

# DUBOIS AREA SCHOOL DISTRICT



## PUBLIC HEARING

on the proposed

## ADDITIONS AND RENOVATIONS TO OKLAHOMA ELEMENTARY SCHOOL

Held Virtually

on

**Thursday, October 15th, 2020, 6:00 PM**



**ACT 34 PUBLIC HEARING  
Additions and Renovations to Oklahoma Elementary School**

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**ACT 34 PUBLIC HEARING**  
**Additions and Renovations to Oklahoma Elementary School**

**INTRODUCTION**

The School Board of the DuBois Area School District for Oklahoma Elementary School, DuBois, Pennsylvania is providing this opportunity to inform the public as to the DuBois Area School District's consideration of a project to construct additions and renovations to the existing facility.

The project is in response to a review of the physical facility and academic & technical program needs for the school population.

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

The specific purposes for this hearing are as follows:

1. Establish the need for the project by reviewing events leading to the DuBois Area School Board's consideration to initiate the building improvement project.
2. Review the various options considered by the DuBois Area School District prior to the decision to proceed with the current project proposal.
3. Describe the type of building additions to be constructed and the educational programs that serve as the basis for the project under consideration.
4. Present the estimated construction cost, the total project cost, indirect costs and the financial needs and estimate of the local tax impact of the project.
5. Provide citizens and residents an opportunity to offer comments and written testimony concerning the project.

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

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**PROJECT NEED**

The DuBois Area School District (DASD) desires to undertake a building improvements project at Oklahoma Elementary School in order to improve existing infrastructure, academic and technical program functions as identified in the building facility study. Existing conditions relative to program capacity, spatial limitations, as well as the overall physical condition of the building, justify a need for building improvements. Renovations and new construction are needed to provide equity to the educational program throughout the school district and facilitate the academic achievement of the students. These issues support the need for this building improvements program.

The school building, located in DuBois, Clearfield County, has existed on this site for 68 years. The original building was constructed in 1952 with the most significant addition, comprising roughly half of the current building area, constructed in 1975. Other, smaller additions include two classrooms added in 1994 and an elevator addition constructed in 1997. There was an HVAC replacement project in 2007, but the area of work was confined to the 1952 original building. The majority of the school has not been modernized since its construction.

Currently, the building houses approximately 22 classrooms, library and multi-purpose room serving gym and cafeteria functions. A gymnasium addition would be required to separate dining from physical education activities, consistent with other elementary schools within the District. The existing administrative office is remote from the main entrance, and the building does not have a secure vestibule and entry sequence that is consistent with modern security standards.

Bus and parent drop-off areas are separated, with bus drop-off occurring along Chestnut Avenue and a separate parent drop-off loop adjacent to the main entrance. Access to the delivery area for the kitchen occurs from the parent drop-off loop.

The exterior envelope and a number of systems were found to be substandard. These include a roof that is past its warranty and has limited roof insulation; windows and door systems that are not thermally efficient and are at the end of their life expectancy; and masonry that is in need of repointing as well as rusted lintels at masonry openings on the building's façade. While these corrections need to occur, once done the building envelope will be sound. The "bones" or structure and masonry veneer are sound and will last for another 40 years if maintained correctly.

Interior finishes are dated and beyond their life expectancy. While the staff has maintained the building well it has been 68/45 years since the building and main addition was originally constructed. The kitchen equipment is original to the kitchen's construction in 1975, and is past its useful life and in need of replacement.

The engineering systems (mechanical, plumbing and electrical), many of which are past their life expectancy, are in need of repair and replacement. Existing building system deficiencies include the following: electrical capacity, energy efficiency, lighting, emergency lighting, fire alarm, communications, and air quality / ventilation, heating, air conditioning, plumbing and handicapped accessibility.

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**PROJECT NEED (CONTINUED)**

The above noted factors indicate that the existing building is currently being used beyond its maximum capabilities and will be unable to accommodate the services required by both the students and the community moving forward without substantial renovation.

State reimbursement criteria is an important consideration when defining the scope of building improvements. The Pennsylvania Department of Education (PDE) encourages all schools wishing to implement a building improvement project to bring the entire building up to prevailing educational and reasonably current construction standards and code compliance as a condition of reimbursement. PDE recognizes that every 20 year period a building facility should be brought up to the above noted standards. That is why measures for reimbursement are set in place at that time to help with the financial burden.

No additional capital improvement reimbursement from PDE will be available to this building for the next twenty year period after this construction project. It is imperative that the building project plan for all building improvements, because it is unlikely another construction project will occur for 20 years and may not occur for up to 30-40 years.

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**OPTIONS CONSIDERED**

In May of 2015, KTH Architects of DuBois Pennsylvania completed a district-wide feasibility study for the DuBois Area School District. The study was completed in compliance with Pennsylvania Department of Education guidelines. Option 4 from this study was implemented, which entailed the closure of Penfield Elementary School, Luthersburg Elementary School, and Skyesville Elementary School. After extensive analysis, these three buildings were closed due to each having a very small student capacity, low enrollment, and the need for wide-ranging renovations to meet modern school building standards. This initiative reduced the total number of District elementary schools from seven to four.

In July of 2017, KCBA Architects completed an update to the original study, with an emphasis on the evaluation of the two remaining elementary schools that had been identified as having the greatest inadequacies and maintenance needs – Oklahoma Elementary School and Wasson Elementary School. The options identified by KCBA Architects were as follows:

- Option 5: Renovate/Expand Oklahoma Elementary School
- Option 6: Construct a New Oklahoma Elementary School
- Option 7: Renovate/Expand Wasson Elementary School
- Option 8: Construct a New Wasson Elementary School

Based on estimated project costs for these four options, the School District chose options 5 and 7 over options 6 and 8. Option 7 was implemented with the renovation and expansion of Wasson Elementary School, beginning in March of 2020. The proposed renovations and additions to Oklahoma Elementary School will carry out Option 5.

## PROJECT DESCRIPTION

### Site

**Location:** 1032 Chestnut Avenue, DuBois, PA.

**Site Size:** Approximately 5.24 Acres (Existing)

**Current Site Usage:** Educational

**Topography:** Immediate building site is level to moderate slope in vicinity of proposed addition. There is substantial slope up toward the northwest side of the building, but will not affect the addition.

**Wetlands:** There are no identified wetlands on the current site.

**Available Utilities:** Electricity, Gas, Water, Sewer

**Site Access:** Adequate Access.

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

**Parking:** The School has adequate parking to support the addition.

**Existing Conditions Adjacent Site Affecting Health and Safety:** None

**Bus & Automobile Drop Off / Pick Up Areas:** The bus drop-off area will remain in its current location along 11<sup>th</sup> Street. The parent/visitor drop-off loop and parking lot to the west of the School will be modified to accommodate the proposed addition. The drop-off loop will generally maintain its current configuration, but will be made 1-way to improve circulation.

**Loading and Receiving Area:** The loading and receiving area is currently accessed from the parent drop-off loop. This circulation pattern will remain in place.

**School Play Areas:** Play areas will remain at their current location. The existing hard-surface play area to the north of the building will be modified to accommodate the addition.

### Building

**Program:** Additions and Renovation to Existing Facility

**Total Square Footage:** Existing, Renovated – 45,120 SF; New – 16,530 SF; Total Building – 61,650 SF

**Building Structure:** Two Story Masonry/Steel Framed Structure.

**Applicable Codes:** 2015 International Existing Building Code (IEBC) Chapters 5-11, and Section 305  
2015 International Building Code (IBC), excluding Chapters 1&11  
2018 IBC Chapter 11 & Appendix E  
2009 ICC/ANSI A117.1 (ANSI)

The renovated Oklahoma Elementary School will serve Kindergarten through 4<sup>th</sup> grades. The building has been programmed with DASD educational staff to accommodate not only DASD's current educational program throughout the school district but also incorporate flexibility for the building to evolve educationally over the coming 20 years. The building is being designed to have (3) classrooms per grade.

A new gymnasium will be added at the front of the school, which will also function as a venue for after-school activities and performances. The gymnasium's location right off the main entrance lobby will allow the remainder of the school to be closed down for security during after-school events. The addition of the gymnasium will allow the existing multipurpose room to be converted into a dedicated cafeteria.

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**PROJECT DESCRIPTION (CONTINUED)**

The new addition will also accommodate the administrative office for the School, which is currently located across the lobby from the main entrance. Relocating the office will give it a presence at the front of the School, thereby allowing better visual control of the site. Visitors will pass through a new secure vestibule before entering the reception area, where visitors can be screened before being allowed into the building.

Security is a primary focus for the project. Each zone of the building will be isolated from the remainder of the building with security doors that are magnetically held open, but also allow sectors of the building to be utilized after hours for community use. Security cameras, new door hardware, electronic key hardware will also be incorporated into the project and discussed with DASD staff and emergency services personnel.

The existing library is open to the corridor, and therefore subject to noise and distractions from the corridor. It is proposed that the library be relocated to the existing administrative office area, closer to the main lobby and other public-function spaces. The current library space will be converted to an open classroom, or flexible space that can be used for instruction, group work or collaboration.

The emotional support area will be enlarged to allow a de-escalation room and office to be located between the two emotional support classrooms.

The building will have mechanical, electrical and plumbing replaced throughout the building as described in the following building system pages. Building finishes, including painting throughout, new flooring, new ceiling, white boards and tack boards, and casework (cabinetry) will be replaced throughout the facility. The kitchen equipment, which is at the end of its useful life, will be replaced.

ADA upgrades will occur throughout the building. Bathrooms will be modernized, exterior windows will be replaced and brick repointed. Additionally, roof replacement will be part of the project. All new and renovated spaces will meet PDE recommended sizes.

**Building Systems**

Improvements to the building's heating, ventilation and air conditioning (HVAC) systems will include the following:

- Replacement of the existing HVAC systems to accommodate the renovations and new HVAC systems for the addition.
- Replacement of the existing controls with a new direct digital control (DDC) system throughout the existing building and addition.
- Removal of the existing hot water piping system throughout the building and replacement with new hot water piping distribution throughout the existing building and addition.
- Removal of existing HVAC equipment, piping, and controls throughout the building.
- New HVAC systems throughout the building.
- New packaged rooftop VAV unit with DX cooling and hot water heating. System will utilize series fan-powered VAV boxes with hot water reheat for the classrooms and office spaces.

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**PROJECT DESCRIPTION (CONTINUED)**

- New packaged rooftop single zone VAV unit with DX cooling and hot water heating with hot gas reheat for the gym, library, and café spaces
- New air duct distribution system throughout the building.
- The water system will be chemically treated to prevent corrosion.
- The hot water system will receive new hot water and boiler pumps and air control devices.
- New toilet exhaust systems will be provided.
- New kitchen hood exhaust and make-up air systems.
- The entire air and water distribution system will be tested, adjusted, and balanced to meet the specified criteria.

Improvements to the building's plumbing systems will include the following:

- New plumbing systems and fixtures where required to accommodate the new building additions and renovations.
- Replacement of the existing sanitary waste and domestic water systems as required to accommodate renovations.
- A new fire water service will be extended to the building.
- A new fire protection sprinkler system to serve the existing building and additions.

Improvements to the building's electrical and telecommunications systems will include the following:

- Dry-type step-down transformers and branch circuit panelboards supplied from the switchboard will be installed throughout the building and will be strategically located to accommodate building load requirements.
- Receptacles will be provided throughout the building as required.
- The lighting system shall meet the current International Energy Conservation Code as required and designed to accommodate building space requirements.
- All existing interior and exterior lighting and controls will be removed. All new lighting will be LED type luminaires.
- Classrooms, Offices, and the Corridors will be primarily illuminated using recess-mounted LED lighting fixtures with lenses.
- Lighting controls will be networked, low-voltage room controller based, similar to Wattstopper DLM.
- All rooms will be equipped with a vacancy-sensing device to provide automatic shut-off where permitted.
- Storage and Utility Rooms will be illuminated by surface or chain mounted lighting fixtures.
- Library, Cafeteria, Gymnasium and the Front Vestibule area shall be illuminated using pendant mounted fixtures.
- Stage lighting and sound system will be provided for the stage as directed by the School District.
- Egress lighting will be provided to meet the requirements of the IBC Building Code.
- Exit lights will be internally illuminated LED type with directional arrows.

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**PROJECT DESCRIPTION (CONTINUED)**

- Parking areas will be illuminated using LED wall and/or pole mounted lighting fixtures.
- Site lighting will be controlled through the networked lighting control system with timeclock and photocell control. Integral occupancy sensors will be provided on site lighting fixtures where IECC requires reduction of light output based on motion sensing.
- Select fixtures will be connected to normal/emergency power sources with generator backup to provide illumination of interior egress pathways and exterior areas of egress discharge.
- Building mounted light fixtures will also be provided around the perimeter of the building to provide general illumination for safety and security.
- The existing gas-fired generator located inside the Boiler Room will be replaced with a new exterior pad-mounted gas-fired generator to supply emergency power to building Life-Safety and Optional/Standby loads. All existing emergency distribution equipment and panelboards will be replaced with new distribution. Separate transfer switches and distribution will be provided for Life-Safety and Optional/Standby loads.
- Existing telecommunications equipment and wiring will be removed, and a new Main Distribution Frame (MDF) and Intermediate Distribution Frame(s) (IDFs) will be created for building telecommunications equipment and wiring.
- An underground ductbank/conduit system will be installed to accommodate telecommunications utility service cabling.
- Data/voice outlets with Cat-6 cabling will be provided throughout the building as required.
- Data drops and Cat-6 cabling will be provided for wireless network coverage throughout the building.
- Network electronics (including network switches, UPSs, wireless access points, and telephones) will be provided by the district.
- The existing fire alarm system will be replaced with a new addressable, voice-type fire alarm system capable of meeting current code standards.
- A rescue assistance system will be installed in the building as required.
- The existing clock and intercom program/paging system will be removed and a new network-based master clock and intercom program/paging system will be installed.
- Classrooms will be provided with audio-visual outlets and cabling to accommodate district standard classroom technology.
- Gymnasium and cafeteria areas will be provided with local sound systems with Audio/Visual equipment, outlets, controls, and wiring to meet district requirements for the space usage.
- Existing intrusion detection and access control systems will be removed, and new intrusion detection and access control systems will be provided with motion sensors, door contacts, card readers, and other system components per district standards.
- A new camera-intercom system will be provided with master call stations with remote door release located in the reception area. Call stations will be provided at exterior building entrances as required by the district.
- A new video surveillance system will be provided. Camera types and areas of coverage will be coordinated with the district.
- All existing electrical systems shall be maintained as required during construction, and removal of existing systems will be coordinated with the phased construction schedule.

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**SUMMARY OF OWNED BUILDINGS AND LAND**

SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: DuBois Area School District				Project Name: Oklahoma Elementary School (CRA draft/PDE revisions				Grades: K - 4		
#1	PRESENT				PLANNED					
	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
CG Johnson Elementary	B-55, A-78 A-93, A-00	4	K-4	400	Maintain	4	K-4	400	XXXXXXXXXX	XXXXXXXXXX
Juniata Elementary	B-66, A-76 A-93, A/R-12	6.85	K-4	475	Maintain	6.85	K-4	475	XXXXXXXXXX	XXXXXXXXXX
Oklahoma Elementary	B-52, A-75 A-94	6	K-4	450	Reno/ Add- Aug 2022	6	K-4	400	XXXXXXXXXX	XXXXXXXXXX
Wasson Elementary	B-77	56	K-4	425	Reno/ Add- Aug 2021	56	K-4	575	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	1,750	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,850	1,198	652
Dubois Area middle School	B-95	21	5-8	1,349	Maintain	21	5-8	1,349	XXXXXXXXXX	XXXXXXXXXX
District Administration Office	B-75, A-95	0.2			Maintain	0.2			XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	1,349	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,349	1,075	274
Dubois Area High School	B-63, A-78 A/R-99, R-10	34	9-12	1,372	Maintain	34	9-12	1,372	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	1,372	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,372	894	478
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
<b>TOTAL</b>	XXXXXXXXXX	XXX	XXXX	4,471	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	4,571	3,167	1,404

**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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**PROPOSED SITE PLAN**

(Floor plans have been omitted due to security concerns.)



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**PROJECT ACCOUNTING BASED ON ESTIMATES**

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: Dubois Area School District	Project Name: Oklahoma Elementary School	Project #: 3935	
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.)	3,261,342	3,332,566	6,593,908
2. Heating and Ventilating	518,381	1,600,006	2,118,387
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	259,190	689,579	948,769
4. Electrical	485,982	1,320,825	1,806,807
5. Asbestos Abatement (D04, line C-3)	X X X X X X	20,000	20,000
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	4,524,895	6,962,976	11,487,871
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)	6,000	10,000	16,000
c. Construction Insurance - Total	6,000	10,000	16,000
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	4,530,895	6,972,976	11,503,871
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	216,220	590,191	806,411
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X	2,000	2,000
3. TOTAL - Architect's Fee	216,220	592,191	808,411
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	10,000	240,000	250,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	10,000	240,000	250,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	4,757,115	7,805,167	12,562,282
E. SITE COSTS			
1. Sanitary Sewage Disposal			
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges			
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal			
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	
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			
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	4,757,115	7,805,167	12,562,282
* Type "No Fee" beside each item for which no design fee is charged.			

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**PROJECT ACCOUNTING BASED ON ESTIMATES**

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC: Dubois Area School District	Project Name: Oklahoma Elementary School		Project #: 3935	
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				295,610
3. Total Demolition of Entire Existing Structures and Related Asbestos Removal to Prepare Project Site for Construction of New School Building and Related AHERA Clearance Air Monitoring and EPA-Certified Project Designer's Fee on Asbestos Abatement (Exclude costs for partial demolition.)				
4. Architectural Printing				41,603
5. Test Borings				6,575
6. Site Survey				13,440
7. Other (attach schedule if needed)				
a. Regulatory Fees, Testing & Inspections				336,046
b. PlanCon-D-Add't Costs, Total				
8. Contingency				393,460
9. TOTAL - Additional Construction-Related Costs				1,086,734
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2021	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	68,500			68,500
2. Legal Fees	40,000			40,000
3. Financial Advisor				
4. Bond Insurance	35,000			35,000
5. Paying Agent/Trustee Fees and Expenses	1,500			1,500
6. Capitalized Interest				
7. Printing	7,500			7,500
8. CUSIP & Rating Fees	19,000			19,000
9. Other				
a. _____				
b. _____				
10. TOTAL-Financing Costs	171,500			171,500
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				13,820,516
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2021	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	13,815,000			13,815,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY				
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	5,516			5,516
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				13,820,516

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**DETAILED COSTS**

DETAILED COSTS			
District/CTC: Dubois Area School District	Project Name: Oklahoma Elementary School	Project #: 3935	
	<b>NEW</b>	<b>EXISTING</b>	<b>TOTAL</b>
<b>A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)</b>			
1. General (include Rough Grading to Receive Building)	623,100		623,100
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	80,000		80,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	703,100		703,100
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)	2,000		2,000
c. Construction Insurance - Subtotal	2,000		2,000
9. Site Development Costs - Total	705,100		705,100
<b>B. ARCHITECT'S FEE ON SITE DEVELOPMENT</b>	<b>41,800</b>		<b>41,800</b>
			<b>EXISTING</b>
<b>C. ASBESTOS ABATEMENT</b>			
1. Asbestos Abatement			15,000
2. AHERA Clearance Air Monitoring			5,000
3. Asbestos Abatement - Total (D02, line A-5)			20,000
<b>D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)</b>			<b>2,000</b>
<b>E. ROOF REPLACEMENT/REPAIR</b>			
1. Roof Replacement Repair			600,000
2. Owner Controlled Insurance Program on Roof Replacement/Repair			
3. Builder's Risk Insurance (if not included in primes)			1,000
4. Roof Replacement/Repair - Total			601,000
<b>F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR</b>			<b>36,000</b>

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**ACT 34 MAXIMUM BUILDING CONSTRUCTION COSTS**

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
District/CTC: Dubois Area School District	Project Name: Oklahoma Elementary School	Project #: 3935
<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) <span style="float: right;">\$ <u>4,757,115</u></span></p>		
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		
1. Site Development Costs (D04, line A-7-NEW)	\$ <u>705,100</u>	<p>↑</p> <p><b>THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.</b></p>
2. Architect's Fees on the above excludable costs	\$ <u>41,800</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>746,900</u>	
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) <span style="float: right;">\$ <u>4,010,215</u></span></p>		
<p><b>THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.</b></p>		<p>↗</p>
<p><u>IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.</u></p>		
<p>D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08) <span style="float: right;">\$ <u>4,331,032</u></span></p>		
<p><b>THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.</b></p>		<p>↗</p>

**ACT 34 PUBLIC HEARING**  
**Additions and Renovations to Oklahoma Elementary School**

**ANALYSIS OF FINANCING ALTERNATIVES**

We have analyzed four alternative methods of financing for the proposed renovations and additions to Oklahoma Elementary School (the "Project"). We also estimated the direct costs of financing as required by the Department of Education regulations issued November 4, 1978.

**ANALYSIS OF ALTERNATIVES**

The four alternatives of financing that we examined are:

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

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.

**ACT 34 PUBLIC HEARING**  
**Additions and Renovations to Oklahoma Elementary School**

**COMPARISON OF LONG TERM FINANCING METHODS**

	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Construction & Related Costs	\$13,255,556	\$13,255,556	\$13,255,556
Contingency	393,460	393,460	393,460
Capitalized Interest	-	-	-
Costs of Issuance	<u>171,500</u>	<u>193,000</u>	<u>188,000</u>
Total Costs	13,820,516	13,842,016	13,837,016
 Less: Interest Earned	 5,516	 7,016	 7,016
 BOND ISSUE	 13,815,000	 13,835,000	 13,830,000
 Average Annual Payment at 3.50%** for 20 years	 \$972,038	 \$995,595	 \$995,236

\* 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 3.75% 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 likely utilize bond insurance on the 2021 Bonds to increase the credit rating on the Bonds and to decrease interest costs.
2. The School District will use wrap-around debt service structure on the future Bonds in order to minimize the millage impact.
3. For discussion purposes only, we have provided:  
 Table 1- Series of 2021 \$13,815,000  
 1 mill = \$318,008

**ACT 34 PUBLIC HEARING**  
**Additions and Renovations to Oklahoma Elementary School**

**STATE REIMBURSEMENT**

The State will reimburse the School District for a portion of the principal and interest which the School District pays each year on the bonds. The amount of reimbursement is determined by two factors, the percentage of the Project determined by the Department of Education to be reimbursable and the School District's Market Value Aid Ratio ("MVAR"). It is estimated that the Project will have a maximum reimbursable project amount of \$3,125,871. Based on a pro-forma calculation of reimbursement for a bond issue sized for this Project, the reimbursement percentage would be 22.62%. The School District's MVAR percentage is 61.48%. When these two percentages are multiplied, the result is an "effective" reimbursable percentage of 13.91%. Therefore, each dollar paid by the School District toward debt service, the State will reimburse the School District 13.91 cents for the Project. Based upon the preceding percentages, the final reimbursement realized by Dubois Area School District is estimated to be \$2,931,499.

**INDIRECT COSTS**

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

**TOTAL MILLAGE IMPACT**

The total millage impact of the Project is:  
\$13,815,000 G.O. Bonds on Table 1 = 1.51 mills

The millage impact from the bond issue of 1.51 mills plus the indirect costs of 0 mills equals a total millage impact of 1.51 mills.

**ACT 34 PUBLIC HEARING**  
**Additions and Renovations to Oklahoma Elementary School**

Dubois Area School District									TABLE 1
SERIES OF 2021									
Total Issue Size	\$ 13,815,000								
Date	Principal	Interest	Semi-Annual Debt Service	Proposed Fiscal Year Debt Service	Less: State Aid	Proposed Local Effort	Existing Local Effort	Total Local Effort	Millage Equivalent
11/1/2021	5,000	270,160.00	275,160.00	-	-	-	-	-	-
5/1/2022	-	276,200.00	276,200.00	551,360.00	(76,694.18)	474,665.82	2,380,257.74	2,854,923.57	1.49
11/1/2022	5,000	276,200.00	281,200.00	-	-	-	-	-	-
5/1/2023	-	276,100.00	276,100.00	557,300.00	(77,520.43)	479,779.57	2,420,179.89	2,899,959.46	0.02
11/1/2023	5,000	276,100.00	281,100.00	-	-	-	-	-	-
5/1/2024	-	276,000.00	276,000.00	557,100.00	(77,492.61)	479,607.39	2,416,805.40	2,896,412.79	-
11/1/2024	5,000	276,000.00	281,000.00	-	-	-	-	-	-
5/1/2025	-	275,900.00	275,900.00	556,900.00	(77,464.79)	479,435.21	2,419,489.41	2,898,924.62	-
11/1/2025	5,000	275,900.00	280,900.00	-	-	-	-	-	-
5/1/2026	-	275,800.00	275,800.00	556,700.00	(77,436.97)	479,263.03	2,415,162.87	2,894,425.90	-
11/1/2026	5,000	275,800.00	280,800.00	-	-	-	-	-	-
5/1/2027	-	275,700.00	275,700.00	556,500.00	(77,409.15)	479,090.85	2,416,847.63	2,895,938.48	-
11/1/2027	5,000	275,700.00	280,700.00	-	-	-	-	-	-
5/1/2028	-	275,600.00	275,600.00	556,300.00	(77,381.33)	478,918.67	2,416,205.70	2,895,124.37	-
11/1/2028	5,000	275,600.00	280,600.00	-	-	-	-	-	-
5/1/2029	-	275,500.00	275,500.00	556,100.00	(77,353.51)	478,746.49	2,415,028.84	2,893,775.33	-
11/1/2029	5,000	275,500.00	280,500.00	-	-	-	-	-	-
5/1/2030	-	275,400.00	275,400.00	555,900.00	(77,325.69)	478,574.31	2,417,275.58	2,895,849.89	-
11/1/2030	5,000	275,400.00	280,400.00	-	-	-	-	-	-
5/1/2031	-	275,300.00	275,300.00	555,700.00	(77,297.87)	478,402.13	2,414,172.94	2,892,575.07	-
11/1/2031	380,000	275,300.00	655,300.00	-	-	-	-	-	-
5/1/2032	-	267,700.00	267,700.00	923,000.00	(128,389.30)	794,610.70	2,101,127.51	2,895,738.21	-
11/1/2032	2,885,000	267,700.00	3,152,700.00	-	-	-	-	-	-
5/1/2033	-	210,000.00	210,000.00	3,362,700.00	(467,751.57)	2,894,948.43	-	2,894,948.43	-
11/1/2033	3,005,000	210,000.00	3,215,000.00	-	-	-	-	-	-
5/1/2034	-	149,900.00	149,900.00	3,364,900.00	(468,057.59)	2,896,842.41	-	2,896,842.41	-
11/1/2034	3,125,000	149,900.00	3,274,900.00	-	-	-	-	-	-
5/1/2035	-	87,400.00	87,400.00	3,362,300.00	(467,695.93)	2,894,604.07	-	2,894,604.07	-
11/1/2035	3,255,000	87,400.00	3,342,400.00	-	-	-	-	-	-
5/1/2036	-	22,300.00	22,300.00	3,364,700.00	(468,029.77)	2,896,670.23	-	2,896,670.23	-
11/1/2036	1,115,000	22,300.00	1,137,300.00	1,137,300.00	(158,198.43)	979,101.57	-	979,101.57	-
<b>TOTALS</b>	<b>\$13,815,000.00</b>	<b>\$7,259,760.00</b>	<b>\$21,074,760.00</b>	<b>\$21,074,760.00</b>	<b>(\$2,931,499.12)</b>	<b>\$18,143,260.88</b>	<b>\$26,232,553.50</b>	<b>\$44,375,814.38</b>	<b>1.51</b>
Project Reimb.	22.62%								
19/20 MVAR	61.48%								
Effective Reimb.	13.91%								
Local Share	86.09%								

ACT 34 PUBLIC HEARING  
Additions and Renovations to Oklahoma Elementary School

**MAXIMUM PROJECT COST**  
**MAXIMUM BUILDING CONSTRUCTION COST**

Be it resolved that the DuBois Area School Board, acting as operating agent of the DuBois Area School District, approves the maximum building construction cost and maximum project cost listed below for the proposed additions and renovations to the existing facility of the Oklahoma Elementary School.

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

- **Act 34 Maximum Building Construction Cost** \$ 4,010,215  
(D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs** \$ 9,810,301  
(Sitework, Renovations, Financing, A&E Fees, Contingency)
- **Maximum Project Cost** \$ 13,820,516  
(D03, line I)

Adopted this 24th day of September, 2020, by Roll Call Vote, Yes and No, as follows:

Larry Salone Yes      David Schwab Yes      Dustan Dodd Yes  
Albert Varacallo, III Yes      Gilbert Barker Yes      Jeffrey Madinger, Sr. Yes  
Samuel Armagost Yes      Mark Gilga Yes      Robert Wachob Yes

Oklahoma Elementary School

Attest: Danette Farrell  
Danette Farrell, Board Secretary  
DuBois Area School District

**ACT 34 PUBLIC HEARING**  
**Additions and Renovations to Oklahoma Elementary School**

**PUBLIC HEARING NOTICE**

Please take notice that a public hearing will be held virtually on Thursday, October 15, 2020 at 6:00 p.m. for the purpose of reviewing all relevant matters relating to the construction and equipping of the proposed Additions and Renovations to Oklahoma Elementary School, (the "Project"). The link to the virtual Hearing can be accessed on the DuBois Area School District website.

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

A description of the Project, including facts relative to educational, physical, administrative, budgetary and fiscal matters of the Project, will be presented and will be available for consideration at this public hearing, and, beginning Friday, September 25, 2020, a description booklet will be available during business hours at the DuBois Area School District Administrative Offices located at the District Administration Building, 500 Liberty Blvd., DuBois, PA.

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

- |  |                      |
|--|----------------------|
| • <b>Act 34 Maximum Building Construction Cost</b><br>(D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment) | <b>\$ 4,010,215</b>  |
| • <b>Other Project Costs</b><br>(Sitework, Renovations, Financing, A&E Fees, Contingency)                                | <b>\$ 9,810,301</b>  |
| • <b>Maximum Project Cost</b><br>(D03, line I)   | <b>\$ 13,820,516</b> |

Any and all interested parties may appear at and attend the public hearing and may be heard at such public hearing and / or may submit testimony to the District Administration Office until 12:00 noon on Thursday, October 15, 2020. All testimony will be limited to five minutes per speaker. Additional testimony will be received from the floor at the hearing. If connected via computer, participants may click the "raise hand" button to provide testimony. If connected via phone, participants may press \*9. Participants will be acknowledged by the moderator and allowed to speak.

Public Comment will also be received in written format after the public hearing until 12:00 noon on Monday, November 16, 2020 at the DuBois Area School District Administrative Offices (address listed above).