



NORTHERN YORK COUNTY SCHOOL DISTRICT

# NORTHERN YORK COUNTY SCHOOL DISTRICT

## ACT 34 ADVERTISEMENT & RESOLUTION

### Northern Middle School Renovations and Additions

24 October 2023

SCHRADERGROUP

# AGENDA

- Purpose of the Act 34 Hearing
- PlanCon D Description
- Act 34 Booklet and Process
- Advertisement
- Resolution



# ACT 34 HEARING

DESIGN DEVELOPMENT PHASE

## PURPOSE OF THE HEARING



## PURPOSE OF AN ACT 34 HEARING

### THE PURPOSES FOR THIS HEARING ARE AS FOLLOWS:

1. To establish the need for the project by reviewing historical events leading to the Board's decision to proceed with a building program.
2. To review the various options considered by the Board prior to their decision to proceed with the project.
3. To describe the construction to occur at Northern Middle School Project and the educational program that serves as a basis for what is being proposed.
4. To present the estimated construction cost, the total project cost, the financial needs and an estimate of the local tax impact of the project.
5. To give citizens and residents the opportunity to comment and to pose questions.

Act 34 of 1973 applies to all new construction in educational buildings:

Act 34 of 1973 applies only to costs for new construction and substantial addition to an existing building. In addition, there are other excludable costs which are not factored into the Act 34 calculations including; site development costs, test borings and architectural/engineering fees on these items.

**PLEASE NOTE:** This is an opportunity for the administration and the professionals who are accountable to your Board of Education to describe and discuss the proposed project. It is not a debate, but a stenographer is present to receive and record comments and observations. Official record of the hearing is being documented in order that the Board can consider and study constructive comments or questions.

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

Please feel welcome to participate during the comment period at the appropriate part of the presentation. Thank you.

**THE PUBLIC HAS THIRTY (30) DAYS FOLLOWING THIS HEARING UP TO AND INCLUDING WEDNESDAY, DECEMBER 20, 2023 TO MAKE WRITTEN COMMENTS ABOUT THE PROJECT.**



NORTHERN YORK COUNTY SCHOOL DISTRICT

# ACT 34 HEARING

DESIGN DEVELOPMENT PHASE

## PLANCON D DESCRIPTION

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Development of the total construction cost (\$52,972,321) and total structure cost which includes the building and site costs, plus fees, plus FFE (\$56,834,218)

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)

District/CTC:	Project Name:	Project #:	
Northern York County School District	Northern Middle School		
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.)	13,693,814	15,334,673	29,028,487
2. Heating and Ventilating	1,349,224	7,948,152	9,297,376
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	574,830	3,836,493	4,411,323
4. Electrical	1,696,209	8,538,926	10,235,135
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	17,314,077	35,658,2	52,972,321
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)	16,343	33,657	50,000
c. Construction Insurance - Total	16,343	33,657	50,000
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	17,330,420	35,691,901	53,022,321
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	1,015,528	2,091,474	3,107,002
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X	4,895	4,895
3. TOTAL - Architect's Fee	1,015,528	2,096,369	3,111,897
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	228,796	471,204	700,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	228,796	471,204	
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)			
	18,574,743	38,259,4	56,834,218
E. SITE COSTS			
1. Sanitary Sewage Disposal	N/A		
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	N/A	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)			
	18,574,743	38,259,475	56,834,218
* Type "No Fee" beside each item for which no design fee is charged.			





Board Resolution to adopt:  
The TOTAL PROJECT  
COSTS with Financing at  
\$68,069,799

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC:	Project Name:		Project #:	
Northern York County School District	Northern 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				1,606,400
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				10,000
5. Test Borings				11,434
6. Site Survey				38,332
7. Other (attach schedule if needed)				
a. Escalation/Bidding/Inflation Contingency				3,225,000
b. PlanCon-D-Add't Costs, Total				3,622,996
8. Contingency				1,800,000
9. TOTAL - Additional Construction-Related Costs				10,314,162
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF 2025	X X X X X X X X X X
1. Underwriter Fees	85,250	232,500	192,200	509,950
2. Legal Fees	20,307	37,500	40,000	97,807
3. Financial Advisor	42,146	67,500	60,000	169,646
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	957	1,500	1,500	3,957
6. Capitalized Interest				
7. Printing	9,195	15,000	12,000	36,195
8. CUSIP & Rating Fees	15,766	37,500	30,000	83,266
9. Other				
a. Advertising, Phone, Fed Ex	4,098	9,000	7,500	20,598
b. _____				
10. TOTAL-Financing Costs	177,719	400,500	343,200	921,419
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				68,069,799
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF 2025	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	11,000,000	30,000,000	24,800,000	65,800,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	490,566	225,000	74,400	789,966
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	344,717	680,062	455,054	1,479,833
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				68,069,799



Site Costs (\$7,953,100+  
\$425,000+879,320) with  
related insurance and fees  
are subtracted from the  
**TOTAL PROJECT COSTS**  
for Act 34 Maximum  
Building Construction Cost

DETAILED COSTS			
District/CTC:	Project Name:	Project #:	
Northern York County School District	Northern Middle School		
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	7,953,100		7,953,100
2. Heating and Ventilating			
3. Plumbing	425,000		425,000
4. Electrical	879,320		879,320
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	9,257,420		9,257,420
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)	8,702		8,702
c. Construction Insurance - Subtotal	8,702		8,702
9. Site Development Costs - Total	9,266,122		9,266,122
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	463,306		463,306
			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)			4,895
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			





Board Resolution to adopt:  
The ACT 34 MAXIMUM  
BUILDING CONSTRUCTION  
COST at \$8,845,315

If the ACT 34 MAXIMUM  
BUILDING CONSTRUCTION  
COST based on bids is  
exceeded by 8% or  
\$9,552,941, a second Act 34  
Hearing would be required

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
District/CTC:	Project Name:	Project #:
Northern York County School Distr	Northern Middle School	
<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)		\$ 18,574,743
B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION		
1. Site Development Costs (D04, line A-7-NEW)	\$ 9,266,122	<b>THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.</b>
2. Architect's Fees on the above excludable costs	\$ 463,306	
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$	
4. Total Excludable Costs (B-1 plus B-2 and B-3)	\$ 9,729,428	
C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)		\$ 8,845,315
<b>THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.</b>		
<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)		\$ 9,552,941
<b>THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.</b>		



The ACT 34 ELEMENTARY  
CAPACITY is 110 for Grade 6

ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (1 of 2)														
District/CTC: Northern York County School District				Project Name: Northern Middle School				Project #:						
ACT 34 CAPACITY FRACTION														
A. SCHEDULED AREA FOR THE NEW BUILDING OR ADDITION (A19, Project Building Total, column #9)										USE AREAS				
B. SCHEDULED AREA FOR THE TOTAL BUILDING (A19, Project Building Total, column #11)										FROM 13,700 sq.ft.				
C. ACT 34 CAPACITY FRACTION (line A divided by line B)										APPROVED PART A 101,601 sq.ft.				
										0.1348 (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	NO. OF		ACT 34	NO. OF		ACT 34	NO. OF		ACT 34	NO. OF		BLDG	
	CAP	ROOMS	TOTAL	CAP	ROOMS	TOTAL	CAP	ROOMS	TOTAL	CAP	ROOMS	TOTAL	TOTAL	
KINDERGARTEN	XXX	XXX	XXX	32			34			35				
REGULAR CLASSROOM	XXX	XXX	XXX	32			34			35				
SMALL GROUP/SEMINAR	24			32			34			XXX	XXX	XXX		
LARGE GROUP INSTR	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35				
COMPUTER ROOM	XXX	XXX	XXX	32			34			35				
ART ROOM	XXX	XXX	XXX	32			34			35				
MUSIC ROOM **	XXX	XXX	XXX	32			34			35				
REG PRE-SCHOOL	XXX	XXX	XXX	32			34			35				
SPEC ED PRE-SCHOOL	XXX	XXX	XXX	32			34			35				
SPECIAL ED CLSRM	XXX	XXX	XXX	32			34			35				
SPECIAL ED RESOURCE (MAX = 1 RM)	24			32			34			35				
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35				
D. BUILDING TOTAL														
E. PRORATED ELEMENTARY CAPACITY FOR MIDDLE SCHOOL (D22, M minus O)														
F. ELEMENTARY CAPACITY (D plus E)													814	
G. ACT 34 ELEMENTARY CAPACITY (F times C; rounded to nearest whole number)													110	
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)														
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





The ACT 34 MIDDLE SCHOOL/  
SECONDARY CAPACITY is 190  
for Grades 7-8

ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (2 of 2)										
District/CTC: Northern York County School District				Project Name: Northern Middle School					Project #:	
*** BASED ON SCHEDULED AREA FOR TOTAL BUILDING ***										
MIDDLE SCHOOL/SECONDARY BUILDING										
	550-659 SQ FT			660+ SQ FT			OTHER			TOTAL
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	BLDG TOTAL
REGULAR CLASSROOM	XXX	XXX	XXX	35	26	910	XXX	XXX	XXX	910
SMALL GROUP INSTRUCTION/SEMINAR	28			35	4	140	XXX	XXX	XXX	140
LARGE GROUP INSTRUCTION	XXX	XXX	XXX	XXX	XXX	XXX	40	9	360	360
SCIENCE CLASSROOM	XXX	XXX	XXX	35	6	210	XXX	XXX	XXX	210
SCIENCE LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
SCIENCE STUDENT PROJECT ROOM (220 SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	9	3	27	27
PLANETARIUM CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	30			
OBSERVATORY	XXX	XXX	XXX	XXX	XXX	XXX	15			
BUSINESS CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	35			
BUSINESS LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
COMPUTER LAB	XXX	XXX	XXX	XXX	XXX	XXX	24			
ART CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
MUSIC CLASSROOM	XXX	XXX	XXX	XXX	XXX	XXX	35	1	35	35
BAND ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
ORCHESTRA ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
CHORAL ROOM	XXX	XXX	XXX	XXX	XXX	XXX	24	1	24	24
FAMILY/CONSUMER SCIENCE	XXX	XXX	XXX	XXX	XXX	XXX	24	2	48	48
INDUSTRIAL ARTS/SHOP (1800+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24	2	48	48
TECHNICAL EDUCATION (1800+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
TECHNICAL ED (<1800 SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24	4	96	96
VO AG SHOP W/CLRM	XXX	XXX	XXX	XXX	XXX	XXX	24			
ALTERNATIVE ED (660+ SQ FT)	XXX	XXX	XXX	XXX	XXX	XXX	24			
DRIVER'S ED (660+ SQ FT)	XXX	XXX	XXX	35			XXX	XXX	XXX	
GYM TEACHING STATION	XXX	XXX	XXX	XXX	XXX	XXX	40	3	120	120
SPECIAL ED CLASSROOM	XXX	XXX	XXX	35	10	350	XXX	XXX	XXX	350
SPECIAL ED RESOURCE ROOM (MAX = 1 ROOM)	28	1	28	35			XXX	XXX	XXX	28
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	40			
M. BUILDING TOTAL										2468
N. PRORATION FRACTION (Number of Secondary Grades (7-12) divided by Total Number of Grades on Middle/Secondary Room Schedule (K-12); rounded to 2 decimal places)										0.67
O. SECONDARY CAPACITY (M times N; rounded to nearest whole number)										1654
P. MS/SEC UTILIZATION FACTOR										0.85
Q. SECONDARY BUILDING UTILIZATION (O times P; rounded to nearest whole number)										1406
R. ACT 34 SECONDARY CAPACITY (Q times C; rounded to nearest whole number)										190

\* SEE INSTRUCTIONS FOR ROOMS NOT LISTED HERE.

PLANCON-D22



Calculated Aggregate Building Expenditure: 6<sup>th</sup> Grade Act 34 Elementary Capacity at 110 x \$24,073 per pupil cost limit = \$2,648,030; Grades 7-8 Act 34 Secondary Capacity at 190 x \$36,110 per pupil cost limit = \$6,860,900 for a total of \$9,508,930

The Act 34 Maximum Building Construction Cost of \$8,845,315 is less than the Aggregate Building Expenditure of \$9,508,930. Therefore, a Referendum is NOT required.

ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD		
District/CTC:	Project Name:	Project #:
Northern York County School District	Northern Middle School	
<b>A. GRADES K-6</b>		
1. Act 34 Elementary Capacity (D21, line G)	110	
2. 2023-2024 Per Pupil Cost Limit	\$24,073	
3. Building Expenditure Standard for Grades K-6 (A-1 times A-2)		\$ 2,648,030
<b>B. GRADES 7-9</b>		
1. Grades 7-9 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	190	
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)	1.00	
c. Grades 7-9 Capacity (1-a times 1-b; rounded to nearest whole number)	190	
2. 2023-2024 Per Pupil Cost Limit	\$36,110	
3. Building Expenditure Standard for Grades 7-9 (B-1-c times B-2)		\$ 6,860,900
<b>C. GRADES 10-12 / DAO</b>		
1. Grades 10-12 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	190	
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. 2023-2024 Per Pupil Cost Limit	\$44,713	
3. Building Expenditure Standard for Grades 10-12 / DAO (C-1-e times C-2)		\$
<b>D. VOCATIONAL</b>		
1. Act 34 Vocational Capacity (D21, line L)		
2. 2023-2024 Per Pupil Cost Limit	\$44,713	
3. Building Expenditure Standard for Vocational (D-1 times D-2)		
<b>E. AGGREGATE BUILDING EXPENDITURE STANDARD</b>		
(A-3 plus B-3 plus C-3 plus D-3)		\$ 9,508,930
<b>F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)</b>		
IF THE ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (Line F) EXCEEDS THE AGGREGATE BUILDING EXPENDITURE STANDARD (Line E), THIS PROJECT REQUIRES THE A REFERENDUM.		
REFERENDUM (if applicable)		
Date Advertised		
Date Held		



NORTHERN YORK COUNTY SCHOOL DISTRICT

# ACT 34 HEARING

DESIGN DEVELOPMENT PHASE

## ACT 34 BOOKLET AND PROCESS

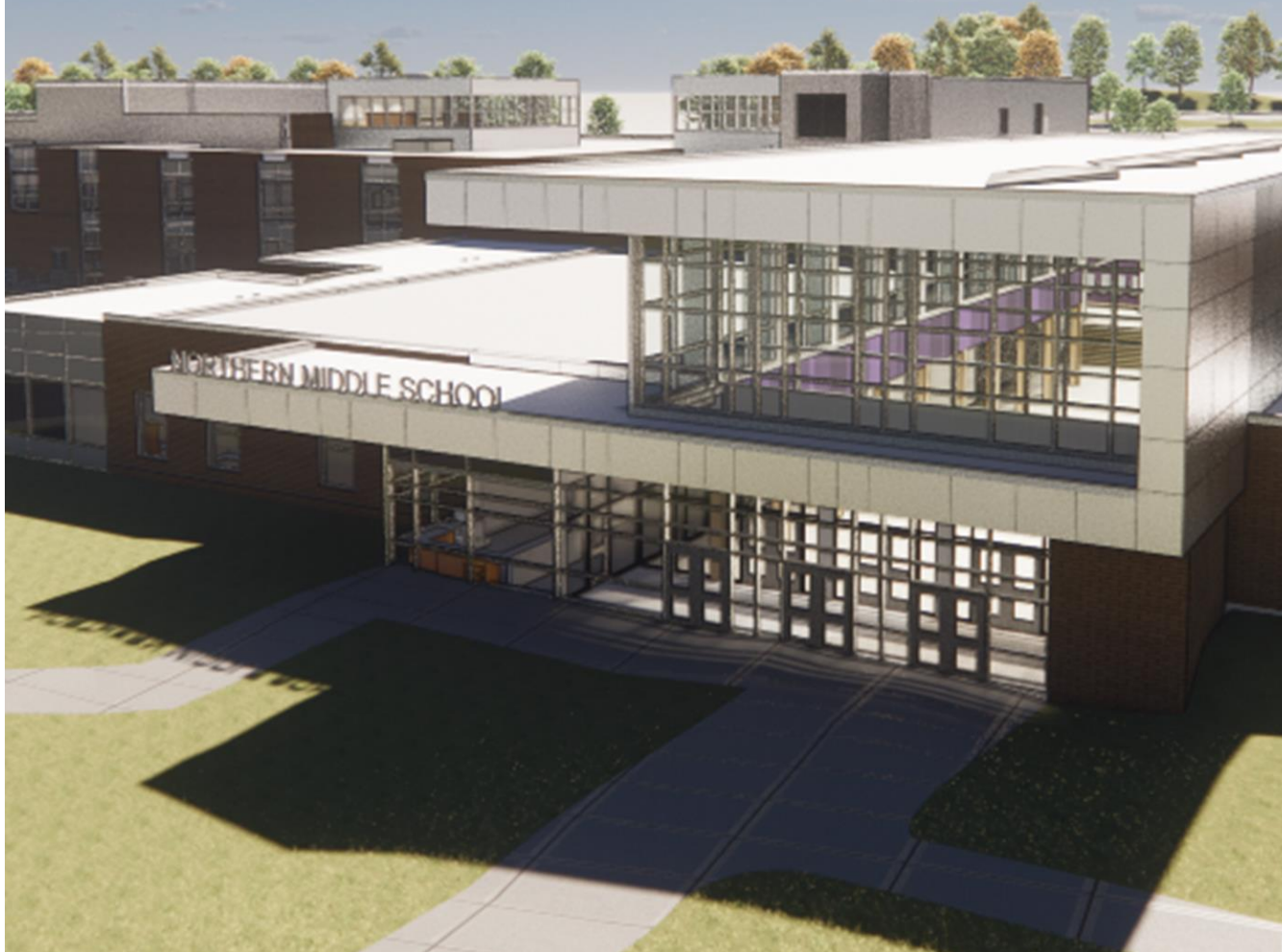
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# ACT 34 HEARING BOOKLET NORTHERN YORK COUNTY SCHOOL DISTRICT

FOR THE PROPOSED RENOVATIONS AND ADDITIONS TO  
**NORTHERN MIDDLE SCHOOL**





# ACT 34 HEARING AGENDA

NORTHERN MIDDLE SCHOOL RENOVATIONS & ADDITIONS  
NORTHERN YORK COUNTY SCHOOL DISTRICT, DILLSBURG, PA

Location:

NORTHERN YORK COUNTY SCHOOL DISTRICT  
NORTHERN MIDDLE SCHOOL AUDITORIUM  
655 S. Baltimore Street, Dillsburg, PA 17019

November 20, 2023  
6:00 P.M.

- I. **OPENING REMARKS** ..... Steven Kirkpatrick  
Superintendent of Schools  
Northern York County School District
- II. **HEARING DULY CONSTITUTED** ..... Dave Jones  
Solicitor  
Stock and Leader
- III. **PROJECT HISTORY AND NEED FOR CONSTRUCTION** ..... Jason Young  
Chief Financial and Operations Officer  
Northern York County School District
- IV. **PROJECT OPTIONS CONSIDERED** ..... David L. Schrader, AIA  
SCHRADERGROUP Architecture, LLC

V. <b>PROJECT DESCRIPTION</b> .....	David L. Schrader, AIA SCHRADERGROUP Architecture, LLC
<b>RENOVATIONS AND ADDITIONS OF NORTHERN ELEMENTARY SCHOOL</b>	
a. Project Description	
b. Site Plan	
c. Floor Plan	
d. Building Renderings	
e. Room Schedules and Adjustments	
f. PlanCon D Cost Estimating	
VI. <b>ANALYSIS OF FINANCIAL ALTERNATIVES</b> .....	Brad Remig Public Financial Management
VII. <b>PUBLIC COMMENTS</b> .....	Dave Jones Solicitor Stock and Leader
VIII. <b>ADJOURNMENT</b> .....	Steven Kirkpatrick Superintendent of Schools Northern York County School District



NORTHERN YORK COUNTY SCHOOL DISTRICT

# ACT 34 HEARING

DESIGN DEVELOPMENT PHASE

## RESOLUTION

SCHRADERGROUP



**RESOLUTION OF THE  
BOARD OF SCHOOL DIRECTORS**

**NORTHERN YORK COUNTY SCHOOL DISTRICT  
YORK COUNTY, PENNSYLVANIA**

**Northern Middle School – Additions and Renovations**

**WHEREAS**, the Board of School Directors of this School District ("Board of School Directors") has determined that a new elementary school facility is required for the use of the pupils of this School District and has authorized preliminary steps to be taken with regard to this school project, consisting of planning, designing, constructing, and furnishing an Middle School (herein "Middle School Project"); and

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

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

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

**WHEREAS**, the Board of School Directors desires to authorize its Solicitor, Superintendent, Chief Financial and Operations Officer, Architect, Financial Consultant, and others to take certain actions with respect to the Elementary School Project; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of School Directors of the Northern York County School District, York County, Pennsylvania, as follows:

1. The School District hereby authorizes a public hearing to be held in accordance with and in compliance with the requirements of Act 34 and the School Code, in the Northern Middle School Auditorium located at 655 S. Baltimore Street, Dillsburg, PA 17019 on Monday, November 20, 2023, beginning at 6:00 PM prevailing time.





2. The Secretary of the Board of School Directors is hereby authorized and directed to advertise the Notice of Public Hearing set forth in Exhibit "A", which is attached hereto and made a part hereof in accordance with the requirements hereof and of Act 34 and the School Code.
3. This School District hereby authorizes the maximum project cost and maximum building construction cost for the Middle School Project as follows:

**Total Project Cost**

**\$68,069,799**

**Act 34 Maximum Building Construction Cost**

**\$8,845,315**

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

4. This School District hereby authorizes Dave Jones, Esquire, and the law firm of Stock and Leader of York, Pennsylvania, Solicitor for the School District, to perform such acts on behalf of this School District as may be necessary in connection with the Middle School Project.
5. This School District hereby authorizes the architectural firm known as SCHRADERGROUP Architecture, LLC, Project Architects for the designated Middle School Project, to perform such acts on behalf of the School District as may be necessary in connection with the Middle School Project.
6. This School District hereby authorizes the firm of Public Financial Management, Inc. as financial consultant to perform such acts on behalf of the School District as may be necessary in conjunction with the Middle School Project.
7. This School District further authorizes the engagement of a court stenographer to transcribe the Act 34 proceedings, consistent with the intent of this Resolution.
8. This School District further authorizes its Officers, Administration, Solicitor, Financial Consultant, and Project Architect to take any and all necessary actions in order to effectuate the intent and purpose of this Resolution.

**DULY ADOPTED**, by the Board of School Directors of this School District, this 24<sup>th</sup> day of October 2023.

NORTHERN YORK COUNTY SCHOOL DISTRICT  
York County, Pennsylvania

Attest: \_\_\_\_\_  
Maureen Ross, Board Secretary

By: \_\_\_\_\_  
Ken Sechrist, Board President

**The advertised TOTAL PROJECT  
COST is \$68,069,799**

**The advertised ACT 34 MAXIMUM  
BUILDING CONSTRUCTION  
COST is \$8,845,315**



**CERTIFICATE**

I, undersigned, Secretary of the Board of School Directors of the Northern York County School District, York County, Pennsylvania (the "School District"), hereby certify: that the foregoing is a true and correct copy of the Resolution, which was duly adopted by affirmative vote of a majority of all members of the Board of School Directors of the School District duly convened and held according to law on October 24, 2023 at which meeting a quorum was present; that said Resolution has been duly recorded in the minutes of the Board of School Directors of the School District; and that said Resolution is in full force and effect, without amendment, alteration, or repeal as of the date of this Certificate.

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

IN WITNESS WHEREOF, I set my hand and affix the official seal of the School District, this 24<sup>th</sup> day of October 2023.

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Maureen Ross, Board Secretary

(SEAL)



NORTHERN YORK COUNTY SCHOOL DISTRICT

# ACT 34 HEARING

DESIGN DEVELOPMENT PHASE

## ADVERTISEMENT

SCHRADERGROUP



**EXHIBIT "A"**

**BOARD OF SCHOOL DIRECTORS OF THE  
NORTHERN YORK COUNTY SCHOOL DISTRICT**

**NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH ACT 34  
Northern Middle School Renovations and Additions**

TO: ALL RESIDENTS OF THE NORTHERN YORK COUNTY SCHOOL DISTRICT

Please take notice that a public hearing will be held in the Northern York County Middle School Auditorium located at 655 S. Baltimore Street, Dillsburg, PA 17019 on Monday, November 20, 2023, beginning at 6:00 PM, prevailing time, relating to the planning, designing, acquiring, construction, and furnishing of Northern Middle School, York County, Pennsylvania (herein "Middle School Project") in accordance with Act 34 of the Pennsylvania Legislature.

A description of the Middle School Project, including the facts with respect to the educational, physical, administrative, budgetary, and fiscal matters relating to the Middle School Project, and certain other information, will be presented and will be available for consideration at the public hearing on Monday, November 20, 2023, and from October 25, 2023, until the public hearing during regular business hours (8:00 AM to 4:00 PM) of the School District at the offices of the Superintendent located in the Administration Offices at 650 S. Baltimore Street, Dillsburg, PA 17019.

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

<u>Total Project Cost</u>	<u>Act 34 Maximum Building Construction Cost</u>
<b>\$68,069,799</b>	<b>\$8,845,315</b>

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

Residents and employees of the School District may submit written testimony regarding the Middle School Project no later than 12 p.m. on November 20, 2023. Such written testimony should be mailed via first class U.S. Mail or hand delivered (electronic mail shall not constitute acceptable delivery) to:

Mr. Steven Kirkpatrick  
Superintendent  
Northern York County School District  
650 S. Baltimore Street

**The advertised TOTAL PROJECT  
COST is \$68,069,799**

**The advertised ACT 34 MAXIMUM  
BUILDING CONSTRUCTION  
COST is \$8,845,315**





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

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

Written comments regarding the middle school project will also be received by the Superintendent at the School District's administration offices until 4:00 PM, Wednesday, December 20, 2023. Such written comments should be mailed via first class U.S. mail or hand delivered (electronic mail shall not be acceptable delivery) at the address noted above.

BY ORDER OF THE BOARD OF SCHOOL DIRECTORS

NORTHERN YORK COUNTY SCHOOL DISTRICT  
York County, Pennsylvania

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Maureen Ross  
Secretary of the Board of School Directors



NORTHERN YORK COUNTY SCHOOL DISTRICT

# NORTHERN YORK COUNTY SCHOOL DISTRICT

## ACT 34 ADVERTISEMENT & RESOLUTION

### Northern Middle School Renovations and Additions

24 October 2023

SCHRADERGROUP