

STEEL VALLEY SCHOOL DISTRICT

NEW ELEMENTARY SCHOOL (GRADES K-5)



PUBLIC HEARING IN COMPLIANCE WITH ACT 34

Public hearing to be held
Thursday, June 22, 2023
5:00 PM

Steel Valley High School Auditorium
3113 Main Street, Munhall, PA 15120

**Steel Valley School District
New Elementary School
Act 34 Hearing Booklet**

AGENDA

- 1. New Elementary School Project**
Steel Valley School District
Act 34 Hearing begins at 5:00 PM

- 2. Call to Order & Welcoming Remarks**
 - a. Dr. Edward Wehrer, Superintendent

- 3. Purpose / Procedures for ACT 34 Hearing**
 - a. Mr. Donald Fetzko, Solicitor

- 4. Project Design**
 - a. Mr. Mark Sheller, Principal, DRAW Collective
 - b. Ms. Jacklyn Cowan, Sr. Associate, DRAW Collective

- 5. Project Capital Costs**
 - a. Mr. Mark Sheller, Principal, DRAW Collective
 - i. Maximum Building Construction Cost
 - ii. Maximum Project Costs

- 6. Cost Analysis**
 - a. Ms. Alisha Henry, PNC Capital
 - i. Financing Methods
 - ii. Annual Amortization of Capital Costs
 - iii. State Reimbursement

- 7. Total Budgetary Impact**
 - a. Mr. Matthew Weber, Business Manager

- 8. Comments**
 - a. Mr. Donald Fetzko, Solicitor

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Public comment will first be taken from those individuals who pre-requested time on the agenda by contacting the Board Secretary prior to 12 noon, Thursday, June 22th, 2023. Comment will be taken from the floor next. Public comment will be limited to five minutes per individual. Written comments will be received by the Board Secretary until 12:00 noon, Monday, July 24, 2023 (minimum 30 days after the meeting).

The material provided in this packet is provided for the review, study and consideration of all citizens of the Steel Valley School District having interest in the proposed Elementary School project. Information is provided in summary form and represents the Steel Valley School District Board of School Directors practice of keeping the public informed of all details associated with the project.

Topics addressed in this booklet include:

- General background and the need for the project
- School philosophy and learning environment
- Project description
- Project cost data
- Cost analysis and budget impact

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**Steel Valley School District
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RESOLUTION # 05.25.23
Steel Valley School District Maximum Costs for
New Elementary School
PURSUANT TO ACT 34
ADOPTED May 25, 2023

AUTHORIZING AND DIRECTING THAT A PUBLIC HEARING BE HELD TO REVIEW A SCHOOL BUILDING PROJECT; DETERMINING THE DATE, TIME AND LOCATION OF THE HEARING; STATING THE TYPE OF FACILITY TO BE CONSTRUCTED; STATING AVAILABILITY OF A PROJECT DESCRIPTION; STATING THE MANNER BY WHICH A RESIDENT MAY GAIN AGENDA TIME OR SUBMIT WRITTEN TESTIMONY; AND RECINDING, CANCELLING AND ANNULLING INCONSISTENT RESOLUTIONS.

WHEREAS, the Board of Directors of Steel Valley School District, Allegheny County, Pennsylvania (the "School District") has determined to undertake a capital project consisting of contracting, building, furnishing, and equipping a New Elementary School (the "Project"); and

WHEREAS, the Pennsylvania Public School Code of 1949 (24 P.S. Sections 7-701.01) ("Act 34") requires that a public hearing be held prior to the entering into a contract to construct a new school building or substantial addition to an existing school building ("the Hearing"); and

WHEREAS, School Code requires that a Hearing held pursuant to Act 34 be advertised at least twenty (20) days prior to the hearing date, and further requires the School District to make information available for inspection by interested citizens during the period of such advertisement; and

WHEREAS, if a new school building or substantial addition to an existing school building is being considered, the Board shall, by majority vote of all members, authorize the maximum building construction costs and maximum project costs to be financed with respect to the project.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED by the Board of School Directors as follows;

1. In accordance with the provisions of the School Code, the Hearing on the Project shall be held on Thursday, June 22 at 5:00 PM in the High School Auditorium 3113 Main Street, Munhall, PA 15120. The secretary of the Board of School Directors is hereby authorized and directed to cause a notice of the Hearing to be advertised in accordance with Act 34.
2. A description of the Project is available and may be obtained in the Office of the District Superintendent, at the school district administrative offices at 220 E Oliver Rd, Homestead, PA 15120 on weekdays during normal business hours commencing June 1, 2023.
3. The Hearing shall be open to all residents of the school district who may gain agenda time by submitting their names to the Secretary of the School Directors prior to the commencement of the Hearing. Public comment will be limited to five (5) minutes per person. Written testimony and questions may also be submitted to the Secretary of the Board of School Directors prior to the commencement of the Hearing. Questions will be received from the floor.
4. All resolutions or parts thereof inconsistent herewith are hereby repealed, rescinded, cancelled and annulled.

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ADOPTED by the Board of School Directors this 25th day of May 2023.

CERTIFICATE

I, the undersigned, Secretary of the Board of Directors of the Steel Valley School District, Allegheny County, Pennsylvania, certify that:

The foregoing Resolution was adopted by majority vote of the entire Board of School Directors of the Steel Valley School District at a meeting convened and held according to law on May 25, 2023; said resolution was adopted by vote of 8 yes, 0 no, 0 abstain, 1 absent; said Resolution and the vote thereon has been recorded in the Minutes of said meeting; and said Resolution remains in effect, unaltered and unamended, as of the date of this Certificate.

IN WITNESS WHEREOF, I affix my hand and the official seal of the School District this 25th day of May 2023.



Mr. James E. Bulger, President
Steel Valley Board of School Directors

Board Approved Motion:

Motion to approve the Maximum Project Cost of \$56,316,755 and a Maximum Building Construction Cost of \$40,620,000.00 with regards to the New Elementary School construction project as defined in Resolution dated 05.25.23.

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Notice of Public Hearing
Steel Valley School District
New Elementary School

To all residents of the Steel Valley School District of Allegheny County, Pennsylvania.

Please take notice that a public hearing will be held in the Steel Valley High School Auditorium 3113 Main Street, Munhall, PA 15120, on June 22, 2023 at 5:00PM local prevailing time, for the purpose of reviewing all relevant matters pertaining to the construction and equipping the Steel Valley New Elementary School project. The hearing related to the new elementary school will begin at 5:00PM.

A description of the project, including facts with respect to educational, physical, administrative, budgetary and fiscal matters related to the project will be presented and will be available for consideration at such public hearing. The booklets will be available for review beginning June 1, 2023, during business hours of the School District (8:00AM to 3:00PM – Monday thru Friday) at the District Administration Office, located at Franklin Primary Building 220 East Oliver Road, Homestead, PA 15120.

Prior to the Hearing, the Board of School Directors of the School District will authorize a “Maximum Project Cost” and a “Maximum Building Construction Cost” in connection with the New Elementary School project.

This public hearing is being held pursuant to 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.

All residents are invited to attend. Anyone wishing agenda time, or wishing to submit written testimony, or both, should contact the Secretary of the Board of School Directors until 12:00 noon, June 22, 2023. Additional testimony will be received from the floor at the hearing. Public comments will be limited to five (5) minutes per individual.

Written comments regarding the project will be received by the Secretary of the Board of School Directors until 12:00 noon, Monday, July 24, 2023.

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PROJECT NEED

The Steel Valley School District encompasses approximately 3 square miles and located in Allegheny County PA, approximately eight miles southeast of Pittsburgh. The school district is comprised of three existing school buildings all owned by the district – two K-4 elementary, one middle school / high school (grades 5-12). The district encompasses three different municipalities, West Homestead Borough, Homestead Borough and Munhall Borough.

In 2021 the School District retained professionals to perform a Feasibility Study / Master Plan of their elementary facilities. The District Master Planning process encompassed a yearlong effort including many work sessions and presentations. Options for the District’s facilities improvements and modifications and cost were deliberated and modified upon.

Analysis of the physical structure of the existing Elementary Schools indicates that the facilities are in poor condition and in need of major building and site improvements. All elementary facilities require significant capital improvements with minimal opportunity to insert newer educational programming opportunities for today and in the future. There is constant inequity between schools in this area. As a result of the Facility Master Plan study process, the School District chose to address enrollment challenges and aging infrastructure by consolidating grades K thru 5 from all elementary buildings to relieve individual enrollment fluctuations and provide for facility equity across the grade level grouping.

This recommended elementary consolidation plan relieves current spatial and organizational pressure at the elementary buildings due to fluctuating enrollments and facility limitations. It brings grade levels together to equalize educational delivery and streamline supporting staff activity and upgrades to 21st century facilities for all K-5 students. By consolidating into one structure, operating costs and shared staffing costs can be reduced.

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ALTERNATIVES CONSIDERED

The Steel Valley School District considered several options to address facility needs during the Master Planning process.

Option 1: Build New K-5 grade Elementary at Middle School / High School campus

1. Close Barrett and Park Elementary Schools (Grades K-4)
2. Construct new K-5 Elementary School on Middle School / High School campus
3. Bring 5th grade from Middle School
4. New Middle School grade level grouping (6-8)
5. Maintain High School

Option 2: Expand Existing Franklin Primary Center

1. Add classrooms at Franklin Primary Center
2. Close Barrett and Park Elementary Schools (Grades K-4)
3. Bring 5th grade from Middle School
4. New Middle School grade level grouping (6-8)
5. Maintain High School

The Steel Valley School Board has selected Option 1 for the construction of a new Elementary School on the Middle School / High School campus. The Option 1 solution satisfies the program needs for the present and future elementary educational format and offers support and flexibility for the changing enrollment and program improvements. Option 1 relieves current elementary building challenges and offers future flexibility for improved site circulation, parking and enrollment growth.

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PROJECT DESCRIPTION

This proposed grade K-5 elementary school construction project will bring the District's two K-4 elementary school students together along with the District's grade 5 from the Middle School. This new educational complex will house state-of-the-art classrooms that will allow instructors the capability to disseminate educational instruction in a multitude of instructional methodologies. It will contain fully-equipped activity centers that will help prepare students for secondary education. It will house specialized classrooms that will allow behavioral, speech and reading specialists the opportunity to work individually or in small groups with students who need direct instructional interventions. This building will not only meet the educational needs of our students today, but it will be designed to adapt to educational philosophies that school districts will need to implement for the next 30 years.

Once completed, the campus will host all District educational facilities, the new Elementary School and the Middle School / High School buildings. The new elementary facility is located outside of the footprint of the existing Middle School / High School building so that the new facility can be built with minimal interruption of MS school activities.

The new elementary school has been conceptualized to provide separation between the school's public and academic areas while providing shared specialized instructional areas and core functions. The core functions like the Gym, Cafeteria, and Library/Media Center are organized to be accessible to the public for performances and community use. The first floor level of the building is the parent drop, bus drop off, and secure Main Entrance entry point. The entrance is internally organized about a main lobby with the Gym and Cafeteria entrance to one side and the academic wing entrance at the other. The entry point accesses the Main Administrative office and the Community Conference room. The main administration suite is accessed through the safe schools entry vestibule. The Nurse's Suite is connected to the Administration Suite and directly accessible to the main lobby. The main lobby interacts to offer direct entry to the Cafeteria, Gym and Academic Wing. The gym will function as a phys-ed classroom and as a community resource. The second floor includes a small lobby separating the Media Center with the Academic wing to the west. The Academic Wing includes instructional spaces shared by students such as Activity Centers, localized Special Education Support rooms and small group learning areas.

CORE FUNCTIONS

Administration Suite: The main Administrations Suite will be located adjacent to the main Building Entry & will be directly accessible through the main entry security vestibule. The Administrative Suite will contain the following spaces:

- Reception/Clerical & Waiting Room
- Workroom/Mailroom
- Large Conference Room
- Principal Offices
- Security Office

Guidance: Guidance will be included in the Administration Office as well as the academic wing.

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Nurse's Suite: The Nurse's Suite will connect to the Administration Office. The Suite will include an office, exam room, cot room, toilet room and storage.

Activity Centers: The Activity Centers will accommodate a variety of functional configurations. The room will accommodate multiple classes of students in flexible arrangements. The rooms are accessible from the classroom wing corridors and will serve as a resource for a whole host of educational needs. The room will be equipped with technology & communication equipment such as interactive markerboards.

Library/Media Center: The Library will contain a work area. The Library will accommodate two classes of students at one time with access to an outdoor area and adjoining STEAM Center.

Cafeteria/Kitchen: The Cafeteria is being designed to accommodate one half of the building population per seating if necessary. The Kitchen will be designed to prepare meals for and serve the anticipated enrollment.

Gym/Physical Education: The new facility will include a competition-sized Gym located adjacent to the main lobby. The Gym will also function as a competition space with bleacher seating. The Gym will also function as a Large Group Instructional space.... The rear half of the room will accommodate 800 students / spectators in retractable seating for performances and direct instruction. The room is accessible from the Lobby and will serve as a resource for a whole host of educational needs. The room will be equipped with technology & communication equipment such as LCD projectors, projection screens, and sound system. The Stage is at floor level for maximum presentation flexibility and access to all.

SPECIALIZED INSTRUCTION

General Classrooms: A General classroom wing will be located on each building floor and will support a variety of instructional arrangements including small group learning and teaming.

Arts: An Art Classroom will be included in the building, a storage room and a kiln room will be included.

Music: A Music room is planned for general music instruction. They are adjacent to the LGI / Gymnasium for instrumental music and ensemble practice and performances.

BUILDING INFRASTRUCTURE

The majority of the building's exterior façade shall be of brick and aluminum storefront / curtainwall framing. Smaller portions of the building, such as the administrative suite, will be a panel cladding system. The brick will complement the existing Middle School / High School building located across the parking lot. The design will be responsive to the historic nature of the area in its materials and to municipal zoning requirements, and reflective of the District's energy reduction efforts and ease of maintainability.

The new Elementary School will be designed with state of the art Mechanical, Electrical & Plumbing systems that maximize energy efficiency and ease of maintainability.

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School safety is a major priority. The school will have a safe schools entrance that limits access to the building except through the administration office once the building has been secured after the start of school. Visitors will be held in the entrance vestibule pending verification by security, passage through a metal detector before electric actuated door hardware permits the visitor access to the office. The building will also feature security systems which will include surveillance, access control, and intruder detection components at all exterior doors.

Technology will be integrated into the design of the building. Interactive technology will be designed into the Classrooms. The ability to provide all staff and students with clear, accurate and current information about school events, emergencies and news events is critical.

The building's furnishings will be designed to meet the functional and design intent of the spaces. The furnishings shall be of a quality appropriate to school construction and will be coordinated with the other District facilities to maximize the ease of maintainability.

SITE

The project site development will include separate drop-off/ pick-up areas for parents and buses to improve the safety of the arrival and departure procedures. New parking areas for visitors and staff will be included in the project. The site will also include a building service area adjacent to the kitchen and main mechanical room which will include loading and dumpster areas. The Site development will be a continuation of the existing campus infrastructure, in configuration, character and usage.

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Enrollment Projections
Prepared by the Pennsylvania Department of Education

Steel Valley SD 103028833

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Actual														
2017 - 2018	96	119	117	75	119	107	98	124	102	113	128	108	122	1428
2018 - 2019	100	102	118	109	83	109	106	96	120	108	102	118	104	1375
2019 - 2020	124	104	101	113	109	75	96	96	95	113	108	95	121	1350
2020 - 2021	102	116	98	104	109	103	77	100	90	100	105	103	98	1305
2021 - 2022	142	96	110	100	95	103	109	83	100	102	107	100	100	1347
Projection														
2022 - 2023	109	99	93	108	96	88	106	113	81	108	99	101	100	1301
2023 - 2024	118	98	96	92	104	89	90	110	110	88	105	93	101	1294
2024 - 2025	116	105	95	95	88	96	91	93	107	119	86	99	93	1283
2025 - 2026	107	104	102	94	91	82	98	94	91	116	116	81	99	1275
2026 - 2027	105	96	101	100	90	84	84	101	92	98	113	109	81	1254
2027 - 2028	104	94	93	99	96	83	86	87	98	100	96	106	109	1251
2028 - 2029	102	92	91	92	95	89	85	89	85	106	98	90	106	1220
2029 - 2030	100	91	89	90	88	88	91	88	87	92	103	92	90	1189
2030 - 2031	98	89	88	88	86	82	90	94	86	94	90	97	92	1174
2031 - 2032	96	87	86	87	84	80	84	93	92	93	92	85	97	1156

Steel Valley SD
103028833

Tuesday, August 2, 2022
Department of Education, Data Quality Office

Steel Valley School District New Elementary School Act 34 Hearing Booklet

Various Grade Groupings of the Enrollment Projections

YEAR	K-4	K-5	K-6	K-7	K-8	K-9	K-12	5-8	6-8	7-8	6-9	7-9	7-12	8-12	9-12	10-12
2021 - 2022	543	646	755	838	938	1040	1347	395	292	183	394	285	592	509	409	307
2026 - 2027	492	576	660	761	853	951	1254	361	277	193	375	291	594	493	401	303
2031 - 2032	440	520	604	697	789	882	1156	349	269	185	362	278	552	459	367	274

- Notes:
1. Excludes students in full-time out-of-district special education, comprehensive AVTSs, charter schools, state-owned schools, consortium-operated alternative high schools, and juvenile correctional institutions.
 2. Enrollment projections beyond five years are subject to errors in the lower grades resulting from inconsistencies between actual and projected live births and should be reviewed closely.
 3. Four year old kindergarten students, if any, added to K enrollments.
 4. Elementary and secondary ungraded students were distributed among the grades. Therefore, enrollments by grade may differ from those reported by the local education agencies.
- Sources:
1. Pennsylvania Information Management System (PIMS)
 2. Resident Live Birth file supplied by the Division of Health Statistics, Pennsylvania Department of Health. The Department of Health specifically disclaims responsibility for any analyses, interpretations or conclusions.

Retention Rate by Grade by Year

	Birth to K	Birth to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
2017-18 to 2018-19	0.55556	0.57303	0.9916	0.93162	1.10667	0.91597	0.99065	0.97959	0.96774	1.05882	0.90265	0.92188	0.96296
2018-19 to 2019-20	0.6776	0.57778	0.9902	0.95763	1	0.90361	0.88073	0.90566	0.98958	0.94167	1	0.93137	1.02542
2019-20 to 2020-21	0.56044	0.63388	0.94231	1.0297	0.9646	0.94495	1.02667	1.04167	0.9375	1.05263	0.9292	0.9537	1.03158
2020-21 to 2021-22	0.82558	0.52747	0.94828	1.02041	0.91346	0.94495	1.05825	1.07792	1	1.13333	1.07	0.95238	0.97087
Average Rate	0.65479	0.57804	0.96809	0.98484	0.99618	0.92737	0.98908	1.00121	0.97371	1.04661	0.97546	0.93983	0.99771
Retention Rate Used	0.64719	0.57804	0.96809	0.98484	0.95935	0.92737	1.02519	1.03306	0.97371	1.0816	0.97546	0.93983	0.99771

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Births	178	180	183	182	172	169	182	180	166	163	160	157	154	151	148

| ----- Projected Births ----- |

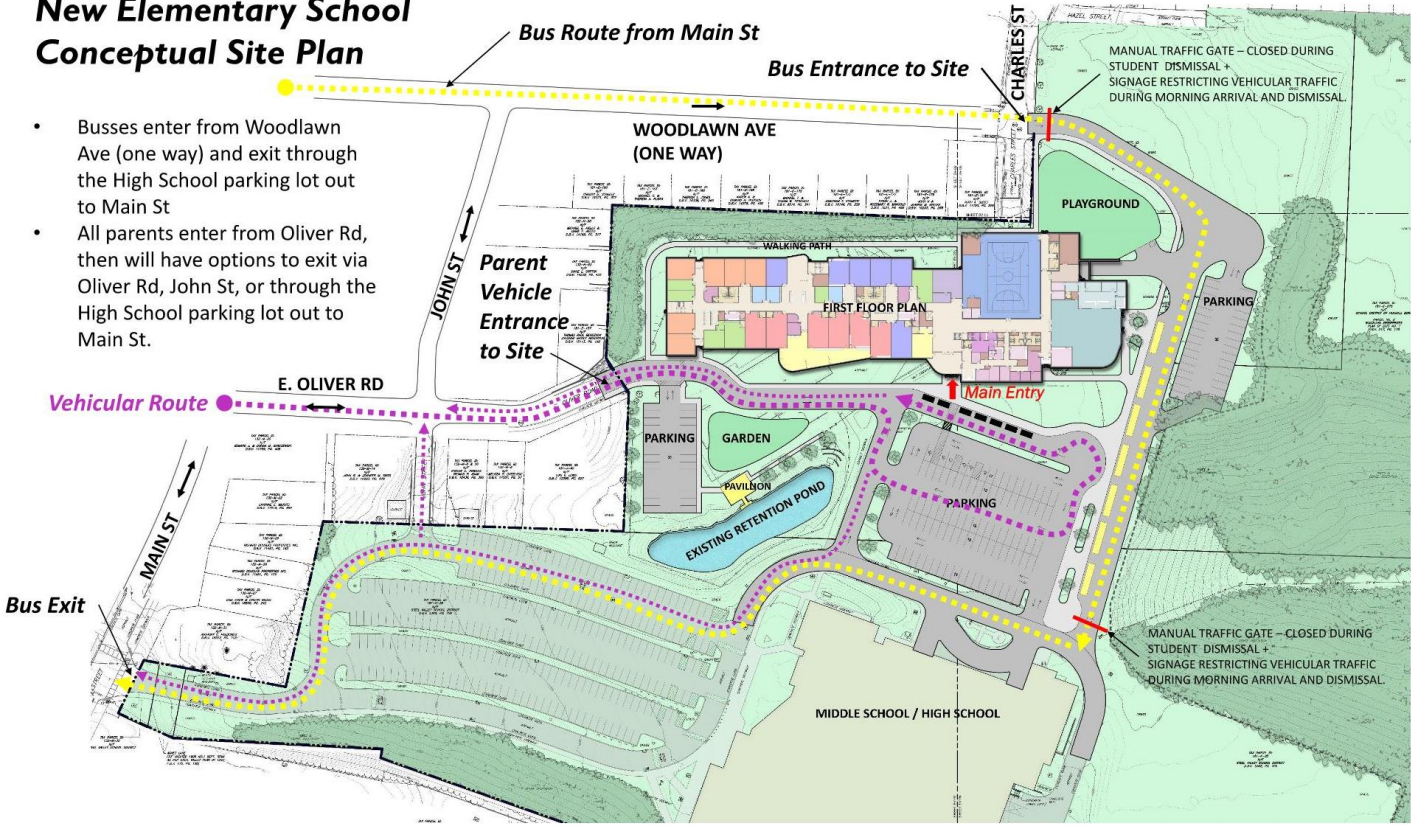
Steel Valley SD
103028833

Tuesday, August 2, 2022
Department of Education, Data Quality Office

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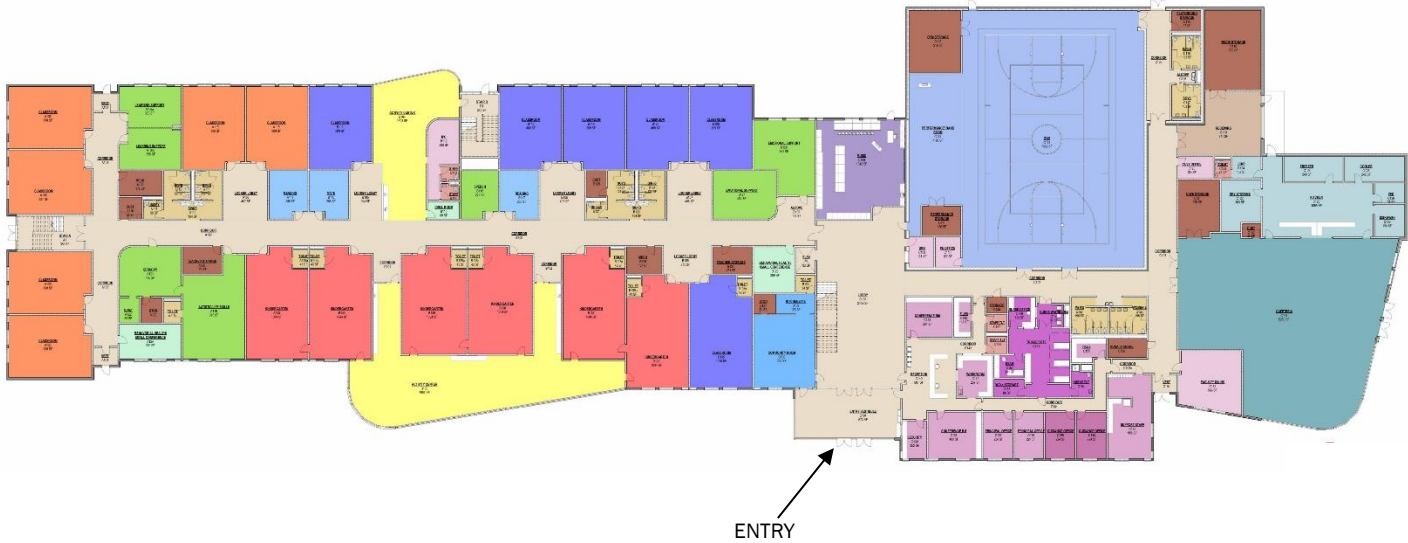
New Elementary School Conceptual Site Plan

- Busses enter from Woodlawn Ave (one way) and exit through the High School parking lot out to Main St
- All parents enter from Oliver Rd, then will have options to exit via Oliver Rd, John St, or through the High School parking lot out to Main St.



SITE PLAN

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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APPROACH FROM OLIVER STREET



FRONT ENTRANCE VIEW

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VIEW FROM STUDENT DROP OFF

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SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: Steel Valley School District				Project Name: New 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	FTE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Park Elementary Barrett Elementary Franklin Primary Center			k-4 k-4	450 325	Close Close Close and Demolish New Elementary School		k-5	925	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	775	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	925	520	405
Middle School			5-8	631	Maintain (move 5th to ES)		6-8	631	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	631	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	631	269	362
Senior High			9-12	1,076	Maintain		9-12	1,076	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	1,076	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,076	367	709
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX		DESCRIPT ION OF BOARD REQUIRED	ACTION S BELOW
TOTAL	XXXXXXXXXX	XXX	XXXX	2,482	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,632	1,156	1,476

**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

REDUCE CLASS SIZE

CLOSE SCHOOL(S)

OTHER (DESCRIBE): _____

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ACT 34 OF 1973: SUBSTANTIAL ADDITION DETERMINATION															
District/CTC: Steel Valley School District	Project Name: New Elementary School	Project #:													
<p>Act 34 of 1973 applies to all new school buildings, district administration offices and substantial building additions. A building addition is considered substantial when its planned architectural area divided by the existing structure's architectural area is greater than 20%. If your project includes an addition, use the following calculations to determine the applicability of Act 34.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">A. Architectural Area - Addition</td> <td style="width: 20%; text-align: center; vertical-align: middle;">INPUT AREAS FROM APPROVED PART A</td> <td style="width: 40%; text-align: right; vertical-align: middle;"> $\frac{122,500}{\text{sq. ft.}}$ <small>(A20, line E-2)</small> </td> </tr> <tr> <td style="padding-top: 10px;">B. Architectural Area - Existing Structure</td> <td style="text-align: center; vertical-align: middle;">↙</td> <td style="text-align: right; vertical-align: middle;"> $\frac{\quad}{\text{sq. ft.}}$ <small>(A20, line E-1)</small> </td> </tr> <tr> <td style="padding-top: 10px;">C. Act 34 Percentage (A divided by B times 100)</td> <td></td> <td style="text-align: right; vertical-align: middle;"> $\frac{100.00}{\%}$ <small>(ROUND TO 2 DEC PL)</small> </td> </tr> </table> <p style="text-align: center;">ACT 34 HEARING REQUIRED</p> <p>Act 34 of 1973 requires a public hearing and the distribution of specific project information for school construction projects involving the construction of a new building or a substantial addition to an existing structure. If Act 34 hearing requirements apply to this project, the following pages should be completed and submitted to the Pennsylvania Department of Education.</p> <p>FIRST PUBLIC HEARING (if applicable)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Date Advertised</td> <td style="text-align: right; border-bottom: 1px solid black;">6/8/2023</td> </tr> <tr> <td>Date Hearing Conducted</td> <td style="text-align: right; border-bottom: 1px solid black;">6/29/2023</td> </tr> </table>			A. Architectural Area - Addition	INPUT AREAS FROM APPROVED PART A	$\frac{122,500}{\text{sq. ft.}}$ <small>(A20, line E-2)</small>	B. Architectural Area - Existing Structure	↙	$\frac{\quad}{\text{sq. ft.}}$ <small>(A20, line E-1)</small>	C. Act 34 Percentage (A divided by B times 100)		$\frac{100.00}{\%}$ <small>(ROUND TO 2 DEC PL)</small>	Date Advertised	6/8/2023	Date Hearing Conducted	6/29/2023
A. Architectural Area - Addition	INPUT AREAS FROM APPROVED PART A	$\frac{122,500}{\text{sq. ft.}}$ <small>(A20, line E-2)</small>													
B. Architectural Area - Existing Structure	↙	$\frac{\quad}{\text{sq. ft.}}$ <small>(A20, line E-1)</small>													
C. Act 34 Percentage (A divided by B times 100)		$\frac{100.00}{\%}$ <small>(ROUND TO 2 DEC PL)</small>													
Date Advertised	6/8/2023														
Date Hearing Conducted	6/29/2023														

Steel Valley School District New Elementary School Act 34 Hearing Booklet

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
<small>District/CTC:</small> Steel Valley School District	<small>Project Name:</small> New Elementary School	<small>Project #:</small>
<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)</p>		\$ <u>47,510,000</u>
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		
1. Site Development Costs (D04, line A-7-NEW)	\$ <u>6,500,000</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.</p> </div>
2. Architect's Fees on the above excludable costs	\$ <u>390,000</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>6,890,000</u>	
C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)		\$ <u>40,620,000</u>
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.</p> </div>		
<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>		
D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08)		\$ <u>43,869,600</u>
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.</p> </div>		

Steel Valley School District New Elementary School Act 34 Hearing Booklet

ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (1 of 2)													
District/CTC: Steel Valley School District				Project Name: New Elementary School				Project #:					
ACT 34 CAPACITY FRACTION													
A. SCHEDULED AREA FOR THE NEW BUILDING OR ADDITION (A19, Project Building Total, column #9)						USE AREAS							
						FROM \rightarrow <u>79,940</u> sq.ft.							
B. SCHEDULED AREA FOR THE TOTAL BUILDING (A19, Project Building Total, column #11)						APPROVED							
						PART A \swarrow <u>79,940</u> sq.ft.							
C. ACT 34 CAPACITY FRACTION (line A divided by line B)						<u>1.0000</u> (ROUND TO 4 DEC PL)							
*** 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	6	210	210
REGULAR CLASSROOM	XXX	XXX	XXX	32			34			35	31	1085	1085
SMALL GROUP/SEMINAR	24	4	96	32			34	1	34	XXX	XXX	XXX	130
LARGE GROUP INSTR	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35	4	140	140
COMPUTER ROOM	XXX	XXX	XXX	32			34			35	1	35	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	5	160	34	1	34	35	1	35	229
SPECIAL ED RESOURCE (MAX = 1 RM)	24	1	24	32			34			35			24
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35			
D. BUILDING TOTAL													1923
E. PRORATED ELEMENTARY CAPACITY FOR MIDDLE SCHOOL (D22, M minus O)													
F. ELEMENTARY CAPACITY (D plus E)													1,923
G. ACT 34 ELEMENTARY CAPACITY (F times C; rounded to nearest whole number)													1923
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

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-D21

Steel Valley School District New Elementary School Act 34 Hearing Booklet

ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD		
District/CTC: Steel Valley School District	Project Name: New Elementary School	Project #:
A. GRADES K-6		
1. Act 34 Elementary Capacity (D21, line G)	1923	
2. 2015-2016 Per Pupil Cost Limit	\$21,359	
3. Building Expenditure Standard for Grades K-6 (A-1 times A-2)		\$ 41,073,357
B. GRADES 7-9		
1. Grades 7-9 Capacity		
a. Act 34 Secondary Capacity (D22, line R)		
b. Proration Fraction (building housing grades 7-9 - 1.00; grades 7-12 - .50; grades 8-12 - 0.40; grades 9-12 - .25; grades 10-12 - 0.00)		(ROUND TO 2 DEC PL)
c. Grades 7-9 Capacity (1-a times 1-b; rounded to nearest whole number)		
2. 2015-2016 Per Pupil Cost Limit	\$26,127	
3. Building Expenditure Standard for Grades 7-9 (B-1-c times B-2)		\$ _____
C. GRADES 10-12 / DAO		
1. Grades 10-12 Capacity		
a. Act 34 Secondary Capacity (D22, line R)		
b. Proration Fraction (building housing grades 7-9 - 0.00; grades 7-12 - .50; grades 8-12 - 0.60; grades 9-12 - .75; grades 10-12 - 1.00)		(ROUND TO 2 DEC PL)
c. Grades 10-12 Capacity (1-a times 1-b; rounded to nearest whole number)		
d. Act 34 District Administration Office Capacity (D21, line I)		
e. Grades 10-12 / DAO Capacity (1-c plus 1-d)		
2. 2015-2016 Per Pupil Cost Limit	\$32,400	
3. Building Expenditure Standard for Grades 10-12 / DAO (C-1-e times C-2)		\$ _____
D. VOCATIONAL		
1. Act 34 Vocational Capacity (D21, line L)		
2. 2015-2016 Per Pupil Cost Limit	\$32,400	
3. Building Expenditure Standard for Vocational (D-1 times D-2)		\$ _____
E. AGGREGATE BUILDING EXPENDITURE STANDARD (A-3 plus B-3 plus C-3 plus D-3)		
		\$ 41,073,357
F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)		
		\$ 40,620,000
<u>IF THE ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (Line F) EXCEEDS THE AGGREGATE BUILDING EXPENDITURE STANDARD (Line E), THIS PROJECT REQUIRES A REFERENDUM.</u>		
REFERENDUM (if applicable)		
Date Advertised		
Date Held		

**Steel Valley School District
New Elementary School
Act 34 Hearing Booklet**

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Steel Valley School District New Elementary School Act 34 Hearing Booklet

ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing for the proposed Steel Valley School District New Elementary School Project (the "Project"). We also estimated the direct costs of financing as required by the Department of Education regulations issued November 4, 1978.

ANALYSIS OF ALTERNATIVES

The four alternatives of financing that we examined are:

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

Review 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 unassigned 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.

**Steel Valley School District
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COMPARISON OF LONG-TERM FINANCING METHODS

	GENERAL AUTHORITY*	LOCAL SPSBA*	<u>OBLIGATION</u>
Construction & Related Costs	\$49,589,543	\$49,589,543	\$49,589,543
Contingency	1,305,000	1,305,000	1,305,000
Capitalized Interest	3,975,309	4,075,309	4,075,309
Costs of Issuance	<u>1,446,903</u>	<u>1,476,903</u>	<u>1,476,903</u>
Total Costs	\$56,316,755	\$56,446,755	\$56,446,755
 Plus: Bond Discount	 635,946	 640,946	 640,946
 Less: Interest Earned	 692,701	 692,701	 692,701
 BOND ISSUE	 \$56,260,000	 \$56,395,000	 \$56,395,000
 Average Annual Payment at 4.00%** for 20 years	 \$4,139,709	 \$4,204,947	 \$4,204,947

* A Local Authority and SPSBA would have additional costs of issuance as well as possible annual administrative expenses which are not factored into the annual payment. Additionally, Local Authority and SPSBA Annual Payments are calculated assuming 4.15% as a result of higher interest rates associated with selling revenue bonds.

The School District will consider other ways to reduce the debt service needed to fund the Project.

1. The School District will utilize bond insurance on the 2023 Bonds to increase the credit rating on the Bonds and to decrease annual interest costs.
2. The School District will utilize capitalized interest and a “wrap around” amortization structure to phase-in the debt service.
3. For discussion purposes only, we have provided:

Table 1- Series of 2023 - \$56,260,000
1 mill = \$708,878

Steel Valley School District
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STATE REIMBURSEMENT

Historically, the State has agreed to reimburse the District for a portion of the principal and interest paid each year for building construction projects approved through the PlanCon process. Since May 15, 2016 a moratorium on the acceptance of new PlanCon projects for approval has been in place. House Bill 1615, Section 732.1 amended and extended the moratorium through the 2022-23 fiscal year, therefore, the District cannot file for State reimbursement on this Project at this time. The State is currently evaluating revisions to the manner in which it provides financial support to school districts for building construction projects, however, at this time the outcome of the potential change is unknown. The District reserves the right to file for reimbursement on this Project in the future should the Project be eligible under revised legislation.

INDIRECT COSTS

The School District does not expect to incur any annual indirect costs for the new Elementary School Project. After the Project has been completed, the School District anticipates a decrease in utility and maintenance costs due to the efficiency of the new building versus the old building.

TOTAL MILLAGE IMPACT

The total millage impact of the Project is:
\$56,260,000 G.O. Bonds on Table 1 = 3.73 mills

The millage impact from the 2023 bond issue of 3.73 mills plus the indirect costs of 0.0 mills equals a total millage impact of 3.73 mills.

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**Steel Valley School District
General Obligation Bonds, Series of 2023
Net Debt Service Schedule**

Period Ending	Principal	Coupon	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service	Millage Impact*
6/30/2024	-	-	1,320,756.25	1,320,756.25	1,320,756.25	-	-
6/30/2025	5,000	5.000%	2,641,387.50	2,646,387.50	1,769,729.63	876,657.87	1.24
6/30/2026	5,000	5.000%	2,641,137.50	2,646,137.50	884,822.94	1,761,314.56	1.25
6/30/2027	5,000	5.000%	2,640,887.50	2,645,887.50	-	2,645,887.50	1.25
6/30/2028	5,000	5.000%	2,640,637.50	2,645,637.50	-	2,645,637.50	
6/30/2029	5,000	5.000%	2,640,387.50	2,645,387.50	-	2,645,387.50	
6/30/2030	5,000	5.000%	2,640,137.50	2,645,137.50	-	2,645,137.50	
6/30/2031	5,000	5.000%	2,639,887.50	2,644,887.50	-	2,644,887.50	
6/30/2032	5,000	5.000%	2,639,637.50	2,644,637.50	-	2,644,637.50	
6/30/2033	5,000	5.000%	2,639,387.50	2,644,387.50	-	2,644,387.50	
6/30/2034	5,000	5.000%	2,639,137.50	2,644,137.50	-	2,644,137.50	
6/30/2035	1,420,000	5.000%	2,603,512.50	4,023,512.50	-	4,023,512.50	
6/30/2036	1,670,000	5.000%	2,526,262.50	4,196,262.50	-	4,196,262.50	
6/30/2037	1,760,000	5.000%	2,440,512.50	4,200,512.50	-	4,200,512.50	
6/30/2038	1,845,000	5.000%	2,350,387.50	4,195,387.50	-	4,195,387.50	
6/30/2039	1,940,000	5.000%	2,255,762.50	4,195,762.50	-	4,195,762.50	
6/30/2040	2,035,000	4.500%	2,161,475.00	4,196,475.00	-	4,196,475.00	
6/30/2041	2,505,000	4.500%	2,059,325.00	4,564,325.00	-	4,564,325.00	
6/30/2042	2,620,000	4.500%	1,944,012.50	4,564,012.50	-	4,564,012.50	
6/30/2043	2,740,000	4.500%	1,823,412.50	4,563,412.50	-	4,563,412.50	
6/30/2044	2,870,000	4.500%	1,697,187.50	4,567,187.50	-	4,567,187.50	
6/30/2045	3,000,000	4.625%	1,563,237.50	4,563,237.50	-	4,563,237.50	
6/30/2046	3,145,000	4.625%	1,421,134.38	4,566,134.38	-	4,566,134.38	
6/30/2047	3,295,000	4.625%	1,272,209.38	4,567,209.38	-	4,567,209.38	
6/30/2048	3,450,000	4.625%	1,116,231.25	4,566,231.25	-	4,566,231.25	
6/30/2049	3,610,000	4.625%	952,968.75	4,562,968.75	-	4,562,968.75	
6/30/2050	3,785,000	4.750%	779,593.75	4,564,593.75	-	4,564,593.75	
6/30/2051	3,970,000	4.750%	595,412.50	4,565,412.50	-	4,565,412.50	
6/30/2052	4,160,000	4.750%	402,325.00	4,562,325.00	-	4,562,325.00	
6/30/2053	4,365,000	4.750%	199,856.25	4,564,856.25	-	4,564,856.25	
6/30/2054	2,025,000	4.750%	48,093.75	2,073,093.75	-	2,073,093.75	
	56,260,000		57,936,293.76	114,196,293.76	3,975,308.82	110,220,984.94	3.73

* 1 Mill Equivalency = \$708,878