



WEST SHORE SCHOOL DISTRICT

Act 34 Booklet

Rossmoyne Elementary

PUBLIC HEARING IN COMPLIANCE WITH ACT 34

For the New K-4 Elementary School at
1225 Rossmoyne Road, Mechanicsburg, PA 17055

Project # 2017038

BOARD OF SCHOOL DIRECTORS

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Brett Sanders, Director of Operations and Planning

SOLICITOR

Stock and Leader, Attorneys at Law
David A. Jones, II Esquire

BOND UNDERWRITER

Janney Montgomery Scott, LLC (Lead)
RBC Capital Markets
Stifel, Nicolaus & Company

ARCHITECTURAL FIRM

RLPS Architects, LLP
Christopher S. Linkey, AIA
Erin Hoffman

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Opening Remarks: Dr. Todd Stoltz, Ed.D., Superintendent of Schools

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Questions and Comments from Public

Any and all interested persons attending the hearing will be given reasonable opportunity to be heard. Sign-in sheets will be available in the lobby at Allen Middle School at the time of the hearing. The Board of School Directors will call upon individuals signing such sign-in sheets in the order in which they appear. Commentary will be limited to three (3) minutes per interested person. No person shall be allowed to speak a second time until all parties commenting the first time have been heard. The Board of School Directors will allow public comment and/or questioning until the conclusion of the hearing. Residents and employees of the School District are given the opportunity to submit written testimony regarding the Project until 12:00 p.m. on Tuesday, October 9, 2018. Such written testimony is required to be mailed via first-class U.S. Mail or hand-delivered (electronic mail did not constitute acceptable delivery) to: Mr. Brett Sanders, Director of Operations and Planning, West Shore School District, 507 Fishing Creek Road, New Cumberland, PA 17070. Following the hearing, written comments regarding the Project will also be received by Mr. Sanders at the School District’s administrative offices until 4:00 p.m., Friday, November 9, 2018. Such written comments should be mailed via first-class U.S. mail or hand-delivered (electronic mail shall not be acceptable delivery) at the address noted above.

Adjournment

SECTION I
LEGAL DOCUMENTS

WEST SHORE SCHOOL DISTRICT
York & Cumberland County, Pennsylvania
Proposed New Elementary School at Rossmoyne Elementary

RESOLUTION

WHEREAS, the Board of School Directors of the West Shore School District (“District”) has determined that the construction of a new elementary school is required for the use of the pupils of the District and has authorized preliminary steps to be taken with regard to this school project, consisting of planning, designing, constructing, and furnishing a New Elementary School at the location of the current Rossmoyne Elementary School, 1225 Rossmoyne Road, Mechanicsburg, PA 170555 (“Elementary School Project”); and

WHEREAS, the Pennsylvania Public School Code of 1949, as amended (the “School Code”), including amendments made pursuant to Act 34 of the Session of 1973 of the General Assembly (“Act 34”), requires, *inter alia*, that a public hearing be held prior to the construction, the entering into a contract to construct, or the entering into a contract to lease a new school building or a substantial addition to an existing school building; and

WHEREAS, in accordance with the requirements of Act 34 and the School Code, a public hearing is required to be held in conjunction with the Elementary School Project; and

WHEREAS, the School Code requires that a notice of such public hearing under Act 34 be advertised at least twenty (20) days prior to such hearing and that certain information be made available to persons in attendance at such hearing and that certain financial information be available for inspection by interested citizens during the period of such advertisement; and

WHEREAS, the Board of School Directors desires to authorize its Solicitor, Superintendent, Director of Business Affairs, Architect, Financial Consultant, and others to take certain actions with respect to the Elementary School Project; and

WHEREAS, the School District wishes to take certain action with respect to the Elementary School Project and to comply with Act 34 and the School Code.

NOW, THEREFORE, BE IT RESOLVED, by the Board of School Directors of the West Shore School District, Cumberland and York Counties, Pennsylvania, as follows:

1. The School District hereby authorizes a public hearing to be held in accordance with and in compliance with the requirements of Act 34 and the School Code, in the auditorium of Allen Middle School, 4225 Gettysburg Road, Camp Hill, PA 17071, on Wednesday, October 10, 2018, beginning at 7:00 p.m., prevailing time.

2. The Secretary of the Board of School Directors is hereby authorized and directed to advertise the Notice of Public Hearing set forth in **Exhibit “A,”** which is attached hereto and made a part hereof in accordance with the requirements hereof and of Act 34 and the School Code.

3. This School District hereby authorizes the maximum project cost and maximum building construction cost for the Elementary School Project as follows:

<u>Maximum Project Cost</u>	<u>Maximum Building Construction Cost</u>
\$25,686,730	\$20,367,552

4. The Board of School Directors hereby authorizes and directs that project descriptions of the Elementary School Project be prepared and hereby directs the Superintendent of the School District to make copies of such descriptions of the Elementary School Project available to interested citizens requesting the same at the place and during the reasonable hours stated in the Notice of Public Hearing, after approval thereof by the Solicitor of this School District, and also to make such project descriptions available to the public media as required by Act 34, the School Code, and the regulations of the Pennsylvania Department of Education.

5. This School District hereby authorizes Stock and Leader, Attorneys at Law York, Pennsylvania, Solicitor and Bond Counsel for the School District, to perform such acts on behalf of this School District as may be necessary in connection with the Elementary School Project.

6. This School District hereby authorizes the architectural firm known as RLPS Architects, Project Architects for the designated Elementary School Project, to perform such acts on behalf of the School District as may be necessary in connection with the Elementary School Project.

7. This School District hereby authorizes the firm of PFM, LLC as financial consultant, to perform such acts on behalf of the School District as may be necessary in conjunction with the Elementary School Project.

8. This School District further authorizes the engagement of a court stenographer to transcribe the Act 34 proceedings, consistent with the intent of this Resolution.

9. This School District further authorizes its Officers, Administration, Solicitor, Financial Consultant, and Project Architect to take any and all necessary actions in order to effectuate the intent and purpose of this Resolution.

DULY ADOPTED, by the Board of School Directors of this School District, this 13th day of September, 2018.

WEST SHORE SCHOOL DISTRICT
Cumberland and York Counties, Pennsylvania

Attest: _____
Ryan Argot
Board Secretary

By: _____
Judith A. Crocenzi
Board President

CERTIFICATE

I, Ryan Argot, Secretary of the Board of School Directors of the West Shore School District, York County, Pennsylvania (the "School District"), hereby certify: that the foregoing is a true and correct copy of the Resolution, which was duly adopted by affirmative vote of a majority of all members of the Board of School Directors of the School District duly convened and held according to law on September 13, 2018 at which meeting a quorum was present; that said Resolution has been duly recorded in the minutes of the Board of School Directors of the School District; and that said Resolution is in full force and effect, without amendment, alteration, or repeal as of the date of this Certificate.

I further certify that the Board of School Directors of the School District met the advance notice requirements of the Sunshine Act, Act No. 1998-93 of the General Assembly of the Commonwealth of Pennsylvania, approved October 15, 1998, by advertising said meeting and posting prominently a notice of said meeting at the principal office of the School District or at the public building in which said meeting was held, all in accordance with such Act.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the School District, this 13th day of September, 2018.

Ryan Argot
Board Secretary

(SEAL)

EXHIBIT "A"

**BOARD OF SCHOOL DIRECTORS OF THE
WEST SHORE SCHOOL DISTRICT**

**NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH ACT 34
Construction of New Elementary School at Rossmoyne**

TO: ALL RESIDENTS OF THE WEST SHORE SCHOOL DISTRICT

Please take notice that a public hearing will be held in the auditorium of Allen Middle School, 4225 Gettysburg Road, Camp Hill, PA 17071, on Wednesday, October 10, 2018, beginning at 7:00 p.m., prevailing time, relating to the planning, designing, acquiring, construction, and furnishing of a New Elementary School at 1225 Rossmoyne Road, Mechanicsburg, Cumberland County, Pennsylvania (herein "Elementary School Project") in accordance with Act 34 of the Pennsylvania Legislature.

A description of the Elementary School Project, including the facts with respect to the educational, physical, administrative, budgetary, and fiscal matters relating to the Elementary School Project, and certain other information, will be presented and will be available for consideration at the public hearing on Wednesday October 10, 2018, and from Monday, September 17, 2018 until the public hearing during regular business hours of the School District at the offices of the Superintendent located in the School District's administrative offices at 507 Fishing Creek Road, New Cumberland, PA 17070. Regular business hours of the School District's administrative offices are from 7:30 a.m. to 4:00 p.m. Monday through Friday or by appointment made by calling the School District at 717-938-9577.

The Board of School Directors of the School District ("Board") by Resolution duly adopted has authorized the following:

<u>Maximum Project Cost</u>	<u>Maximum Building Construction Cost</u>
\$25,686,730	\$20,367,552

This public hearing is being held with respect to the Elementary School Project pursuant to the requirements of the Pennsylvania Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act 34 of the Session of 1973 of the General Assembly.

Residents and employees of the School District may submit written testimony regarding the Elementary School Project no later than 12:00 p.m. on Tuesday, October 9, 2018. Such written testimony should be mailed via first-class U.S. Mail or hand-delivered (electronic mail shall not constitute acceptable delivery) to:

Mr. Brett Sanders, Director of Operations & Planning
West Shore School District
507 Fishing Creek Road
New Cumberland, PA 17070-0803.

The written testimony shall include the name and address of the person submitting the request, identification of the sender as a School District resident or employee, and a description of the support or objection to the Elementary School Project. To be of most benefit, a statement of objection should be followed by a viable alternative solution.

Any and all interested persons may attend the public hearing and will be given reasonable opportunity to be heard at such public hearing. Sign-in sheets will be available in the lobby of Allen Middle School at the time of the hearing. The Board will call upon individuals signing such sign-in sheets in the order in which they appear. Commentary will be limited to three (3) minutes per interested person. No person shall be allowed to speak a second time until all parties commenting the first time have been heard. The Board will allow public comment and/or questioning until the conclusion of the hearing.

Written comments regarding the Elementary School Project will also be received by Mr. Sanders at the School District's administrative offices until 4:00 p.m., Friday, November 9, 2018. Such written comments should be mailed via first-class U.S. mail or hand-delivered (electronic mail shall not be acceptable delivery) at the address noted above.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS

WEST SHORE SCHOOL DISTRICT
Cumberland and York Counties, Pennsylvania

Ryan Argot
Secretary of the Board of School Directors

SECTION II
INTRODUCTION OF PROJECT

BACKGROUND INFORMATION

Description of Need

Uneven distribution of the existing student population, substantial population growth in some attendance areas, and failing infrastructure led the District to undertake a comprehensive study of all facilities. The study included a review of buildings and capacities, enrollment projections and the development of master plan options to support the sustainability of our schools over the next 10-15 years.

Introduction

The School District began the feasibility study process in 2015 with the selection of an architect, eventually engaging RLPS Architects in the spring of 2016 to complete a full district-wide study. Over the following year, the School District's Feasibility Committee reviewed the collected information, analyzed conditions, developed solutions, and ultimately recommended the "Feeder School" option for implementation. At the May 11, 2017 meeting, the Board approved the master plan, using the "Feeder School Option", as well as an agreement for architectural and engineering services. The master plan and agreement included the design and construction of a new K-4 building to serve the existing Lower Allen and Rossmoyne attendance area, alleviate some of the overcrowding at adjacent elementary schools and consolidate Lower Allen and Rossmoyne for operational and staffing efficiencies.

Enrollment Projection Analysis

The School District contracted with Decision Insite to complete a comprehensive enrollment projections study to understand growth and needs in the School District.

The Decision Insite study provided a comprehensive analysis of population centers, economic status and demographic data for our community, and enrollment projections based on live birth rates, historical District enrollment data, and planned residential development within the District. The report was provided directly to the School District through an online application and selected reports were reviewed and discussed by Feasibility Committee in the process of analysis and comprehensive study of options in the remainder of this study.

Decision Insite completed the initial School District enrollment projections at the conclusion of the 2015-2016 school year. Decision Insite has updated those projections based on District student enrollment data in October 2016 and October 2017.

Feasibility Study Process

The School Board engaged RLPS Architects, LLP to complete a comprehensive Feasibility Study of the entire school district. Throughout the process, the feasibility committee analyzed existing buildings and capacities related to the enrollment projection findings, and solicited input from the feasibility committee, school board, students, faculty, administration and the public for options the School District should consider moving forward through the next 10-15 years.

The chart below was presented in a public meeting, showing deficiencies in each of the existing buildings.

WEST SHORE SCHOOL DISTRICT - EXISTING BUILDING ANALYSIS								
	Level of Need	School Name	ACREAGE	PLANNED CAPACITY	ACTUAL ENROLLMENT	BUILDING CONDITION	SYSTEMS CONDITION	AC/ NO AC
ELEMENTARY SCHOOLS								
	1	Fairview ES	33 acres	276	229	FAIR	POOR	NO
	1	Fishing Creek ES	26.5 acres	552	467	POOR	POOR	NO
	3	Highland ES	10 acres	414	469	GOOD	GOOD	YES
	3	Hillside ES	18.5 acres	552	588	GOOD	GOOD	YES
	1	Lower Allen ES	6.6 acres	276	196	POOR	POOR	NO
	1	Newberry ES	32.1 acres	414	346	POOR	POOR	NO
	2+	Red Mill ES	41 acres	690	585	GOOD	FAIR	YES
	1	Rossmoyne ES	14.2 acres	276	217	FAIR	POOR	NO
	3	Washington Heights ES	5.2 acres	414	420	GOOD	GOOD	YES
TOTAL CAPACITY				3864	3517			
MIDDLE SCHOOLS								
	2	Allen MS	53 acres	528	562	FAIR	POOR	PARTIAL
	2+	Crossroads MS	30 acres	646	687	GOOD	FAIR	YES
	N/A	Leymoynne MS	3.5 acres	0	0	-	-	-
	1	New Cumberland MS	3.5 acres	594	635	POOR	POOR	PARTIAL
TOTAL CAPACITY				1768	1884			
HIGH SCHOOLS								
	3*	Cedar Cliff HS	39 acres	1580	1320	GOOD/ FAIR	GOOD/ FAIR*	YES*
	3	Red Land HS	85 acres	1490	1160	GOOD/ FAIR	GOOD/ FAIR	YES
TOTAL CAPACITY				3070	2480			
* Assumes 2017 HVAC replacement								

The feasibility committee found many deficiencies throughout the existing buildings in the school district as well as an unbalanced population in some of the schools. Some were over capacity and in need of more space while some schools had available space. The committee found that this imbalance creates some challenges with maintaining equity in class sizes and making programs, such as English Language Development and Autism Support, available in, or near, students' regularly assigned school of attendance. The School District also received feedback from all stakeholders indicating that they opposed the separation of student populations when transitioning to a new school. Specifically, there are geographic locations at Fairview Elementary, Highland Elementary, Hillside Elementary, Newberry Elementary, Allen Middle School and New Cumberland Middle School, where students are separated from the majority of their peers and do not move to the next building as a group.

The School Board was initially presented with five (5) potential master plan options. Over the span of several meetings, the school board eliminated two (2) of the options and the feasibility committee continued in-depth discussion eventually eliminated a third option. The Feasibility

Committee presented the remaining two (2) detailed master plan options to the public to comment on and for the School Board to review and implement a final plan. Ultimately, the decision was to implement the “Feeder School Option” containing seven (7) Kindergarten through 4th grade elementary schools, two (2) 5th & 6th grade intermediate schools, two (2) 7th & 8th grade middle schools and maintaining two (2) high schools (9th through 12th grades).

Final Options Considered by the School Board

OPTION 1: Feeder Schools

This option nests all elementary, intermediate, and middle school boundaries within the current high school boundaries. No student populations would be separated when transitioning between grade levels. This option provides two distinct paths for all students within the district, providing consistency with student matriculation.

This option included the following grade configurations and building types:

- Grade Configuration
 - Elementary School K-4
 - Intermediate School 5-6
 - Middle School 7-8
 - High School 9-12
- Building Organization
 - Elementary Schools
 - Fishing Creek ES (new building)
 - Highland ES
 - Hillside ES
 - Newberry ES (new building)
 - Red Mill ES
 - Rossmoyne ES (new building)
 - Washington Heights ES
 - Intermediate Schools
 - New Property (new building)
 - Fairview IS (new building)
 - Middle Schools
 - Allen MS (additions & renovations)
 - Crossroads MS
 - High Schools
 - Cedar Cliff HS
 - Red Land HS

OPTION 2: Consolidation

This option focused on consolidation reducing the district to one (1) high school , two (2) middle schools and eight (8) elementary schools. Boundary lines would not play a role in the reorganization of the district as all schools would feed into one large high school. This option created an opportunity for a more robust curriculum and a wider range of extra-curricular offerings.

This option included the following grade configurations and building types:

- Grade Configuration (maintain current)
 - Elementary School K-5
 - Middle School 6-8
 - High School 9-12
- Building Organization
 - Elementary Schools
 - Fairview ES (new building)
 - Fishing Creek ES (new building)
 - Highland ES
 - Hillside ES
 - Newberry ES (new building)
 - Red Mill ES
 - Washington Heights ES
 - Allen (new building)
 - Middle Schools
 - Cedar Cliff HS (renovations)
 - Crossroads MS (additions & renovations)
 - High School
 - Red Land HS (additions & renovations)

Option 1 was chosen as it best met the needs of the educational program, addressed our student populations, and preserved the deep personal connections many families have to our schools. The decision to move forward with Option 1 was discussed in depth, including many public meetings, presentations, surveys, and multiple forums to collect input from all stakeholders.

Planning Processes

Educational Specifications were developed and applied for both renovation and new building approaches for all grade levels throughout the School District. The process included on-site visits, physical condition analysis, evaluation of the existing schools and program capacity. The District's educational delivery standards and other required components of Pennsylvania's Planning and Construction Workbook were reviewed.

Establishment of Project Program

Through the feasibility and charrette process for the design of the K-4 facilities, the committees provided the following goals:

- Traffic flow; separation of bus and parent drop-off
- Security and safety throughout the building; controlled entrance
- Technology needs and infrastructure
- Air conditioning throughout
- Separate kindergarten play areas
- Provide 21st Century learning areas; large group instruction, makerspace
- Large cafeteria to accommodate capacity of school
- Outdoor connections and learning environments
- Scale and atmosphere of the building appropriate for elementary age students
- Organize classrooms in pods around a central large group instruction space

SECTION III
ARCHITECTURAL DESIGN

SUMMARY OF DISTRICT BUILDINGS

(From PlanCon Part A)

SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: West Shore School District			Project Name: Rossmoyne K-4 Elementary					Grades: _____		
#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 CONVERSION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	FTE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Fairview ES	1963	33	K-5	275	Demolish				XXXXXXXXXX	XXXXXXXXXX
Fishing Creek ES	1954/65	26.5	K-5	500	Demolish/ Build New	26.5	K-4	600	XXXXXXXXXX	XXXXXXXXXX
Highland ES	1999	10	K-5	500	Maintain			500	XXXXXXXXXX	XXXXXXXXXX
Hillside ES	2011	18.5	K-5	625	Maintain	18.5	K-4	625	XXXXXXXXXX	XXXXXXXXXX
Lower Allen ES	1967	6.6	K-2	250	Demolish				XXXXXXXXXX	XXXXXXXXXX
Newberry ES	1954/77	32.1	K-5	525	Demolish/ Build New	32.1	K-4	600	XXXXXXXXXX	XXXXXXXXXX
Red Mill ES	1992	41	K-5	750	Maintain	41	K-4	750	XXXXXXXXXX	XXXXXXXXXX
Rossmoyne ES	1958/98	14.2	3-5	225	Demolish/ Build New	14.2	K-4	600	XXXXXXXXXX	XXXXXXXXXX
Washington Heights ES	2000	5.2		500	Maintain	5.2	K-4	500	XXXXXXXXXX	XXXXXXXXXX
New Property IS					Build New		5-6	700	XXXXXXXXXX	XXXXXXXXXX
Fairview IS					Build New	33	5-6	700	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	4,150	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	5,575	4,229	1,346
Allen MS	1962/2001	53	6-8	640	Additions/ Renovations	53	7-8	750	XXXXXXXXXX	XXXXXXXXXX
Crossroads MS	1992	30	6-8	769	Maintain			769	XXXXXXXXXX	XXXXXXXXXX
New Cumberland MS	1928/2001	3.5			Close				XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	1,409	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,519	1,271	248
Cedar Cliff HS	1959/2010	39	9-12	1,567	Maintain	39	9-12	1,567	XXXXXXXXXX	XXXXXXXXXX
Red Land HS	1963/2010	85.5	9-12	1,525	Maintain	85.5	9-12	1,525	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	3,092	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,092	2,611	481
District Office Transportation Center	1985/92	4.9			Maintain Maintain				XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX DESCRIPT ION OF BOARD ACTIONS REQUIRED BELOW	XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXXX	XXX	XXXX	8,651	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	10,186	8,111	2,075

**ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE
AND THE DISTRICT EXPERIENCES EXCESS OR INSUFFICIENT CAPACITY
(FTE MINUS PROJECTED ENROLLMENT (Col. 11) > + or - 300)**

CHECK IF APPLICABLE:

EXPAND PROGRAMS OR COURSE OFFERINGS

PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES

OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL

REDUCE CLASS SIZE

CLOSE SCHOOL(S)

OTHER (DESCRIBE): _____

ARCHITECTURAL NARRATIVE

The New Elementary School at Rossmoyne is designed to be a two-story building, totaling approximately 89,000 SF and located on an approximately 14.2-acre site. The existing building was originally constructed in 1958 with renovations in 1998. As part of this project, the existing building will be demolished upon completion of the new larger Kindergarten through 4th grade elementary school. The new building program includes a robust technology infrastructure with wireless internet access throughout the building for the latest classroom visualization and 21st Century learning needs. The project will also include interior program spaces providing classroom and support spaces for an expanded educational program. The project will be designed to be compliant with the accessibility requirements for new construction per ICC/ANSI A117.1 2009 as well as the 2015 International Building Code, Chapter 11.

The new building will be located to the North of the existing Rossmoyne Elementary. The exterior envelope is being designed to meet the International Energy Conservation Code parameters for commercial construction. The new building will include enlarged and updated spaces which will enhance the day to day educational program of the building. Several of these spaces are also being designed with community activities in mind. This will reinforce the desire for the completed project to provide the District and its residents with schools that are active and connected to the community.

The New Elementary School at Rossmoyne will be designed to be more secure. Measures to provide enhanced security for students, staff, and visitors include, but are not limited to, controlled building access points, a secure entrance vestibule adjacent to the new administration suite and cross-corridor doors separating community functions from the classroom areas of the building.

The proposed project includes four (4) classrooms per grade, with one (1) additional classroom in first through fourth grade dedicated to programs such as special education and English Language Development. The School District is planning to build the proposed building behind the existing Rossmoyne Elementary School and raze the existing building after completion for better parking, drop-off and traffic flow within the site.

The proposed site includes separate drop-off areas for parents and busses. There will be dedicated staff and faculty parking areas, separated from visitor parking, making access to the building easy for all faculty, parents, and other visitors. The separate traffic loops improve safety by segregating the busses from the vehicular traffic. A loading dock is located at the rear of the building, and will be accessed from Manor Drive. Varied play areas are included for both younger and older elementary students.

The proposed building provides controlled access to the school during operating hours. All persons coming to the building once school has started are required to come through the main office. This will be the only entrance available to the public. The proposed building is divided into two levels within the classroom wing, with shared common spaces, such as the library, administration areas and nurse suite located on the first floor. The gymnasium will double as the auditorium, with a platform on the long side.

Between paired classrooms there will be a shared teacher storage area. In Kindergarten, First, and Second Grades, there are bathrooms located within each classroom. In the Kindergarten classrooms, the toilet facilities accommodate smaller children in fixture heights. In all classrooms, the building has lower window sills allowing students to see outside, providing larger windows, and bringing more daylight into the classrooms.

The First through Fourth grade classrooms are organized in stacked two-story classroom wings, with the First and Second Grade on the first floor, located directly below Third and Fourth Grade. Daylighting plays a large role in lighting the classrooms, as all classrooms have natural light. Large and small group instruction areas are incorporated into the two-story classroom wings. Art, Music, STEAM, Guidance, and the Learning Commons are all located in the main connecting areas of the building.

PROPOSED RENDERINGS



Main Entrance



Classroom Exterior



PROPOSED SITE PLAN

PROPOSED FLOOR PLANS

First Floor Plan

Floor plans intentionally omitted from online booklet. To view plans, please visit the Administration Center for Education at 507 Fishing Creek Road, Lewisberry, PA 17339

PROPOSED FLOOR PLANS

Second Floor Plan

Floor plans intentionally omitted from online booklet. To view plans, please visit the Administration Center for Education at 507 Fishing Creek Road, Lewisberry, PA 17339

PROJECT ACCOUNTING BASED ON ESTIMATES

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: West Shore School District	Project Name: Rossmoyne K-4 Elementary	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.)	14,630,956		14,630,956
2. Heating and Ventilating	2,692,751		2,692,751
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	1,202,121		1,202,121
4. Electrical	2,500,412		2,500,412
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	21,026,240		21,026,240
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)	30,000		30,000
c. Construction Insurance - Total	30,000		30,000
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	21,056,240		21,056,240
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	1,051,312		1,051,312
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		
3. TOTAL - Architect's Fee	1,051,312		1,051,312
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	1,425,000		1,425,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	1,425,000		1,425,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)			
	23,532,552		23,532,552
E. SITE COSTS			
1. Sanitary Sewage Disposal			
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	35,000		35,000
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal			
5. Site Acquisition Costs		X X X X X X	
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	35,000		35,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)			
	23,567,552		23,567,552
* Type "No Fee" beside each item for which no design fee is charged.			

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FORM EXPIRES 6-30-12

PLANCON-D02

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC: West Shore School District	Project Name: Rossmoyne K-4 Elementary		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				350,000
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.)				270,000
4. Architectural Printing				75,000
5. Test Borings				35,000
6. Site Survey				15,000
7. Other (attach schedule if needed)				
a. _____				
b. PlanCon-D-Add't Costs, Total				285,000
8. Contingency				832,361
9. TOTAL - Additional Construction-Related Costs				1,862,361
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2018	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X X X
1. Underwriter Fees	100,567			100,567
2. Legal Fees	50,000			50,000
3. Financial Advisor	65,000			65,000
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	1,250			1,250
6. Capitalized Interest				
7. Printing	10,000			10,000
8. CUSIP & Rating Fees	25,000			25,000
9. Other				
a. Advertising, phone, fed-ex	5,000			5,000
b. _____				
10. TOTAL-Financing Costs	256,817			256,817
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				25,686,730
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2018	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	25,460,000			25,460,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	-127,300			(127,300)
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	354,030			354,030
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				25,686,730

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-D03

DETAILED COSTS			
District/CTC:	Project Name:	Project #:	
West Shore School District	Rossmoyne K-4 Elementary		
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	2,750,000		2,750,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	250,000		250,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	3,000,000		3,000,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Subtotal			
9. Site Development Costs - Total	3,000,000		3,000,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	165,000		165,000
			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: West Shore School District	Project Name: Rossmoyne K-4 Elementary	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>23,532,552</u></p>		
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		
1. Site Development Costs (D04, line A-7-NEW)	\$ <u>3,000,000</u>	<p>THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.</p>
2. Architect's Fees on the above excludable costs	\$ <u>165,000</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>3,165,000</u>	
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) \$ <u>20,367,552</u></p>		
<p>THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.</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>21,996,956</u></p>		
<p>THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.</p>		

ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (1 of 2)														
District/CTG: West Shore School District				Project Name: Rossmoyne K-4 Elementary				Project #:						
ACT 34 CAPACITY FRACTION														
A. SCHEDULED AREA FOR THE NEW BUILDING OR ADDITION (A19, Project Building Total, column #9)										USE AREAS				
										FROM → 59,054 sq.ft.				
B. SCHEDULED AREA FOR THE TOTAL BUILDING (A19, Project Building Total, column #11)										APPROVED				
										PART A ↘ 59,054 sq.ft.				
C. ACT 34 CAPACITY FRACTION (line A divided by line B)										1.0000 <small>(ROUND TO 4 DEC PL)</small>				
*** BASED ON SCHEDULED AREA FOR TOTAL BUILDING ***														
ELEMENTARY BUILDING														
	550-659 SQ FT			660-769 SQ FT			770-849 SQ FT			850+ SQ FT			TOTAL	
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	BLDG TOTAL	
KINDERGARTEN	XXX	XXX	XXX	32			34			35	4	140	140	
REGULAR CLASSROOM	XXX	XXX	XXX	32			34			35	16	560	560	
SMALL GROUP/SEMINAR	24	2	48	32	4	128	34			XXX	XXX	XXX	176	
LARGE GROUP INSTR	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35	5	175	175	
COMPUTER ROOM	XXX	XXX	XXX	32			34			35				
ART ROOM	XXX	XXX	XXX	32			34			35	1	35	35	
MUSIC ROOM **	XXX	XXX	XXX	32			34			35	1	35	35	
REG PRE-SCHOOL	XXX	XXX	XXX	32			34			35				
SPEC ED PRE-SCHOOL	XXX	XXX	XXX	32			34			35				
SPECIAL ED CLSRM	XXX	XXX	XXX	32			34			35	4	140	140	
SPECIAL ED RESOURCE (MAX = 1 RM)	24			32			34			35				
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35				
D. BUILDING TOTAL													1261	
E. PRORATED ELEMENTARY CAPACITY FOR MIDDLE SCHOOL (D22, M minus O)														
F. ELEMENTARY CAPACITY (D plus E)													1,261	
G. ACT 34 ELEMENTARY CAPACITY (F times C; rounded to nearest whole number)													1261	
DISTRICT ADMINISTRATION OFFICES														
H. TOTAL NUMBER OF POSITIONS TO BE HOUSED (A16, Number of Positions Listed)													_____	
I. ACT 34 DISTRICT ADMINISTRATION OFFICE CAPACITY (H times 1.3; rounded to nearest whole number)													_____	
VOCATIONAL BUILDING														
J. TOTAL SCHEDULED AREA (A17, Building Total, column #12)													_____ sq.ft.	
K. VOCATIONAL CAPACITY (J divided by 100 times 1.44; rounded to nearest whole number)													_____	
L. ACT 34 VOCATIONAL CAPACITY (K times C; rounded to nearest whole number)													_____	

* SEE INSTRUCTIONS FOR ROOMS NOT LISTED HERE.

** ONLY INCLUDE MUSIC CLASSROOMS; DO NOT INCLUDE BAND ROOMS, CHORAL ROOMS OR INSTRUMENTAL ROOMS

ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (2 of 2)										
District/CTC: West Shore School District					Project Name: Rossmoynne K-4 Elementary				Project #:	
*** BASED ON SCHEDULED AREA FOR TOTAL BUILDING ***										
MIDDLE SCHOOL/SECONDARY BUILDING										
	550-659 SQ FT			660+ SQ FT			OTHER			TOTAL
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	BLDG TOTAL
REGULAR CLASSROOM	XXX	XXX	XXX	35			XXX	XXX	XXX	
SMALL GROUP INSTRUCTION/SEMINAR	28			35			XXX	XXX	XXX	
LARGE GROUP INSTRUCTION	XXX	XXX	XXX	XXX	XXX	XXX	40			
SCIENCE CLASSROOM	XXX	XXX	XXX	35			XXX	XXX	XXX	
SCIENCE LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
SCIENCE STUDENT PROJECT ROOM (220 SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	9			
PLANETARIUM CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	30			
OBSERVATORY	XXX	XXX	XXX	XXX	XXX	XXX	15			
BUSINESS CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	35			
BUSINESS LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
COMPUTER LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
ART CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	24			
MUSIC CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	35			
BAND ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24			
ORCHESTRA ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24			
CHORAL ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24			
FAMILY/CONSUMER SCIENCE	XXX	XXX	XXX	XXX	XXX	XXX	24			
INDUSTRIAL ARTS/SHOP (1800+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
TECHNICAL EDUCATION (1800+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
TECHNICAL ED (<1800 SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
VO AG SHOP W/CLRM	XXX	XXX	XXX	XXX	XXX	XXX	24			
ALTERNATIVE ED (660+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
DRIVER'S ED (660+ SQ FT)	XXX	XXX	XXX	35			XXX	XXX	XXX	
GYM TEACHING STATION	XXX	XXX	XXX	XXX	XXX	XXX	40			
SPECIAL ED CLASSROOM	XXX	XXX	XXX	35			XXX	XXX	XXX	
SPECIAL ED RESOURCE ROOM (MAX = 1 ROOM)	28			35			XXX	XXX	XXX	
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	40			
M. BUILDING TOTAL										
N. PRORATION FRACTION (Number of Secondary Grades (7-12) divided by Total Number of Grades on Middle/Secondary Room Schedule (K-12); rounded to 2 decimal places)										
O. SECONDARY CAPACITY (M times N; rounded to nearest whole number)										
P. MS/SEC UTILIZATION FACTOR										0.85
Q. SECONDARY BUILDING UTILIZATION (O times P; rounded to nearest whole number)										
R. ACT 34 SECONDARY CAPACITY (Q times C; rounded to nearest whole number)										

* SEE INSTRUCTIONS FOR ROOMS NOT LISTED HERE.

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-D22

SECTION IV

**ANALYSIS OF
FINANCING ALTERNATIVES**

WEST SHORE SCHOOL DISTRICT
ANALYSIS OF FINANCING ALTERNATIVES – DIRECT COST STUDY

We have analyzed four (4) alternative methods of financing the proposed designing, constructing, furnishing, and equipping the new Rossmoyne K-4 Elementary School (the "Project"). We also estimated the direct costs of financing as required by the Department of Education regulations issued November 4, 1978.

The four alternatives of financing that we examined are:

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

Analysis of the School District's financial statements for recent years, and of the financing projections prepared in connection with this Project, and discussions with the School District's Administration indicated that financing the entire project with cash is not feasible. The School District does not have the funds necessary to pay 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 that 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	\$24,247,552	\$24,247,552	\$24,247,552
Contingency & Supervision	1,182,361	1,182,361	1,182,361
Costs of Issuance	<u>256,817</u>	<u>267,500</u>	<u>262,000</u>
Total Costs	25,686,730	25,697,413	25,691,913
Less: Interest Earned	354,030	357,413	355,913
Plus: Original Issue Discount	127,300	130,000	129,000
 BOND ISSUE	 25,460,000	 25,470,000	 25,465,000
 Average Annual Payment at 4.00%** for 20 years	 \$1,802,339	 \$1,844,249	 \$1,843,879

* 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 will most likely not require the use of bond insurance on the future Bonds 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 future Bonds in order to take advantage of a drop off in old debt service which will eliminate the millage impact for this project.
3. For discussion purposes only, we have provided:
Table 1- Series of 2018 \$25,460,000

STATE REIMBURSEMENT

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

Custodial Contract, Building Operation and Maintenance

The cleaning of buildings, including the necessary supplies, is part of a contracted service. The existing contract establishes a base cost per square foot. The annual costs of the additional cleaning supplies and materials and potential staff are estimated by the net increase in square footage created when opening the New Rossmoyne and closing the existing Lower Allen and Rossmoyne Elementary Schools.

The need for general building maintenance is related to the number of students, staff, square footage, and age of the building. A study of maintenance work orders shows that the existing Lower Allen and Rossmoyne generate double the amount of work orders per square foot, compared to our newest elementary building, Hillside. The materials used in the work requests may produce some savings due to the decreased volume. In the absence of a reduction in staff, quantifying the cost of time is challenging. However, updated facilities clearly present opportunities for more effective and efficient use of our maintenance staff.

ESTIMATED ADDITIONAL COSTS: \$24,400

Transportation

While additional buses may be needed to transport students to and from school each day based on the student capacity that the building will have, this is mostly attributed to population growth in the attendance area and is not a function of the construction of the new facility. There are some students within the walking area for Lower Allen, who will need transportation to Rossmoyne, but those are partially offset by students in the walking area for Rossmoyne who are currently transported to Lower Allen.

ESTIMATED ADDITIONAL COSTS: \$0

Insurance

Additional property and equipment protection insurance will be required for the new building. Liability coverage is based on the building valuation. An estimate was created based on the construction costs for the new Rossmoyne and then the current premium for the existing Rossmoyne was deducted. Lower Allen has no effect on this calculation, since the District will continue to insure the property after it ceases operation as a Kindergarten – Second Grade building.

ESTIMATED ADDITIONAL COSTS: \$6,000

Summary of Indirect Costs

The PDE-2028 for the approved 2018-2019 budget establishes the total assessed property value for the District at \$5,101,121,840. One mill represents \$1.00 in tax revenue per \$1,000 of property value. While the District operates in two counties, which have independent millage rates and property values, these figures have been aggregated in the Summary of Indirect Costs.

Estimated Cost Increases	\$63,000
Estimated Value of One Mill (2018-19)	\$5,101,121
TOTAL INDIRECT COST IN MILL EQUIVALENTS	.0124 MILLS



WEST SHORE SCHOOL DISTRICT

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Todd B. Stoltz, Ed.D., Superintendent
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The West Shore School District will not discriminate on the basis of race, color, age, creed, religion, sex, gender, gender identity, sexual orientation, ancestry, marital status, pregnancy, national origin, or disability in accordance with state and federal laws governing educational and vocational programs and in its recruitment and employment practices. Inquiries concerning the application of Title VII, Title IX, Section 504, the ADA, and the implementing regulations may be referred to the Director of Human Resources, 507 Fishing Creek Road, P.O. Box 803, New Cumberland, PA 17070-0803, telephone (717) 938-9577. Revised 12-2017