



PUBLIC HEARING

On the proposed

Construction Of A New MANHEIM TOWNSHIP MIDDLE SCHOOL

To be held in the Auditorium of the
Manheim Township Middle School

Located at
5134 School Road
Lancaster, PA 17606

on

**Tuesday, October 10, 2017
6:00 pm**

Manheim Township School District
ACT 34 PUBLIC HEARING
New Construction
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AGENDA

1. **CALL TO ORDER / INTRODUCTION** **Mark Anderson**
Board President

2. **HEARING, DULY CONSTITUTED** **William C. McCarty**
By **Solicitor: Barley Snyder**

3. **PURPOSE OF THE MEETING** **Dr. Robin Felty**
(Need for the Project) **Superintendent of Schools**

4. **PROJECT DESCRIPTION** **Anthony Colestock**
By Crabtree, Rohrbaugh & Associates **Project Manager**

5. **FINANCIAL ANALYSIS** **Ken Phillips**
By RBC Capital Markets **Bond Underwriter**

Lauren Stadel
Bond Underwriter

Scott Shearer
PFM Financial Advisor

6. **PUBLIC COMMENT**
Question and Answer Period
 - A. Pre-registered speakers / comments
 - B. Please raise hand, stand, and state name, address
 - C. Each speaker may only provide testimony one time for a maximum of five minutes.

7. **ADJOURNMENT**

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INTRODUCTION

The Board of School Directors of the Manheim Township School District, Lancaster, Pennsylvania is providing this opportunity to inform the public as to the School Board's consideration of a project to fully construct a new Manheim Township Middle School, located in Manheim Township, Lancaster County, Pennsylvania to replace the existing Manheim Township Middle School.

The project is in response to a district-wide review of physical facility and academic program needs for the middle 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 District Administration, Architect and Financial Advisors present a proposal for the building wide renovation and new construction.

The specific purposes for this hearing are as follows:

1. Establish the **need** for the project by reviewing events leading to the Board's consideration to build a new middle school.
2. Review the various **options** considered by the Board prior to the decision to proceed with the current project proposal.
3. Describe the **construction elements** proposed to meet the educational program that serves 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 Board to consider and study your constructive comments, insights and observations.

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PROJECT NEED

The Manheim Township School District is located in Manheim Township, Lancaster County, Pennsylvania, geographically placed between Harrisburg and Philadelphia. The District encompasses approximately 23 square miles, and holds over 35,000 citizens – 27 percent of these households have children in the district. The academic programs for approximately 5,748 students are housed within six elementary schools (grades K-4), one intermediate school (grades 5-6), one middle school (grades 7-8), and one high school (grades 9-12). Enrollment has grown at a slow and steady pace over the past 24 years, with the average annual growth rate at 1.21%. Given the population growth within the local community, which currently has some new mixed-use developments in process, various neighborhood developments that are not yet at capacity, and several residential developments that have been and/or are anticipated for development, enrollment will continue to increase.

The vision statement for the Manheim Township School District holds that the District is committed to the achievement of each individual's potential by providing a nurturing learning community that provides safety and mutual respect, stimulates curiosity and creativity, promotes personal integrity, and encourages good citizenship. Furthermore, it provides a challenging learning environment that establishes high expectations and promotes individual achievement, encourages critical thinking and problem solving, inspires lifelong learning, provides opportunities for extracurricular experiences, facilitates collaborative communication, and embraces the richness of diversity. The District maintains its facilities to achieve the goals of the educational plan supporting the mission statement. At this time, the Manheim Township Middle School needs a new facility for students in grades 7 and 8 so an effective educational environment can be provided to its growing student population. Therefore, the District plans to implement a building project to replace the existing middle school. In order for students to learn in an appropriate educational setting, a new school is needed to better accommodate current and anticipated student population, offer comprehensive educational programming to all students, and address the infrastructure deficiencies of the building.

The Manheim Township Middle School was originally constructed in 1968 with a capacity to hold a maximum of 600 students, and addressed the basic educational needs of children during that time period. Over the past 50 years the school has not received any major renovations. Routine maintenance, repairs, and replacements occurred, as well as several capital projects consisting of roof restoration, new cooling system, and other building improvements in order to continue providing a facility to support the Districts educational programming.

The Board of School Directors has undergone a rigorous planning process with the understanding that the learning environment plays an essential role in providing effective educational opportunities for all students. The Board also acknowledges the need to provide such programming to students in the most cost effective manner. Based on this vision, the following timeline of events has occurred over the last two years:

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Process Timeline:

- June 18, 2015 Remington, Vernick and Beach Engineers was hired to update the District-Wide Feasibility Study (DWFS).
- May 2016 Updated DWFS publicly presented
- October 13, 2016 District's ten-year plan publicly presented (developed with input from focus groups including staff, students and parents.
- November 17, 2016 Remington, Vernick and Beach Engineers was hired to develop conceptual options and budget estimates.
- February 2, 2017 Facility audit publicly presented along with proposed options
- February 16, 2017 Issue a Request for Proposal for Architectural and Design Services to develop specifications and bidding documents.
- February 23, 2017 School Board approves Option #8 for a Maximum Construction Cost of \$58,000,000 and a Maximum Project Cost of \$74,000,000

Educational Program Deficiencies:

- Building Capacity:
 - Original facility was designed for 600.
 - Current student population is 915.
- Limited Classroom space:
 - Ten teachers traveling on mobile carts between classrooms.
 - One Science Classroom shared for 7th and 8th grades
- Lack of adequate classroom spaces
 - Multiple classes needed to be held in the Auditorium
- Inappropriate educational spaces
 - Classrooms in closets

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- Lack of STEM (Science, Technology Education, Mathematics) learning environments
- Undersized physical education classroom and fitness areas
 - Students run in the hallways since space is limited in the gymnasium.
- Limited educational options for students with special needs
 - Building circulation and Classrooms are not handicapped accessible
 - Multiple Disabilities Support (MDS) students must stay in Landis Run Intermediate School due to lack of ADA compliance thus they are segregated from age appropriate peers for two years.
- Inadequate space in the administrative office and guidance counseling areas make parent meetings and confidential student counseling sessions difficult.

Facility Infrastructure Deficiencies:

- No sprinkler system (facility does not meet current Life Safety requirements)
- The entire facility needs to be brought up to current Accessibility Standards
 - Hardware
 - Toilet Rooms
 - Elevator
 - Stair Towers
 - Ramps
 - Handrails
- New HVAC system needed
- New Electrical system needed
- New Roof system needed
- Major Restroom renovations needed
 - Plumbing fixture counts need to be increased to meet current codes
- New Kitchen plumbing (fixtures and piping) is needed

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SUMMARY OF DISTRICT OWNED BUILDINGS AND LAND

SUMMARY OF OWNED BUILDINGS AND LAND											
DISTRICT/CTC: Manheim Township School District				Project Name: Manheim Township Middle School				SERIAL: 7 - 8			
#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 (YR) OPENING DATE(S)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED RELATING FTE	PER. PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)	
Brecht Elementary	1929, 56 80, 00	9.87	K-4	350	Maintain	9.87	K-4	350			
Bucher Elementary (DAO)	1972, 08	17.1	K-4	700	Maintain	17.1	K-4	700			
Neff Elementary	1940, 52, 62	149*	K-4	350	Maintain	142	K-4	350			
Nitrauer Elementary	1965, 67, 92	18.8	K-4	575	Maintain	18.8	K-4	575			
Reidenbaugh Elementary	1991	18	K-4	600	Maintain	18	K-4	600			
Schaffer Elementary	1936, 46, 56, 78	7.7	K-4	475	Maintain	7.7	K-4	475			
* Schools share 149 acre campus									INPUT APPROPRI ATE PROJ ECTION #10, SUBTOTAL		
Subtotal	XXXXXXXXXX	XXX	XXXX	3,050	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,050		3,050	
Landis Run Intermediate	2012	40	5-6	1,200	Maintain	40	5-6	1,200			
									INPUT APPROPRI ATE PROJ ECTION #10, SUBTOTAL		
Subtotal	XXXXXXXXXX	XXX	XXXX	1,200	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,200		1,200	
Middle School	1966, 76	149*	7-8	1,178	New Middle School	142	7-8	1,463			
									INPUT APPROPRI ATE PROJ ECTION #10, SUBTOTAL		
* Schools share 149 acre campus											
Subtotal	XXXXXXXXXX	XXX	XXXX	1,178	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,463		1,463	
High School	1959, 66, 77, 79, 06	149*	9-12	2,074	Maintain	142	9-12	2,074			
									INPUT APPROPRI ATE PROJ ECTION #10, SUBTOTAL		
* Schools share 149 acre campus									DESCRIPTION OF ACTIONS REQUIRED BELOW		
Subtotal	XXXXXXXXXX	XXX	XXXX	2,074	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,074		2,074	
TOTAL	XXXXXXXXXX	XXX	XXXX	7,502	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	7,767		7,767	

**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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OPTIONS CONSIDERED

In 2015-2016 the Manheim Township School District completed a District-Wide Facility Assessment Study that focused on the middle school. Various options and ideas were explored that culminated in the following options:

- Existing Manheim Township Middle School – Renovations only
- Existing Manheim Township Middle School – Additions and Renovations
- New Manheim Township Middle School

The details and cost estimates for these options are detailed in the District Wide Facility Study - “Preliminary Middle School Concept Planning” dated February 2, 2017.

Option One

- Renovation Only

Option Two

- Additions and Renovations

Option Three

- Additions to Landis Run
- Renovations to Middle School

Option Four

- New Middle School (3 story) attached to existing High School

Option Five

- New Middle School (4 story) attached to existing High School

Option Six

- New Middle School (3 story) located north of athletic fields

Option Seven

- New Middle School (4 story) located north of athletic fields

Option Eight

- New Middle School (2 story) located at west property line

Option Nine

- New Middle School (3 story) located at west property line

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The **Option Eight** – constructing a new two-story middle school on the west property line, was selected to manage the increased enrollment and need for additional capacity at the middle school level, provide effective educational programs, and address physical deficiencies.

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PROJECT DESCRIPTION

Summary of Site

Site Size / Condition: 149 Acres (Campus Total) 23 Acres (Middle School portion)

Current Site Usage: R3 – Residential

Wetlands: None identified on Middle School Site

Available Utilities: Electricity, Sewer, Water, Gas Service

Proposed Community Use Areas: Open Playfields

Parking Count: Estimated 248 spaces

Safety Measures:

Separate Vehicular and Bus Drop-Off for Increased Safety

Combined MS/HS Bus Drop-Off to decrease bus travel

Combined MS/HS Vehicular Drop Off / Pick Up Area

Separate Loading Dock and Receiving Area

Summary of Proposed Building

New 7-8 Facility with 1200 Student Capacity

One and Two Level Masonry Structure

Total Square Footage: Approximately 235,000 SF

Program Spaces include:

General Classrooms, Science Classrooms, Special Education Classrooms, Art Rooms, Music Classrooms, Small Group Instruction, Media Center, Related Arts Labs, Gymnasium, Black Box Assembly Space, Administration Offices, Cafeteria, Food Court and Kitchen (all spaces meet PA Department of Education guidelines).

Building Systems: VAV HVAC system, Lighting and Lighting Control System, Plumbing, Fire Suppression System, Fire Protection Alarm, Emergency Lighting, Integrated Communications & Clock System.

Building Codes: The building will be designed under the following codes:
2009 IBC/PA UCC, ADA and NFPA

Project Description:

The facility is designed with a “Main Commons” Lobby which separates the large public spaces, such as the Gymnasium, Black Box Theater and Cafeteria/Food Court/Kitchen, from the academic spaces. Two Academic Wings, which connect to the Main Commons, will each house 7th and 8th grades. Each floor of the Academic Wing will consist of a “Main Street” which separates the conventional classrooms from the Team Clusters. Each Academic Wing has four Team Clusters, two on each floor, to accommodate the team teaching organization. By reducing the 1200 total capacity to smaller units it will promote student communities and opportunities for collaboration. The Team Clusters consists of four classrooms, a science classroom and a breakout/commons space used to organize a variety of group sizes. Support spaces for general classrooms are centrally located within the academic wings.

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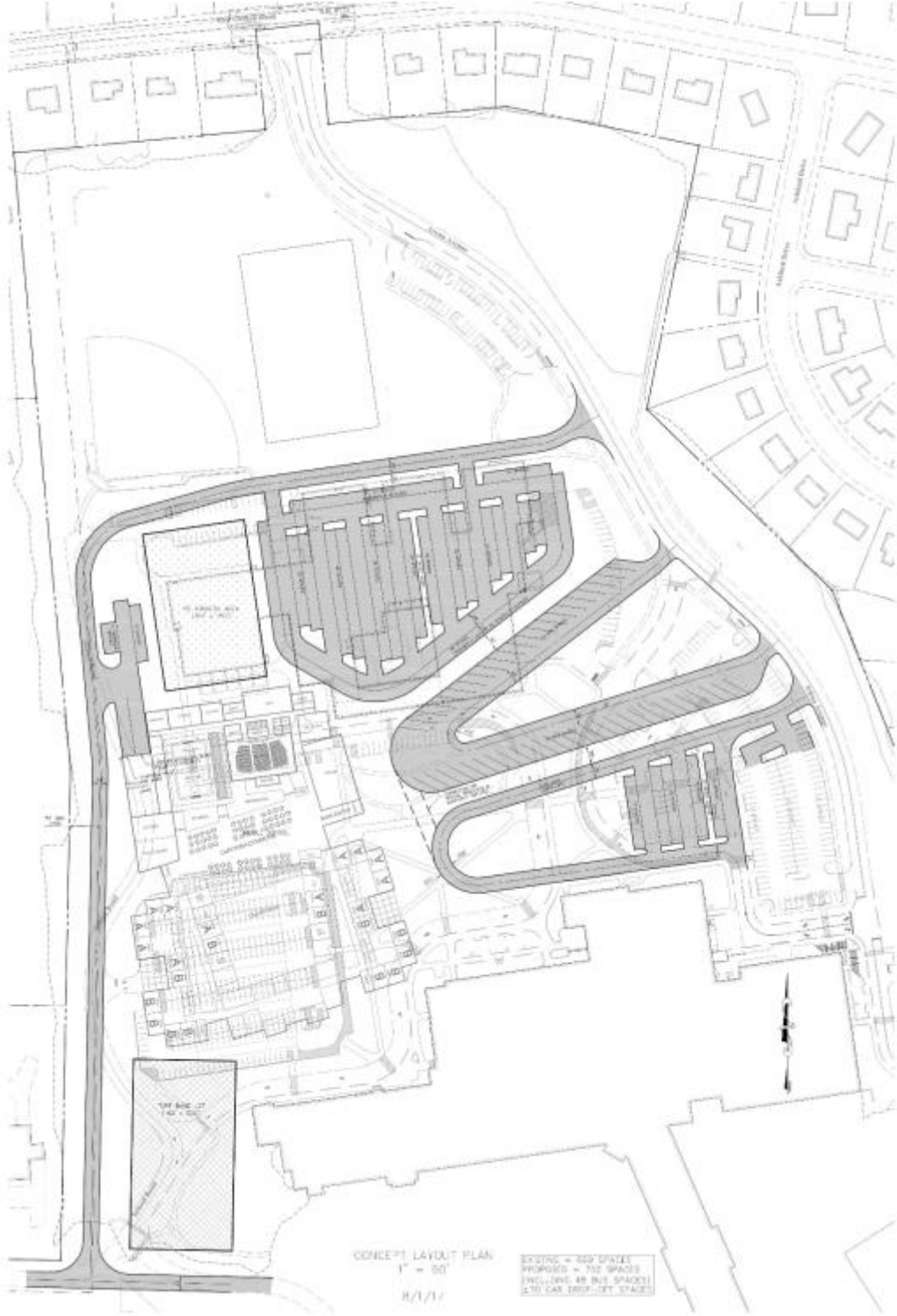
The entry vestibule design provides security card access control and requires all visitors to enter the building through the supervised Administration area.

The new site work includes separate bus and parent drop-off staging areas to avoid vehicular congestion. Each staging area will be shared between the High School and Middle School to enhance student safety. Staff, visitor and overflow parking will accommodate daily operations as well as evening events. School Road will be realigned and attached to Arena Avenue to achieve Campus connectivity. A service drive, isolated from the parking and staging areas, will avoid additional vehicular congestion.

While the new Middle School is being constructed the existing Middle School will remain in operation until June 2020, the end of the school year. At that time the existing Middle School will be vacated and demolished to finalize the site work. Students will relocate to the new Middle School starting in August of 2020.

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SITE PLAN



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FLOOR PLANS

NOT BEING SHARED DUE TO SECURITY

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NOT BEING SHARED DUE TO SECURITY

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PROJECT ACCOUNTING BASED ON ESTIMATES

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/City: Manheim Township School District	Project Name: Manheim Township Middle School	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.)	35,420,219		35,420,219
2. Heating and Ventilating	7,200,000		7,200,000
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	3,360,000		3,360,000
4. Electrical	6,480,000		6,480,000
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	52,460,219		52,460,219
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 prices)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	52,460,219		52,460,219
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	3,127,390		3,127,390
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	3,127,390		3,127,390
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	2,606,400		2,606,400
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	2,606,400		2,606,400
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)			
	58,194,009		58,194,009
E. SITE COSTS			
1. Sanitary Sewage Disposal			
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	50,000		50,000
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	50,000		50,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)			
	58,244,009		58,244,009
* Type "No Fee" beside each item for which no design fee is charged.			

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PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC:	Project Name:		Project #:	
Manheim Township School District	Manheim Township Middle School			
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.)				1,832,736
4. Architectural Printing				25,000
5. Test Borings				9,850
6. Site Survey				
7. Other (attach schedule if needed)				
a. _____				
b. PlanCon-D-Add't Costs, Total				1,492,507
8. Contingency				2,170,918
9. TOTAL - Additional Construction-Related Costs				5,881,021
H. FINANCING COSTS				
<i>FOR THIS PROJECT ONLY</i>	BOND ISSUE/NOTE SERIES OF 2019	BOND ISSUE/NOTE SERIES OF 2020	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X X X
1. Underwriter Fees	250,000	250,000		500,000
2. Legal Fees	50,000	50,000		100,000
3. Financial Advisor	50,000	50,000		100,000
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	2,000	2,000		4,000
6. Capitalized Interest				
7. Printing	8,000	8,000		16,000
8. CUSIP & Rating Fees	20,000	20,000		40,000
9. Other				
a. <u>SEC Compliance</u>	5,000	5,000		10,000
b. <u>Advertising/PDE</u>	7,485	7,485		14,970
10. TOTAL-Financing Costs	392,485	392,485		784,970
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				64,910,000
REVENUE SOURCES				
	BOND ISSUE/NOTE SERIES OF 2019	BOND ISSUE/NOTE SERIES OF 2020	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED <i>FOR THIS PROJECT ONLY</i>	32,205,000	32,205,000		64,410,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM <i>FOR THIS PROJECT ONLY</i>				
L. INTEREST EARNINGS <i>FOR THIS PROJECT ONLY</i>	250,000	250,000		500,000
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				64,910,000

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OTHER DETAILED COSTS

DETAILED COSTS			
District/CTC: Manheim Township School District	Project Name: Manheim Township Middle School	Project #:	
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	5,050,000		5,050,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical			
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	5,050,000		5,050,000
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	5,050,000		5,050,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	182,900		182,900
			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			

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ACT 34 MAXIMUM BUILDING CONSTRUCTION COST

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
District/CIC: Manheim Township School District	Project Name: Manheim Township Middle School	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>		
A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW)	\$ <u>58,194,009</u>	THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.
B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION		
1. Site Development Costs (D04, line A-7-NEW) \$ <u>5,050,000</u>		
2. Architect's Fees on the above excludable costs \$ <u>182,900</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>5,232,900</u>	
C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)	\$ <u>52,961,109</u>	THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.
<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>57,197,998</u>	THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.

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ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed several alternative methods of financing the construction of a new Middle School (the "Project"). We have also estimated the direct costs of financing, all as required by Department of Education regulations issued November 4, 1978.

Analysis of Alternatives

The alternatives of financing which we examined are:

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

Analysis of the School District's recent financial statements and of the financing projections in connection with this Project indicated that a short-term bank loan was not feasible.

We also analyzed the remaining alternatives which would require the School District to incur long-term debt. For each alternative we estimated a bond issue and average annual debt service. Financing costs for each were slightly different due to the nature of the issue structure and entity issuing the debt. These costs are presented on the attached Table I.

Based on these estimates, at this time the least costly alternative for financing the capital projects is through the use of General Obligation Bond Issues. This alternative also offers the School District the advantage of increased flexibility and control over the construction of the project, structure of the Bond Issue, lower interest rates through the general obligation issue, investment of Bond Proceeds and more favorable refunding provisions. The School District anticipates funding the Project with a proposed Series of 2019 general obligation bond issue and a proposed Series of 2020 general obligation bond issue.

STATE REIMBURSEMENT

The State reimburses a School District for a portion of the principal and interest which the School District pays each year on its bonds. The amount of the 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 or CARF ratio. Current estimates by the Architect indicate that the Project will have a net effective reimbursement of approximately 4.52% for both the 2019 general obligations bonds and the 2020 general obligation bonds after taking into consideration the School District's 2017/18 Market Value Aid Ratio of 38.34%. Therefore, for each dollar paid by the School District toward principal and interest, the state will reimburse the School District approximately 4.52 cents for the Project. **There can be no assurances that the State**

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will pay reimbursement to the District. The financial analysis for this Act 34 Hearing assumes no reimbursement and the debt is 100% local effort.

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TABLE I

**Manheim Township School District
Comparison of Various Methods of Financing
Middle School**

<u>Costs</u>	<u>General Obligation</u>	<u>Local Authority</u>	<u>SPSBA</u>
Costs of Construction: Middle School (1)	64,125,030	64,125,030	64,125,030
Financing Costs: (2)			
Bond Discount	500,000	530,000	520,000
Legal Fees	100,000	125,000	120,000
Financial Advisor	100,000	100,000	100,000
Printing & Miscellaneous	16,000	18,000	18,000
Rating & CUSIP	40,000	55,000	55,000
Compliance/PDE Filing	24,970	27,000	27,000
Paying Agent	<u>4,000</u>	<u>6,000</u>	<u>6,000</u>
Total Requirements	64,910,000	64,986,030	64,971,030
Less:			
Interest Earned (3)	500,000	506,030	501,030
Size of Bond Issue(s)	64,410,000	64,480,000(4)	64,470,000(5)

(1) Includes total Project Costs for Project appearing on PLANCON D-02, Line F; Contingency Fund Allowances and funds for Project Management occurring on PLANCON D-03, Line G-9.

(2) Financing Costs are estimates based upon recent averages and fees realized from bond issues sold in the municipal market.

(3) Interest earnings on construction funds being available from investments based upon approximate payout schedule and possible use for millage phase-in.

(4) A local authority would have annual administrative expenses, which have not been included in these calculations and also higher rates due to revenue bond issue.

(5) SPSBA average annual payment is calculated assuming higher interest rates for a general obligation bond issue as compared to rates for a revenue bond issue.

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Debt Service and Millage Impact

Table IIA and IIB is a summary of the projected debt service and approximate millage impact anticipated by the completion of the Project. The School District is funding the Project with a proposed Series of 2019 general obligation bond issue and a proposed Series of 2020 general obligation bond issue, both in a wrap-around debt structure.

It is anticipated that the required funds for the School District’s share of debt service requirements will be derived from using a phase-in of new mills and the budget surplus in the early years of these new mills and, in later years, using existing debt related mills currently in the budget which become available as previous bond issues are retired. **Table IIB illustrates one option for the District to phase-in the new millage requirements from the issuance of the new debt. The District will continue to study phase-in options throughout the financing process to reflect final bid costs and interest rates.**

Based upon an estimated future value of 1 collected mill being \$3,250,000 beginning in 2018/19 fiscal year, a summary millage impact and debt service analysis is shown on Tables IIA. The supporting bond amortization schedules are shown as attachments.

Table IIA

<u>Average Annual Debt Service (1)</u>	<u>Net Debt Service After State Reimbursement (2)</u>	<u>Mills Required for Direct Debt</u>	<u>Total Mills Required for Direct and Indirect Costs</u>
\$8,045,070	\$8,045,070	2.48 Mills 0.54 Mills (3)	2.48 Mills 0.54 Mills (3)(4)

1. Average annual share from Fiscal Total column totals on attached debt service schedules assuming a level debt average. (The Project will require 100% of the total \$32,205,000 Series of 2019 Bond issue and 100% of the total \$32,205,000 Series of 2020 Bond issue calculated as total principal and interest which includes a 1% interest rate contingency for a total of \$92,518,307/11.5 avg. years equals average annual debt of \$8,045,070 if structured as a level debt financing). **PLEASE NOTE:** Per the attached wrap around debt schedules the average annual debt service is less the first seven/nine years of the debt structures and greater the last four/three years of the structures, respectively for the proposed 2019 and 2020 bond structures. This wrap-around structure minimizes the new millage requirements required for the Project to .54 mills)
2. Assumes a zero project reimbursement for the Bonds.

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3. Table IIB attached to show the millage impact of the wrap-around debt structure for the proposed Series of 2019 and Series of 2020 Bonds.
4. The breakdown of Indirect Costs follows the discussion on the Direct Costs.

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BOND DEBT SERVICE

**Manheim Township School District
Proposed GO Bonds, Series of 2019 - 32.205MM Wraparound - Act 34**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/01/2019			651,173.25	651,173.25	
03/01/2020	60,000	2.460%	651,173.25	711,173.25	
06/30/2020					1,362,346.50
09/01/2020			650,435.25	650,435.25	
03/01/2021	5,000	2.660%	650,435.25	655,435.25	
06/30/2021					1,305,870.50
09/01/2021			650,368.75	650,368.75	
03/01/2022	20,000	2.860%	650,368.75	670,368.75	
06/30/2022					1,320,737.50
09/01/2022			650,082.75	650,082.75	
03/01/2023	20,000	3.040%	650,082.75	670,082.75	
06/30/2023					1,320,165.50
09/01/2023			649,778.75	649,778.75	
03/01/2024	20,000	3.230%	649,778.75	669,778.75	
06/30/2024					1,319,557.50
09/01/2024			649,455.75	649,455.75	
03/01/2025	20,000	3.460%	649,455.75	669,455.75	
06/30/2025					1,318,911.50
09/01/2025			649,109.75	649,109.75	
03/01/2026	25,000	3.640%	649,109.75	674,109.75	
06/30/2026					1,323,219.50
09/01/2026			648,654.75	648,654.75	
03/01/2027	4,630,000	3.800%	648,654.75	5,278,654.75	
06/30/2027					5,927,309.50
09/01/2027			560,684.75	560,684.75	
03/01/2028	10,070,000	3.970%	560,684.75	10,630,684.75	
06/30/2028					11,191,369.50
09/01/2028			360,795.25	360,795.25	
03/01/2029	11,680,000	4.130%	360,795.25	12,040,795.25	
06/30/2029					12,401,590.50
09/01/2029			119,603.25	119,603.25	
03/01/2030	5,655,000	4.230%	119,603.25	5,774,603.25	
06/30/2030					5,894,206.50
	32,205,000		12,480,284.50	44,685,284.50	44,685,284.50

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BOND DEBT SERVICE

**Manheim Township School District
Proposed GO Bonds, Series of 2020 - 32.205MM Wraparound - Act 34**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/01/2020			698,020.25	698,020.25	
03/01/2021	10,000	2.660%	698,020.25	708,020.25	
06/30/2021					1,406,040.50
09/01/2021			697,887.25	697,887.25	
03/01/2022	10,000	2.860%	697,887.25	707,887.25	
06/30/2022					1,405,774.50
09/01/2022			697,744.25	697,744.25	
03/01/2023	10,000	3.040%	697,744.25	707,744.25	
06/30/2023					1,405,488.50
09/01/2023			697,592.25	697,592.25	
03/01/2024	15,000	3.230%	697,592.25	712,592.25	
06/30/2024					1,410,184.50
09/01/2024			697,350.00	697,350.00	
03/01/2025	15,000	3.460%	697,350.00	712,350.00	
06/30/2025					1,409,700.00
09/01/2025			697,090.50	697,090.50	
03/01/2026	15,000	3.640%	697,090.50	712,090.50	
06/30/2026					1,409,181.00
09/01/2026			696,817.50	696,817.50	
03/01/2027	10,000	3.800%	696,817.50	706,817.50	
06/30/2027					1,403,635.00
09/01/2027			696,627.50	696,627.50	
03/01/2028	10,000	3.970%	696,627.50	706,627.50	
06/30/2028					1,403,255.00
09/01/2028			696,429.00	696,429.00	
03/01/2029	10,000	4.130%	696,429.00	706,429.00	
06/30/2029					1,402,858.00
09/01/2029			696,222.50	696,222.50	
03/01/2030	6,515,000	4.230%	696,222.50	7,211,222.50	
06/30/2030					7,907,445.00
09/01/2030			558,430.25	558,430.25	
03/01/2031	12,685,000	4.330%	558,430.25	13,243,430.25	
06/30/2031					13,801,860.50
09/01/2031			283,800.00	283,800.00	
03/01/2032	12,900,000	4.400%	283,800.00	13,183,800.00	
06/30/2032					13,467,600.00
	32,205,000		15,628,022.50	47,833,022.50	47,833,022.50

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Manheim Township School District
Millage Requirement Study
 Proposed Series of 2019 (\$32.205 Million) and Series of 2020 (\$32.205 Million) **\$64.410 Million Financing - Act 34 Study**
 School District Funds for 7-Year Millage Phase-in

Fiscal Year Ending	1	2	3	4	5	6	7	8	9	10	11
	Total Net Outstanding D/S	Series of 2019 \$32,205,000	Series of 2020 \$32,205,000	Less: Interest Earnings/SD Reserves	Total Net Debt	Value of 1 Mill	Total Mills Required	New Equivalent Mills	Total Mills in Place	Dollars Appropriated	Budget Surplus (Deficit)
2018	11,683,871	0	0		11,683,871	3,150,000	3.71	0.070	3.93	12,378,500	694,629
2019	11,656,332	0	0	0	11,656,332	3,250,000	3.59	0.070	4.00	12,998,968	1,342,636
2020	11,511,963	1,362,347	0		12,874,310	3,250,000	3.96	0.077	4.08	13,249,218	374,908
2021	11,571,031	1,305,871	1,406,041	773,724	13,509,218	3,250,000	4.16	0.080	4.16	13,509,218	0
2022	11,552,649	1,320,738	1,405,775	509,943	13,769,218	3,250,000	4.24	0.080	4.24	13,769,218	0
2023	11,555,767	1,320,166	1,405,489	252,203	14,029,218	3,250,000	4.32	0.080	4.32	14,029,218	0
2024	11,554,240	1,319,558	1,410,185		14,283,982	3,250,000	4.40	0.080	4.40	14,289,218	5,236
2025	11,555,002	1,318,912	1,409,700		14,283,614	3,250,000	4.39	0.000	4.40	14,289,218	5,604
2026	11,551,414	1,323,220	1,409,181		14,283,814	3,250,000	4.40	0.000	4.40	14,289,218	5,404
2027	6,950,448	5,927,310	1,403,635		14,281,392	3,250,000	4.39	0.000	4.40	14,289,218	7,826
2028	1,686,371	11,191,370	1,403,255		14,280,996	3,250,000	4.39	0.000	4.40	14,289,218	8,222
2029	476,681	12,401,591	1,402,858		14,281,129	3,250,000	4.39	0.000	4.40	14,289,218	8,089
2030	478,861	5,894,207	7,907,445		14,280,513	3,250,000	4.39	0.000	4.40	14,289,218	8,705
2031	479,692	0	13,801,861		14,281,552	3,250,000	4.39	0.000	4.40	14,289,218	7,666
2032	475,451	0	13,467,600		13,943,051	3,250,000	4.29	0.000	4.40	14,289,218	346,167
2033	479,311	0	0		479,311	3,250,000	0.15	0.000	4.40	14,289,218	13,809,907
Total	115,219,095	44,685,285	47,833,023	1,535,870	206,201,522			0.537			

(1) Annual Net Debt Service for Series of 2010, 2012, 2013, 2014, 2014A FRN, 2011 Swap, 2015 Bonds, 2016 Bank Loan and 2017 Bank Loan.

(2) Proposed Series 2019, \$32,205,000 dated March 1, 2019. Avg. Coupon 4.06% (current rates + 1% contingency). Local Effort 100%

(3) Proposed Series 2020, \$32,205,000 dated March 1, 2020. Avg. Coupon 4.34% (current rates + 1% contingency). Local Effort 100%

(6) FY2017-18 collect mill is worth \$3,150,000 and rises in FY2018-19 to \$3,250,000 due to projected assessment growth in District.

(9) Assumes District currently funded to approximately \$12,158,000 (FY 2016-2017) for annual NET debt service.

(11) Annual surpluses could be used for capital project costs to reduce final borrowing amount or to phase in mills.

Prepared by RBC Capital Markets

**Manheim Township School District
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ANNUAL INDIRECT COSTS ESTIMATED FOR THE MIDDLE SCHOOL PROJECT

The estimates below reflect the annual Indirect Costs related to the new Middle School (the "Project") associated with services to be provided to accomplish long range objectives of the School District. All costs are based on utilization of the facility beginning with the 2019-2020 school year.

School District officials have estimated the additional annual indirect costs associated with the Project to be as follows:

Support Personnel	\$45,000
Custodial Supplies	\$3,000
Fuel/Utilities	\$29,000
Insurance Premium	<u>\$3,000</u>
 Total Estimated Annual Indirect Costs	 \$80,000

SUMMARY OF INDIRECT COSTS

Estimated Cost Increases	\$80,000
Estimated Value of One Mill (2019-2020)	\$3,250,000
 Total Indirect Cost in Mill Equivalents	 0.025

SUMMARY OF DIRECT AND INDIRECT COSTS

With the uncertainty of the State reimbursement (PlanCon) process, the District is not pursuing state reimbursement at this time. In the event the project would be eligible for PlanCon, the District may pursue state reimbursement.

Assuming zero State reimbursement the total millage equivalent of both direct and indirect cost is summarized below:

Debt Service Millage Impact Using Wrap-Around Debt Structure	0.537
Indirect Cost Millage Impact	0.025
 Total Millage Increase	 0.562 Mills

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BOARD RESOLUTION
MAXIMUM BUILDING and PROJECT COSTS

ADOPTING MAXIMUM PROJECT COSTS AND MAXIMUM BUILDING
CONSTRUCTION COSTS FOR THE CONSTRUCTION OF A
NEW MIDDLE SCHOOL, AND
AUTHORIZING OTHER ACTION IN CONNECTION THEREWITH

WHEREAS, the Public School Code of 1949, as amended by Act 34, approved June 27, 1973 (the "Act"), requires, among other things, that a public hearing be held prior to the construction of new buildings, additions or the substantial renovation of existing buildings; and

WHEREAS, the Manheim Township School District (the "District") has determined to undertake the construction of a new Middle School referred to herein as the "Project"; and

WHEREAS, the Board of School Directors of the District proposes to adopt a maximum project cost and maximum building construction cost for the Project; and

WHEREAS, the Board of School Directors of the District intends to conduct a public hearing to inform the residents of the District with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of School Directors of the District hereby adopts a Maximum Project Cost of \$64,910,000 and an Act 34 Maximum Building Construction Cost of \$52,961,109 for the Project.
2. The Board of School Directors of the District hereby authorizes and directs a public hearing to be held in accordance with the requirements of the Act on Tuesday, October 10, 2017, at 6:00 p.m. in the Auditorium of the Manheim Township Middle School to provide information to the residents of the District with respect to the Project. The Secretary of the District is hereby authorized and directed to cause a notice of such public hearing to be published once in the LNP News, such publication to appear not later than Wednesday, September 20, 2017, not less than 20 days prior to the date of the public hearing stated above. A copy of such notice is attached hereto as Exhibit "A" and made a part hereof.
3. The Board of School Directors of the District hereby approves the description of the Project and related material attached hereto as Exhibit "B" which has been prepared in accordance with the requirements of the Act, and further authorizes the use and distribution thereof as required by the Act, including the availability thereof to the public not later than September 20, 2017.

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4. The Board of School Directors of the District hereby authorizes and directs the proper officers of the District to submit to the Pennsylvania Department of Education (the "Department") a certified copy of this Resolution, together with a copy of the minutes or transcript of the aforementioned public hearing, a proof of publication of the notice thereof and a complete description of the Project, all as required by the Act, as well as any other documents required by the Department in connection therewith.
5. The Board of School Directors of the District hereby authorizes and directs its (i) administrative staff; (ii) Bond Counsel – William C. McCarty Esquire; Barley Snyder; (iii) Solicitor - Robert M. Frankhouser, Esquire; Barley Snyder; (iv) Architect – Crabtree, Rohrbaugh & Associates, and (v) Financial Advisor – The RBC Capital Markets, to do and perform or cause to be done and performed on behalf of the District any and all acts and things as may be necessary in connection with the Project in order to carry out the purposes of the Act and this Resolution.
6. The proper officers of the District are hereby authorized and directed to execute any and all papers and to do and cause to be done any and all acts and things necessary or proper for the execution or carrying out of this Resolution.
7. All resolutions or parts of resolutions inconsistent herewith be and the same are hereby rescinded, canceled and annulled.

I, the undersigned Secretary of the Manheim Township School District, DO HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the affirmative vote of a majority of the members of the Board of School Directors of the District at a public meeting held on September 14, 2017; that proper notice of such meeting was duly given as required by law; and the said Resolution has been duly entered upon the Minutes of said Board, showing how each member voted thereon.

IN WITNESS WHEREOF, I have hereunto set my signature as such official and affixed the seal of Manheim Township School District this 14th day of September, 2017.

Jennifer Davidson, Board Secretary

Date

[SEAL]

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CERTIFICATE

I, the undersigned, Secretary of the Manheim Township School District, Lancaster County, Pennsylvania (the "District"), certify: that the foregoing is a true and correct copy of a Resolution which was duly adopted by affirmative vote of a majority of all members of the Board of School Directors of the District duly convened and held according to law on September 14, 2017, 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 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 District met the advance notice requirements of the Sunshine Act, Act No. 1986-84 of the General Assembly of the Commonwealth of Pennsylvania, approved July 3, 1986, as amended, and supplemented by advertising said meeting and by posting prominently a notice of said meeting at the principal office of the 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 Manheim Township School District, this 14th day of September, 2017.

Jennifer Davidson, Board Secretary

[SEAL]

**Manheim Township School District
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PUBLIC HEARING NOTICE – EXHIBIT “A”

Please take notice that a public hearing will be held in the Auditorium of the Manheim Township Middle School, located at 5134 School Road, Lancaster, PA, on Tuesday, October 10, 2017, for the proposed Manheim Township Middle School, starting at 6:00 p.m. The purpose of this hearing is to review all relevant matters relating to the construction and equipping of the proposed Manheim Township Middle School.

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 Wednesday, September 20, 2017 a description booklet for the Project will be available during regular business hours at the Manheim Township District Administration Office located at 450A Candlewyck Road, Lancaster, PA 17601.

The Board of School Directors of the Manheim Township School District by resolution duly adopted has authorized the following maximum project cost and maximum building construction cost in connection with the Project:

Manheim Township Middle School

Act 34 Maximum Building Construction Cost (Structure Cost, Design Fees, Movable Fixtures and Equipment, <i>LESS</i> Site Costs)	\$52,961,109
Other Project Costs (Site Costs and remaining Project ‘Soft’ Costs)	\$11,948,891
Maximum Project Cost	\$64,910,000

The 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.

Any and all interested parties may attend and be heard at the public hearing. Interested parties that want to be placed on the public hearing agenda may submit their names to the District Office (address listed above) until 12:00 noon on Thursday, October 5, 2017. Each speaker may only provide testimony one time for a maximum of five minutes. Additional testimony will be received from the floor at the hearing. Each speaker may only provide testimony one time for a maximum of five minutes.

Additional comments regarding these projects will be received by the School Board Secretary until 12:00 noon on Thursday, November 9, 2017.