

ACT 34 HEARING

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In Re:

Karns City School District  
Act 34 Public Hearing

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Verbatim record of hearing held at  
Chicora Elementary School,  
205 Kittanning Street,  
Chicora, Pennsylvania,  
on Thursday, April 8, 2021  
at 7:00 p.m.

BOARD MEMBERS

- Matt Bishop - President
- Richael Barger-Anderson - Member
- Jeff Hogan - Member
- Charlie Johns - Member
- Anita Orozco - Member
- Robert Stiehler - Member
- William Summerville - Member

ALSO PRESENT:

- Thomas May, Esquire - Solicitor
- Eric Ritzert - Superintendent
- Evan McGarvey - Business Manager
- Alisha Henry - PNC Capital Markets
- Anthony Colestock - Crabtree, Rohrbaugh

**ORIGINAL**

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1                   PROCEEDINGS OF APRIL 8, 2021

2                   BOARD PRESIDENT BISHOP: Good evening, everyone.

3 Can you guys hear me all right?

4                   This is the time and place for the Act 34 meeting  
5 to discuss the renovations here at Chicora Elementary  
6 School.

7                   There is a panel here that's going to review  
8 several different things that we've discussed. This has  
9 been something the School Board has been working on for  
10 years.

11                  Evan, can we have a roll call of the School Board  
12 members that are present?

13                  MR. MCGARVEY: Mr. Bishop?

14                  SCHOOL PRESIDENT BISHOP: Here.

15                  MR. MCGRAVEY: Dr. Barger-Anderson?

16                  DR. BARGER-ANDERSON: Here.

17                  MR. MCGRAVEY: Mrs. Ealey?

18                  (No response.)

19                  MR. MCGRAVEY: Mr. Hogan?

20                  MR. HOGAN: Here.

21                  MR. MCGRAVEY: Mr. Johns?

22                  MR. JOHNS: Here.

23                  MR. MCGRAVEY: Dr. Orozco?

24                  DR. OROZCO: Here.

25                  MR. MCGRAVEY: Mr. Price?

1 (No response.)

2 MR. McGRAVEY: Mr. Stiehler?

3 MR. STIEHLER: Here.

4 MR. McGRAVEY: Mr. Summerville?

5 MR. SUMMERVILLE: Here

6 BOARD PRESIDENT BISHOP: Thank you. I'm going to  
7 turn the meeting over to our Solicitor, Mr. May

8 MR. MAY: All right. Good evening, ladies and  
9 gentlemen. Thank you all for coming to this hearing.  
10 And what this is, it is commonly known as an Act 34  
11 hearing.

12 Before the school district finally moves ahead on  
13 a construction project to build a new addition or  
14 renovate a school, it is required under law to have this  
15 hearing.

16 The purpose of the hearing is to allow the public  
17 to comment and inform the public precisely of what the  
18 school district is planning and the costs involved, and  
19 we have panelists here tonight to do that.

20 And the purpose of this hearing specifically is  
21 to establish the need for the project by reviewing  
22 events leading to the Board's consideration; to review  
23 the various options considered by the Board prior to its  
24 decision; to describe the construction elements proposed  
25 to meet the educational program that serves as the basis

1 for the project under consideration; to present the  
2 estimated construction costs, total project costs,  
3 indirect costs, and the financial needs and estimates of  
4 the local tax impact of the project; and to provide  
5 citizens and residents an opportunity to offer comments  
6 and written testimony concerning the project.

7 As a result, the public is invited to comment or  
8 ask any questions that you would like, and we have  
9 specifically set aside a part of the agenda for public  
10 comments and questions, which will happen after the  
11 presentation is made.

12 And I would like to state for the record, this  
13 hearing is being transcribed, so anything that anybody  
14 says tonight will be put into a published record and  
15 that record will be available on the district website  
16 after the hearing. I'm now sure how long that is going  
17 to take, but...

18 DR. RITZERT: It will probably take several days  
19 to capture everything. The stenographer is here. And  
20 once we get the report, we will post it to the website.

21 MR. MAY: I would like to state notice of this  
22 hearing was given in accordance with Act 34 of 1973 and  
23 notice was specifically published in the Leader Times on  
24 March 13th, March 20th, and March 27th of this year and  
25 it was published in the Butler Eagle on March 15th and

1 March 22nd of this year. Only one publication is  
2 actually required, but the Board went above its call of  
3 duty in that respect.

4 In addition, notice of this hearing has been  
5 posted on the website in excess of 30 days.

6 A description of the project has also been  
7 available on the website, and I believe that was posted  
8 March 25th, so it's been more than 30 days.

9 The public has had an opportunity to submit  
10 written comments and questions to the school district up  
11 until the cutoff date, which was yesterday at noontime.  
12 So the public has had in excess of 30 days to submit  
13 comments and questions.

14 In addition, the public can also submit comments  
15 and questions for 30 days after this meeting. So if you  
16 don't ask anything or ask something that you forgot  
17 about or you forget a comment, you can submit those to  
18 the school district.

19 All right. That having been said and all the  
20 notice having been given in accordance with law, there  
21 was also an article in the Butler Eagle this morning,  
22 Thursday, April 8th, publicizing this meeting which gave  
23 the time at seven o'clock and that it was being held at  
24 the Chicora Elementary School and that the public had a  
25 right to make comments and questions. So that will be

1 made part of the record.

2 And I hope all of you got a copy of the packet  
3 that was at the front door which has the details of the  
4 project, and a copy of the packet has been available on  
5 the website for in excess of 30 days.

6 So, again, thank you for coming to the hearing  
7 tonight. I will now turn things over to Dr. Ritzert,  
8 the School District Superintendent.

9 DR. RITZERT: I guess I start with a question --  
10 can you hear or would you prefer the mic being used?  
11 It's okay? Mic?

12 UNIDENTIFIED PERSON: Yeah, I would rather -- I  
13 can't hear you.

14 DR. RITZERT: Okay. A couple housekeeping things  
15 in addition to what the Solicitor indicated. At the end  
16 of the presentation, we will open it up to questions.

17 We did ask if you would sign-in or sign-up to  
18 speak; but being that there is not a large number of  
19 folks, if you haven't signed up, that's still okay. It  
20 was just meant to try to take the questions in order so  
21 that we can capture everyone's comments.

22 With that being said, I'm going to begin by  
23 giving sort of an overview of why we are here today and  
24 how we got here.

25 Some of this -- and I will start with back in

1 2011, the district initiated a feasibility study, which  
2 we considered closing the Bruin Elementary School. We  
3 took a look at all our school district, Bruin,  
4 Sugarcreek, Chicora, and Karns City. That  
5 feasibility... (inaudible.)

6 MR. MAY: Excuse me, Dr. Ritzert.

7 (Brief pause.)

8 DR. RITZERT: Test, test.

9 Okay. Andy and Johnson did that architecture --  
10 or did that feasibility study. It came to the  
11 conclusion that our facilities would be in need of some  
12 upgrades and updates to bring them up to educational  
13 standards. It also included a demographic study in  
14 which we looked at the population.

15 Back in the year 1995 -- and I look out and some  
16 of you were actually in school around '95 -- the school  
17 district had 2,045 students K through 12, 2,045.

18 Today, this year, just this week, our enrollment  
19 stands at 1,323 students, so that is a decline of 700  
20 and some students.

21 So coupled with the age of our buildings,  
22 declining enrollment, which does look to decline a  
23 little bit further over the next five to ten years but  
24 declining less than it has in the past, we have an  
25 opportunity now to look at our school system and make a



1 decision about what we do about our school buildings and  
2 how we make a system that's efficient for the next five,  
3 10, 20 years?

4 A school is much like a house. You have to  
5 maintain it. It requires infusion of capital. And we  
6 are at the point where if we are going to spend money,  
7 we have to make a decision of what is in the best  
8 interest of the students, the parents, the taxpayers  
9 because one way or another, we are going to have to  
10 spend money on our school buildings.

11 And we believe that the plan we are going to  
12 present tonight is the most cost effective and most  
13 educationally sound plan.

14 I don't intend to kind of read the bullet points  
15 a lot, but I will let this up here.

16 In 2017, Canzian/Johnson, they were faced with  
17 that study. So, again, now we are looking closer at the  
18 status of our buildings, Sugarcreek, Chicora and Karns  
19 City. We do need to do work at all three schools if  
20 they are going to remain operational in the future.

21 So in looking at this, we are going to focus on  
22 enlarging this school, remodeling it, and consolidating  
23 Sugarcreek into this campus here and have one K-6  
24 school.

25 That would leave two facilities, an elementary

1 and a secondary. The secondary building also is in need  
2 of renovation. That would be done subsequent to this  
3 project.

4 The enrollment, it is a little hard to see there,  
5 but the Pennsylvania Department of Education does an  
6 enrollment update and projection.

7 The bottom, which again is hard to see, goes out  
8 to the year 2029-2030. That is, obviously, a  
9 projection. They are looking at their best guess right  
10 now for our district to have 1,174 students, so a little  
11 under 1,200. So they are looking at another decline of,  
12 you know, give or take of about 100 students.

13 That is subject to change. Obviously, if some  
14 people would move in or if people that are here have  
15 more children, that number could be skewed a little bit.

16 But generally, the forecast that they come up  
17 with is fairly accurate, because they look at the amount  
18 of people that are moving in and moving out of the  
19 school district and are of childbearing age.

20 The educational benefits that we believe would be  
21 maintained by getting one campus -- now, this is not all  
22 encompassing but this is sort of summarizing a few of  
23 them. We believe that, obviously, it would better  
24 equalize class sizes.

25 Currently, because the K-6 students are in two

1 different buildings, you can have a section of -- you  
2 know, one school with 23, 24 kids in a grade level and  
3 12 or 13 in the same grade level at the other school.

4 Now, that doesn't always happen; but when it  
5 does, it is often hard to balance. If they are all in  
6 the same school and the grade spans are together, you  
7 could more easily scale that.

8 If the grade is up a little bit in enrollment, we  
9 can hire a teacher, put another teacher in that grade  
10 level; or if it is down, we can reassign that teacher to  
11 a grade level that is, you know, obviously up. So the  
12 scalability becomes much easier to accomplish.

13 There are more opportunities for the staff to  
14 work collaboratively together, also professional  
15 development opportunities. They can be scheduled more  
16 easily.

17 And, you know, it's always the administrators and  
18 myself, one million times we tell teachers, "Oh, we need  
19 you to collaborate." We need to build time for them to  
20 do it. We need logistical ways for them to actually be  
21 physically able to do it, and getting on one campus will  
22 help make improvements in that ability.

23 The continuity and consistency from the  
24 elementary to the secondary, I don't see any (inaudible)  
25 teachers; but if they were here, I would probably take a

1 risk and ask them. Because if you talk to someone,  
2 sometimes there are discrepancies and not always -- it's  
3 not bad if there are differences between students that  
4 come from one school to the other, you know, whether  
5 it's math class or reading. Some of the kids have  
6 stronger abilities coming out of one school than the  
7 other.

8 We want to capitalize on trying to make things  
9 better for all the kids, giving them a more similar  
10 experience when they come from 6th grade to 7th grade.

11 It also, I think, will help the students, many of  
12 which play together in activities and sports outside of  
13 the school day, that don't have the ability to interact  
14 on a recurring, regular basis because they are coming  
15 from two schools. So it sort of forms that one  
16 elementary identity for the children.

17 We do think that there's, obviously, benefits for  
18 special education services. Obviously, you know,  
19 whether it's emotional support, autistic support, it's a  
20 lot easier to service students when you have them in one  
21 building.

22 And I don't mean that as just isolating the  
23 special education students. But if we have one  
24 elementary school, the resources that we provide for the  
25 diversity of the students' needs are, obviously, easier

1 to accommodate.

2           And gifted instruction, I think -- I know Mr.  
3 MacKrell is not here, but I had conversations with him  
4 and he looks forward to the opportunity to have the  
5 district kids all together, where they collaborate on a  
6 regular basis so that they can, you know, each support  
7 their individual needs and do better with their  
8 schooling.

9           The last is important as well. Obviously, I  
10 think the school system... (inaudible.) The  
11 acceleration is logistically sometimes challenging.

12           Being that we are on one campus here, if a  
13 student is -- and math is probably one of the more  
14 logical contents to look at. Say we were ready for a  
15 junior high level math but they are in elementary. We  
16 can have cohort students that are actually, you know,  
17 either being bused over to the high school to take a  
18 math class and then they could be bused right back  
19 afterwards or they could do virtual instruction from  
20 this location. Virtual can work from Sugarcreek as  
21 well.

22           But busing, physical transportation, is much more  
23 logistically possible from this facility to the high  
24 school, and that lends a lot more opportunities for  
25 students, particularly the gifted kids, to be able to

1 take some of the courses that they otherwise can't take  
2 to get into the secondary level.

3 The operational and physical benefits, obviously,  
4 you know, if we do a complete reno with a new building  
5 here, the upkeep and maintenance of the facility will be  
6 a little easier.

7 It will take, you know, less capital over the  
8 next few years after it is done. It will divert costs  
9 that won't be occurring on a regular basis because  
10 things will be new.

11 We intend to -- Anthony, the architect, will  
12 elaborate more, but we will engineer the spaces within  
13 the building more comfortable for the staff and the  
14 students, which translates to a better learning  
15 environment. So we will have air conditioning and  
16 individual heat so that it's not either 100 percent on  
17 or 100 percent off, where some of our buildings now, it  
18 is either too hot or too cold. So we will be able to do  
19 a little better job with that.

20 The school system will definitely be able to  
21 right-size itself. Probably the question that is most  
22 asked of staff or asked by staff and the community  
23 members is, "What is the going to happen to the  
24 employees?"

25 There will be less employees, that's a given.

1 But what I would cite is the district -- and I credit  
2 this Board and previous Board members for looking at the  
3 school district from a wholistic blend. When rooms  
4 closed, no one was furloughed.

5 You know, so there is an opportunity for people  
6 to be reassigned to other positions. We carried some  
7 positions for you, too. We also, you know, looked at  
8 attritional productions, you know, when people look to  
9 retire.

10 So the opportunity for the School Board and  
11 administration to work collaboratively with the  
12 employees would be a factor to look at maybe some type  
13 of early retirement incentive so that the number of  
14 positions that we would need to free up could be done so  
15 appropriately.

16 That is always the subject of the School Board's  
17 approval, but I said that publicly. I said that to the  
18 staff for -- you know, previously. And I truly believe  
19 that philosophically, and I think we have a track record  
20 of doing that.

21 And as far as, you know, appropriately sized  
22 classrooms, the building that we are looking at and you  
23 will see here is built with some capacity and  
24 flexibility.

25 We are planning at least a kindergarten through

1 2nd grade to have five sections. Currently, enrollment  
2 for next year's kindergarten is slated -- right now, it  
3 is early, but it is approximately 60 students. So, we  
4 are down over even previous years.

5 Our elementary enrollment by grade level  
6 currently is no -- there's no grade level greater than  
7 approximately 94 kids. We are under 100 students in all  
8 of our grades.

9 So we believe that a newly renovated and large  
10 school would accommodate not only the current enrollment  
11 with similar class sizes than we would have on an  
12 average.

13 Now, if your child has a classroom of 12  
14 students, yes, there would be -- I'm talking 18 to 22  
15 students in the primary; and then that goes up to 20 to  
16 24 students in sort of the middle grades; and then 22 --  
17 or, I'm sorry, yeah, 22 to 26 in the intermediate.

18 Those are the class, we will say, guidelines that  
19 were adopted by the Board and the school district  
20 approximately 15 years ago. So the building would  
21 accommodate those types of classroom sizes.

22 The project execution, obviously, there is just,  
23 you know, some information on that; but it really hinges  
24 on looking at starting the project later on this  
25 calendar year and target completion in the summer of



1 2023. So that would be looking at this school opening  
2 to accommodate the students at Sugarcreek and Chicora  
3 with the fall of 2023.

4 So students that are in 3rd grade or lower  
5 currently would experience the new opening of the  
6 school. Third grade this year will be 6th grade when  
7 the building opens.

8 So anyone in 4th, 5th, or 6th currently would not  
9 experience the transition and/or benefits of the new  
10 school.

11 With that, I'm going to turn it over to Anthony  
12 Colestock. Anthony is a primary principal architect who  
13 works for Crabtree, Rohrbaugh. They, too, have helped  
14 the administration come to the same conclusion as  
15 Caznian/Johnson, so two independent architectural firms  
16 guiding us to this point.

17 MR. COLESTOCK: Thank you, Dr. Ritzert.

18 So a lot of the things I'm going to go over --  
19 I'm going to be repeating a lot of the information Dr.  
20 Ritzert provided to you. He has a little bit more  
21 details in what's included in the project.

22 But before I do that, I'm going to review the  
23 options that the district considered. First, you will  
24 see on page 7, there is a spreadsheet that is included  
25 in your booklet. This is just a snapshot of the

1 district's existing facilities and pertinent information  
2 on the land that they occupy, how much land is in each  
3 facility, the year that they were built, the year the  
4 additions were put onto the schools, and then the  
5 student capacity.

6 Then you will see over on the right-hand column,  
7 with the proposed project of the additions or  
8 renovations at Chicora Elementary School, when this is  
9 complete, you will see what is going to happen to the  
10 rest of the facilities.

11 So in the summer of 2023 is when Sugarcreek would  
12 be vacated and closed prior to the opening of Chicora.  
13 Now, at this time, there is no change to the high school  
14 and middle school.

15 So the options that the Board considered -- and  
16 as Dr. Ritzert mentioned, this was done where it started  
17 with a previous architectural firm and then we were  
18 hired in 2019.

19 We also reviewed those options, and there was a  
20 myriad of scenarios from just selectively renovating  
21 each of the schools, adding additions onto the schools,  
22 and even building new schools.

23 If you attended any of the community meetings,  
24 you'll see there was about ten options that the district  
25 reviewed; and from those ten, there were four that were

1 favored. It is a little bit hard to read, but if you go  
2 to page 8, it will show you what those four options were  
3 that the district considered.

4 The first one was just selective renovations to  
5 each of the schools, so this is bringing buildings up to  
6 the current construction standards, so AC replacement,  
7 window replacement, new roof, but it had no educational  
8 benefits. So there was no building additions onto any  
9 of the schools under option one.

10 Option two was to consolidate to one K-6 and do  
11 the additions and renovations at Chicora and close  
12 Sugarcreek and then do a renovation at the middle school  
13 and high school.

14 And then you will see option three and option  
15 four. Option three was a new elementary school located  
16 at the junior/senior high campus. It was a lone campus  
17 model.

18 And then option four was building a new  
19 junior/senior high school and then repurposing the  
20 existing junior/senior high school to a K-6 building.

21 So option two was selected because it had the  
22 educational benefits that option one did not have but it  
23 was within the budget -- the district's budget, which  
24 was exceeded in option three and option four.

25 So this was the option that the district selected

1 to move forward with. And the first phase is the  
2 additions/renovations at Chicora, and then the second  
3 phase would be those renovations to the junior/senior  
4 high school.

5 So if you turn to pages 9 and 10, there is a  
6 little bit more information on the building. Some of  
7 the highlights on here is that, as I mentioned, it is  
8 going to be a K-6 facility.

9 There is approximately 40,000 square feet that is  
10 being built onto the school. There is about probably  
11 roughly 2,000 square feet of the building that is going  
12 to be demolished. It is actually this area right out  
13 here. But overall, when it's all said and done, the  
14 project will be about 90,000 square feet.

15 You will see that there is some information  
16 regarding the site. You will also see that there is  
17 information regarding what educational program spaces  
18 are included.

19 Everything is in accordance with the Department  
20 of Education. We have met with the administration to  
21 help build that educational program and now we've got  
22 spaces that are needed.

23 We've also met with faculty to understand how  
24 they need to deliver their curriculum and set up the  
25 interior layouts for their classrooms.

1           You also see what renovations are being done to  
2 the existing building systems. So this will receive a  
3 new HVAC system. There are some new plumbing fixtures,  
4 new plumbing work.

5           There is going to be a fire suppression system  
6 that is included in the building. Currently, this  
7 building is not sprinklered. New light fixtures,  
8 electrical upgrades, all that stuff is included in  
9 there.

10           And then you also see what building code this  
11 project is being reviewed under. One thing to note  
12 under the 2015 International Building Code, one thing  
13 that is required for an educational facility, whether  
14 it's new or whether it's to be renovated, is that a  
15 portion of it is a tornado shelter for the occupants of  
16 the building. So we will get into that in a little bit,  
17 of that description, when we look at the drawings.

18           So it is a little hard for you to see, but this  
19 is the site plan, the proposed site plan. The drawings  
20 are not included in your booklet for security purposes.

21           But you will -- is there any way we can dim the  
22 lights?

23           (Brief pause.)

24           MR. COLESTOCK: So just to orient yourselves, the  
25 magenta or the purple color, that is the existing --

1 this is the existing school.

2 And you will see on this top right-hand corner,  
3 this is the gymnasium. And then the area that is shaded  
4 in blue -- if I can get the laser pointer to work. The  
5 area that is in blue, these are the proposed additions.

6 So we have an addition in the front of the  
7 gymnasium and this front wing. Right here is where the  
8 existing main entrance is. And then we have a classroom  
9 addition on this back wing.

10 So one of the things to improve the vehicular  
11 circulation and the students' safety and supervision is  
12 that we created a separate parent drop-off from a  
13 separate bus drop-off.

14 So you will see right here down, as you enter  
15 into the site, we have a driveway that is one-way that  
16 is coming in and it is also coming out.

17 At this loop right here, you come up through the  
18 site and the roundabout and then drive in front of the  
19 building. This is where parents will drop the students  
20 off.

21 So this is the new main entrance, which is  
22 adjacent to the administration. And then you would exit  
23 at this driveway, and then the buses will be dropping  
24 students off via this driveway around the back of the  
25 building and they will park in this area.

1           And the students from the bus, they will be  
2 entering into this portion of the building right outside  
3 the existing gymnasium.

4           But this area right here is the new main lobby,  
5 so that the students, even though they are entering into  
6 different sides of the building, one in the front, one  
7 in the back, they are entering into the same space.

8           Also included is for the buses to exit off of the  
9 site. There is an access drive to extend to Spring  
10 Street, and this is to prevent cross-circulation between  
11 buses and parents. It is to try to keep the  
12 vehiculars -- the vehicles separated from the buses.

13           And then you will see in this back area, this is  
14 new staff parking. Part of the project does include, in  
15 this area right here, the purchase of an adjacent  
16 property to allow for this new access drive for buses.

17           And it also allows for the expansion of a new  
18 multipurpose athletic field, practice field; and then  
19 you will also see in between these driveways, there is a  
20 proposed playground area with equipment; and then also a  
21 hard-surfaced play area that will be gated off and to be  
22 used as overflow parking for events in the school or  
23 also used for parking for events at that multipurpose  
24 field.

25           One thing that is required is, due to a high

1 quality watershed that's on the site at this location  
2 and also one that is located in the adjacent property,  
3 the site disturbance is encroaching on a 100-foot  
4 riparian buffer; therefore, some offsetting -- some  
5 additional site improvements are needed. We have had  
6 trouble locating any of the -- any area off of the  
7 existing site to put a new riparian buffer.

8 We are currently looking at offsite locations,  
9 and this is a requirement of the Department of  
10 Environmental Protection, that we are going through that  
11 process right now in locating a good candidate.

12 So on the next slide is just the floor plan. As  
13 I mentioned, the new main entrance at the parent  
14 drop-off is located right here. And then the back, this  
15 is where the students would be entering when they are  
16 being dropped off by the bus.

17 So this is a new main lobby, and you can see here  
18 is the existing gym. Then in front of the existing  
19 gymnasium off of the main lobby is a new cafeteria with  
20 a kitchen and a loading dock. And then adjacent this  
21 lobby is the administration area which includes the  
22 administration offices, the main office, the nurse's  
23 area, and also the guidance counselors.

24 So with this building organization, what it does  
25 is these big box spaces, these shared spaces, those are



1 all off of this Main Street concept that after hours,  
2 you can close down the rest of the school, that these  
3 can be utilized by the community, by the district, by  
4 youth organizations so that they will never have to walk  
5 into the academic areas. And also, during the day, it  
6 creates a layer of security so that when you come in,  
7 you are coming into these shared spaces.

8 But to get back to the academic wings, the doors  
9 leading into this academic wing and that academic wing  
10 can be closed down. So then as we go through these  
11 academic wings, you will see the first wing. And this  
12 is, again, a new addition. This is the kindergarten  
13 wing. This middle wing will be 1st and 2nd grade, and  
14 then the back wing is 3rd through 6th grade.

15 And in addition to the general classrooms, there  
16 is also special education classrooms that are included  
17 and small group instruction classrooms that can be used  
18 for reading and Title I and gifted.

19 And then in the middle area of this 1st and 2nd  
20 grade wing are the shared spaces, so your library, your  
21 art, and your STEM class.

22 Music is located remotely, so it is away from the  
23 general classrooms because of noise concerns. And also,  
24 if there was ever an event that was held here with the  
25 music department, when students come in, then they could

1 meet in that music classroom and then have that close  
2 adjacency to either the gymnasium or the cafeteria.

3 I want to note that currently, there are existing  
4 classrooms on a ground floor level that are below these  
5 two to four classrooms. And right now, they are not ADA  
6 compliant. There is no way to access those classrooms  
7 other than if you go outside and go up into the building  
8 that way.

9 So the district wished to abandon those  
10 classrooms; otherwise, we would have to put an elevator  
11 on the side of the building. And all the classrooms are  
12 now on this upper floor and that space is being  
13 converted into building storage for the district.

14 So this is just a rendering of the main entrance  
15 of the school. If you've attended any of the Board  
16 meetings, we have been showing some of the renderings.  
17 So I encourage you --

18 At future Board meetings, we will show more  
19 renderings of what the school looks like on the  
20 interior, on the exterior. We are going to be  
21 presenting at the Board meeting on Monday night and we  
22 will be showing some of the academic spaces and the  
23 layouts of the furniture in those spaces.

24 So if you page -- excuse me, if you turn to pages  
25 13 through 15, so this is the construction cost

1 estimate. These pages are spreadsheets developed by the  
2 Department of Education to capture what the total  
3 project cost is and to establish a maximum building  
4 construction cost on new construction only.

5 So if you look at that spreadsheet, the first one  
6 that's on page 13, which is page D02, you will see that  
7 A.9, there is construction cost estimates for what is  
8 the existing portion of the building and the renovation  
9 and then new addition and then also what the total is  
10 for all of the different trades that will be bidding on  
11 the project.

12 So this will be publically by bid with four  
13 trades. So there will be a general contractor, an  
14 electrical contractor, an HVAC contractor, and a  
15 plumbing contractor.

16 You will see that the total project -- excuse me,  
17 the total construction costs, so this is the brick-and-  
18 mortar cost, is approximately \$18,000,000.

19 Then as you move down to line D03, these are the  
20 design costs for the architect and all the various  
21 engineers that are needed for the project, then also a  
22 budget number for furniture, furnishings and equipment  
23 that are going to be needed to occupy the building. You  
24 will see that a total structure cost is 20.2 million  
25 dollars.

1           So these are all costs that are associated with  
2 constructing the building, so the brick and mortar and  
3 the equipment that goes into it.

4           In addition to that, there are some other soft  
5 costs for all the due diligence and the permitting that  
6 is needed for the project. Those are located on the  
7 next page, on page 14, and you will see they are all  
8 listed there.

9           There is a construction contingency built in to  
10 when there are unforeseen conditions during  
11 construction. There is already money set aside to cover  
12 those costs.

13           There are permitting fees, testing and inspection  
14 that's required. On page 15, some of those additional  
15 costs are also indicated.

16           All those additional construction-related soft  
17 costs amount to about 1.2 million dollars; and then the  
18 financing cost for the project which is a little bit  
19 under \$300,000.

20           So for the estimated total project cost is  
21 approximately 21.7 million dollars. So this has been  
22 adopted by the School Board.

23           And then if you turn to page 17, this is the  
24 calculation for determining a maximum building  
25 construction cost on new construction only. So as was

1 noted, the purpose of this hearing is for you to  
2 understand all of the details of the project including  
3 the costs.

4           So by the Board adopting this maximum building  
5 construction cost, it's making sure that districts  
6 aren't overbuilt; that they are not building schools  
7 that are too large for their projected enrollment or  
8 their current enrollment.

9           Dr. Ritzert indicated that there is a little bit  
10 of fluff in the building, approximately a capacity of  
11 775 students, which is a little bit more than 100  
12 students more than what the projected enrollment is, but  
13 that is with 25 students planned for in every classroom.

14           So with that buffer it allows the district, the  
15 administration, if they ever wanted the lower the class  
16 size or if they had a bubble come through where there  
17 was one particular grade level that was larger than  
18 others, that they would have excess classes done to put  
19 those students.

20           So with the additions, the construction cost  
21 estimate is roughly 10.6 million dollars. Then we have  
22 to subtract the site costs from that. This is just the  
23 brick and mortar. We are not looking at the site  
24 development costs. Those are indicated on page 16 of  
25 your booklet. They are approximately 1.2 million

1 dollars. And once you deduct that from the new  
2 construction estimate, you have a maximum building  
3 construction cost of 9.3/9.4 million dollars.

4 So when this project is properly bid, in the  
5 event that the bids are higher than the estimate, the  
6 district will be required to have another Act 34 hearing  
7 if those costs are eight percent more than the ones the  
8 Board has adopted to let you know our bids came in  
9 higher than anticipated, we want to move forward with  
10 the project or we feel we need to explain to the  
11 community why we are going to spend the extra money if  
12 they decide to move forward with it.

13 MS. HENRY: Good evening, ladies and gentlemen.  
14 My name is Alisha Henry. I work with PNC Capital  
15 Markets, and we would be providing funds for the Chicora  
16 Elementary project.

17 And in accordance with the Act 34 hearing, there  
18 are certain procedures that we must follow. On behalf  
19 of the project, we have to examine four different  
20 alternatives of financing, the first being a cash or a  
21 short-term loan, a general obligation bond issue, a  
22 local authority issue, or the state Public School  
23 Building Authority.

24 As you might imagine, paying cash or a short-term  
25 loan for a \$20,000,000 project is budgetarily not

1 feasible.

2           So on the following page, again, part of that  
3 procedure is we analyze the three remaining options:  
4 the general obligation bond, local authority, and state  
5 Public School Building Authority.

6           We take the exact same project costs with the  
7 20-year amortization and we line them up side by side.  
8 And in almost every Act 34 hearing I have completed, a  
9 general obligation bond is always the most cost-  
10 effective option.

11           The main reason for that is the lower cost of  
12 interest versus two authority bonds which come with  
13 higher cost of insurance and higher interest rates.

14           So once we settle on a method of finance, which  
15 is the general obligation, we look further to see what  
16 we can do to help make the financing more economical to  
17 the district.

18           So in addition to issuing general obligation  
19 bonds, we will bid for bond insurance to see if we can  
20 lower the interest costs and we are also going to look  
21 to phase the debt service over a three-year period.

22           The impact of the bond issue is on the following  
23 page. But in accordance also with the cost of the Act  
24 34 hearing, we look at indirect costs. So those are  
25 costs not associated with the financing.

1           And at this time, the district is not expecting  
2 for any additional costs in completing the Chicora  
3 Elementary. In fact, I think the Superintendent  
4 mentioned, it's quite possible that there is going to be  
5 decreases in utility and maintenance costs over the life  
6 of this bond issue.

7           The total budget impact -- again, this is an  
8 equivalency but not an exact cost. Because of the way  
9 the district has budgeted, the equivalent must be stated  
10 -- equates to 12.92 mils.

11           And how we get to that -- and this is going to be  
12 a really ugly page for you to follow. This is the  
13 amortization of the project over a 30-year issue.

14           Up here, -- I'm sure you can't see -- we are  
15 going to introduce the bond issue in phases over the  
16 '21, '22, and '23 fiscal year. The debt will not come  
17 on all at once.

18           So the first fiscal year, you are going to see  
19 about a \$654,000 increases to the budget that equates to  
20 about seven and half mils, incrementally a little higher  
21 interest of all 12 months, and then we will start to  
22 amortize the principal.

23           If you add those three increases together, that  
24 is where the 12.92 mils is equivalent to.

25           But I have been working very closely with the



1 district for a few years now and I've done a high-level,  
2 in-depth analysis of the school's finances. And based  
3 upon the prudent planning and management on this project  
4 that is coming, this project is affordable without any  
5 issues in the district's current budget.

6 DR. RITZERT: You are welcome to MC that if you  
7 wish.

8 At this point, that does conclude our formal  
9 presentation, so we would open it up for questions.

10 The questions could pertain to the presentation  
11 of projections. We will do our best to answer them here  
12 this evening. I will try to field most of the  
13 questions. The administration is here. Likewise, the  
14 architect, finance, business director is over there.

15 Did anyone sign up?

16 MR. MCGRAVEY: And Mr. Callihan signed up.

17 DR. RITZERT: Mr. Callihan, do you want to start  
18 us out?

19 MR. CALLIHAN: I signed up, but I guess I didn't  
20 quite understand this all. This is all going to take  
21 place and it is a done deal; is that right?

22 The building is being built and you guys are here  
23 to -- and I wasn't following it close enough. I just  
24 read it in the paper tonight that they were having the  
25 meeting and I thought they were discussing whether or

1 not and the pros and cons and the possibility of a  
2 larger Chicora Elementary School building but,  
3 apparently, I'm wrong. I wasn't following that close.

4 DR. RITZERT: Well, I don't know that you are  
5 wrong. It is my recommendation with the plan that we  
6 would complete the project.

7 But what I would say, until it is done or  
8 happens, it's not done or it's not happening.

9 But it makes sense long term for our school  
10 district to do this because we are going to need to  
11 spend money on the maintenance and upkeep of our  
12 buildings one way or the other.

13 So it is an opportunity to get something that is  
14 new and up to educational standards for our community  
15 that we can currently afford.

16 Right now, good, bad or indifferent, is one of  
17 the best times to be looking at needing to borrow money,  
18 not that I want to borrow money, but if you had to, the  
19 interest rates and cost to access that kind of capital  
20 is really a historic low.

21 So the long-term cost is probably as low as it  
22 would be to do a project like this. I can't see the  
23 future. But I would assume when the economy improves,  
24 interest rates increase at some point. And so waiting  
25 will actually cost more money.

1 I don't feel good about standing here saying --  
2 talking about closing the school. I would much rather  
3 stand here in front of all of you to say, "We are here  
4 tonight to talk about how we build more because our  
5 enrollment is increasing and our community is growing."

6 But it is a delicate balance of maintaining the  
7 buildings and, you know, looking at the future. But I'm  
8 sorry you felt like this is misleading.

9 We have been having community meetings and  
10 talking about it, and we've tried to do our best to make  
11 sure everybody was aware that we were looking at this,  
12 and it has definitely been discussed. But it would be  
13 my recommendation as the plan was received.

14 It doesn't mean it is going to translate to a tax  
15 increase. One of the things I would say is that our  
16 district is funded, I'm going to round but it's very  
17 close, 70 percent by the state.

18 So most of the funding that we receive at the  
19 school district is given to us from the State of  
20 Pennsylvania. Thirty percent is local. So the local is  
21 comprised of property tax predominately and also earned  
22 income tax.

23 But our budget of whether we need to raise taxes  
24 or not is heavily predicated, most impacted by what the  
25 state gives us on an annual basis. If we get, say,

1 cost-of-living increase year after year from the state  
2 in our Lazy Day funding, we are likely not needing any  
3 local property tax increase.

4 If the state's budget is tight or they are  
5 reducing funding they are sending to us, then it puts  
6 pressure on us to raise taxes locally.

7 We didn't raise taxes last year. I'm awestruck,  
8 and I have no authority for this, but we are trying to  
9 make next year work with not a tax increase. I think  
10 that is going to be feasible with -- the business  
11 manager probably doesn't want me to be saying that, but  
12 I do think he's done a phenomenal job.

13 We are not here to raise peoples taxes. We are  
14 very much aware of the burden it causes on households.  
15 But, you know, the project itself isn't going to be a  
16 predictor of tax increases year after year. That is  
17 predicated more on the state funding.

18 MR. CALLIHAN: Well, anyway, I hear what you're  
19 saying and everything. But we happen to be living in an  
20 area where it is all residential. There is no  
21 commercial money, so to speak, coming in, because two  
22 refineries over there -- we used to have three but now  
23 we are down to two. You never know. This is going to  
24 have to be paid for. The only way of getting the money  
25 is through the people that live here in this area.

1           Now, there are a couple other things that concern  
2 me. You enlarge these -- this building here, you get  
3 more kids in here, more children in here, and whether  
4 you guys understand this or not, I have been around a  
5 good many years, but the bigger the schools are, the  
6 less control you have of your children.

7           And you've got to teach these kids the things you  
8 want them to know by the time they are eight years old  
9 or you pretty well ought to forget it, because the world  
10 out there will. So if you have a larger amount, you  
11 don't have quite the control.

12           Now, I never -- over here at the high-rise  
13 building, that's the traffic that's coming in. Right  
14 now, it is pretty darn congested with the buses coming,  
15 and people living over there understand that.

16           Now, if you are going to increase it to have more  
17 people, more buses coming in and out of there -- there  
18 used to be a tremendous bottleneck -- you have to make a  
19 wider highway, you know, maybe one-way streets and  
20 things like that, to open up cans of worms.

21           But I don't know, I just think that it ought to  
22 be looked at pretty darn close. Because the residential  
23 area is going to have a terrible burden to make the  
24 payments, so...

25           DR. RITZERT: I can't disagree with your

1 comments. You've made several points.

2 The traffic in and out, obviously, we will have  
3 more vehicles here. The buses will have to, you know,  
4 be -- they will navigate that. So you probably have,  
5 you know, 23 or 24 buses in here currently, plus we may  
6 have an additional ten --

7 UNIDENTIFIED MALE: Correct.

8 DR. RITZERT: -- to accommodate the Sugarcreek  
9 residence area. It will take a little longer in and  
10 out, obviously, because, you know, it is single-lane  
11 traffic, and that is something that we are aware of. It  
12 was just awfully hard to do a whole lot with it based on  
13 the road system.

14 As far as teaching for the kids, I would  
15 encourage families, parents, society, specifically the  
16 school, we want to teach kids how to behave.

17 We do think the numbers will be manageable and  
18 we -- I have faith in our teaching staff and employees,  
19 that they will be able to, you know, help those students  
20 be successful here.

21 And then the payment, you know, it is hard to see  
22 on the slide that was up here, but when it is fully  
23 priced in, the bond payment is likely about 1.2 million  
24 a year. So, that's what we're paying. That's sort of  
25 like your mortgage, some of your mortgage payments on an

1 annual basis, that's what the district will be paying.

2 Again, I mentioned the reduction in staff and,  
3 you know, the reduction of staff, the reduced utility  
4 costs, and what that will be is the utilities, we no  
5 longer will be paying Sugarcreek.

6 And the sum of these pieces will probably get us  
7 to 800, \$900,000 in savings fully priced in. So the  
8 majority of the bond, at least in the first few years,  
9 will likely be offset with those reductions.

10 That is a totally simple explanation. There  
11 would be some, you know, upfront costs if there is any  
12 retirement incentive to help free up the positions.

13 But I believe it's the most affordable way to  
14 modernize the facility. You are right, Mr. Callihan,  
15 you can't ask the local people to straight-up pay.  
16 People are on a fixed income. You are correct in  
17 identifying, you know, Inspect (phonetic) closed a few  
18 years back, unfortunately. So we need to be mindful of  
19 our local tax base.

20 MR. CALLIHAN: I'm not against what you are  
21 trying to do. I'm not here trying to tell you what to  
22 do if you want to enlarge your school. I think we need  
23 to -- I don't know.

24 You need to look at the big picture. You need to  
25 really take a good look at it. Take a look at people

1 here. I mean, people here -- people will have a hard  
2 time making these payments.

3 And we are in the beginning of a tremendous  
4 inflation. The people see it in the grocery store, holy  
5 smokes, what gasoline has done. Look at the stock  
6 market. Oil five months ago was \$20 and \$30 a barrel.  
7 It's up to 60 some dollars a barrel. It's going crazy.  
8 I don't know whether people know Brian Kelsey or not.  
9 He is a local man that --

10 DR. RITZERT: Excavating.

11 MR. CALLIHAN: He told me, "This is the first  
12 summer I don't have one house to build, not one." I  
13 said, "Brian, it don't surprise me a bit."

14 OSB board they are saying is \$46 a foot; and  
15 before the summer is over, it is going to maybe reach  
16 into the 90s. He said it is just crazy. It is crazy  
17 out there.

18 I'm -- it is just -- it don't make much  
19 difference to me.

20 DR. RITZERT: I do think, back to your original  
21 question, we do plan to move forward. However, if the  
22 project goes out for bid and the prices are -- you know,  
23 this is -- in essence, if it comes in, you know,  
24 significantly over that, we are going to have to rethink  
25 things.



1           So that has not been signed off. We won't know  
2 until we bid it to see what the true costs are. So to  
3 your point, you know, that sort of -- you know, we are  
4 projecting 21.7. If it turns out to be 30,000,000, I  
5 think we have a problem. I don't think we can afford  
6 it.

7           MR. CALLIHAN: Okay. I'm done talking.

8           DR. RITZERT: You're fine. You know, it is  
9 refreshing to have people --

10          MR. CALLIHAN: Thank you. If somebody wants to  
11 add to it, fine. If everyone is happy, I will go home  
12 happy, too.

13          DR. RITZERT: But you are welcome to ask more  
14 questions, sir, so don't worry about it.

15          Are there any other questions from --

16          MR. WECKERLY: Hi. My name is Jake Weckerly. I  
17 live at 102 Graham Street, East Brady.

18          When you speak about loss of employees through  
19 attrition and things, I'm assuming that is going to be  
20 on all levels, not just at the teacher level, grade  
21 level, cafeteria level, but also including the  
22 administration?

23          DR. RITZERT: It would be all levels. Now, you  
24 know, is it going to be proportional at all levels?  
25 Probably not. It just depends.

1           You know, we've looked internally at different  
2 positions, different numbers. Obviously, with the  
3 teachers, it is not all at the elementary, so that is  
4 probably a misconception with the reductions. It will  
5 be a K-12 look.

6           So to your point, any and all positions would  
7 have to be looked at. Am I prepared to tell you tonight  
8 to say, well, this is how many? No, I can't do that.  
9 But simplistic, yes.

10           MR. DOUGLAS: I got a question there. The 12.92,  
11 that is the total mil impact per family?

12           DR. RITZERT: No, that -- if I misspeak, I  
13 will have her -- that's what the full cost of the bond  
14 we will pay.

15           MR. DOUGLAS: Correct. Over the next 20 years,  
16 what is the increase broken out over the years? Like,  
17 is it -- are we going to see an increase once, are we  
18 going to see multiple increases, no increase?

19           DR. RITZERT: What I would say, if we look at  
20 moving forward, the next step would be to approve, you  
21 know, the funding and financing and releasing the  
22 project to bid. The impact on the budget for next year,  
23 we've already booked that into next year's budget, and  
24 it is being --

25           Let me use words I understand. The first three

1 years, it takes about three years, the third year is the  
2 full effect of the bond, or the mortgage is how I refer  
3 to it.

4 So year one is approximately a \$650,000 increase  
5 through operation budget. We don't pay into next year's  
6 projected budget. We will be discussing that here April  
7 26th with the Board at the budget meeting. So we will  
8 be going through things like.

9 So I don't foresee with that built-in affecting  
10 next year, the '21-'22 school year tax milage. It is  
11 too soon to say how it will impact the following year,  
12 and I know you say, "Why can't you say that?" The cost  
13 will be built in. But if the State of Pennsylvania  
14 gives us, you know, a three percent increase over what  
15 they are giving us this year, that's significant. That  
16 helps us tremendously offset those costs.

17 So I would say with this project, we will likely  
18 be seeing similar effects to the budget as what we have  
19 seen over the last -- you know, if you go backwards five  
20 years, we've had in the last five years probably three  
21 years with tax increases and two years without.

22 So we are mindful of trying to keep taxes low and  
23 living within our budget, and that is not done by the  
24 administration solely. Staff is very helpful with that  
25 and things they request for their classroom, you know,

1 that they utilize. So we are very, I think, efficient  
2 in what we do.

3 So I don't know if that fully answers your  
4 question, but I'm trying. So if you have a follow-up,  
5 just go ahead.

6 MR. DOUGLAS: I think you said earlier, but I  
7 don't know if I didn't hear it or not, typically when  
8 you consolidate, there is a dollar cost savings. What  
9 is that dollar cost savings that the district is  
10 receiving prior to taking the loan out?

11 DR. RITZERT: It won't be prior, because until  
12 you consolidate, you are not going to really get the  
13 savings. Post-consolidation or the result of the  
14 consolidation, I would estimate we are going to see  
15 about \$800,000 in total reductions when it is fully  
16 simulated and we have fully obtained the retirements  
17 that we need.

18 Now, I want to qualify this so no one  
19 misconstrues this. I've always said that I'm not here  
20 to want to furlough people. I went through the three  
21 buildings and said that to all three staffs. I said  
22 that to the Board at previous meetings. We did actually  
23 get through it.

24 We've tried to make sure -- this isn't the  
25 employees' fault, if that makes sense. It is an

1 opportunity for us to right-size our school district.

2 And to work through this, we, in my mind, owe the  
3 employees to do it the right way. So we have some  
4 teacher retirements this year. We are --

5 The first question that we discussed is we need  
6 replace those folks because it's a lot easier to  
7 downsize doing it that way. I don't want to be looking  
8 people in the eye and say, "Hey, we are going to let you  
9 go." I sure don't want to be the guy advocating and  
10 making the decision to do this and get it wrong and have  
11 to tell people, "Oh, we have to let you go."

12 So we have done our due diligence. We've  
13 collaborated with two architectural firms that have sort  
14 of arrived at the same recommendation. We've discussed  
15 this amongst, you know, this Board or the previous Board  
16 members, and I do think that we have a good plan and I  
17 think it is affordable for our future, I do.

18 MR. DOUGLAS: One thing that kind of side tails  
19 off of what Sid said. I build bridges and roads for a  
20 living. The cost of doing business has drastically  
21 increased in the last 12 months. Is any escalation  
22 being put into that? Because this is all going to be --  
23 I seen on Builders Exchange, there is a  
24 pre-advertisement for work to be done and you come in at  
25 15 to 20 percent, I mean, is this all for nothing, or...

1 DR. RITZERT: I sure hope not. I mean --

2 MR. DOUGLAS: Well, I mean, it's extremely  
3 simple. The numbers don't lie. Two-by-fours are  
4 extremely expensive.

5 DR. RITZERT: Yeah, lumber, everything right now  
6 is very expensive. Now, depending on what you read,  
7 what you hear, there is some thought that materials will  
8 stabilize and decline later this year.

9 So realistically, our project wouldn't get  
10 started here until the fall at this point because  
11 nothing has been put out to bid.

12 So we are hoping that the -- you know, the way it  
13 would be is we can access money inexpensively; and by  
14 the time our project is ready to bid, material costs  
15 have increased because the supplies --

16 (Inaudible cross-talk.)

17 DR. RITZERT: Now, I can't see our future, and  
18 that is where it goes back to, you know, if it escalates  
19 15 percent, and that could happen, we may have to hit  
20 pause. I still think this is the right plan. So even  
21 if it's pushed a year, which I hope not, I still think  
22 we would revisit it.

23 BOARD PRESIDENT BISHOP: Eric, can I interrupt  
24 for just a second? Maybe Alisha can make it a little  
25 bit more clear about that millage, too. She had some

1 comments to make about that question.

2 MS. HENRY: I will be happy to. I just want to  
3 make sure -- I probably didn't explain this clearly, and  
4 I couldn't see the figures on the board.

5 As part of the Act 34 hearing procedures, I must  
6 create a millage equivalency and state it for the  
7 booklet. So the 12.92 has to be part of the  
8 presentation but it is a millage equivalency.

9 Ask Eric mentioned, the largest part of the  
10 increase happens in fiscal year '22. That is seven and  
11 a half of that 12.9 mils that is already factored into  
12 the budget.

13 To be honest, in working with the business  
14 office, if everything would stay status quo, they can  
15 afford the whole project, not to say that there is not  
16 operating increases that go outside of the bond issue  
17 or, as Eric mentioned, the funding gets cut by the  
18 state; but as of right now, if they had to take the full  
19 impact of this bond issue, they could afford it.

20 And that millage equivalency is not anything that  
21 reflects any actions that are taken. It is a  
22 perfunctory duty of the hearing booklet.

23 BOARD PRESIDENT BISHOP: It just means that that  
24 doesn't mean what your millage is going to increase to  
25 basically. It is just an equivalency.

1 DR. RITZERT: And by "equivalency," that's how  
2 many of our district mills it would take to generate  
3 that.

4 MR. WECKERLY: So, correct me if I'm wrong, but  
5 we've stated that our high school is also deficient in  
6 some areas, right, and there is going to need to be work  
7 done there in the future?

8 DR. RITZERT: Yes.

9 MR. WECKERLY: Now, if we are locked in with this  
10 payment until 2051, where are we going to come up with  
11 the money for that?

12 DR. RITZERT: We would need to look at the bond  
13 at that time. As a school district, right now, we are  
14 debt free. Well, I'll qualify it. We have a small debt  
15 obligation to the Butler Vo-Tech.

16 We are one of the seven-member school districts  
17 that participates, sends students to the Vo-Tech, and we  
18 have to report a significant amount of students for a  
19 school our size, and we are very supportive of that.

20 But we have a small portion, approximately  
21 \$600,000, is what we owe over the next 20 years towards  
22 the Vo-Tech that was renovated a few years back.

23 So we are in a fairly good position, unlike some  
24 districts that are already heavily leveraged. But the  
25 only way we can do that, Mr. Weckerly, is we'd have to



1 take another out bond at that time to be able to afford  
2 it.

3 MR. WECKERLY: Are we using some of the recent  
4 funding from the Federal Government, that 2.8 million  
5 that we just received, or 2.15 or whatever it was? Are  
6 we going to use that as part of this --

7 DR. RITZERT: You are pretty good. Yes, to  
8 qualify that, the Federal Government has passed thus far  
9 three stimulus packages referred to as SR1, SR2, SR3.  
10 The SR1 that we've utilized, I don't know exact money,  
11 but it was for health and safety items to ensure we can  
12 get the school systems up and running. SR2 and SR3 are  
13 significant monies. We are approximately looking at  
14 \$2,000,000 in receiving federal stimulus money.

15 The Board has not approved this yet; but it is my  
16 recommendation that we would use some of the money -- we  
17 have to keep out about 20 percent, I think, based on the  
18 stimulus money for loss of learning, so dedicated for  
19 that.

20 But the 80 percent of that grant would be  
21 utilized to to used towards the HVAC of a new school.  
22 So we intend to use that to cover some of these costs,  
23 which would, in essence, limit and probably likely  
24 decrease the taxpayers' exposure to a millage increase,  
25 at least for several years. It is a very good question.

1           MR. WECKERLY: You highlighted that there would  
2 be some improvements for special education and gifted  
3 students. I have one of each.

4           Can you speak to exactly what programs or things  
5 that you have in mind?

6           DR. RITZERT: Well, I can't, but I might let Mrs.  
7 Jameson because I'm not the expert. But what I would  
8 say on the special education side, we have have an  
9 emotional support classroom here. We have some students  
10 that have itinerant emotional support services.

11           Maybe at Sugarcreek, it would be much more  
12 successful to have a classroom, whether itinerant or  
13 not, and have that support all day long, where  
14 Sugarcreek is getting it through contracted support  
15 through an IU person.

16           So I do see that as a benefit to the elementary-  
17 aged kids to be able to have regular ed. teachers that  
18 are used day in and day out and be able to go in and out  
19 of that classroom as needed and go back to the regular  
20 ed. setting.

21           So I do think -- that's one example. But I do  
22 think having special education teachers working  
23 collaboratively in one building where the kids are  
24 attending the building, they can see those teachers more  
25 frequently, is helpful.

1           On the gifted side -- and I talked to Mr.  
2 MacKrell. Right now, he goes to them in different  
3 buildings. If they are here, they will have their own  
4 classroom or they will have that ability.

5           The students at Sugarcreek and Chicora can  
6 collaborate together. He does a lot even with the  
7 elementary and secondary students.

8           So I do think that he will take the opportunity,  
9 with having more of the students working together, to  
10 grow that program and build a collaboration amongst the  
11 two schools' current students but with elementary. I  
12 think that's a better thing as well.

13           With the reno, we are looking at active panels in  
14 all the classrooms. We are starting to do that even  
15 now. We are switching over from the -- but we want to  
16 use the technology in that as well. So, you know, I  
17 don't know, Jen, if there is anything you want to add?  
18 I don't want to proceed like I'm suppressing anybody  
19 from talking.

20           I don't if that helps, or...

21           MR. WECKERLY: A little bit.

22           DR. RITZERT: Okay.

23           MR. WECKERLY: So you talked about STEM lab as  
24 one of the highlighted parts of building. Will we have  
25 a STEM coordinator or is that just going to be something

1 utilized by your classroom teachers?

2 DR. RITZERT: Well, I don't know if we have a  
3 full STEM coordinator. We have several elementary  
4 teachers that have embraced STEM and we have some  
5 secondary teachers as well.

6 The current librarian at the elementary is very  
7 versed in STEM and has pushed heavily for additional  
8 equipment and opportunities.

9 I think the space has been what has held us back,  
10 to be honest. So there is an interest amongst the  
11 staff, and I would say that's far better than being  
12 pushed down top to bottom. It's more beneficial to kids  
13 when the determination of the teachers go up and  
14 through, because their heart and soul is invested.

15 Alexis, can you identify your name for the --

16 MS. COMPANION: My name is Alexis Companion. I  
17 have two things I want to ask about. I mean, it says  
18 here in this option two, the junior high is selective  
19 renovation that Mr. Weckerly talked about. The cost of  
20 that was almost as much as what you are proposing for  
21 just this elementary school.

22 So if the Board votes to go along with that, is  
23 that automatically in and you are just going to borrow  
24 the money for that at a later time because that is  
25 \$50,000,000, not \$20,000,000?

1 DR. RITZERT: No. It's in there to show that,  
2 like, say, the top four options that you're looking at.

3 I do think we need to look at the secondary  
4 building. It needs upgrades. It needs -- you know,  
5 there is no dispute that it's going to stay. We have  
6 7th through 12th grade, so we are going to need to  
7 invest.

8 That is an estimated cost to, you know, doing  
9 renovation at that building for context. But the Board  
10 will be voting to look to do this project and then we  
11 will take the other under consideration knowing those  
12 future costs, and it is kind of one step at a time.

13 We're not looking right now to be borrowing  
14 50,000,000. We are looking at this current time to, in  
15 essence, cover this project.

16 MS. COMPANION: That was my question. There will  
17 be a second vote on that, it won't just be, "We voted on  
18 this once already, this was discussed, we are just going  
19 to take the loan out"?

20 DR. RITZERT: There would need to be a second  
21 vote. We would have this type of a meeting and meetings  
22 leading up to the discussion on what to do on a  
23 secondary building.

24 MS. COMPANION: It might seem like a very simple  
25 question, but how many classrooms are going to be added

1 at this school?

2 DR. RITZERT: I don't want to misspeak here, so  
3 I'm going to pull up the graphic. This wing right here  
4 is all new.

5 So this right here would be the -- I'm sorry,  
6 this here would be the gifted room and then we would  
7 have the special education room. So this whole wing,  
8 this is the area that would be built to the standards.  
9 So that would be the shelter area. If there was an  
10 emergency or something, the students would go in there.

11 The kindergarten wing here is all new. We are  
12 doing away with modular, so no student will be external  
13 in building walls.

14 And those of you that are familiar with this  
15 building, the basement where we used to have  
16 kindergarten back in the day and Title 1 services, that  
17 is the area that eventually would become, in essence,  
18 storage. We would have all of the students up on the  
19 same level.

20 To put that into context, when you walk out here,  
21 there are steps going down. That will all be removed.  
22 So there would be a ramp from the outside in for  
23 students that would need that and some steps to go in.

24 So the only transition for the height of the --  
25 this would a little higher, and the entrance to all of

1 the classrooms in the building would be on the same  
2 level. It would be much more easier for students that  
3 are maybe in a wheelchair or crutches or any of that to  
4 transition into the normal school, except with getting  
5 up here to the gymnasium, so...

6 MS. COMPANION: So we are essentially adding  
7 eight rooms to house every child that is coming from  
8 Sugarcreek?

9 MR. COLESTOCK: Can I add? So there are ten new  
10 standard classrooms and then there are three small-group  
11 instruction classrooms and then there is a music and a  
12 band. Those are all new. Those are all being added  
13 to --

14 DR. RITZERT: Yeah, music and band are here.  
15 That would be a band room. So they would actually have  
16 their own room right off the music classroom for lessons  
17 and --

18 MS. COMPANION: How many classrooms are they  
19 currently occupying at Sugarcreek? If we are adding  
20 ten, how many classes are you --

21 DR. RITZERT: Well, as far as rooms, probably  
22 more. With the exception -- well, there is kindergarten  
23 through 6th grade. I think kindergarten is only one  
24 that is one. The other ones have two. So you are  
25 looking at 13 classrooms.

1 MR. COLESTOCK: You have to count it by seats.  
2 So the capacity of this school -- this will count for  
3 seven --

4 MS. COMPANION: I understand that, but I like the  
5 class size that we currently have. That's why  
6 Sugarcreek is doing so well.

7 I mean, we are the school -- are we not? And  
8 with our current pandemic, do we really think it is wise  
9 to shove more kids in a classroom that we don't have  
10 enough room to space it out now?

11 DR. RITZERT: Well, what I would say to that is  
12 that if you continue to operate both schools, Sugarcreek  
13 and Chicora, you are going to spend a similar amount of  
14 money to renovate those two schools and you are not  
15 going to have any staff reductions to pay that bill.

16 So then you will be going back to local taxpayers  
17 to say, "It is going to cost you more." What we are  
18 trying to do is to balance. And, yes, some of the  
19 kids -- if your student is in a classroom with 12  
20 students right now, they will likely have more students  
21 in a classroom here at Chicora. But they are not going  
22 to receive the class (...inaudible...) that the district  
23 for the last 15 years is proud to support.

24 So we are looking at modernizing a facility in an  
25 important way. If you spend money on both schools, it



1 is money spent and there is no real offsets internally  
2 to help offset that cost.

3 So the 1.2 million that will be coming in to  
4 every year, you are probably not going to have maybe one  
5 or two teachers with the class sizes -- right now with  
6 60 coming in for kindergarten, you know, depending on  
7 how that 60 breaks out, that could be four sections, two  
8 small classrooms at Sugarcreek, two small classrooms  
9 here, or it could be three classrooms of 20.

10 I'm not saying that's ideal, but I'm just saying  
11 that is -- you got to balance the fiscal resources of  
12 the district currently. But there would be less  
13 classrooms and that is part of how we save money.

14 Ashley?

15 MS. SUMMERVILLE: Yeah, Ashley Summerville. I  
16 just wonder, what was the cost of the selective  
17 renovation of Sugarcreek and Chicora separately? Like,  
18 if you didn't do this, what was the cost, like, you  
19 know, estimate?

20 DR. RITZERT: Of the two? Anthony, do you happen  
21 to remember by chance if it was --

22 MR. COLESTOCK: If I say it, I will get it wrong.  
23 But there are -- in the community presentations and  
24 several Board meetings, we did review that, and if we go  
25 back and look at that --

1 MS. SUMMERVILLE: Even if you kept those schools,  
2 you still have to put money into them, right?

3 DR. RITZERT: Correct. I was thinking -- don't  
4 hold me to this, but I'm going to take a stab at my  
5 memory. It is on our website.

6 But I think that we looked at approximately 6 to  
7 8,000,000 at Sugarcreek and that didn't touch maybe the  
8 divider walls, permanent walls or anything; and I think  
9 we were looking at 10 to 12 here. So let's go with the  
10 low side, let's just say six at Sugarcreek and eight  
11 here.

12 MS. COMPANION: Your website states Sugarcreek  
13 was 9.5 to 10.8 million and Chicora was 11.3 to 12.9  
14 million. The high school was 24.1 to 25.9 million.

15 DR. RITZERT: I like to go on the low side so you  
16 don't say I was lying to you. I was lowballing that.  
17 But to make my point, you are looking at approximately  
18 \$20,000,000. You are looking at about the same money.

19 I'm not saying that is -- that was an option we  
20 looked at, but there are no offsets to recover any money  
21 into the total. And that's why we did say upfront part  
22 of how we pay for this is futuristic staff reductions,  
23 because that really is a significant part of it.

24 Now, again, I will reiterate -- because there's  
25 employees out here and I don't want you to jump me in

1 the parking lot -- you know, and said that and I mean  
2 that, we want to down size appropriately. You know,  
3 (inaudible) reductions are preferred. I would say, you  
4 know, retirement incentives would be another way.

5 And, you know, I don't know everyone's plans, but  
6 this is -- we have -- we have a lot of staff working for  
7 us for a long time. There are a lot of employees that  
8 are my age, are slightly older with -- slightly more  
9 experience than me that are probably looking at  
10 retirement at or shortly around the timeframe in which  
11 this plan would come to fruition.

12 So that would be our way to downsize and have  
13 minimal impact on employees and generate the savings  
14 that would help offset this cost.

15 MS. SUMMERVILLE: I have one more question. In  
16 grades 3 through 6, it looks like you have, like, four  
17 classrooms for each grade.

18 You know, that seems to be, like, a reduction in  
19 what there is now, like, two at Sugarcreek, three at  
20 Chicora. Are you thinking that class sizes for those  
21 grades is going to increase or are you looking at, like,  
22 a general downward turn here?

23 DR. RITZERT: Right now, I don't see an increase.  
24 It is easier to talk current. Like, right now, in  
25 kindergarten through 6th grade this year, there is no

1 class of more than 100 kids. So there is no --- less  
2 than 100 in kindergarten, less than 100 for 1st, 2nd,  
3 the whole way up to 6th grade.

4 So PDE requires a standard of 25 kids per room.  
5 The room square foot that you build for is to  
6 accommodate 25 children, 25 elementary-aged children in  
7 a classroom.

8 That does not mean that you would have 25  
9 students in every classroom, but that is based on the  
10 square footage formula that PDE requires.

11 With that said, with less than 100, that is four  
12 sections per classroom. I have 60 coming in next year.  
13 I assume there are more kids out there for kindergarten.  
14 I'm assuming that there will be a few more, but I don't  
15 think there is 40 more. So I don't think we will see,  
16 you know, over 100.

17 So what I would say is four classrooms per grade  
18 does seem to be adequate space. Now, I don't think we  
19 are overbuilding. I see in the future that if it frees  
20 up classroom spacing, that we look at bringing a Head  
21 Start or pre-K counts into our building.

22 We can also look at -- and I had some discussion  
23 with the Butler YMCA about childcare and -- you know,  
24 that is for both school aged and infants where community  
25 members would be able to work and have a quality place

1 to have daycare right in the school system.

2 We are exploring that as a potential option. And  
3 the Board members that are here, I'm sorry, I haven't  
4 made you fully aware of that, but I -- you know, that  
5 has just recently surfaced in the last week.

6 So those are opportunities that we can enhance  
7 and help the community by our building space if that  
8 capacity is truly freed up. But I do think it is  
9 adequately built for what we see as far as the  
10 projections of students as they come up through.

11 MS. SUMMERVILLE: And, like, what would happen if  
12 there was a year where you did need five 3rd grades?  
13 'Cause it doesn't look like there is really any -- maybe  
14 I'm looking at it wrong -- that there are any, like,  
15 extra classrooms.

16 DR. RITZERT: Well, what we would be looking at  
17 in that scenario, if you saw a grade level -- it would  
18 probably be coming in kindergarten. We can see what we  
19 have now. But we will say in two years or three years,  
20 we have a kindergarten section, I don't know, 125. So,  
21 obviously, you are going to need at least five or six  
22 sections.

23 But we would be able to accommodate that because,  
24 as you look at right now, if this was flipped on -- this  
25 year's kindergarten would be in 3rd grade when this

1 opens, so next year's kindergarten would be in 2nd grade  
2 when it opens. And I may be a year off, I apologize.

3 But there might only be a need for four sections.  
4 So we are going to have the room space to see if there  
5 is a spike in enrollment.

6 The classrooms are being designed and built --  
7 obviously, kindergarten may be a little more unique, but  
8 the other classrooms are being built and standardized to  
9 being switched out.

10 So it's like anything, you know, that could  
11 become a 1st grade section if needed, if we saw that.  
12 That, you know, could become a 2nd grade. We may have  
13 to move around in the building if we see those spikes.

14 To room design, what we've asked the architects  
15 to do is to build them so they are similar enough that  
16 we can do -- the teachers, I think, there are some here.

17 I know Anthony has worked with the staff on what  
18 they would like to see, to get their input on what they  
19 would like to see in the classrooms as well. So that's  
20 our best way to mitigate that.

21 On the outside chance that you are seeing it year  
22 after year, we are going have to talk about something  
23 different. I don't think that is going to happen, but  
24 that would be a reality you would have to look at, you  
25 know, something to accommodate that.

1 MS. COMPANION: What would be done with  
2 Sugarcreek post moving all of the kids over here?

3 DR. RITZERT: I'm sorry. I missed the first  
4 part.

5 MS. COMPANION: What would be the outcome of  
6 Sugarcreek Elementary once all the kids are here?

7 DR. RITZERT: Well, I would say this: we learned  
8 a lot from the -- what you and the public don't realize  
9 is that the Board and the administration were told by an  
10 entity that they were interested in the building and  
11 they backed out.

12 It wasn't that the district hung onto the  
13 building longer than we would have liked. We thought we  
14 had an opportunity for it to be utilized for purchase  
15 but it fell through.

16 By talking about this openly and publicly now, if  
17 this proceeds to a build project, we would move forward  
18 with listing with a realtor now to try to sell it.

19 You know, post-closure, obviously, we have try to  
20 make sure it would be hedged so that we didn't sell it  
21 and construction was delayed or bids came in higher,  
22 this has shifted. We don't want to give up access to  
23 the building, but we'd make a better effort to sell the  
24 building so that we are not holding onto it like we did  
25 before.

1 MR. HERSHBERGER: Chad Hershberger. Did they  
2 acquire this property already down here, more land on  
3 Spring Street for the bus traffic?

4 DR. RITZERT: On Spring Street, we have property  
5 that goes down to Spring Street. On the property up  
6 front, there has been an offer made. It is in the  
7 process of being consummated, is how I say that.

8 MR. HERSHBERGER: Okay.

9 DR. RITZERT: But technically, no, we don't  
10 currently own the property.

11 Getting that property is definitely an  
12 enhancement to the project, enhancement of the road  
13 coming in for the separation of traffic.

14 But the old purposed field was, you know, the  
15 softball field. Back in the day, the Little League  
16 played on it. But it is going to be converted to  
17 soccer/football. It will be grass. We don't have the  
18 turf in the budget, but it will be replaced with a soft  
19 play surface where the students in the community can use  
20 it. So it will provide enhancements for the soccer  
21 program. Obviously, you can probably play baseball on  
22 it if you wanted.

23 That's one of the things we looked at at the high  
24 school. We wanted to look at our outdoor field surfaces  
25 there to see what we can do to enhance the additional



1 sports programs that the community would like to take a  
2 look at.

3 (No response.)

4 DR. RITZERT: Alison?

5 MS. PERRY: Hi, Alison Perry.

6 My concern is -- you said that if things go as  
7 planned, construction may begin in the fall of this  
8 coming year.

9 My concern is -- I don't know if you can see that  
10 green classroom right there in the middle of the screen.  
11 That's my current classroom.

12 DR. RITZERT: Which one, this one?

13 MS. PERRY: That one. My concern is what kind of  
14 construction will be taking place right outside my door?  
15 Essentially, will it be exterior construction? Will  
16 there be -- will it begin on the other side? Where  
17 would the children have available for recess next year?  
18 What does that look like living amongst a renovation?

19 DR. RITZERT: It requires a lot of patience and  
20 tolerance. With that said, the main construction  
21 probably would start in -- I'll turn it over to Andy.  
22 But the internal classrooms will not be able to be  
23 renovated when school is in session, That will have to  
24 be done in summer months. But in the fall, when things  
25 got started, we would be able to do some of the

1 construction that is on the exterior sides of the site.

2 Now, yes, it is going require -- it is going to  
3 be a temporary inconvenience for a long-term benefit.

4 But all things will be kept in place to keep staff and  
5 students away from any active construction site.

6 As far as outdoor recess, I don't know that I can  
7 answer that right now. We probably have to look at  
8 areas which will be accessible. There is no -- you  
9 know, that is the honest answer.

10 But we definitely would go taking input from the  
11 staff that would be here. But you would be -- there  
12 would be no work done right against the classroom when  
13 school is in session.

14 MS. PERRY: Okay.

15 MR. COLESTOCK: If I can piggyback on some of  
16 those comments.

17 One of the things that we will do is we will put  
18 a recommended construction phase together to let the  
19 contractors know the intended use and operation of the  
20 school throughout the summer and then throughout the  
21 school year.

22 So a lot of the construction efforts are going to  
23 have to be done in coordination and review with the  
24 administration.

25 We want to make sure that there is separation

1 between the contractors and students. But the nature is  
2 that, yes, there will be construction activities that  
3 will be taking place and then there are times where they  
4 can be a little noisy.

5 But there are Public School Code requirements  
6 that contractors have to submit Act 34 background  
7 clearances and criminal history reports. No tobacco, no  
8 firearms are allowed on the property by contractors. No  
9 radios are allowed by the contractors on the property.

10 So we put those measures in place just to help  
11 alleviate some of the additional distractions that  
12 potentially occur in addition to those construction  
13 activities.

14 So the contractors that would be bidding on this  
15 project, the majority of them are going to work on the  
16 K-12. So they are going to understand what is required  
17 of them when doing an addition and renovation project  
18 and how the school is going to be in operation and that  
19 they need to -- they need to, kind of, work around that  
20 operation, and they are going to try to schedule a lot  
21 of their work over summer while the building is vacated.

22 MR. KEPPLER: I have a question for the architect.  
23 Ed Kepple. I live right across the street. I taught  
24 here for 35 years.

25 When they did the construction in '95-'96, the

1 front of our school has never been fixed. And I was  
2 told by -- what Dr. Ritzert just said, Dr. Henry said  
3 to... (inaudible.)

4 Is anything going to be done with the gravel and  
5 dirt parking lot in front of the school that is  
6 currently there?

7 My reason for asking is it is an eyesore for our  
8 community. We have this beautiful school. I've had  
9 talks with friends and relatives that come here and say,  
10 "What is this, the mess in front of the school?"

11 DR. RITZERT: Ed, are you talking about what this  
12 is?

13 MR. KEPPLER: That area.

14 DR. RITZERT: That area.

15 MR. COLESTOCK: So the intent, the proposed  
16 design is to relocate the overflow parking in between  
17 the two driveways.

18 MR. DOUGLAS: He means on the other side of the  
19 driveway.

20 MR. COLESTOCK: Right, right. There is a parking  
21 requirement that the Borough has, so that's -- that  
22 number is being relocated to the hard-surfaced area  
23 between the two driveways; and then that gravel parking  
24 area will then be basically torn up and seeded over.

25 MR. KEPPLER: Okay. Because that's -- I mean, in

1 my opinion, and I think a lot of people would agree, we  
2 have a beautiful elementary school. Probably in the  
3 state, you could not find a school in the state with  
4 that in front of it. This one is not -- you know, it's  
5 never been fixed.

6 DR. RITZERT: Ed, can I ask for clarification of  
7 the question? If that is made like a field or grass,  
8 that is an improvement, in your mind?

9 MR. KEPPLER: Oh, my, yes. Because our whole  
10 neighborhood, we've got together, and the dirt we get  
11 from it when the wind blows. One of my neighbors put  
12 new windows on not too long. The contractor who put the  
13 front ones in came back the next day and was appalled  
14 with how dirty the caulking on those windows were.

15 DR. RITZERT: That would be something that, in  
16 the scope of this, could be addressed.

17 MR. KEPPLER: Our whole neighborhood would really  
18 appreciate it. Thank you

19 DR. RITZERT: For the record, I wasn't part of  
20 that installation.

21 But I heard you and I think we can help to  
22 address that. We want input from the neighbors as we  
23 get into that process.

24 MS. POLLARO: My name is Britney Pollaro. And  
25 with start of renovation hoping to start this fall, will

1 that push back the start of the school year?

2 DR. RITZERT: For this coming fall?

3 MS. POLLARO: For this coming fall.

4 DR. RITZERT: No.

5 MS. POLLARO: No?

6 DR. RITZERT: I can't predict what the Board will  
7 do, but we were asked by the administration to look at  
8 -- the calendar for next year has not been fully  
9 approved. So I presented -- or created two graphs.

10 The start of the school year is basically aligned  
11 with what has been traditionally. But the option that  
12 we will be recommending is getting out of school, we  
13 think, the 26th of May.

14 So if the Board agrees with that -- I need them  
15 to make a decision on it at this next meeting Monday  
16 night one way or the other because Vo-Tech is asking for  
17 our calendar. But it will not impact the start of  
18 school. They will get out a little earlier.

19 Before you ask how is that possible, we will  
20 still have 180 days. We will have four Act 80 days  
21 instead of two; and instead of January 3rd off, that  
22 would be a school day. We've done that before,  
23 returning on Monday.

24 But that would put us out, if I have my dates  
25 right, the 26th of May, which is a Thursday, which is

1 the graduation at night. But it won't impact the start  
2 of the school year.

3 If there aren't any other questions, we would  
4 like to wrap up the meeting. I apologize for my  
5 inability to use this. I think it's me, not it.

6 But as was stated, we are going to post the  
7 presentation on the website. It will be available  
8 tomorrow.

9 Please encourage other people that you talk to to  
10 look at it and discuss it. There will be a way to ask  
11 questions or submit comments. We will read them. We  
12 will try to answer them quick. We will run a question-  
13 and-answer log on our website for people to see.

14 The transcription that will be done by the  
15 stenographer, be patient, it might take a few days to  
16 get that. We will put that up, and that will be  
17 verbatim, on the website as well.

18 But we do truly want to hear your questions, your  
19 thoughts. And even as Mr. Kepple said -- because those  
20 are the things that get overlooked. And honestly, if  
21 you wouldn't have said anything, it may have gotten  
22 overlooked, probably not, because I think Anthony  
23 planned on seeding that. But don't hesitate to let us  
24 know those things.

25 With that, I do think that -- I want to say that

1 I appreciate all of your questions. I didn't know what  
2 to expect. It is not always comfortable being in the  
3 cross hairs. You could have been more aggressive with  
4 your questioning, and I greatly appreciate that.

5 But I am committed and available to answer future  
6 questions. So if you would like, you can reach out to  
7 me by calling, e-mailing. I would be happy to come  
8 visit with you, those of you who are employees, to talk  
9 about it.

10 So I will make myself available to, you know,  
11 answer additional questions that arise.

12 Other than that, I thank everyone.

13 MR. MAY: I would just like to announce again,  
14 the public has 30 days until -- actually more than that,  
15 May 10th at noon to submit comments and questions.

16 And, again, I would like to thank you all for  
17 being here.

18 And, Mr. Bishop, if you would like to declare the  
19 hearing at an end.

20 BOARD PRESIDENT BISHOP: If there are no  
21 additional questions, this meeting is ended.

22 Thank you for coming.

23

24 (The hearing terminated at 8:51 p.m.)

25

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STATE OF PENNSYLVANIA )  
COUNTY OF ALLEGHENY )

I, Heidi Hawk, hereby certify that the proceedings and evidence taken by me in the above-entitled matter are fully and accurately indicated in my notes and that this is a true and correct transcript of same.

DATED this 19th day of April, 2021

  
Heidi Hawk

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<p><b>Title</b> [2] - 25:18, 54:16  <b>to..</b> [1] - 68:3  <b>tobacco</b> [1] - 67:7  <b>today</b> [2] - 7:23, 8:18  <b>together</b> [9] - 11:6, 11:14, 12:12, 13:5, 32:23, 51:6, 51:9, 66:18, 69:10  <b>tolerance</b> [1] - 65:20  <b>tomorrow</b> [1] - 71:8  <b>tonight</b> [5] - 7:7, 9:12, 33:24, 35:4, 42:7  <b>took</b> [1] - 8:3  <b>top</b> [3] - 22:2, 52:12, 53:2  <b>torn</b> [1] - 68:24  <b>tornado</b> [1] - 21:15  <b>total</b> [10] - 27:2, 27:9, 27:16, 27:17, 27:24, 28:20, 32:7, 42:11, 44:15, 58:21  <b>totally</b> [1] - 39:10  <b>touch</b> [1] - 58:7  <b>towards</b> [2] - 48:21, 49:21  <b>track</b> [1] - 15:19  <b>trades</b> [2] - 27:10, 27:13  <b>traditionally</b> [1] - 70:11  <b>traffic</b> [5] - 37:13, 38:2, 38:11, 64:3, 64:13  <b>transcription</b> [1] - 71:14  <b>transition</b> [3] - 17:9, 54:24, 55:4  <b>translate</b> [1] - 35:14  <b>translates</b> [1] - 14:14  <b>transportation</b> [1] - 13:22  <b>tremendous</b> [2] - 37:18, 40:3  <b>tremendously</b> [1] - 43:16  <b>tried</b> [2] - 35:10, 44:24  <b>trouble</b> [1] - 24:6  <b>true</b> [1] - 41:2  <b>truly</b> [3] - 15:18, 61:8, 71:18  <b>try</b> [7] - 7:20, 23:11, 33:12, 63:18, 63:19, 67:20, 71:12  <b>trying</b> [7] - 12:8, 36:8, 39:21, 43:22, 44:4, 56:18  <b>turf</b> [1] - 64:18  <b>turn</b> [7] - 7:7, 17:11, 20:5, 26:24, 28:23, 59:22, 65:21</p>	<p><b>turns</b> [1] - 41:4  <b>two</b> [28] - 9:25, 10:25, 12:15, 17:15, 19:10, 19:21, 26:5, 31:12, 36:21, 36:23, 43:21, 45:13, 46:3, 51:11, 52:17, 52:18, 55:24, 56:14, 57:5, 57:7, 57:8, 57:20, 59:19, 61:19, 68:17, 68:23, 70:9, 70:21  <b>two-by-fours</b> [1] - 46:3  <b>type</b> [2] - 15:12, 53:21  <b>types</b> [1] - 16:21  <b>typically</b> [1] - 44:7</p>	<b>V</b>	<p><b>wise</b> [1] - 56:8  <b>wish</b> [1] - 33:7  <b>wished</b> [1] - 26:9  <b>wonder</b> [1] - 57:16  <b>words</b> [1] - 42:25  <b>works</b> [1] - 17:13  <b>world</b> [1] - 37:9  <b>worms</b> [1] - 37:20  <b>worry</b> [1] - 41:14  <b>wrap</b> [1] - 71:4  <b>written</b> [1] - 6:10</p>
	<b>U</b>	<p><b>vacated</b> [2] - 18:12, 67:21  <b>various</b> [1] - 27:20  <b>vehicles</b> [2] - 23:12, 38:3  <b>vehicular</b> [1] - 22:10  <b>vehiculars</b> [1] - 23:12  <b>verbatim</b> [1] - 71:17  <b>versed</b> [1] - 52:7  <b>versus</b> [1] - 31:12  <b>via</b> [1] - 22:24  <b>virtual</b> [2] - 13:19, 13:20  <b>Vo</b> [4] - 48:15, 48:17, 48:22, 70:16  <b>Vo-Tech</b> [4] - 48:15, 48:17, 48:22, 70:16  <b>vote</b> [2] - 53:17, 53:21  <b>voted</b> [1] - 53:17  <b>votes</b> [1] - 52:22  <b>voting</b> [1] - 53:10</p>	<b>Y</b>
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Posted on District Website  
on March 25, 2021

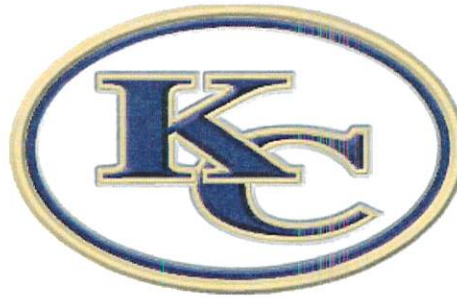


Crabtree, Rohrbaugh & Associates

**KARNS CITY**  
**AREA SCHOOL DISTRICT**  
**CHICORA ELEMENTARY**  
**PUBLIC HEARING**  
**APRIL 8, 2021**

**ACT 34 PUBLIC HEARING**

**On the proposed  
Construction of Additions & Renovations to  
Chicora Elementary School**



205 Kittanning Street  
Chicora, PA 16025

Chicora Elementary School Gymnasium

Thursday, April 8, 2021

7:00 PM

**1. CALL TO ORDER / INTRODUCTION**

**Matt Bishop  
Board President**

**2. HEARING, DULY CONSTITUTED/INTRODUCTION**  
**By Dillon McCandless King Coulter & Graham**

**Tom May, Esquire  
Solicitor**

**3. PROJECT NEED**

**(Purpose of the Meeting)**

**Dr. Eric Ritzert  
Superintendent of Schools**

**4. PROJECT DESCRIPTION**

**By Crabtree, Rohrbaugh & Associates**

**Anthony Colestock  
Senior Project Manager**

**5. FINANCIAL ANALYSIS**

**By PNC Capital Markets**

**Alisha Henry  
Bond Underwriter**

**AGENDA**

**6. PUBLIC COMMENT**

- A. Pre-registered speakers / comments**
- B. Please raise hand, stand, and state name, address**
- C. One question at a time - five minute limitation per speaker**

**7. ADJOURNMENT**

**AGENDA**



# INTRODUCTION



- ❑ Public Hearing is held in accordance with Act 34 of 1973
  - Board Resolution to adopt Total Project Cost and Maximum Building Construction Cost
  - Act 34 Hearing Notice and Proof of Publication
- ❑ Purpose of the Hearing is to inform the public of the project
  - Need for the Project
  - Review Options Considered
  - Description of Construction Elements
  - Estimated Construction Cost and Total Project Cost
  - Financial needs and Local Tax impact
  - Provide Opportunity for Public Comments



**BOARD RESOLUTION  
MAXIMUM BUILDING and PROJECT COSTS**

ADOPTING MAXIMUM PROJECT COSTS AND MAXIMUM BUILDING CONSTRUCTION COSTS FOR THE CONSTRUCTION OF A ADDITIONS AND RENOVATIONS TO CHICORA ELEMENTARY SCHOOL 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 or additions or the substantial renovation of existing buildings; and

WHEREAS, the Karns City Area School District (the "District") has determined to undertake the construction of Chicora Elementary School additions and renovations, 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 \$21,745,586 and an Act 34 Maximum Building Construction Cost of \$9,392,393 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 Act 34 of the Pennsylvania School Code (the "Act") on April 8, 2019, at 7:00 p.m. in the Gymnasium of the Chicora Elementary School, 205 Kittanning Street, Chicora, PA 16025, to provide information to the residents of the District with respect to the Project. The Secretary of the Board of School Directors is hereby authorized and directed to cause a notice of such public hearing to be published once in the Butler Eagle and the Leader Times, such publication to appear not later than Monday, March 15, 2021, 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 and media (mailed to them, not later than 14 days prior to said hearing) not later than March 15, 2021.
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 – Dinsmore & Shohl LLP (iii) Solicitor – Dillon McCandless King Coulter & Graham, LLP; (iv) Architect – Crabtree, Rohrbaugh & Associates, and (v) Bond Underwriter – PNC 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 Karns City Area 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 March 8, 2021; 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 Karns City Area School District this 8<sup>th</sup> day of March, 2021.

  
Mr. Evan McGarvey, Board Secretary

MARCH 8, 2021  
Date



HEARING, DULY CONSTITUTED

Pg. 22-30

Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School

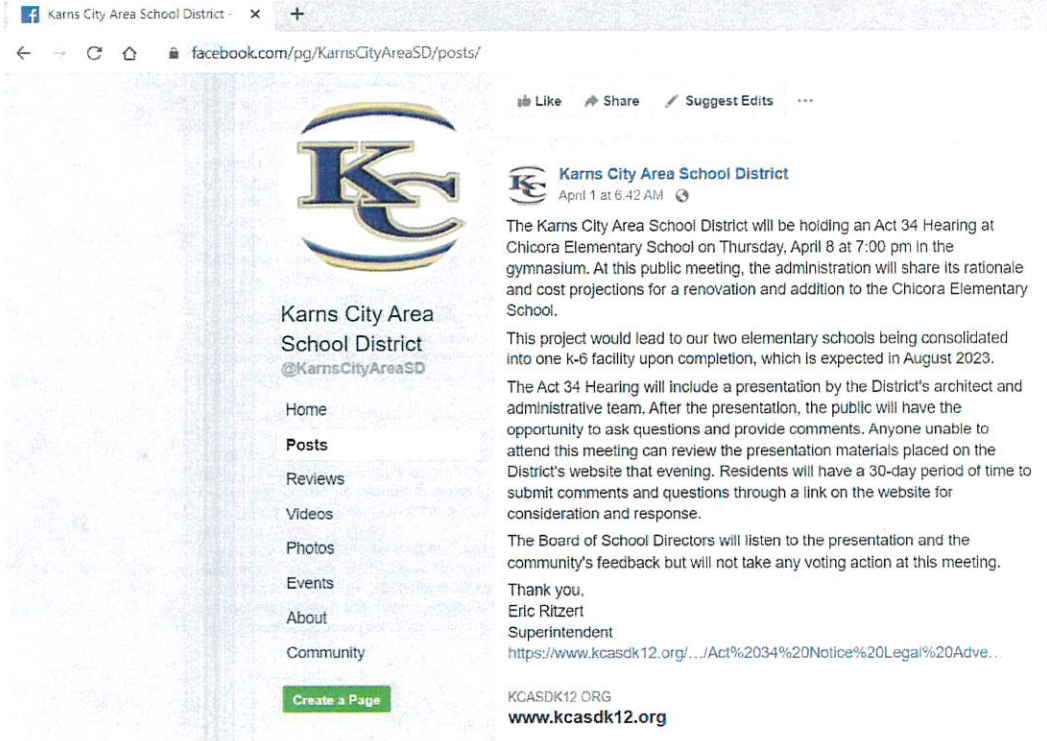
CERTIFICATE

I, the undersigned, Secretary of the Karns City Area School District, Butler 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 March 8, 2021, 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 Karns City Area School District, this 8<sup>th</sup> day of March, 2021.

  
Mr. Evan McGarvey, Board Secretary



# Proof of Publication of Notice in Leader Times

Under the Act of July 9, 1976, P.L. 877, No. 160

State of Pennsylvania

County of Armstrong

Becky Zahradnik, Legal Clerk of West Penn Media, a corporation of the Commonwealth of Pennsylvania, publisher of the Leader Times, of the County State aforesaid, being duly sworn, deposes and says that the Leader Times, a newspaper of general circulation published at Kittanning, County and State aforesaid, was established January 10, 1898, since which date the Leader Times has been regularly issued in said county, and that the printed notice or publication attached hereto is exactly the same as printed and published in the regular editions and issues of the said Leader Times on the following dates.

13<sup>th</sup>, 20<sup>th</sup> and the 27<sup>th</sup> day of March, 2021

Affiant further deposes that s/he is an officer duly authorized by West Penn Media, publisher of the Leader Times, a newspaper of general circulation to verify the foregoing statement under oath, and affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

Copy of Notice or Publication

Becky Zahradnik  
Leader Times

Sworn to and subscribed before me this 27<sup>th</sup> of March 2021  
Julia A. Jordan

My Commission Expires: Jun 28, 2024

Commonwealth of Pennsylvania - Notary Seal  
JULIA A. JORDAN - Notary Public  
Armstrong County  
My Commission Expires Jun 28, 2024  
Commission Number: 1082564

Statement of Advertising Costs

To Leader Times  
For publishing the notice or publication attached  
Herein on the above stated dates ..... \$ 461.65

Probating same ..... \$

Publisher's Receipt for Advertising Costs  
Leader Times, a newspaper of general circulation, hereby acknowledges receipt of the aforesaid notice and publication cost and certifies that the same been duly paid.

# HEARING, DULY CONSTITUTED

Pg. 22-30

# Proof of Publication of Notice in Butler Eagle

Under Act No. 587, Approved May 16, 1929

State of Pennsylvania,  
County of Butler

Rebecca L. Yount of the Eagle Printing Company, Inc., of the County and State aforesaid, being duly sworn, deposes and says that the BUTLER EAGLE, a newspaper of general circulation published at 114 West Diamond Street, City of Butler, County and State aforesaid, was established 1869, since which date the BUTLER EAGLE has been regularly issued in said County, and that the printed notice or publication attached hereto is exactly the same as was printed and published in the regular editions and issues of the said BUTLER EAGLE on the following dates, viz.

March 15, March 22 and the

29<sup>th</sup> Day of March, A.D. 2021

Affiant further deposes that the Ad Taker is duly authorized by the EAGLE PRINTING COMPANY, a corporation, publisher of said BUTLER EAGLE, a newspaper of general circulation, to verify the foregoing statement under oath, and Affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

Copy of Notice or Publication

LEGAL NOTICE  
Kittanning City Area School District  
ACT 34  
PUBLIC HEARING  
Additions and  
Renovations of the  
Chicono Elementary  
School  
PUBLIC HEARING  
NOTICE  
Please take notice that a public hearing will be held in the Gymnasium at the Chicono Elementary School located at 200 Kittanning Street, Chicono, PA on Thursday, April 8, 2021 for the additions and renovations to Chicono Elementary School starting at 7:00 PM. The purpose of this hearing is to present and receive matters relating to the construction, equipping of the Chicono Elementary School additions and renovations project.

THE EAGLE PR  
PA 16041

the Board of School Directors of the Kittanning City Area School District by resolution duly adopted has authorized the following maximum project cost and maximum building construction cost in connection with the project.

Publisher's Receipt for Advertising Costs  
I, the publisher of the BUTLER EAGLE, a newspaper of general circulation, hereby acknowledge receipt of the aforesaid notice and publication cost and certifies that the same have been duly paid.  
EAGLE PRINTING CO., a Corporation, Publisher  
Of BUTLER EAGLE, a Newspaper of General Circulation.

Rebecca L. Yount  
Butler Eagle

Sworn to and subscribed before me this 29<sup>th</sup>

Day of March, 2021

Carolyn E. O'Leary  
Notary Public

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal  
CAROLYN E. O'LEARY - Notary Public  
Butler County  
My Commission Expires Mar 25, 2023  
Commission Number: 1548856

Statement of Advertising Costs

Karns City Area School District  
1446 Kittanning Pike  
Karns City, PA 16041

TO BUTLER EAGLE, Dr.  
For publishing the notice or publication attached  
Herein on the above stated dates ..... \$ 726.00

Probating same ..... \$ 3.00

Total ..... \$ 729.00

By \_\_\_\_\_

Commonwealth of Pennsylvania - Notary Seal  
CAROLYN E. O'LEARY - Notary Public  
Butler County  
My Commission Expires Mar 25, 2023  
Commission Number: 1548856

Act 34 Maximum Building Construction Cost (Structure Cost, Design Fees, Movable Fixtures and Equipment, LESS Site Costs) \$ 9,592,380

Other Project Costs (Site Costs, Renovation Costs and remaining Project "Soft" Costs) \$ 12,353,130

Maximum Project Cost \$21,945,510

This public hearing is being held pursuant to the requirements of the Pennsylvania Public School Code of 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 are invited to attend and be heard at the public hearing. Interested parties that want to be placed on the public hearing agenda or wish to submit written testimony, or both, may submit their names and/or written testimony to the attention of the School Board Secretary at the District Office (address listed above), by 12:00 noon on Wednesday, April 7, 2021. All testimony will be limited to five minutes per speaker. Additional testimony will be received from the floor at the hearing, by sign-in sheet.

Additional written comments from the public regarding this project will be received by the School Board Secretary via submission at the District Office (address listed above), until 12:00 noon on Monday, May 10, 2021.

Erin M. McCarvey  
Board Secretary



**PROJECT NEED**

❑ **District-Wide Feasibility Study from February 2017**

- Identify Educational Program Deficiencies
- Identify Building Systems Deficiencies
- 10 Year Projected Enrollments relatively stable
- Options Developed for Long Term Facility Planning

❑ **Option Selection**

- CRA approved in October 2019 to assist School Board in option selection.  
Community Meeting held in September 2019 to review final facility options and decision-making process.





**Enrollment Projections**  
 Prepared by the Pennsylvania Department of Education  
 (717) 787-2644

**Karns City Area SD 104103603**

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
<b>Actual</b>														
2015 - 2016	103	93	113	108	130	95	138	94	96	141	137	127	124	1499
2016 - 2017	96	100	97	117	108	124	97	132	95	104	126	138	129	1463
2017 - 2018	89	97	95	100	117	111	126	103	135	98	98	130	138	1437
2018 - 2019	88	89	97	93	102	122	111	119	106	133	84	89	130	1363
2019 - 2020	97	93	91	96	95	105	126	111	121	104	129	85	91	1344
<b>Projection</b>														
2020 - 2021	102	77	93	92	98	96	107	125	113	119	95	131	86	1334
2021 - 2022	97	97	77	94	94	99	98	106	127	111	109	97	132	1338
2022 - 2023	97	92	97	78	96	95	101	97	108	125	102	111	98	1297
2023 - 2024	84	92	92	98	80	97	97	100	99	106	114	104	112	1275
2024 - 2025	86	80	92	93	100	81	99	96	102	97	97	116	105	1244
2025 - 2026	88	82	80	93	95	101	82	98	98	100	89	99	117	1222
2026 - 2027	90	84	82	81	95	96	103	81	100	96	92	91	100	1191
2027 - 2028	92	86	84	83	83	96	98	102	83	98	88	94	92	1179
2028 - 2029	94	88	86	85	85	84	98	97	104	81	90	89	95	1176
2029 - 2030	97	90	88	87	87	86	85	97	99	102	74	92	90	1174

**PROJECT NEED**  
 Pg. 5-6

**K-6 Student Enrollment**

Current:  
 2019-2020      **703**

Projected:  
 2029-2030      **620**





**□ Educational Benefits**

- Equalization of class sizes
- Opportunities for staff to collaborate more frequently
- Continuity and consistency from the elementary to the secondary
- Special Education improvements and equity of services
- Gifted Education improvements
- Ability to offer more enrichment and acceleration within the curriculum

**□ Operational/Fiscal Benefits**

- Renovations will enable energy efficiency and environmental sustainability in their construction
- New mechanical systems
- Newer facilities require maintenance
- Consolidation will enable us to allocate our staff more equally, saving personnel costs
- School system can be sized appropriately for the number of students and more easily scaled with future enrollment numbers



**Project Execution**

Using information provided, the District chose additions & renovations to Chicora Elementary School to address the following:

- Consolidate to one elementary school to improve educational and building efficiencies
- Provide equity for all K-6 students with curriculum-specific classrooms
- Address infrastructure deficiencies of the existing 1960 building and 1996 addition
- Enhance safety and security measures
- Provide a layout that allows smooth student flow and improve supervision
- Address Americans with Disabilities Act (ADA) safety and building codes
- Enhance community use and access to the cafeteria, gymnasium and athletic fields
- Improve bus & parent drop-off and pick-up vehicular circulation and driveways
- Capitalize on favorable borrowing rates and implement the financing plan



# PROJECT DESCRIPTION



## SUMMARY OF DISTRICT OWNED BUILDINGS AND LAND

	Present				Planned		
	Construction and/or Renovation Dates	Site Size (Acres)	Current Grade Levels	Current Building Capacity	Planned Completion Date	Proposed Grade Levels	Planned Building Capacity
Chicora ES	1960, 75, 96	20	K-6	550	2023	No Change	775
Sugarcreek ES	1953, 73, 94	12	K-6	325	n/a	Vacate	n/a
Karns City Jr/Sr HS	1962, 81, 96	75	7-12	1076	n/a	No Change	No Change
District Administration Office	1981	75	n/a	n/a	n/a	n/a	n/a



## OPTIONS CONSIDERED

Pg. 8

Options focused on bringing facilities to current construction standards and educational program improvements. Various options and ideas were explored that culminated in the following options:

- Elementary Schools – Selective renovations to Sugarcreek and Chicora ES
- Elementary Schools – Consolidation of Elementary Schools with additions and renovations to Chicora and vacate existing Sugarcreek ES
- Elementary Schools – Vacate existing Elementary Schools and new construction of a Karns City Elementary School
- Jr./Sr. High School – Selective renovation
- Jr./Sr. High School – Comprehensive renovation and building additions
- Jr./Sr. High School – New construction and vacate existing High School

The details and cost estimates for these options are detailed in the Community Meeting, held on September 21, 2020.



## OPTIONS CONSIDERED

Pg. 8

### Option One

- Sugarcreek ES selective renovation
- Chicora ES selective renovation
- Jr/Sr High School selective renovation

### Option Two

- Chicora ES additions and renovation
- Sugarcreek ES vacate
- Jr/Sr High School selective renovation

### Option Three

- New Elementary School
- Jr/Sr High School additions and renovation

### Option Four

- Repurpose existing Jr/Sr HS to Elementary School
- New Jr/Sr High School



## OPTIONS CONSIDERED

Pg. 8

### Option Two

- Chicora ES additions and renovation
- Sugarcreek ES vacate
- Jr/Sr High School selective renovation

Option Two was selected to optimize District Transportation, building operations and provide equitable educational opportunities to all K-6 Students. These improvements met the District's budgetary allowances.



## PROJECT DESCRIPTION

Pg. 9-10

### Summary of Proposed Building

K-6 Facility with 775 Student Capacity

One Level Masonry Structure

Total Square Footage: 92,000 SF (48,000 SF existing)

### Summary of Site

**Site Size / Condition:** 20 Acres

**Wetlands:** Yes, on South-Western part of site

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

**Proposed Community Use Areas:** Open Playfields

**Parking Count:** Estimated 131 spaces including overflow parking

### **Safety Measures:**

Separate Bus and Parent drop-off / pick-up area

Separate Loading Dock and Receiving Area

Emergency Vehicle Access Drive

### Program Spaces include:

General Classrooms, Special Education Classrooms, Music and Band Classrooms, Small Group Instruction, Library, Art and STEM Classrooms, Gymnasium, Administration Offices, Cafeteria 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: 2015 IBC/PA UCC, ADA and NFPA





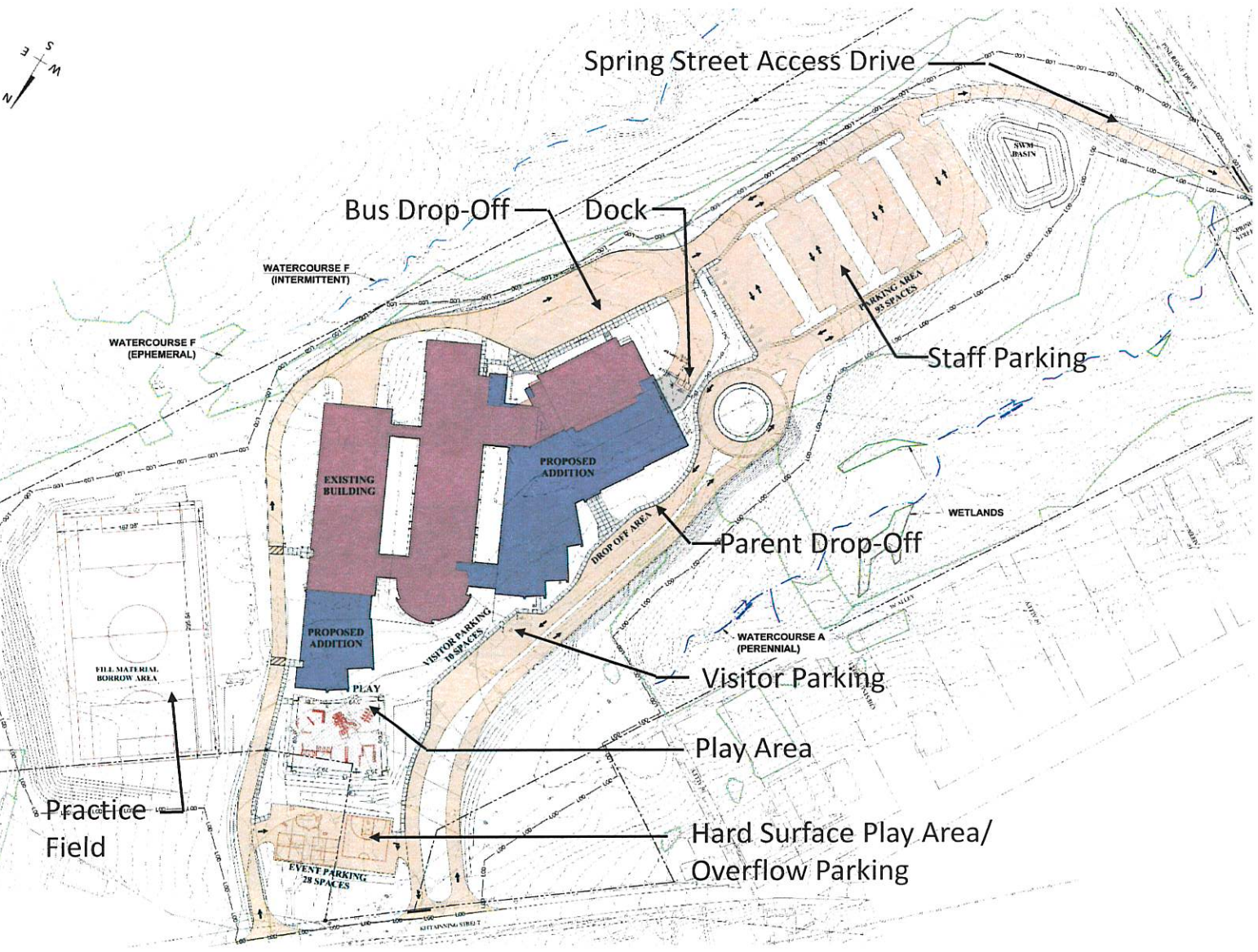




# SITE PLAN

Pg. 11

-  Existing Building
-  New Addition



# FLOOR PLAN

Pg. 12

- General Classrooms
- Special Education
- Small Group Instruction
- Music
- Art
- Library/Cafeteria/Gymnasium
- Faculty
- Building Support



An architectural rendering of Chicora Elementary School. The building features a mix of brown brick and light-colored brick. On the left, a brown brick wall has the school's name in white capital letters. Below the name are four rectangular windows. To the right, a new main entrance is highlighted, featuring a two-story glass facade with a dark frame and a prominent overhang. A large, multi-paned window is visible on the right side of the building. A wide, light-colored concrete walkway leads to the entrance, flanked by green grass. The sky is blue with scattered white clouds.

CHICORA ELEMENTARY SCHOOL

New Main Entrance



PROJECT ACCOUNTING BASED ON ESTIMATES PLANCON D02 & D03  
Pg. 13-15

			<u>TOTAL</u>
D02	A.9	Total Structure Costs	\$17,936,305
	B.3	Architect's Fee	\$1,391,988
	C.3	Moveable Fixtures & Equipment (FF&E)	\$885,000
	F.	Total Structure Costs	\$20,213,293
D03	G.9	Additional Construction Related Costs	\$1,240,518
	H.10	Total Financing Costs	\$291,775
	I.	<b>Total Project Costs</b>	<b>\$21,745,586</b>

**Total Project Cost in Advertisement is \$21,745,586**



ACT 34 MAXIMUM BUILDING CONSTRUCTION COST – PLANCON D20

	<u>TOTAL</u>
A. Structure Costs, Architects Fee, FF&E	\$10,641,255
B.4 Total Excludable Costs (D04 Pg. 16)	\$1,248, 862
C. Act 34 Maximum Building Construction Cost	\$9,392,393

**Act 34 Maximum Building Construction Cost in Advertisement is \$9,392,393**

C. Act 34 Maximum Building Construction Cost Times 1.08	\$10,143,784
---	--------------

**If the Act 34 Maximum Building Construction Cost based on Bids exceeds 8% or \$10,143,784 a second Act 34 Hearing is required**



# FINANCIAL ANALYSIS

## ANALYSIS OF FINANCING ALTERNATIVES

Pg. 18

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).



## COMPARISON OF VARIOUS METHODS OF FINANCING

	<u>GENERAL OBLIGATION*</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Construction & Related Costs	\$20,915,722	\$20,915,722	\$20,915,722
Contingency	538,089	538,089	538,089
Capitalized Interest	-	-	-
Costs of Issuance	291,775	316,775	316,775
<b>Total Costs</b>	<b>\$21,745,586</b>	<b>\$21,770,586</b>	<b>\$21,770,586</b>
Less: Bond Premium	2,482,115	2,482,115	2,482,115
Less: Interest Earned	53,471	53,471	53,471
<b>BOND ISSUE</b>	<b>\$19,210,000</b>	<b>\$19,235,000</b>	<b>\$19,235,000</b>
Average Annual Payment at 3.50%** for 20 years	\$1,351,636	\$1,384,191	\$1,384,191

\* 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 rates 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 annual interest costs.
2. The School District will phase the full amortization of the debt service over a 3-year period.
3. For discussion purposes only, we have provided:  
 Table 1- Series of 2021 \$19,210,000  
 1 mill = \$87,500





**INDIRECT COSTS**

The School District does not expect to incur any additional annual indirect costs for the Chicora 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 Chicora School due to the efficiency of the new building verses the old building.

**TOTAL MILLAGE IMPACT**

The total millage impact of the Project is:

\$19,210,000 G.O. Bonds on Table 1 = 12.92 mills

The millage impact from the bond issue of 12.92 mills plus the indirect costs of 0 mills equals a total millage impact of 12.92 mills.



# DEBT SERVICE AND MILLAGE IMPACT

KARNS CITY AREA SCHOOL DISTRICT		TABLE 1
SERIES OF 2021		
Total Issue Size	\$	19,210,000

Date	Principal	Interest	Semi-Annual Debt Service	Fiscal Year Debt Service	Millage Equivalent
10/1/2021	-	261,883.33	261,883.33	-	-
4/1/2022	-	392,825.00	392,825.00	654,708.33	7.48
10/1/2022	-	392,825.00	392,825.00	-	-
4/1/2023	-	392,825.00	392,825.00	785,650.00	1.50
10/1/2023	350,000	392,825.00	742,825.00	-	-
4/1/2024	-	387,575.00	387,575.00	1,130,400.00	3.94
10/1/2024	360,000	387,575.00	747,575.00	-	-
4/1/2025	-	380,375.00	380,375.00	1,127,950.00	-
10/1/2025	375,000	380,375.00	755,375.00	-	-
4/1/2026	-	371,000.00	371,000.00	1,126,375.00	-
10/1/2026	395,000	371,000.00	766,000.00	-	-
4/1/2027	-	361,125.00	361,125.00	1,127,125.00	-
10/1/2027	415,000	361,125.00	776,125.00	-	-
4/1/2028	-	350,750.00	350,750.00	1,126,875.00	-
10/1/2028	435,000	350,750.00	785,750.00	-	-
4/1/2029	-	339,875.00	339,875.00	1,125,625.00	-
10/1/2029	455,000	339,875.00	794,875.00	-	-
4/1/2030	-	328,500.00	328,500.00	1,123,375.00	-
10/1/2030	480,000	328,500.00	808,500.00	-	-
4/1/2031	-	318,900.00	318,900.00	1,127,400.00	-
10/1/2031	500,000	318,900.00	818,900.00	-	-
4/1/2032	-	308,900.00	308,900.00	1,127,800.00	-
10/1/2032	520,000	308,900.00	828,900.00	-	-
4/1/2033	-	298,500.00	298,500.00	1,127,400.00	-
10/1/2033	540,000	298,500.00	838,500.00	-	-
4/1/2034	-	287,700.00	287,700.00	1,126,200.00	-
10/1/2034	560,000	287,700.00	847,700.00	-	-
4/1/2035	-	276,500.00	276,500.00	1,124,200.00	-
10/1/2035	585,000	276,500.00	861,500.00	-	-
4/1/2036	-	264,800.00	264,800.00	1,126,300.00	-
10/1/2036	605,000	264,800.00	869,800.00	-	-
4/1/2037	-	252,700.00	252,700.00	1,122,500.00	-

10/1/2037	630,000	252,700.00	882,700.00	-	-
4/1/2038	-	240,100.00	240,100.00	1,122,800.00	-
10/1/2038	655,000	240,100.00	895,100.00	-	-
4/1/2039	-	227,000.00	227,000.00	1,122,100.00	-
10/1/2039	680,000	227,000.00	907,000.00	-	-
4/1/2040	-	213,400.00	213,400.00	1,120,400.00	-
10/1/2040	710,000	213,400.00	923,400.00	-	-
4/1/2041	-	199,200.00	199,200.00	1,122,600.00	-
10/1/2041	740,000	199,200.00	939,200.00	-	-
4/1/2042	-	184,400.00	184,400.00	1,123,600.00	-
10/1/2042	765,000	184,400.00	949,400.00	-	-
4/1/2043	-	169,100.00	169,100.00	1,118,500.00	-
10/1/2043	800,000	169,100.00	969,100.00	-	-
4/1/2044	-	153,100.00	153,100.00	1,122,200.00	-
10/1/2044	830,000	153,100.00	983,100.00	-	-
4/1/2045	-	136,500.00	136,500.00	1,119,600.00	-
10/1/2045	865,000	136,500.00	1,001,500.00	-	-
4/1/2046	-	119,200.00	119,200.00	1,120,700.00	-
10/1/2046	900,000	119,200.00	1,019,200.00	-	-
4/1/2047	-	101,200.00	101,200.00	1,120,400.00	-
10/1/2047	935,000	101,200.00	1,036,200.00	-	-
4/1/2048	-	82,500.00	82,500.00	1,118,700.00	-
10/1/2048	970,000	82,500.00	1,052,500.00	-	-
4/1/2049	-	63,100.00	63,100.00	1,115,600.00	-
10/1/2049	1,010,000	63,100.00	1,073,100.00	-	-
4/1/2050	-	42,900.00	42,900.00	1,116,000.00	-
10/1/2050	1,050,000	42,900.00	1,092,900.00	-	-
4/1/2051	-	21,900.00	21,900.00	1,114,800.00	-
10/1/2051	1,095,000	21,900.00	1,116,900.00	1,116,900.00	-
<b>TOTALS</b>	<b>\$19,210,000.00</b>	<b>\$14,794,783.33</b>	<b>\$34,004,783.33</b>	<b>\$34,004,783.33</b>	<b>12.92</b>

**PUBLIC COMMENT**



## PUBLIC COMMENT

- When recognized please approach the microphone and state your name and address.
- Questions and comments will be limited to one at a time to allow others the opportunity to speak.
- Further questions or statements by individuals who have already spoken will be allowed only after all others have been given the opportunity to speak.
- Individuals will be allowed 5 minutes to speak.



**ADJOURNMENT**



## ADJOURNMENT

- ❑ Additional comments from the public regarding the project will be received at the District office until 12:00 noon on May 10, 2021.



An architectural rendering of Chicora Elementary School. The building features a mix of brown brick and light-colored brick. A prominent glass entrance is on the right side, with a large window reflecting the sky. The school's name is printed on the left side of the building. A paved walkway leads to the entrance, flanked by greenery. The sky is blue with scattered clouds.

CHICORA ELEMENTARY SCHOOL

**THANK YOU!**



## **PUBLIC HEARING**

On the proposed

# **Construction Of Additions & Renovations to CHICORA ELEMENTARY SCHOOL**

To be held in the  
Gymnasium of the  
Chicora Elementary School

Located at  
205 Kittanning Street  
Chicora, PA 16025

on

**Thursday, April 8, 2021  
7:00 pm**



Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School

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Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School

## AGENDA

1. **CALL TO ORDER / INTRODUCTION** **Matt Bishop**  
**Board President**
  
2. **HEARING, DULY CONSTITUTED** **Tom Breth, Esquire**  
By Dillon McCandless King Coulter & Graham **Solicitor**
  
3. **PURPOSE OF THE MEETING** **Dr. Eric Ritzert**  
(Need for the Project) **Superintendent of Schools**
  
4. **PROJECT DESCRIPTION** **Anthony Colestock**  
By Crabtree, Rohrbaugh & Associates **Senior Project Manager**
  
5. **FINANCIAL ANALYSIS** **Alisha Henry**  
By PNC Capital Markets **Bond Underwriter**
  
6. **PUBLIC COMMENT**
  - A. Pre-registered speakers / comments
  - B. Please raise hand, stand, and state name, address
  - C. One question at a time - five minute limitation per speaker
  
7. **ADJOURNMENT**

Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School

## INTRODUCTION

The Board of School Directors of the Karns City Area School District, Karns City, Pennsylvania is providing this opportunity to inform the public as to the School Board's consideration of a project to fully construct additions and renovate Chicora Elementary School, located in Chicora Borough, Pennsylvania.

The project is in response to a district-wide review of physical facility and academic program needs for the elementary 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 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 consolidate elementary schools.
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.

**Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School**

## **PROJECT NEED**

The Karns City Area School District desires to undertake a building improvements project at the Chicora Elementary School to address educational program and physical plant deficiencies currently existing within the building. It is the goal of the District to deliver educational and physical plant improvements for all elementary students and faculty/staff in the building and with an appropriate educational environment.

The building was originally constructed in 1960 with additions in 1996. Since that time, no major alterations or additions have been completed. A recent district-wide feasibility study identified educational program and student capacity deficiencies, as well as deficiencies in the building's physical plant. A thorough analysis of existing facilities considered the buildings' physical conditions, the life cycle of core systems, heating, ventilation, plumbing, and electrical systems, existing building codes, ADA requirements, safety issues, and overall facility improvements required to meet current construction standards. The analysis took into full consideration of demographic, enrollment, census, and capacity of facilities.

These building improvements are needed to address the aforementioned program and physical plant deficiencies, provide equity to the educational program, facilitate the academic achievement of the students and provide for more efficient utilization of operational costs that benefit not only the school district but the community as well. These issues support the need for these facility improvements.

Educational programmatic deficiencies that exist in the current elementary school building include, but are not limited to, grade level team teaching and organization, state and federal mandates for special education and other programs, undersized spaces for curriculum-specific classrooms for various subject matters, and instructional technology.

Other deficiencies include existing modular classrooms adjacent to the main building that currently serve as general classroom space. These modular classrooms are in poor condition and have exceeded their life expectancy (currently 20 years old), and not conducive to an appropriate educational environment. Deficiencies within the physical plant include:

- Mechanical systems – air quality/ventilation, heating, air conditioning
- Plumbing systems – dated toilet fixtures including water closets, lavatories, and water fountains
- Electrical systems – panelboards, wiring, distribution, emergency lighting, emergency generator, data networking, and communications
- Security – secure vestibule, separation of bus and parent drop-off driveways

With the need to enhance safety and security measures, new technologies, evolving curriculum, and increasing accountability standards, the existing Chicora Elementary School building is not spatially or educationally adequate to serve the programs of a 21st Century elementary/secondary education.

The Karns City Area School District is a rural school district encompassing 125 square miles

**Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School**

comprised of the boroughs of Chicora, East Brady, Fairview, Karns City, Petrolia, and Bruin, as well as the townships of Parker, Fairview, Donegal, Perry, Sugarcreek, Brady's Bend, and Brady. The School District serves students in two K-6 elementary buildings (Chicora Elementary School and Sugarcreek Elementary School), one 7-12 junior-senior high school (Karns City Junior-Senior High School). The school district employs approximately 230 employees, which includes 110 instructional staff members.

The Karns City Area School District's mission is "together with the community, is to provide a quality education, in a safe, caring environment, which enables the student to become a lifelong learner and a responsible member of the family and society." The Karns City Area School District strives to provide a safe, caring, learning environment where students are expected to achieve and graduate ready to work, serve and succeed. The Board acknowledges that the learning environment plays a critical role in providing educational opportunities for our children.

In October 2019, the District hired Crabtree, Rohrbaugh & Associates (CRA) to review options presented in the completed district-wide feasibility study of the district's facilities. CRA Architects met with district administration and Board on numerous occasions to review current conditions, enrollments, and anticipated enrollments, discuss options, review program requirements, and research and investigate building designs. Crabtree, Rohrbaugh & Associates developed several preliminary facility options and made recommendations to the Board of Directors and administration to assist in the decision-making process regarding the future utilization of the educational buildings.

Educational specifications were developed by District Administration, documenting the District's educational practices, planned curricula, and state mandates. Using the information provided, the District chose additions and renovations to Chicora Elementary School to address the following:

- ✓ Follow-through with the feasibility study done in February 2017 by Canzian/Johnston Architects
- ✓ Implement a building design for grade-level teaming and educational collaboration
- ✓ Incorporate current instructional technology, including a fully-functioning wireless network
- ✓ Provide a building layout that allows for safe, smooth student flow and improve supervision
- ✓ Provide natural light in the classrooms and common areas
- ✓ Addresses the infrastructure deficiencies of the current school built in 1960 and renovated in 1996.
- ✓ Address the Americans with Disabilities Act (ADA) safety and building codes
- ✓ Address the infrastructure deficiencies of the current elementary school with new HVAC, plumbing, electrical, and safety systems
- ✓ Provide curriculum-specific classrooms and labs for the related arts
- ✓ Provide curriculum-specific classrooms and practice rooms for band and chorus
- ✓ Provide curriculum-specific classrooms for health education and project-based learning
- ✓ Meet the IDEA mandates for special education classrooms and support services
- ✓ Enhance community use and access to the cafeteria, gymnasium, and athletic fields
- ✓ Address student safety by improving bus & parent drop-off and pick-up during arrival and dismissal times
- ✓ Capitalize on favorable borrowing rates and implement the financing plan.

Karns City Area School District  
 ACT 34 PUBLIC HEARING  
 Additions and Renovations  
 of the  
 Chicora Elementary School

## SUMMARY OF DISTRICT OWNED BUILDINGS AND LAND

	Present				Planned		
	Construction and/or Renovation Dates	Site Size (Acres)	Current Grade Levels	Current Building Capacity	Planned Completion Date	Proposed Grade Levels	Planned Building Capacity
Chicora ES	1960, 75, 96	20	K-6	550	2023	No Change	<b>775</b>
Sugarcreek ES	1953, 73, 94	12	K-6	325	n/a	Vacate	n/a
Karns City Jr/Sr HS	1962, 81, 96	75	7-12	1076	n/a	No Change	No Change
District Administration Office	1981	75	n/a	n/a	n/a	n/a	n/a

**Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School**

## **OPTIONS CONSIDERED**

In May 2019 the District completed a District-Wide Feasibility Study, with supplemental options in September 2020, which focused on bringing facilities to current construction standards and educational program improvements. Various options and ideas were explored that culminated in the following options:

- Elementary Schools – Selective renovations to Sugarcreek and Chicora ES
- Elementary Schools – Consolidation of Elementary Schools with additions and renovations to Chicora and vacate existing Sugarcreek ES
- Elementary Schools – Vacate existing Elementary Schools and new construction of a Karns City Elementary School
- Jr./Sr. High School – Selective renovation
- Jr./Sr. High School – Comprehensive renovation and building additions
- Jr./Sr. High School – New construction and vacate existing High School

The details and cost estimates for these options are detailed in the Community Meeting, held on September 21, 2020.

### **Option One**

- Sugarcreek ES selective renovation
- Chicora ES selective renovation
- Jr/Sr High School selective renovation

### **Option Two**

- Chicora ES additions and renovation
- Sugarcreek ES vacate
- Jr/Sr High School selective renovation

### **Option Three**

- New Elementary School
- Jr/Sr High School additions and renovation

### **Option Four**

- Repurpose existing Jr/Sr HS to Elementary School
- New Jr/Sr High School

Option Two was selected to optimize District transportation and building operations and provide equitable educational opportunities to K-6 Students. Additionally, these improvements met the District's budgetary allowances.

Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School

## **PROJECT DESCRIPTION**

### **Summary of Site**

**Site Size / Condition:** 20 Acres

**Current Site Usage:** SCH – Schools

**Wetlands:** Yes, on South-Western part of site

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

**Proposed Community Use Areas:** Open Playfields

**Parking Count:** Estimated 131 spaces including overflow parking

#### **Safety Measures:**

Separate Bus and Parent drop-off / pick-up area

Separate Loading Dock and Receiving Area

Emergency Vehicle Access Drive

### **Summary of Proposed Building**

K-6 Facility with 775 Student Capacity

One Level Masonry Structure

Total Square Footage: 92,000 SF (48,000 SF existing)

### **Program Spaces include:**

General Classrooms, Special Education Classrooms, Music and Band Classrooms, Small Group Instruction, Library, Art and STEM Classrooms, Gymnasium, Administration Offices, Cafeteria 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:  
2015 IBC/PA UCC, ADA and NFPA



Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School

## **PROJECT DESCRIPTION**

### **Project Description:**

The facility is designed with a new "Main Street" Lobby which separates the large program spaces, such as the Gymnasium, and new Cafeteria and Administration spaces, from the academic spaces. A new Kindergarten wing and several classrooms will be added to the existing facility. The proposed layout will have 3 academic wings each housing appropriate grade level groupings; Kindergarten, 1<sup>st</sup> and 2<sup>nd</sup>, and 3<sup>rd</sup> through 6<sup>th</sup>. The Library, Art and STEM classroom will be located in the central academic wing. The other two academic wings will have a Collaborative Learning Area for small group and individual instruction.

Entry into the school is controlled through a secure entrance vestibule which allows supervision of visitors through the Administration area. The secure entry vestibule design provides security card access control and prohibits direct access directly into the school.

The site work includes a separated bus drop and parent drop off which avoids vehicular congestion and enhances safety. Visitor parking is located at the front of the building, while faculty parking is located at the side of the facility with clear access to the Main Street Lobby. The drive-way for the bus drop-off will also be used as an emergency vehicle access road and a service drive for deliveries to the loading dock. A recreational field is located at the eastern portion of the site. Careful considerations were placed on pedestrian traffic through the site.

The adjacent property is being purchased to create a new bus drive and provide safe separation from the existing drive way and expansion of the recreational field. To maintain separation of the buses from vehicular traffic the bus drive will extend to existing Spring Street.

**Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School**

**SITE PLAN**

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**Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School**

**FLOOR PLAN**

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**PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)**

District/CTC: Karns City Area School District	Project Name: Chicora Elementary School	Project #:
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**ROUND FIGURES TO NEAREST DOLLAR**

PROJECT COSTS	NEW	EXISTING	TOTAL
<b>A. STRUCTURE COSTS</b> (include site development)			
1. General (Report costs for sanitary sewage disposal on line E-1.)	6,828,430	4,651,175	11,479,605
2. Heating and Ventilating	1,360,000	1,676,500	3,036,500
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	640,000	766,400	1,406,400
4. Electrical	960,000	1,053,800	2,013,800
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	9,788,430	8,147,875	17,936,305
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)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	9,788,430	8,147,875	17,936,305
<b>B. ARCHITECT'S FEE</b>			
1. Architect's/Engineer's Fee on Structure	717,825	674,163	1,391,988
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	717,825	674,163	1,391,988
<b>C. MOVABLE FIXTURES AND EQUIPMENT</b>			
1. Movable Fixtures and Equipment	135,000	750,000	885,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	135,000	750,000	885,000
<b>D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES &amp; EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)</b>	10,641,255	9,572,038	20,213,293
<b>E. SITE COSTS</b>			
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 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			
<b>F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES &amp; EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)</b>	10,641,255	9,572,038	20,213,293

\* Type "No Fee" beside each item for which no design fee is charged.

**PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)**

District/CTC: Karns City Area School District	Project Name: Chicora Elementary School	Project #:
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**ROUND FIGURES TO NEAREST DOLLAR**

<b>PROJECT COSTS (CONT.)</b>				<b>TOTAL</b>
<b>G. ADDITIONAL CONSTRUCTION-RELATED COSTS</b>				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
2. Construction Manager Fee and Related Costs				
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				57,172
5. Test Borings				24,087
6. Site Survey				31,145
7. Other (attach schedule if needed)				
a. _____				
b. PlanCon-D-Add't Costs, Total				590,025
8. Contingency				538,089
9. TOTAL - Additional Construction-Related Costs				1,240,518
<b>H. FINANCING COSTS</b>	<b>BOND ISSUE/NOTE</b>	<b>BOND ISSUE/NOTE</b>	<b>BOND ISSUE/NOTE</b>	X X X X X X
<i>FOR THIS PROJECT ONLY</i>	<i>SERIES OF 2021</i>	<i>SERIES OF _____</i>	<i>SERIES OF _____</i>	X X X X X X
1. Underwriter Fees	96,350			96,350
2. Legal Fees	60,000			60,000
3. Financial Advisor				
4. Bond Insurance	102,425			102,425
5. Paying Agent/Trustee Fees and Expenses	1,500			1,500
6. Capitalized Interest				
7. Printing	7,500			7,500
8. CUSIP & Rating Fees	24,000			24,000
9. Other				
a. _____				
b. _____				
10. TOTAL-Financing Costs	291,775			291,775
<b>I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)</b>				<b>21,745,586</b>
<b>REVENUE SOURCES</b>	<b>BOND ISSUE/NOTE</b>	<b>BOND ISSUE/NOTE</b>	<b>BOND ISSUE/NOTE</b>	<b>TOTAL</b>
	<i>SERIES OF 2021</i>	<i>SERIES OF _____</i>	<i>SERIES OF _____</i>	
<b>J. AMOUNT FINANCED</b>				
<i>FOR THIS PROJECT ONLY</i>	19,210,000			19,210,000
<b>K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY</b>	2,482,115			2,482,115
<b>L. INTEREST EARNINGS</b>				
<i>FOR THIS PROJECT ONLY</i>	53,471			53,471
<b>M. BUILDING INSURANCE RECEIVED</b>				
<b>N. PROCEEDS FROM SALE OF BUILDING OR LAND</b>				
<b>O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)</b>				
<b>P. OTHER FUNDS (ATTACH SCHEDULE)</b>				
<b>Q. TOTAL REVENUE SOURCES</b>				<b>21,745,586</b>



<b>DETAILED COSTS</b>			
District/CTC: Karns City Area School District	Project Name: Chicora Elementary School	Project #:	
	<b>NEW</b>	<b>EXISTING</b>	<b>TOTAL</b>
<b>A. SITE DEVELOPMENT COSTS</b> (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	900,000	2,000,000	2,900,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical			
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	900,000	2,000,000	2,900,000
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	900,000	2,000,000	2,900,000
<b>B. ARCHITECT'S FEE ON SITE DEVELOPMENT</b>	348,862		348,862
			<b>EXISTING</b>
<b>C. ASBESTOS ABAIEMENT</b>			
1. Asbestos Abatement			
2. AHERA Clearance Air Monitoring			
3. Asbestos Abatement - Total (D02, line A-5)			
<b>D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)</b>			
<b>E. ROOF REPLACEMENT/REPAIR</b>			
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			
<b>F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR</b>			

**ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST  
FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY**

District/CTC: Karns City Area School District	Project Name: Chicora Elementary School	Project #:
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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 not be included in the following calculations.

A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW)		\$ <u>10,641,255</u>
B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION		
1. Site Development Costs (D04, line A-7-NEW)	\$ <u>900,000</u>	
2. Architect's Fees on the above excludable costs	\$ <u>348,862</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>1,248,862</u>
C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)		\$ <u>9,392,393</u>

**THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.**

**THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.**

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.

D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08)		\$ <u>10,143,784</u>
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**THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.**



Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School

## **ANALYSIS OF FINANCING ALTERNATIVES**

We have analyzed four alternative methods of financing for the proposed renovations and additions to the Chicora 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.

**Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
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**COMPARISON OF VARIOUS METHODS OF FINANCING**

	<b><u>GENERAL OBLIGATION*</u></b>	<b><u>LOCAL AUTHORITY*</u></b>	<b><u>SPSBA</u></b>
Construction & Related Costs	\$20,915,722	\$20,915,722	\$20,915,722
Contingency	538,089	538,089	538,089
Capitalized Interest	-	-	-
Costs of Issuance	<u>291,775</u>	<u>316,775</u>	<u>316,775</u>
Total Costs	\$21,745,586	\$21,770,586	\$21,770,586
Less: Bond Premium	2,482,115	2,482,115	2,482,115
Less: Interest Earned	53,471	53,471	53,471
<b>BOND ISSUE</b>	<b>\$19,210,000</b>	<b>\$19,235,000</b>	<b>\$19,235,000</b>
Average Annual Payment at 3.50%** for 20 years	\$1,351,636	\$1,384,191	\$1,384,191

\* 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 rates 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 annual interest costs.
2. The School District will phase the full amortization of the debt service over a 3-year period.
3. For discussion purposes only, we have provided:  
Table 1- Series of 2021 \$19,210,000  
1 mill = \$87,500

**STATE REIMBURSEMENT**

Historically, the State has agreed to reimburse the District for a portion of the principal and interest paid each year for building construction projects approved through the PlanCon process. Since May 15, 2016 a moratorium on the acceptance of new PlanCon projects for approval has been in place. House Bill 1615, Section 732.1 amended and extended the moratorium through the 2020-21 fiscal year, therefore, the District cannot file for State reimbursement on this Project at this time. The State is currently evaluating revisions to the manner in which it provides financial support to school districts for building construction projects, however, at this time the outcome of the potential change is unknown. The District reserves the right to file for reimbursement on this Project in the future should the Project be eligible under revised legislation.

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Additions and Renovations  
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## **INDIRECT COSTS**

The School District does not expect to incur any additional annual indirect costs for the Chicora 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 Chicora School due to the efficiency of the new building verses the old building.

### **TOTAL MILLAGE IMPACT**

The total millage impact of the Project is:  
\$19,210,000 G.O. Bonds on Table 1 = 12.92 mills

The millage impact from the bond issue of 12.92 mills plus the indirect costs of 0 mills equals a total millage impact of 12.92 mills.

**Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
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KARNS CITY AREA SCHOOL DISTRICT SERIES OF 2021	TABLE 1
<b>Total Issue Size</b>	<b>\$ 19,210,000</b>

<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Semi-Annual Debt Service</u>	<u>Fiscal Year Debt Service</u>	<u>Millage Equivalent</u>
10/1/2021	-	261,883.33	261,883.33	-	
4/1/2022	-	392,825.00	392,825.00	654,708.33	7.48
10/1/2022	-	392,825.00	392,825.00	-	
4/1/2023	-	392,825.00	392,825.00	785,650.00	1.50
10/1/2023	350,000	392,825.00	742,825.00	-	
4/1/2024	-	387,575.00	387,575.00	1,130,400.00	3.94
10/1/2024	360,000	387,575.00	747,575.00	-	
4/1/2025	-	380,375.00	380,375.00	1,127,950.00	
10/1/2025	375,000	380,375.00	755,375.00	-	
4/1/2026	-	371,000.00	371,000.00	1,126,375.00	
10/1/2026	395,000	371,000.00	766,000.00	-	
4/1/2027	-	361,125.00	361,125.00	1,127,125.00	
10/1/2027	415,000	361,125.00	776,125.00	-	
4/1/2028	-	350,750.00	350,750.00	1,126,875.00	
10/1/2028	435,000	350,750.00	785,750.00	-	
4/1/2029	-	339,875.00	339,875.00	1,125,625.00	
10/1/2029	455,000	339,875.00	794,875.00	-	
4/1/2030	-	328,500.00	328,500.00	1,123,375.00	
10/1/2030	480,000	328,500.00	808,500.00	-	
4/1/2031	-	318,900.00	318,900.00	1,127,400.00	
10/1/2031	500,000	318,900.00	818,900.00	-	
4/1/2032	-	308,900.00	308,900.00	1,127,800.00	
10/1/2032	520,000	308,900.00	828,900.00	-	
4/1/2033	-	298,500.00	298,500.00	1,127,400.00	
10/1/2033	540,000	298,500.00	838,500.00	-	
4/1/2034	-	287,700.00	287,700.00	1,126,200.00	
10/1/2034	560,000	287,700.00	847,700.00	-	
4/1/2035	-	276,500.00	276,500.00	1,124,200.00	
10/1/2035	585,000	276,500.00	861,500.00	-	
4/1/2036	-	264,800.00	264,800.00	1,126,300.00	
10/1/2036	605,000	264,800.00	869,800.00	-	
4/1/2037	-	252,700.00	252,700.00	1,122,500.00	
10/1/2037	630,000	252,700.00	882,700.00	-	
4/1/2038	-	240,100.00	240,100.00	1,122,800.00	
10/1/2038	655,000	240,100.00	895,100.00	-	
4/1/2039	-	227,000.00	227,000.00	1,122,100.00	
10/1/2039	680,000	227,000.00	907,000.00	-	
4/1/2040	-	213,400.00	213,400.00	1,120,400.00	
10/1/2040	710,000	213,400.00	923,400.00	-	
4/1/2041	-	199,200.00	199,200.00	1,122,600.00	
10/1/2041	740,000	199,200.00	939,200.00	-	
4/1/2042	-	184,400.00	184,400.00	1,123,600.00	
10/1/2042	765,000	184,400.00	949,400.00	-	
4/1/2043	-	169,100.00	169,100.00	1,118,500.00	
10/1/2043	800,000	169,100.00	969,100.00	-	
4/1/2044	-	153,100.00	153,100.00	1,122,200.00	
10/1/2044	830,000	153,100.00	983,100.00	-	
4/1/2045	-	136,500.00	136,500.00	1,119,600.00	
10/1/2045	865,000	136,500.00	1,001,500.00	-	
4/1/2046	-	119,200.00	119,200.00	1,120,700.00	
10/1/2046	900,000	119,200.00	1,019,200.00	-	
4/1/2047	-	101,200.00	101,200.00	1,120,400.00	
10/1/2047	935,000	101,200.00	1,036,200.00	-	
4/1/2048	-	82,500.00	82,500.00	1,118,700.00	
10/1/2048	970,000	82,500.00	1,052,500.00	-	
4/1/2049	-	63,100.00	63,100.00	1,115,600.00	
10/1/2049	1,010,000	63,100.00	1,073,100.00	-	
4/1/2050	-	42,900.00	42,900.00	1,116,000.00	
10/1/2050	1,050,000	42,900.00	1,092,900.00	-	
4/1/2051	-	21,900.00	21,900.00	1,114,800.00	
10/1/2051	1,095,000	21,900.00	1,116,900.00	1,116,900.00	
<b>TOTALS</b>	<b>\$19,210,000.00</b>	<b>\$14,794,783.33</b>	<b>\$34,004,783.33</b>	<b>\$34,004,783.33</b>	<b>12.92</b>

Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School

**BOARD RESOLUTION**  
**MAXIMUM BUILDING and PROJECT COSTS**

ADOPTING MAXIMUM PROJECT COSTS AND MAXIMUM BUILDING  
CONSTRUCTION COSTS FOR THE CONSTRUCTION OF A  
ADDITIONS AND RENOVATIONS TO CHICORA ELEMENTARY SCHOOL  
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 or additions or the substantial renovation of existing buildings; and

WHEREAS, the Karns City Area School District (the "District") has determined to undertake the construction of Chicora Elementary School additions and renovations, 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 \$21,745,586 and an Act 34 Maximum Building Construction Cost of \$9,392,393 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 Act 34 of the Pennsylvania School Code (the "Act") on April 8, 2021, at 7:00 p.m. in the Gymnasium of the Chicora Elementary School, 205 Kittanning Street, Chicora, PA 16025, to provide information to the residents of the District with respect to the Project. The Secretary of the Board of School Directors is hereby authorized and directed to cause a notice of such public hearing to be published once in the Butler Eagle and the Leader Times, such publication to appear not later than Monday, March 15, 2021, 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 and media (mailed to them, not later than 14 days prior to said hearing) not later than March 15, 2021.
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

Karns City Area School District  
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Associates, and (v) Bond Underwriter – PNC 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 Karns City Area 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 March 8, 2021; 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 Karns City Area School District this 8<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
Mr. Evan McGarvey, Board Secretary

MARCH 8, 2021  
\_\_\_\_\_  
Date

[SEAL]

Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School

**CERTIFICATE**

I, the undersigned, Secretary of the Karns City Area School District, Butler 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 March 8, 2021, 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 Karns City Area School District, this 8<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
Mr. Evan McGarvey, Board Secretary

[SEAL]

**Karns City Area School District  
ACT 34 PUBLIC HEARING  
Additions and Renovations  
of the  
Chicora Elementary School**

## **PUBLIC HEARING NOTICE**

Please take notice that a public hearing will be held in the Gymnasium at the Chicora Elementary School located at 205 Kittanning Street, Chicora, PA on April 8, 2021 for the additions and renovations to Chicora Elementary School, starting at 7:00 p.m. The purpose of this hearing is to present all relevant matters relating to the construction and equipping of the Chicora Elementary School additions and renovations project.

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 Monday, March 15, 2021 a description booklet for the Project will be available during business hours at the Karns City Area School District Administration Office located at 1446 Kittanning Pike, Karns City, PA 16041.

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

Act 34 Maximum Building Construction Cost (Structure Cost, Design Fees, Movable Fixtures and Equipment, <i>LESS</i> Site Costs)	\$ 9,392,393
Other Project Costs (Site Costs, Renovation Costs and remaining Project 'Soft' Costs)	\$ 12,353,193
Maximum Project Cost	\$ 21,745,586

This public hearing is being held 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.

Any and all interested parties are invited to attend and be heard at the public hearings. Interested parties that want to be placed on the public hearing agenda or wish to submit written testimony, or both, may submit their names and/or written testimony to the attention of the School Board Secretary, at the District Office (address listed above) by 12:00 noon on Wednesday, April 7, 2021. All testimony will be limited to five minutes per speaker. Additional testimony will be received from the floor at the hearing, by sign-in sheet.

Additional written comments from the public regarding this project will be received by the School Board Secretary via submission at the District office (listed above), until 12:00 noon on May 10, 2021.



## Thomas J May

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**From:** Eric Ritzert <eritzert@kcasdk12.org>  
**Sent:** Friday, February 12, 2021 4:30 PM  
**To:** KC Board  
**Cc:** KC Administration; Thomas E Breth; Thomas J May; Anthony Colestock  
**Subject:** Act 34 Public Hearing & Sugarcreek Closure Meeting Recommended Plan

Board Members,

I spoke with Anthony Colestock to verify the Chicora project timeline to set an anticipated Sugarcreek building's closure date. It looks as though it would be appropriate to select a closure date with an effective date of June 30, 2023. The opening of the newly renovated school would then take place in the fall of 2023.

Anthony suggested that we may not want to hold the vote on the school's closure until our May 10, 2021 meeting. He recommended that we set a meeting date for the week of April 5th to hold the Act 34 Public Hearing at the March meeting. The Act 34 Hearing is required to explain the proposed finalized plan for the new school to the community and the rationale as to why this was the best option.

The community then has 30 days to submit any comments regarding the project. He and I feel that if we hold the vote to close Sugarcreek before the Act 34 Hearing, we could inadvertently disenfranchise people.

Therefore, I would propose the following. At the March 8 Board meeting, we select a date between April 5-8, 2021, for the Act 34 Hearing. We would publicize the Act 34 Hearing for the required 20 days to make the community aware of the meeting to discuss the newly renovated Chicora school and the Sugarcreek closure reasons. We would then have the 30 day comment period on the Act 34 Hearing followed up with the closure vote on Sugarcreek scheduled for May 10, 2021.

I recommend this course of action and hope that you support this revised plan.

Respectfully,

Eric



**Eric D. Ritzert, Ed.D.**  
Superintendent of Schools

Karns City Area School District  
1446 Kittanning Pike  
Karns City, PA 16041  
724-756-2030 ext. 1021  
[www.kcasdk12.org](http://www.kcasdk12.org)

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G THE RIDE



er, took Lucy, a 7-year-old Pa-Alameda Park on Wednesday in the forecast for Thursday and HAROLD AUGHTON/BUTLER EAGLE

# KC district seeks public's input on consolidation

## Elementaries will be combined

By **Eddie Trizzino**  
Eagle Staff Writer

Karns City Area School District plans to consolidate its two elementary schools by the 2023-24 school year, and will have a meeting at 7 p.m. Thursday at Chicora Elementary School to answer community questions about the project.

Eric Ritzert, the district's superintendent, said the district plans to spend about \$21.7 million to renovate Chicora Elementary in order to also accommodate students from the aging Sugar Creek Elementary School.

Because of the size and scope of the project, the district is obligated by the Pennsylvania Department of Education to have a public hearing for discussion on it. Ritzert said he anticipates and invites comments and discussion from the community on the project.

"We need to hear from all sides," Ritzert said Wednesday. "In the grand

scheme of school projects, it's a moderate project, but it's significant for us."

Ritzert said Sugar Creek Elementary has 221 students in kindergarten through sixth grade, which is the lowest attendance of the district's three schools. Combining the attendance with Chicora Elementary would bring the total number of students at Chicora to about 600 students, so the district needs to add to the building to accommodate everyone.

"It would be a full renovation to the existing building," he said. "We need new roofs, a new heating and cooling system, windows, resurfacing in some classrooms, (and) there is a proposed addition for a classroom wing. There will be a new cafeteria and kitchen area, a new kindergarten wing and nurses suite and office."

Ritzert said the district will release a transcript of the meeting a few days afterward, which will be available on the district's website. Additional questions and comments will be accepted in writing for 30 days after the hearing.

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