, learning enrichment and/or flexibility in building yearly planning.

Classrooms are generally organized into educational groupings. Special Education, learning support, storage, restrooms, and open classrooms (collaborative spaces) is interspersed throughout the grade grouping to help facilitate efficient movement of students throughout the school and increase instructional time.

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

PROJECT DESCRIPTION

Shared educational & support program including gymnasium, cafeteria, administration, music, art and media center/library have been reorganized and relocated throughout the school to more adequately support the students under the current educational model and accommodate safety and security.

Security is a primary focus for the project, which will include a security vestibule that only allows access to the building directly through the building administration office once school is in progress. Classroom wings of the building will be isolated from the public zones of the building with security doors that are magnetically held open, but also allow sectors of the building to be utilized after hours for community use. Security cameras, new door hardware, electronic key hardware will also be incorporated into the project and discussed with SDHT staff and emergency services personnel.

Building mechanical systems including heating and air conditioning systems were recently replaced. The current project will utilize these systems and make modifications as needed for both the additions and renovations within the existing school. New systems will be added as required for the building additions.

Renovations will include ceiling replacement, flooring replacement, painting throughout the school, new cabinetry and casework, visual display replacement including whiteboards and tackboards ADA upgrades will occur throughout the building.

Existing modular classrooms onsite will be removed from the school campus adjacent to the existing school building and replaced with the construction of two new classroom wings, which was a priority for The School District of Haverford Township, to have all students housed within the permanent school.

All new and renovated spaces will meet PDE recommended sizes.

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

PROJECT DESCRIPTION

Building Systems:

Improvements include:

- Existing domestic water, sanitary, storm and gas service will be modified and extended to accommodate renovation areas and new additions to the existing building.
- A new fire water service and automatic wet sprinkler system will be added to the existing building and new additions.
- The existing gas-fired tankless water heating system will be modified for the renovation areas and new additions to the existing building.
- New high-efficient gas-fired tankless water heaters provided in renovated kitchen area.
- New plumbing fixtures will be provided in renovation areas and new additions to the existing building.
- New in-floor grease interceptors provided in renovated kitchen area.
- Existing HVAC systems air distribution system will be modified to accommodate renovation areas.
- New HVAC systems and air distribution system will be added to accommodate the additions to the existing building.
- Replacement of the existing boilers with new high-efficient gas-fired boilers.
- Replacement of the existing hot water pumps to meet the new addition requirement.
- Existing JCI controls will be modified and extended to serve the renovation areas and new additions to the existing building.
- Existing hot water and chilled water piping will remain and will be modified as required in renovation areas.
- New hot water piping will be provided to the additions.
- New chilled water piping will be provided to the additions.
- The water system will be chemically treated to prevent corrosion.
- The entire air and water distribution system will be balanced to meet the specified criteria.
- The aged portions of the existing electrical distribution will be updated and a new emergency generator and emergency distribution system installed. The service voltage will remain 208/120V, 3 Phase, 4 Wire. A roof mounted photovoltaic system option will require the existing main switchboard to be replaced to accommodate the photovoltaic system interconnection to the building's electrical distribution and will also require the existing utility meter be replaced with a bi-directional meter.
- Older existing electrical panelboards not being demolished will have their overcurrent protective devices replaced. New electrical panelboards strategically located to accommodate building load requirements will be installed and supplied from the switchboard and/or various distribution panelboards supplied from the switchboard.
- An alternate for a roof mounted photovoltaic system will be installed & tied into the building's electrical distribution system via a 480-208 volt step down transformer. This is not part of the base bid project & is an option for the school board to add to the project.
- Receptacles will be provided throughout the building as required.
- The lighting system shall meet the current International Energy Conservation Code as required and designed to accommodate building space requirements.
- All lighting will be illuminated using LEDs.

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

PROJECT DESCRIPTION

Building Systems:

Improvements include:

- Classrooms, Offices, and the Corridors will be primarily illuminated using recess-mounted LED lighting fixtures with lenses, while utilizing existing LED fixtures where possible.
- All rooms will be equipped with a vacancy-sensing device to provide automatic shut-off where permitted.
- Storage and Utility Rooms will be illuminated by surface or chain mounted lighting fixtures.
- Library, Gymnasium and the Front Vestibule area shall be illuminated using pendant mounted fixtures.
- Stage lighting and sound system will be provided for the stage as directed by the school district.
- Egress lighting will be provided to meet the requirements of the IBC Building Code.
- Exit lights shall be internally illuminated LED type with directional arrows.
- Low voltage switches will be provided in each classroom to control the front, back and daylight zones of the room independently. Generally, the row of lights nearest to the whiteboard shall be switched separately. Day lighting controls shall be incorporated where deemed beneficial.
- Parking areas will be illuminated using LED wall and/or pole mounted lighting fixtures. Pedestrian walkways will be illuminated using LED wall and/or pedestrian-height pole lighting fixtures.
- Site lighting shall be controlled through a lighting control panel with a manual override switch, contactors, time control, and a photocell. Light fixtures shall be provided over each exterior door to provide normal light controlled by a lighting control panel 'on' and programmable time clock 'off'. The fixture shall also include an emergency light connected to the building generator.
- Light fixtures shall also be provided around the perimeter of the building to provide general illuminations. Building lighting shall be controlled by a lighting control panel 'on' and programmable time clock 'off'.
- Emergency power shall be provided by a gas-fired emergency generator. A diesel emergency generator will be provided if a mostly whole-building emergency power option is chosen.
- Data wiring closets to accommodate building requirements will be installed.
- An addressable and voice-type fire alarm system capable of meeting current code standards will be installed.
- A master clock and intercom program/paging system will be installed.
- Multipurpose room and cafeteria and music room areas will be provided with local sound reinforcing for voice and audio-visual sound reinforcement. Assisted listening systems will be provided for cafeteria and stage areas.

This building will be designed under the following code requirements:

PA Uniform Construction Code, IBC, ADA, L&I

SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: School District of Haverford Township				Project Name: Coopertown Elementary School				Grades: K - 5		
#1	PRESENT				PLANNED					
	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO 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)
Lynnewood ES	B 2022	9.4	K-5		Maintain	9.4	K-5		XXXXXXXXXX	XXXXXXXXXX
Chatham Park ES	B1955/R1990	9.5	K-5		Additions/Renovations	9.5	K-5		XXXXXXXXXX	XXXXXXXXXX
Chesnutwold ES	B 2006	4.31	K-5		Maintain	4.31	K-5		XXXXXXXXXX	XXXXXXXXXX
Coopertown ES	B 1958	16	K-4		Additions/Renovations	16	K-5		XXXXXXXXXX	XXXXXXXXXX
Manoa ES	B 2008	9.66	K-5		Maintain	9.66	K-5		XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
Haverford MS	R2008	5.3	6-8		Addition	5.3	6-8		XXXXXXXXXX	XXXXXXXXXX
Haverford HS	R2022	22.1	9-12		Maintain	22.1	9-12		XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
									XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			

ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE

AND THE SCHOOL DISTRICT EXPERIENCES EXCESS OR INSUFFICIENT CAPACITY

(FTE MINUS PROJECTED ENROLLMENT (Col. 11) > + or - 300)

CHECK IF APPLICABLE:

EXPAND PROGRAMS OR COURSE OFFERINGS

PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES

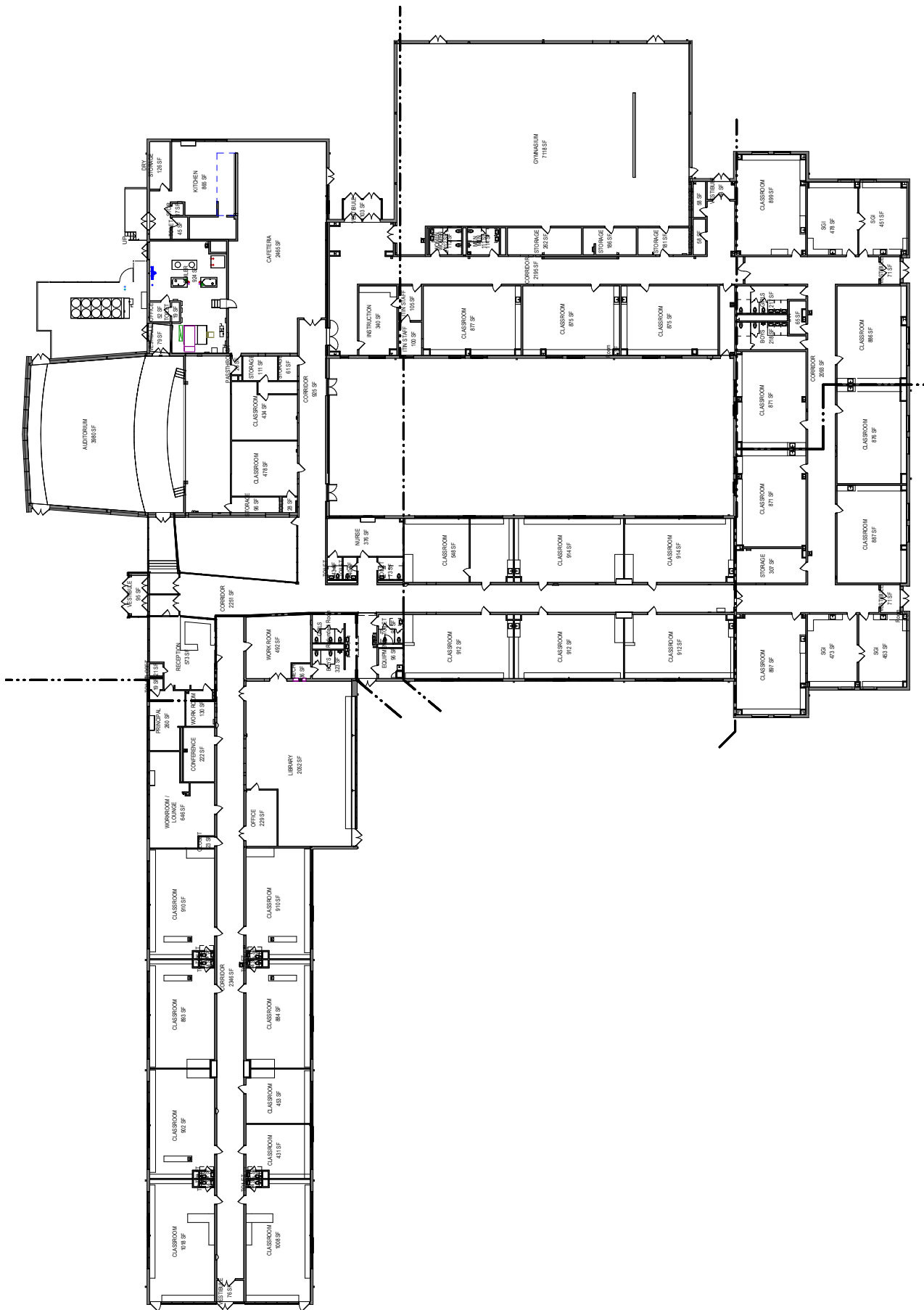
OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL

X REDUCE CLASS SIZE

CLOSE SCHOOL(S)

OTHER (DESCRIBE) :





OVERALL EXISTING FLOOR PLAN



PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: The School District of Haverford Township	Project Name: Coopertown Elementary School	Project #: N/A	
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.)	7,320,875	8,922,515	16,243,390
2. Heating and Ventilating	518,850	1,088,176	1,607,026
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	345,900	1,800,657	2,146,557
4. Electrical	573,600	2,460,353	3,033,953
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	8,759,225	14,271,701	23,030,926
8. Construction Insurance			
a. Owner Controlled Insurance Program on Structure Costs (Exclude asbestos abatement, building purchase and other structure costs not covered by the program)			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	8,759,225	14,271,701	23,030,926
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	599,905	1,063,380	1,663,285
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	599,905	1,063,380	1,663,285
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	250,000	150,000	400,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	250,000	150,000	400,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	9,609,130	15,485,081	25,094,211
E. SITE COSTS			
1. Sanitary Sewage Disposal	50,000		50,000
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges			
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	3,000		3,000
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	53,000		53,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	9,662,130	15,485,081	25,147,211
* Type "No Fee" beside each item for which no design fee is charged.			

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)

District/CTC: The School District of Haverford Township		Project Name: Coopertown Elementary School		Project #: N/A
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				750,000
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				61,865
5. Test Borings				30,000
6. Site Survey				50,000
7. Other (attach schedule if needed)				
a. <u>Testing/ Inspection, Regulatory Fees, Commissioning, Consultant Fees</u>				750,000
b. <u>PlanCon-D-Add't Costs, Total</u>				
8. Contingency				2,000,000
9. TOTAL - Additional Construction-Related Costs				3,641,865
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2025	BOND ISSUE/NOTE SERIES OF 2026	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X X X
1. Underwriter Fees	64,710	88,080		152,790
2. Legal Fees	18,635	55,000		73,635
3. Financial Advisor	29,647	55,000		84,647
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	868	2,050		2,918
6. Capitalized Interest	188,468	200,000		388,468
7. Printing	5,082	12,000		17,082
8. CUSIP & Rating Fees	14,294	26,200		40,494
9. Other				
a. _____	2,118	5,000		7,118
b. _____				
10. TOTAL-Financing Costs	323,822	443,330		767,152
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				29,556,228
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2025	BOND ISSUE/NOTE SERIES OF 2026	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	10,785,000	16,750,000		27,535,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	662,884	846,075		1,508,959
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	210,120	302,149		512,269
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				29,556,228

DETAILED COSTS			
District/CTC:		Project Name:	
The School District of Haverford Township		Coopertown Elementary School	
		Project #:	
		N/A	
		NEW	EXISTING
		TOTAL	
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)		2,500,000	2,500,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical		150,000	150,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal		2,650,000	2,650,000
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		2,650,000	2,650,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT		200,000	200,000
			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: The School District of Haverford Township	Project Name: Coopertown Elementary School	Project #: N/A
------------------------------------------------------------	-----------------------------------------------	-------------------

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)

\$ 9,609,130

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) \$ 2,650,000

2. Architect's Fees on the above
excludable costs \$ 200,000

3. Vocational Projects Only - Movable
Fixtures & Equipment (D02, line C-3-NEW) \$

4. Total Excludable Costs
(B-1 plus B-2 and B-3) \$ 2,850,000

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

\$ 6,759,130

**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)

\$ 7,299,860

**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 renovations to the Coopertown 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, and discussions with the School District's Administration indicated that a financing the entire project with cash is not feasible. The School District does not have the funds necessary to pay enough cash for its share of the Project, nor does it appear that the School District would be able to raise the required amounts from its anticipated cash flow to meet the proposed construction schedule.

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

COMPARISON OF LONG TERM FINANCING METHODS

<u>ITEM</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Construction & Related Costs	\$26,039,076	\$26,039,076	\$26,039,076
Contingency & Supervision	2,750,000	2,750,000	2,750,000
Costs of Issuance	378,684	399,000	389,000
Capitalized Interest	388,468	388,468	388,468
Total Costs	<u>29,556,228</u>	<u>29,576,544</u>	<u>29,566,544</u>
Less: Interest Earned	512,269	512,544	513,000
Less: Original Issue Premium	1,508,959	1,509,000	1,508,544
BOND ISSUE	27,535,000	27,555,000	27,545,000
Average Annual Payment at 4.00%** for 20 years	\$2,002,283	\$2,047,563	\$2,046,821

* 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 4.25% 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 does not anticipate requiring the use of bond insurance for the issuance of the due to the underlying credit rating of the School District.
2. The School District will consider the use of a wrap around debt service structure on the bonds in order to take advantage of a drop off in old debt service which will minimize the millage impact.
3. For discussion purposes only, we have provided on Table I and Table II the amortization schedule for Series of 2025 and 2026 which may fully fund the Project.

STATE REIMBURSEMENT

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

INDIRECT COSTS

As a result of the completion of this proposed Project, there will be no additional indirect costs associated with services to be provided to accomplish long range objectives of the School District.

Assuming a collected mill currently provides \$6,373,836, the indirect costs will have a millage cost of 0.00 mills annually.

TOTAL MILLAGE IMPACT

The total millage impact of the Project is:

\$10,785,000 G.O. Bonds, Series of 2025 on Table 1 =	0.08 mills
\$16,750,000 G.O. Bonds, Series of 2026 on Table 2 =	<u>0.13 mills</u>
Total =	0.21 mills

The millage impact from the bond issue of 0.21 mills plus the indirect costs of 0.00 mills equals a total millage impact of 0.21 mills.

SCHOOL DISTRICT OF HAVERFORD TOWNSHIP

Series of 2025

TABLE 1

Settled 2/13/2025

Total Issue = \$10,785,000

Dated 2/13/2025

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Date	Principal	Coupon	Yield	Interest	Semi-Annual Debt Service	Fiscal Year Debt Service	Less: State Aid	Gross Local Effort	(Less): Capitalized Interest	Net Local Effort	Existing Local Effort	Total Net Local Effort	Millage Equivalent
9/15/2025				317,249.17	317,249.17								
3/15/2026	5,000	3.500	3.490	269,362.50	274,362.50	591,611.67		591,611.67	(188,468.00)	403,143.67	13,670,703.56	14,073,847.22	0.06
9/15/2026				269,275.00	269,275.00								
3/15/2027	5,000	3.500	3.490	269,275.00	274,275.00	543,550.00		543,550.00		543,550.00	13,658,311.56	14,201,861.56	0.02
9/15/2027				269,187.50	269,187.50								
3/15/2028	5,000	3.500	3.490	269,187.50	274,187.50	543,375.00		543,375.00		543,375.00	13,665,024.17	14,208,399.17	
9/15/2028				269,100.00	269,100.00								
3/15/2029	5,000	3.500	3.490	269,100.00	274,100.00	543,200.00		543,200.00		543,200.00	13,663,485.10	14,206,685.10	
9/15/2029				269,012.50	269,012.50								
3/15/2030	5,000	3.500	3.490	269,012.50	274,012.50	543,025.00		543,025.00		543,025.00	13,714,682.46	14,257,707.46	
9/15/2030				268,925.00	268,925.00								
3/15/2031	5,000	3.500	3.490	268,925.00	273,925.00	542,850.00		542,850.00		542,850.00	11,990,581.02	12,533,431.02	
9/15/2031				268,837.50	268,837.50								
3/15/2032	5,000	3.500	3.490	268,837.50	273,837.50	542,675.00		542,675.00		542,675.00	11,877,132.52	12,419,807.52	
9/15/2032				268,750.00	268,750.00								
3/15/2033	5,000	5.000	3.750	268,750.00	273,750.00	542,500.00		542,500.00		542,500.00	11,728,634.12	12,271,134.12	
9/15/2033				268,625.00	268,625.00								
3/15/2034	5,000	5.000	3.750	268,625.00	273,625.00	542,250.00		542,250.00		542,250.00	11,568,263.92	12,110,513.92	
9/15/2034				268,500.00	268,500.00								
3/15/2035	5,000	5.000	3.750	268,500.00	273,500.00	542,000.00		542,000.00		542,000.00	11,568,451.92	12,110,451.92	
9/15/2035				268,375.00	268,375.00								
3/15/2036	5,000	5.000	3.750	268,375.00	273,375.00	541,750.00		541,750.00		541,750.00	11,554,000.00	12,095,750.00	
9/15/2036				268,250.00	268,250.00								
3/15/2037	5,000	5.000	3.750	268,250.00	273,250.00	541,500.00		541,500.00		541,500.00	11,671,300.00	12,212,800.00	
9/15/2037				268,125.00	268,125.00								
3/15/2038	445,000	5.000	3.750	268,125.00	713,125.00	981,250.00		981,250.00		981,250.00	5,413,750.00	6,395,000.00	
9/15/2038				257,000.00	257,000.00								
3/15/2039	1,510,000	5.000	3.800	257,000.00	1,767,000.00	2,024,000.00		2,024,000.00		2,024,000.00	2,552,750.00	4,576,750.00	
9/15/2039				219,250.00	219,250.00								
3/15/2040	1,590,000	5.000	3.880	219,250.00	1,809,250.00	2,028,500.00		2,028,500.00		2,028,500.00	2,552,500.00	4,581,000.00	
9/15/2040				179,500.00	179,500.00								
3/15/2041	1,665,000	5.000	3.980	179,500.00	1,844,500.00	2,024,000.00		2,024,000.00		2,024,000.00	2,552,500.00	4,576,500.00	
9/15/2041				137,875.00	137,875.00								
3/15/2042	1,750,000	5.000	4.040	137,875.00	1,887,875.00	2,025,750.00		2,025,750.00		2,025,750.00	2,552,500.00	4,578,250.00	
9/15/2042				94,125.00	94,125.00								
3/15/2043	1,835,000	5.000	4.120	94,125.00	1,929,125.00	2,023,250.00		2,023,250.00		2,023,250.00	2,552,250.00	4,575,500.00	
9/15/2043				48,250.00	48,250.00								
3/15/2044	1,930,000	5.000	4.150	48,250.00	1,978,250.00	2,026,500.00		2,026,500.00		2,026,500.00	2,551,500.00	4,578,000.00	
TOTALS	10,785,000			8,908,536.67	19,693,536.67	19,693,536.67	0.00	19,693,536.67	(188,468.00)	19,505,068.67	171,058,320.34	190,563,389.00	0.08

 PE%= 0.00% *Estimated*

AR%= 24.84% (2024-25)

 1 MILL= 6,373,836 *Estimated*

SCHOOL DISTRICT OF HAVERFORD TOWNSHIP

Series of 2026

TABLE 2

Settled 1/1/2026
Dated 1/1/2026

Total Issue = \$16,750,000

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Date	Principal	Coupon	Yield	Interest	Semi-Annual Debt Service	Fiscal Year Debt Service	Less: State Aid	Gross Local Effort	(Less): Capitalized Interest	Net Local Effort	Existing Local Effort	Total Local Effort	Millage Equivalent
3/15/2026				172,152.78	172,152.78	172,152.78		172,152.78	(172,152.78)		14,073,847.22	14,073,847.22	0.00
9/15/2026				418,750.00	418,750.00								
3/15/2027	5,000	5.000	4.160	418,750.00	423,750.00	842,500.00		842,500.00	(27,847.22)	814,652.78	14,201,861.56	15,016,514.34	0.13
9/15/2027				418,625.00	418,625.00								
3/15/2028	5,000	5.000	4.020	418,625.00	423,625.00	842,250.00		842,250.00		842,250.00	14,208,399.17	15,050,649.17	
9/15/2028				418,500.00	418,500.00								
3/15/2029	5,000	5.000	3.850	418,500.00	423,500.00	842,000.00		842,000.00		842,000.00	14,206,685.10	15,048,685.10	
9/15/2029				418,375.00	418,375.00								
3/15/2030	5,000	5.000	3.730	418,375.00	423,375.00	841,750.00		841,750.00		841,750.00	14,257,707.46	15,099,457.46	
9/15/2030				418,250.00	418,250.00								
3/15/2031	5,000	5.000	3.680	418,250.00	423,250.00	841,500.00		841,500.00		841,500.00	12,533,431.02	13,374,931.02	
9/15/2031				418,125.00	418,125.00								
3/15/2032	5,000	5.000	3.680	418,125.00	423,125.00	841,250.00		841,250.00		841,250.00	12,419,807.52	13,261,057.52	
9/15/2032				418,000.00	418,000.00								
3/15/2033	5,000	5.000	3.650	418,000.00	423,000.00	841,000.00		841,000.00		841,000.00	12,271,134.12	13,112,134.12	
9/15/2033				417,875.00	417,875.00								
3/15/2034	5,000	5.000	3.660	417,875.00	422,875.00	840,750.00		840,750.00		840,750.00	12,110,513.92	12,951,263.92	
9/15/2034				417,750.00	417,750.00								
3/15/2035	5,000	5.000	3.670	417,750.00	422,750.00	840,500.00		840,500.00		840,500.00	12,110,451.92	12,950,951.92	
9/15/2035				417,625.00	417,625.00								
3/15/2036	5,000	5.000	3.730	417,625.00	422,625.00	840,250.00		840,250.00		840,250.00	12,095,750.00	12,936,000.00	
9/15/2036				417,500.00	417,500.00								
3/15/2037	5,000	5.000	3.810	417,500.00	422,500.00	840,000.00		840,000.00		840,000.00	12,212,800.00	13,052,800.00	
9/15/2037				417,375.00	417,375.00								
3/15/2038	1,740,000	5.000	3.940	417,375.00	2,157,375.00	2,574,750.00		2,574,750.00		2,574,750.00	6,395,000.00	8,969,750.00	
9/15/2038				373,875.00	373,875.00								
3/15/2039	2,200,000	5.000	4.090	373,875.00	2,573,875.00	2,947,750.00		2,947,750.00		2,947,750.00	4,576,750.00	7,524,500.00	
9/15/2039				318,875.00	318,875.00								
3/15/2040	2,305,000	5.000	4.220	318,875.00	2,623,875.00	2,942,750.00		2,942,750.00		2,942,750.00	4,581,000.00	7,523,750.00	
9/15/2040				261,250.00	261,250.00								
3/15/2041	2,425,000	5.000	4.310	261,250.00	2,686,250.00	2,947,500.00		2,947,500.00		2,947,500.00	4,576,500.00	7,524,000.00	
9/15/2041				200,625.00	200,625.00								
3/15/2042	2,545,000	5.000	4.360	200,625.00	2,745,625.00	2,946,250.00		2,946,250.00		2,946,250.00	4,578,250.00	7,524,500.00	
9/15/2042				137,000.00	137,000.00								
3/15/2043	2,675,000	5.000	4.400	137,000.00	2,812,000.00	2,949,000.00		2,949,000.00		2,949,000.00	4,575,500.00	7,524,500.00	
9/15/2043				70,125.00	70,125.00								
3/15/2044	2,805,000	5.000	4.470	70,125.00	2,875,125.00	2,945,250.00		2,945,250.00		2,945,250.00	4,578,000.00	7,523,250.00	
TOTALS	16,750,000			12,929,152.78	29,679,152.78	29,679,152.78	0.00	29,679,152.78	(200,000.00)	29,479,152.78	190,563,389.00	220,042,541.78	0.13
PE%=	0.00% <i>Estimated</i>												
AR%=	24.84% (2024-25)												
1 MILL=	6,373,836 <i>Estimated</i>												

ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School

SCHOOL DISTRICT OF HAVERFORD TOWNSHIP

MAXIMUM PROJECT COST
MAXIMUM BUILDING CONSTRUCTION COST

Be it resolved that the Haverford Township School Board, acting as operating agent of the School District of Haverford Township approves the maximum building construction cost and maximum project cost listed below for the proposed additions and renovations of the Coopertown Elementary School.

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

- **Maximum Building Construction Cost for New Additions Only** \$ 6,759,130
(D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs** \$ 22,797,098
(Sitework, Renovations, Financing, A&E Fees, Contingency)
- **Maximum Project Cost** (page 16, D03, line I) \$ 29,556,228

Adopted this 6th day of February, 2025, by Roll Call Vote, Yes and No, as follows:

Bridget Wiedeman	_____	Antoinette Snodgrass	_____
Latanya S.H. King	_____	Kristin Larsen	_____
LaTonia Lee	_____	Kimberly McKay	_____
Dave Schwartz	_____	Chris Shelton	_____
Danielle Camaratta Vitale		_____	

Coopertown Elementary School

Attest: _____
Mr. Anthony Testa, Board Secretary
School District of Haverford Township

**ACT 34 PUBLIC HEARING
Additions & Renovations to
Coopertown Elementary School**

PUBLIC HEARING NOTICE

Please take notice that a public hearing will be held at the School District of Haverford Township Board Room located at 50 East Eagle Road, Havertown, PA on Thursday, March 6, 2025 at 6:30 p.m. for the purpose of reviewing all relevant matters relating to the construction and equipping of the proposed Additions and Renovations to the Coopertown Elementary School, (the "Project").

This public hearing is being held pursuant to the requirements of PA 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.

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 Friday February 7, 2025, a description booklet will be available during business hours at the School District of Haverford Township Administrative Offices located at the District Administration Building, 50 East Eagle Road, Havertown, PA.

The Havertown Township School Board, acting as operating agent of the Coopertown Elementary School, by resolution duly adopted has authorized the following maximum project costs in connection with the Project:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• Maximum Building Construction Cost for New Additions Only
(D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)• Other Project Costs
(Sitework, Renovations, Financing, A&E Fees, Contingency)• Maximum Project Cost (page 16, D03, line I) | <p>\$ 6,759,130</p> <p>\$ 22,797,098</p> <p>\$ 29,556,228</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|

Any and all interested parties may appear at and attend the public hearing and may be heard at such public hearing and / or may submit testimony to the District Administration Office until 12:00 noon on Thursday, March 6, 2025. All testimony will be limited to five minutes per speaker. Additional testimony will be received from the floor at the hearing.

Public Comment will also be received in written format after the public hearing until 12:00 noon on Monday, April 7, 2025 at the Haverford Township Area District Administrative Offices (address listed above).