

NORTH STAR SCHOOL DISTRICT



ACT 34 PUBLIC HEARING

on the proposed construction of a

ADDITIONS AND RENOVATIONS TO NORTH STAR CENTRAL ELEMENTARY SCHOOL

To be held at the

North Star High School Auditorium
400 Ohio Street, Boswell, PA 15531

on

December 10, 2024
6:00 PM

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

TABLE OF CONTENTS

	<u>Page Number</u>
1. HEARING AGENDA	2
2. INTRODUCTION	3
3. PROJECT NEED	4-6
4. OPTIONS CONSIDERED	7-9
5. SUMMARY OF DISTRICT OWNED BUILDINGS AND LAND	10
6. PROJECT DESCRIPTION	11
7. PROPOSED SITE PLAN AND FLOOR PLANS	12-13
8. PROJECT ACCOUNTING BASED ON ESTIMATES (D-02, D-03)	14-15
9. OTHER DETAILED COSTS (D-04)	16
10. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D-20)	17
11. ANALYSIS OF FINANCING ALTERNATIVES	18
12. LONG-TERM FINANCING METHODS, INDIRECT COSTS, AND TOTAL MILLAGE IMPACT	19-22
14. BOARD RESOLUTION OF MAXIMUM PROJECT COST AND BUILDING COSTS	23
15. PUBLIC HEARING NOTICE	24

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

HEARING AGENDA

- | | | |
|----|---|---|
| 1. | CALL TO ORDER / INTRODUCTION
By Barbera Law | Michael Barbera
District Solicitor |
| 2. | PROJECT NEED
By North Star School District | Louis Lepley
District Superintendent |
| 3. | PROJECT DESCRIPTION
By Crabtree, Rohrbaugh & Associates | Scott Cousin, AIA
Principal Senior Project Manager |
| 4. | FINANCIAL ANALYSIS
By PFM Financial Advisors | Jamie Doyle
Managing Director |
| 5. | PUBLIC COMMENT
By Barbera Law | Michael Barbera
District Solicitor |

Testimony and public comment will be received from the floor at the hearing and those who wish to deliver testimony or provide public comment are directed to observe the following procedure.

Procedure for Public Comment

- A. Pre-registered speakers / comments
- B. Please move to the aisle microphone and state your name and address before beginning with comments.
- C. Each person making a comment will be limited to a period of three (3) minutes per person.

6. **ADJOURNMENT**

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

INTRODUCTION

The School Board of the North Star School District is providing this opportunity to inform the public of their consideration of a project to construct additions and renovations to North Star Central Elementary School, located at 1215 Morris Avenue, Boswell, PA. The project is in response to an analysis conducted of the physical needs of the existing District buildings and the closing of the North Star Middle School which in turn will lead to moving 5th and 6th grade to the Elementary School. This project also includes demolition of the existing district administrative office structure located on the elementary school site and renovating space within the existing elementary school to house the district offices.

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

The specific purposes for this hearing are as follows:

1. Establish the need for the project.
2. Review the various options considered by North Star School District 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 end of the presentation. An official transcript of the hearing is being recorded in order for the North Star School Board to consider and study your constructive comments, insights and observations.

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

PROJECT NEED

At North Star School District (NSSD), the Board of Education and Administration work collaboratively to make decisions that positively influence the educational system. Efforts to maintain a quality program require adequate staffing, materials, and physical space. The following information addresses the need for updated space and better facilities at the elementary school level.

The NSSD existing infrastructure has been aging over the last few decades. The most recent feasibility study indicated that all of our facilities are in need of building and site improvements. The District is also facing enrollment challenges with a declining population meaning that it is more economical to educate in two buildings verses three. Enrollment distribution of population also shows less students live on the east side of the district compared to the central and west.

As a result of the study a consolidation plan is recommended to bring the District from a total of three student buildings to two with a more centralized location. The facilities at the Elementary School need to be expanded and updated to provide sufficient, functional space needed to accommodate fifth and sixth grade at that building as well as to enable educational and extra-curricular programs to flourish. This plan will bring grade levels together to equalize educational delivery and streamline supporting staff activity and upgrades to 21st Century facilities for all Pre-K – 6 and 7 – 12.

The future success of the School District will be determined by how the District invests in the foundation of education. It's critical that the School District be forward thinking by investing in and providing an adequate learning environment for all future students. The information that follows provides further explanation in detail.

OVERVIEW OF THE NSSD RENOVATION AND CONSTRUCTION PLAN

NSSD is in the final planning stages of renovating and new construction at the North Star School District Elementary building. The following changes will take effect due to the addition of this new building:

- The North Star Central Elementary School with house grades PK-6 and will be located on District-owned land where the Elementary is presently located.
- The Administration building, which is currently at 1200 Morris Avenue, will be annexed as part of the Elementary School construction project.
- Traffic patterns will be revised to handle the increased traffic flow on the campus.
- NSHS will have no building changes.
- The North Star Middle School and the current Administration building will be closed and possibly sold. The possible revenue generated will be minimal.

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

WHY NSSD IS IMPLEMENTING THESE CHANGES

The number one reason for the District to move in this direction comes down to the future projected enrollment decreases and overall cost savings.

Aging Infrastructure of Current Buildings:

- North Star High School - built in 1952 – last renovated in 2007
- **North Star Middle School - built in 1955 – last renovated in 2000**
- North Star Central Elementary School - built in 1965 – last renovated in 2003
- **Administration Building - built in 1994**

All of our buildings require attention, and we are prioritizing resources for those that will best serve the district's future needs.

Cost Saving Measures:

The District will go from maintaining FOUR buildings (NSHS, NSMS, Central Elementary, Administration) to TWO buildings (NSHS and Central Elementary housing the Administration Office). The central location will provide for reduced transportation expenses.

The renovations and addition will provide the most cost efficient and cost effective mechanical, electrical, and plumbing systems compared to facilities built in the 1960's.

Lack of Current Appropriate Educational Spaces:

The renovated Central Elementary School building will address the following educational deficiencies and challenges.

- Office space for itinerant support staff
- Access to a quality education in an optimal learning environment

The renovated / new additions to the Central Elementary School will house all the PK-6 students throughout the District which has several benefits:

- The overall theme of Central Elementary will have a tremendous focus on students working and collaborating with one another throughout the building. The classroom settings will help to foster student partnership and innovative thinking for students and staff to work together as a team.

Safety, Security, and Convenience:

All K-12 schools will be in a centralized location which has local police and fire departments.

Community Investment for the Future:

This renovation/construction project represents a significant investment in the future of our

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

community and is vital for the success of our students. By making sure that all children have optimal learning facilities to prosper and grow to their fullest potential, the School District is reaffirming its commitment to the success and well-being of every child that enters our District.

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

OPTIONS CONSIDERED

The following construction options were studied as part of a District-wide facility study performed by Crabtree, Rohrbaugh & Associates from 2018 – 2019.

Option 1: Maintain the existing configuration and educational components of the district as they currently stand, replacing building components in-kind. This option does not include the addition or expansion of current systems like central air. The grade alignments shall all be maintained as-is.

OPTION 1 Maintain All Facilities & Current Operation											
FACILITY	GRADE ALIGNMENT	SQUARE FOOTAGE (SF)	SF OF NEW CONSTRUCTION	DISTRICT CAPACITY	CURRENT ENROLLMENT	% UTILIZATION	CONCERNS ADDRESSED?			PROJECT COST RANGE	
							FCI	ESA	21ST CENTURY		
Central Elementary	PK - 4TH	73,238	-	450	416	92.4%				\$ 7,606,680	to \$ 8,451,866
Middle School	5TH - 8TH	93,166	-	893	366	41.0%	✓	X	X	\$11,004,472	to \$ 12,227,191
High School	9TH - 12TH	130,009	-	741	345	46.6%				\$ 6,819,822	to \$ 7,577,580
District Admin Building	-	4,368	-	-	-	-	X	X	X	-	to -
Total District	-	300,781	-	2,084	1,127	60.0%				\$ 25,430,973	to \$ 28,256,637

Option 2: Replacement of building components in kind in Option 1 and construct various renovations and additions to address existing functional and educational deficiencies. The grade alignments shall all be maintained as-is.

OPTION 2 Limited Renovations & System Upgrades to All Schools											
FACILITY	PROPOSED GRADE ALIGNMENT	SQUARE FOOTAGE (SF)	SF OF NEW CONSTRUCTION	PROPOSED CAPACITY	PROPOSED ENROLLMENT	% UTILIZATION	CONCERNS ADDRESSED?			PROJECT COST RANGE	
							FCI	ESA	21ST CENTURY		
Central Elementary	PK - 4TH	74,238	1,000	450	416	92.4%				\$ 7,691,785	to \$ 8,167,565
Middle School	5TH - 8TH	93,166	-	893	366	41.0%	✓	X	X	\$ 9,715,049	to \$ 10,315,979
High School	9TH - 12TH	130,009	-	741	345	46.6%				\$13,553,929	to \$ 14,392,316
District Admin Building	-	4,368	-	-	-	-	X	X	-		to
Total District	-	301,781	-	2,084	1,127	60.0%				\$ 30,960,763	to \$ 32,875,861

Option 3: Replacement of building components in kind in Option 1 and construct various renovations and additions to address existing functional and educational deficiencies. Move 4th grade to the Middle School and construct additions to the Elementary school for Head Start and the district administrative offices.

OPTION 3 Minor Grade Realignment, Limited Additions & Renovations & System Upgrades to All Schools											
FACILITY	PROPOSED GRADE ALIGNMENT	SQUARE FOOTAGE (SF)	SF OF NEW CONSTRUCTION	PROPOSED CAPACITY	PROPOSED ENROLLMENT	% UTILIZATION	CONCERNS ADDRESSED?			PROJECT COST RANGE	
							FCI	ESA	21ST CENTURY		
Elementary/ DAO	PK - 3RD	78,521	5,000	405	336	83.0%				\$14,116,774	to \$ 14,989,977
Middle School	4TH - 8TH	93,166	-	801	446	55.7%	✓	✓	X	\$11,097,763	to \$ 11,784,222
High School	9TH - 12TH	136,209	6,200	731	345	47.2%				\$18,306,874	to \$ 19,439,258
Total District	-	307,896	11,200	1,937	1,127	61.9%				\$ 43,521,411	to \$ 46,213,457

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

Option 3A: Option 3 plus additions to the Elementary School for the district administrative offices.

Option 4: Replacement of building components in kind in Option 1 and construct various renovations and additions to address existing functional and educational deficiencies. Construct additions to move 5th - 8th grade and the district administrative offices to the Elementary School.

OPTION 4 District Consolidation & Comprehensive Additions & Renovations										
FACILITY	PROPOSED GRADE ALIGNMENT	SQUARE FOOTAGE (SF)	SF OF NEW CONSTRUCTION	PROPOSED CAPACITY	PROPOSED ENROLLMENT	% UTILIZATION	CONCERNS ADDRESSED?			PROJECT COST RANGE
							FCI	ESA	21 ST CENTURY	
Elementary/ DAO	PK - 8TH	130,373	81,573	1,035	782	75.6%				\$29,681,617 to \$31,517,593
Middle School	-	-	-	-	-	0.0%	✓	✓	✓	\$ - to \$ -
High School	9TH - 12TH	136,209	6,200	893	366	41.0%				\$18,306,874 to \$19,439,258
Total District	-	266,582	87,773	1,928	1,148	58.3%				\$ 47,988,490 to \$ 50,956,851

Option 4A: Option 4 except construct additions to move 5th-7th grade to the Elementary School. Move 8th Grade to the High School.

OPTION 4A District Consolidation & Comprehensive Additions & Renovations										
FACILITY	PROPOSED GRADE ALIGNMENT	SQUARE FOOTAGE (SF)	SF OF NEW CONSTRUCTION	PROPOSED CAPACITY	PROPOSED ENROLLMENT	% UTILIZATION	CONCERNS ADDRESSED?			PROJECT COST RANGE
							FCI	ESA	21 ST CENTURY	
4A - Move 8th Grade into High School		125,738	81,538	910	701	77.0%				\$28,814,364 to \$30,596,696
Middle School	-	-	-	-	-	0.0%	✓	✓	✓	\$ - to \$ -
High School	8TH - 12TH	136,209	6,200	731	345	47.2%				\$18,306,874 to \$19,439,258
Total District	-	261,947	87,738	1,641	1,046	62.1%				\$ 47,121,237 to \$ 50,035,954

Option 5: This option was developed for comparative purposes to illustrate the costs of all new school buildings.

OPTION 5 New Construction Per School										
FACILITY	PROPOSED GRADE ALIGNMENT	SQUARE FOOTAGE (SF)	SF OF NEW CONSTRUCTION	PROPOSED CAPACITY	PROPOSED ENROLLMENT	% UTILIZATION	CONCERNS ADDRESSED?			PROJECT COST RANGE
							FCI	ESA	21 ST CENTURY	
New ES/DAO Building	PK-5TH	95,000	95,000	600	501	83.5%				\$ 25,080,000 to \$ 26,400,000
New MS/HS Building	6TH - 12TH	140,000	140,000	750	626	83.5%	✓	✓	✓	\$ 35,340,000 to \$ 37,200,000
New ES/MS/DAO Building	PK-8TH	130,000	130,000	950	782	82.3%				\$ 33,060,000 to \$ 34,800,000
New HS Building	9TH-12TH	125,000	125,000	650	345	53.1%				\$ 31,920,000 to \$ 33,600,000

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

Option 4B: After the completion of the study, another variation of Option 4 was studied in 2023 which closed the Middle School, moved 7th & 8th grade to the High School, and constructed additions at the Elementary School for 5th & 6th grades.

Option 4B was the recommended option by the School District. This option allows consolidation of district function, reducing the number of systems and overall square footage for the district to maintain.

The Elementary School project is being undertaken in two phases. Phase 1 (which is represented in this ACT 34 booklet) consist of additions and renovations to accommodate 5th and 6th grade. Phase 2 (which will be undertaken in the future as a separate construction project) consist of comprehensive renovations and mechanical/electrical system upgrades to the remainder of the existing building.

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

SUMMARY OF DISTRICT OWNED BUILDINGS AND LAND

SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: NORTH STAR SCHOOL DISTRICT					Project Name: NORTH STAR ELEMENTARY ADDITIONS AND RENOVATIONS				Grades: K - 6	
PRESENT					PLANNED					
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAG AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	HIGHEST PROJECTED ENROLLMENT	FTE MINUS ENROLLMENT (#9 - #10)
North Star Central Elementary	1965 (2003)	12.5	K-4	650	Additions & Renovation	12.5	K-6	850		
Subtotal				650				850	462	388
North Star Middle School	1955 (1989, 2001, 2003)	19.3	5-8	916	Close	-	-	-		
Subtotal	XXXXXXXXXX	XXX	XXXX	916						
North Star High School	1923 (1991, 1994, 2008, 2024)	9.7	9-12	771	Convert to 7-12	9.7	7-12	771		
Subtotal				771				771	486	285
TOTAL				2,337				1,621	948	673

ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE
AND THE SCHOOL DISTRICT EXPERIENCES EXCESS OR INSUFFICIENT CAPACITY
(FTE MINUS PROJECTED ENROLLMENT (Col. 11) > + or - 300)

CHECK IF APPLICABLE:

_____ EXPAND PROGRAMS OR COURSE OFFERINGS

_____ PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES

_____ OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL

_____ REDUCE CLASS SIZE

_____ CLOSE SCHOOL(S)

_____ OTHER (DESCRIBE) : _____

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

PROJECT DESCRIPTION

Building

The Project consists of three separate additions and select renovations to the existing building. A two-story classroom wing will be constructed at the end of the existing classroom wing to house 8 classrooms and support space for 5th and 6th grades. The cafeteria will be relocated to the existing multipurpose room. The stage will remain, and two existing storage rooms will be removed and reconstructed in the addition to accommodate the required number of seating for grades K-6. A new kitchen will be constructed adjacent to the relocated cafeteria. The school administrative and guidance offices will be relocated to the existing cafeteria to allow for oversight of the main entrance secure vestibule. The district administrative offices will also be relocated to the existing cafeteria and adjacent STEM classroom. The STEM classroom will be relocated to the location of the former kitchen. All relocated spaces will undergo renovations to meet their educational and function needs. A new gymnasium will be constructed adjacent to the existing Library at the lower floor level. This gym will serve the educational program needs of grades K-6 along with serving as the competition gymnasium for Middle School athletics. The remaining portions of the exiting building will remain as-is and be renovated as Part of a future Phase 2 project.

Site

A new parking lot will be constructed to accommodate the expanded grade grouping and Gymnasium event parking. The existing hard surface play area and playground equipment will be modified/expanded to accommodate the gymnasium addition. A new service entrance will be created at the kitchen addition. The existing storm water structures will be expanded to accommodate the added impervious surface of the additions and parking.

HVAC

New efficient rooftop heating and air conditioning units will be included for each addition. The existing digital controls system will be extended to serve the new HVAC equipment.

Plumbing and Fire Protection

New domestic water and gas services will be provided to serve the new additions. The new additions will include an automatic sprinkler system. New plumbing fixtures will be provided in renovated areas and new additions.

Electrical and Technology

A new electrical service will be provided to serve the new additions and air conditioning to the existing building in a later phase. The new spaces in the additions will be equipped with LED light fixtures, lighting controls, and general use receptacles. A new voice evacuation type fire alarm system will be provided throughout the entire building. A new public address system will be provided to serve the addition spaces and will tie into the existing public address system speakers. New data cabling will be provided in the additions and will be connected to new data closets.

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

PROPOSED SITE PLAN

OMMITTED FOR SECURITY REASONS

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

PROPOSED FLOOR PLAN

OMMITTED FOR SECURITY REASONS

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

PROJECT ACCOUNTING BASED ON ESTIMATES

(PLANCON D02)

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: North Star School District	Project Name: North Star Central Elementary School Additions and Ren	Project #:	
ROUND FIGURES TO NEAREST DOLLAR			
PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General (Report costs for sanitary sewage disposal on line E-1.)	7,694,319	1,137,500	8,831,819
2. Heating and Ventilating	1,793,550	396,000	2,189,550
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	1,055,850	252,000	1,307,850
4. Electrical	1,793,550	396,000	2,189,550
5. Asbestos Abatement (D04, line C-3)	X X X X X		
6. Building Purchase Amount	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	12,337,269	2,181,500	14,518,769
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)	17,232	5,744	22,976
c. Construction Insurance - Total	17,232	5,744	22,976
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	12,354,501	2,187,244	14,541,745
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	721,083	228,921	950,004
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X		
3. TOTAL - Architect's Fee	721,083	228,921	950,004
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	40,000	10,000	50,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	40,000	10,000	50,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	13,115,584	2,426,165	15,541,749
E. SITE COSTS			
1. Sanitary Sewage Disposal			
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges			
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal			
5. Site Acquisition Costs		X X X X X X X X X X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation			
b. Real Estate Appraisal Fees		X X X X X	
c. Other Related Site Acquisition Costs		X X X X X	
d. Site Acquisition Costs - Total		X X X X X	
6. TOTAL - Site Costs			
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	13,115,584	2,426,165	15,541,749

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

PROJECT ACCOUNTING BASED ON ESTIMATES

(PLANCON D03)

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC:		Project Name:		Project #:
North Star School District		North Star Central Elementary School Additions and Renovations		
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
2. Construction Manager Fee and Related Costs				
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				45,952
5. Test Borings				13,080
6. Site Survey				
7. Other (attach schedule if needed)				
a. <u>Civil Engineering, Testing, Inspection, & Regulatory Fees</u>				606,318
b. <u>PlanCon-D-Add't Costs, Total</u>				
8. Contingency				290,375
9. TOTAL - Additional Construction-Related Costs				955,725
H. FINANCING COSTS FOR THIS PROJECT ONLY		BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF 2025	BOND ISSUE/NOTE SERIES OF Cash
1. Underwriter Fees		173,600	119,613	293,213
2. Legal Fees		58,000	58,000	116,000
3. Financial Advisor		39,500	39,500	79,000
4. Bond Insurance		29,700	19,910	49,610
5. Paying Agent/Trustee Fees and Expenses		1,250	1,250	2,500
6. Capitalized Interest			262,756	262,756
7. Printing		12,000	12,000	24,000
8. CUSIP & Rating Fees		12,600	12,600	25,200
9. Other				
a. <u>Internet Auction Administrator</u>		3,500	3,500	7,000
b. <u>Phone, Fed-Ex, Copies</u>		3,500	3,500	7,000
10. TOTAL-Financing Costs		333,650	532,629	866,279
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				17,363,753
REVENUE SOURCES		BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF 2025	BOND ISSUE/NOTE SERIES OF Cash
J. AMOUNT FINANCED FOR THIS PROJECT ONLY		9,920,000	6,835,000	262,756
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY		78,328	52,508	
L. INTEREST EARNINGS FOR THIS PROJECT ONLY		148,800	66,361	
M. BUILDING INSURANCE RECEIVED				
N. PROCEEDS FROM SALE OF BUILDING OR LAND				
O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)				
P. OTHER FUNDS (ATTACH SCHEDULE)				
Q. TOTAL REVENUE SOURCES				17,363,753

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

**DETAILED COSTS
(PLANCON D04)**

DETAILED COSTS			
District/CTC:	Project Name:		Project #:
North Star School District	North Star Central Elementary School Additions and Renovat		
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	500,000		500,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical			
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	500,000		500,000
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	500,000		500,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	98,160		98,160
			EXISTING
C. ASBESTOS ABATEMENT			
1. Asbestos Abatement			
2. AHERA Clearance Air Monitoring			
3. Asbestos Abatement - Total (D02, line A-5)			
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			
E. ROOF REPLACEMENT/REPAIR			
1. Roof Replacement Repair			
2. Owner Controlled Insurance Program on Roof Replacement/Repair			
3. Builder's Risk Insurance (if not included in primes)			
4. Roof Replacement/Repair - Total			
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR			

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

ACT 34 MAXIMUM BUILDING CONSTRUCTION COSTS (PLANCON D20)

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
District/CTC: North Star School District	Project Name: North Star Central Elementary School Additions and Ren	Project #:
<p>Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should <u>not</u> be included in the following calculations.</p>		
<p>A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW) \$ <u>13,115,584</u></p>		
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		
<p>1. Site Development Costs (D04, line A-7-NEW) \$ <u>500,000</u></p>		
<p>2. Architect's Fees on the above excludable costs \$ <u>98,160</u></p>		
<p>3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW) \$ _____</p>		
<p>4. Total Excludable Costs (B-1 plus B-2 and B-3) \$ <u>598,160</u></p>		
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) \$ <u>12,517,424</u></p>		
<div style="border: 1px solid black; padding: 5px; display: inline-block; text-align: center;">THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST</div>		
<p><u>IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.</u></p>		
<p>D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08) \$ <u>13,518,818</u></p>		
<div style="border: 1px solid black; padding: 5px; display: inline-block; text-align: center;">THE FIGURE ON LINE D SHOULD <u>NOT</u> BE ADOPTED BY THE BOARD.</div>		

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the proposed designing, constructing, furnishing, and equipping of the North Star Central 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).

Analysis of the School District's financial statements for recent years, and 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 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.

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School
COMPARISON OF LONG TERM FINANCING METHODS

<u>ITEM</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Construction & Related Costs	\$16,207,099	\$16,207,099	\$16,207,099
Contingency & Supervision	290,375	290,375	290,375
Capitalized Interest	262,756	262,756	262,756
Costs of Issuance	553,913	575,000	565,000
Bond Insurance	49,610	59,000	54,000
Total Costs	<u>17,363,753</u>	<u>17,394,230</u>	<u>17,379,230</u>
Less: Original Issue Premium	130,836	132,882	131,882
Less: Cash Contribution	262,756	262,756	262,756
Less: Interest Earnings	<u>215,161</u>	<u>218,592</u>	<u>214,592</u>
BOND ISSUE	16,755,000	16,780,000	16,770,000
Average Annual Payment at 4.25%** for 20 years	\$1,245,036	\$1,273,906	\$1,273,146

* 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 4.50% as a result of higher interest costs associated with selling revenue bonds.

The School District is considering other ways to reduce the debt service and local effort needed to fund the Project.

1. The School District utilized a wrap around structure for the 2024 Bonds and will consider the use of the wrap around structure for the Future 2025 Bonds to fully fund the Project along with a cash contribution of \$262,756.
2. The School District utilized bond insurance on the 2024 Bonds and may consider using bond insurance to increase the credit rating and marketability of the Future Bonds. The cost of such insurance increases the size of the Bond Issues but reduces the interest rate the School District must pay on the Bonds, and results in lower debt service.
3. For discussion purposes only, we have provided on Table 1 and 2, the amortization schedules which would be utilized to fund the Project:

Table 1 = G.O. Bonds, Series of 2024 \$9,920,000

Table 2 = G.O. Bonds, Series of 2025 \$6,835,000

**North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School**

STATE REIMBURSEMENT

The School District does not anticipate receiving reimbursement from the State on this project due to the PlanCon moratorium that is currently in place.

INDIRECT COSTS

As a result of the completion of this proposed Project, it is only reasonable to assume that there will be indirect cost savings associated with services to be provided to accomplish long range objectives of the School District. It is reasonable to assume that they will be at a savings of approximately \$300,500 per year.

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

Custodial Supplies	\$(10,000)
Fuel and Utilities	\$(122,612)
Additional Contracted Maintenance & Repairs	\$(3,000)
Transportation	\$(155,000)
Insurance Premium	\$(10,000)
Total Annual Savings:	\$(300,612)

Assuming a collected mill currently provides \$117,488, the indirect cost savings will have a millage equivalent of (2.56) mills annually.

TOTAL MILLAGE IMPACT

The total millage impact of the Project is:

Table 1 = G.O. Bonds, Series of 2024 \$9,920,000 = 1.23 mills

Table 2 = G.O. Bonds, Series of 2025 \$6,835,000 = 3.83 mills

Total = 5.06 mills

The millage impact from the bond issues of 5.06 mills less the indirect cost savings of 2.56 mills equals a total millage impact of 2.50 mills.

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

NORTH STAR SCHOOL DISTRICT											
Series of 2024						TABLE 1			Settled		
Total Issue Size: \$9,920,000									Dated		
1	2	3	4	5	6	7	8	9	10	11	12
Payment Date	Principal	Coupon	Yield	Interest	Semi-Annual Debt Service	Fiscal Year Debt Service	Less: State Aid	Local Effort	Existing Local Effort	Ending Local Effort	Milage Equivalent
3/1/2025	195,000	5.000	3.000	177,649.06	372,649.06	372,649.06		372,649.06	284,051.36	656,700.41	1.23
9/1/2025	5,000	4.000	3.040	197,510.00	202,510.00						
3/1/2026				197,410.00	197,410.00	399,920.00		399,920.00	255,467.11	655,387.11	
9/1/2026	5,000	4.000	3.000	197,410.00	202,410.00						
3/1/2027				197,310.00	197,310.00	399,720.00		399,720.00	253,448.37	653,168.37	
9/1/2027	5,000	4.000	3.000	197,310.00	202,310.00						
3/1/2028				197,210.00	197,210.00	399,520.00		399,520.00	253,674.90	653,194.90	
9/1/2028	5,000	4.000	3.000	197,210.00	202,210.00						
3/1/2029				197,110.00	197,110.00	399,320.00		399,320.00	253,421.72	652,741.72	
9/1/2029	230,000	5.000	2.890	197,110.00	427,110.00						
3/1/2030				191,360.00	191,360.00	618,470.00		618,470.00		618,470.00	
9/1/2030	240,000	4.000	3.000	191,360.00	431,360.00						
3/1/2031				186,560.00	186,560.00	617,920.00		617,920.00		617,920.00	
9/1/2031	250,000	4.000	3.050	186,560.00	436,560.00						
3/1/2032				181,560.00	181,560.00	618,120.00		618,120.00		618,120.00	
9/1/2032	260,000	4.000	3.100	181,560.00	441,560.00						
3/1/2033				176,360.00	176,360.00	617,920.00		617,920.00		617,920.00	
9/1/2033	270,000	4.000	3.150	176,360.00	446,360.00						
3/1/2034				170,960.00	170,960.00	617,320.00		617,320.00		617,320.00	
9/1/2034	280,000	4.000	3.250	170,960.00	450,960.00						
3/1/2035				165,360.00	165,360.00	616,320.00		616,320.00		616,320.00	
9/1/2035	295,000	4.000	3.350	165,360.00	460,360.00						
3/1/2036				159,460.00	159,460.00	619,820.00		619,820.00		619,820.00	
9/1/2036	305,000	4.000	3.400	159,460.00	464,460.00						
3/1/2037				153,360.00	153,360.00	617,820.00		617,820.00		617,820.00	
9/1/2037	315,000	4.000	3.500	153,360.00	468,360.00						
3/1/2038				147,060.00	147,060.00	615,420.00		615,420.00		615,420.00	
9/1/2038	330,000	4.000	3.600	147,060.00	477,060.00						
3/1/2039				140,460.00	140,460.00	617,520.00		617,520.00		617,520.00	
9/1/2039	345,000	4.000	3.700	140,460.00	485,460.00						
3/1/2040				133,560.00	133,560.00	619,020.00		619,020.00		619,020.00	
9/1/2040	355,000	4.000	3.800	133,560.00	488,560.00						
3/1/2041				126,460.00	126,460.00	615,020.00		615,020.00		615,020.00	
9/1/2041	370,000	4.000	3.900	126,460.00	496,460.00						
3/1/2042				119,060.00	119,060.00	615,520.00		615,520.00		615,520.00	
9/1/2042	385,000	4.000	4.000	119,060.00	504,060.00						
3/1/2043				111,360.00	111,360.00	615,420.00		615,420.00		615,420.00	
9/1/2043	405,000	4.000	4.000	111,360.00	516,360.00						
3/1/2044				103,260.00	103,260.00	619,620.00		619,620.00		619,620.00	
9/1/2044	420,000	4.000	4.000	103,260.00	523,260.00						
3/1/2045				94,860.00	94,860.00	618,120.00		618,120.00		618,120.00	
9/1/2045	435,000	4.050	4.100	94,860.00	529,860.00						
3/1/2046				86,051.25	86,051.25	615,911.25		615,911.25		615,911.25	
9/1/2046	455,000	4.050	4.100	86,051.25	541,051.25						
3/1/2047				76,837.50	76,837.50	617,888.75		617,888.75		617,888.75	
9/1/2047	475,000	4.050	4.100	76,837.50	551,837.50						
3/1/2048				67,218.75	67,218.75	619,056.25		619,056.25		619,056.25	
9/1/2048	495,000	4.050	4.100	67,218.75	562,218.75						
3/1/2049				57,195.00	57,195.00	619,413.75		619,413.75		619,413.75	
9/1/2049	515,000	4.100	4.150	57,195.00	572,195.00						
3/1/2050				46,637.50	46,637.50	618,832.50		618,832.50		618,832.50	
9/1/2050	535,000	4.100	4.150	46,637.50	581,637.50						
3/1/2051				35,670.00	35,670.00	617,307.50		617,307.50		617,307.50	
9/1/2051	555,000	4.100	4.150	35,670.00	590,670.00						
3/1/2052				24,292.50	24,292.50	614,962.50		614,962.50		614,962.50	
9/1/2052	580,000	4.100	4.150	24,292.50	604,292.50						
3/1/2053				12,402.50	12,402.50	616,695.00		616,695.00		616,695.00	
9/1/2053	605,000	4.100	4.150	12,402.50	617,402.50						
3/1/2054						617,402.50		617,402.50		617,402.50	
TOTALS	9,920,000			7,487,969.06	17,407,969.06	17,407,969.06	0.00	17,407,969.06	1,300,063.46	18,708,032.51	1.23
PE%=	0.00% <i>Estimated</i>										
CARF%=	67.83% (2023-24)										
1 MILL=	117,488										

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

NORTH STAR SCHOOL DISTRICT											
Series of 2025											
Total Issue Size: \$6,835,000											
TABLE 2											
Settled 7/1/2025 Dated 7/1/2025											
1	2	3	4	5	6	7	8	9	10	11	12
<u>Date</u>	<u>Principal</u>	<u>Rate</u>	<u>Interest</u>	<u>Semi-Annual Debt Service</u>	<u>Fiscal Year Debt Service</u>	<u>Less: State Aid</u>	<u>Less: Capitalized Interest</u>	<u>Local Effort</u>	<u>Existing Local Effort</u>	<u>Ending Local Effort</u>	<u>Millage Equivalent</u>
9/1/2025			61,354.68	61,354.68			(33,802.00)				
3/1/2026			184,064.04	184,064.04	245,418.72			211,616.72	655,387.11	867,003.83	1.80
9/1/2026	80,000	5.008	184,064.04	264,064.04			(228,954.00)				
3/1/2027			182,060.74	182,060.74	446,124.78			217,170.78	653,168.37	870,339.15	0.03
9/1/2027	90,000	4.943	182,060.74	272,060.74							
3/1/2028			179,836.17	179,836.17	451,896.91			451,896.91	653,194.90	1,105,091.80	2.00
9/1/2028	95,000	4.814	179,836.17	274,836.17							
3/1/2029			177,549.45	177,549.45	452,385.62			452,385.62	652,741.72	1,105,127.34	
9/1/2029	130,000	4.746	177,549.45	307,549.45							
3/1/2030			174,464.29	174,464.29	482,013.73			482,013.73	618,470.00	1,100,483.73	
9/1/2030	140,000	4.719	174,464.29	314,464.29							
3/1/2031			171,161.05	171,161.05	485,625.34			485,625.34	617,920.00	1,103,545.34	
9/1/2031	145,000	4.728	171,161.05	316,161.05							
3/1/2032			167,732.92	167,732.92	483,893.97			483,893.97	618,120.00	1,102,013.97	
9/1/2032	155,000	4.729	167,732.92	322,732.92							
3/1/2033			164,067.70	164,067.70	486,800.62			486,800.62	617,920.00	1,104,720.62	
9/1/2033	160,000	4.740	164,067.70	324,067.70							
3/1/2034			160,275.94	160,275.94	484,343.64			484,343.64	617,320.00	1,101,663.64	
9/1/2034	170,000	4.758	160,275.94	330,275.94							
3/1/2035			156,231.97	156,231.97	486,507.91			486,507.91	616,320.00	1,102,827.91	
9/1/2035	175,000	4.806	156,231.97	331,231.97							
3/1/2036			152,026.98	152,026.98	483,258.95			483,258.95	619,820.00	1,103,078.95	
9/1/2036	185,000	4.883	152,026.98	337,026.98							
3/1/2037			147,510.04	147,510.04	484,537.02			484,537.02	617,820.00	1,102,357.02	
9/1/2037	195,000	5.007	147,510.04	342,510.04							
3/1/2038			142,628.07	142,628.07	485,138.12			485,138.12	615,420.00	1,100,558.12	
9/1/2038	205,000	5.145	142,628.07	347,628.07							
3/1/2039			137,354.09	137,354.09	484,982.16			484,982.16	617,520.00	1,102,502.16	
9/1/2039	215,000	5.262	137,354.09	352,354.09							
3/1/2040			131,696.93	131,696.93	484,051.02			484,051.02	619,020.00	1,103,071.02	
9/1/2040	230,000	5.333	131,696.93	361,696.93							
3/1/2041			125,564.56	125,564.56	487,261.49			487,261.49	615,020.00	1,102,281.49	
9/1/2041	245,000	5.369	125,564.56	370,564.56							
3/1/2042			118,987.96	118,987.96	489,552.52			489,552.52	615,520.00	1,105,072.52	
9/1/2042	255,000	5.416	118,987.96	373,987.96							
3/1/2043			112,081.95	112,081.95	486,069.91			486,069.91	615,420.00	1,101,489.91	
9/1/2043	265,000	5.460	112,081.95	377,081.95							
3/1/2044			104,847.42	104,847.42	481,929.37			481,929.37	619,620.00	1,101,549.37	
9/1/2044	285,000	5.509	104,847.42	389,847.42							
3/1/2045			96,997.60	96,997.60	486,845.02			486,845.02	618,120.00	1,104,965.02	
9/1/2045	300,000	5.536	96,997.60	396,997.60							
3/1/2046			88,693.00	88,693.00	485,690.60			485,690.60	615,911.25	1,101,601.85	
9/1/2046	315,000	5.577	88,693.00	403,693.00							
3/1/2047			79,908.47	79,908.47	483,601.46			483,601.46	617,888.75	1,101,490.21	
9/1/2047	335,000	5.621	79,908.47	414,908.47							
3/1/2048			70,494.05	70,494.05	485,402.51			485,402.51	619,056.25	1,104,458.76	
9/1/2048	355,000	5.663	70,494.05	425,494.05							
3/1/2049			60,442.42	60,442.42	485,936.46			485,936.46	619,413.75	1,105,350.21	
9/1/2049	375,000	5.681	60,442.42	435,442.42							
3/1/2050			49,790.03	49,790.03	485,232.45			485,232.45	618,832.50	1,104,064.95	
9/1/2050	395,000	5.709	49,790.03	444,790.03							
3/1/2051			38,515.51	38,515.51	483,305.54			483,305.54	617,307.50	1,100,613.04	
9/1/2051	425,000	5.729	38,515.51	463,515.51							
3/1/2052			26,340.68	26,340.68	489,856.19			489,856.19	614,962.50	1,104,818.69	
9/1/2052	445,000	5.751	26,340.68	471,340.68							
3/1/2053			13,544.53	13,544.53	484,885.21			484,885.21	616,695.00	1,101,580.21	
9/1/2053	470,000	5.764	13,544.53	483,544.53							
3/1/2054					483,544.53			483,544.53	617,402.50	1,100,947.03	
TOTALS	6,835,000		6,891,091.80	13,726,091.80	13,726,091.80	0.00	(262,756.00)	13,463,335.80	18,051,332.10	31,514,667.90	3.83
PE%=	0.00% <i>Estimated</i>										
CARF%=	67.83% (2023-24)										
1 MILL=	117,488										

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

MAXIMUM BUILDING CONSTRUCTION COST
MAXIMUM PROJECT COST

Be it resolved that the North Star School District Board of School Directors, in accordance with 24 P.S. § 7-701.1, approves the maximum building construction cost and maximum project cost listed below for the proposed Additions and Renovations to the North Star Central Elementary School.

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

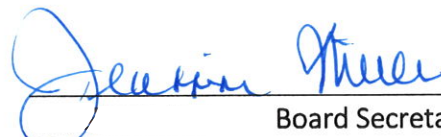
- ACT 34 Maximum Building Construction Cost for New Construction \$ 12,517,424
(D20, Line C) (New Structure Costs, Fees, Movable Fixtures/ Equipment)
- Other Project Costs \$ 4,846,329
(Renovation Construction costs, Soft Costs, Sitework, Financing, Contingency)
- Maximum Project Cost (D03, line I) \$ 17,363,753

Be it further resolved that the Board authorizes a public hearing be held in connection with the Project on December 10, 2024 at 6:00 p.m. in the North Star High School Auditorium and authorizes and approves the preparation of a description booklet of the Project in accordance with prior discussion of the Board.

Adopted this 12th Day of November 2024, by Roll Call Vote.

North Star School District


Martin E. Blough, Board President

Attest: 
Jeannine Miller
Board Secretary

North Star School District
ACT 34 PUBLIC HEARING
On the Proposed Construction of
Additions and Renovations to North Star Central Elementary School

PUBLIC HEARING NOTICE

Please take notice that a public hearing will be held in the Auditorium of the North Star High School located at 400 Ohio Street, Boswell, PA 15531 on Tuesday December 10, 2024 at 6:00 PM for the purpose of reviewing with the School Board and public all relevant matters relating to the construction and equipping of the proposed Additions and Renovations to North Start Central Elementary School, (the "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 November 13, 2024 a description booklet for the Project will be available during business hours at the North Star School District Administrative Offices at 1200 Morris Ave, Boswell, PA 15531.

The Board of School Directors of the North Star 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 for New Construction	\$ 12,517,424
(New Structure Costs, Fees, Movable Fixtures/ Equipment)	
• Other Project Costs	\$ 4,846,329
(Renovation Construction costs, Soft Costs, Sitework, Financing, Contingency)	
• Maximum Project Cost	\$ 17,363,753

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 contact North Star School District, 1200 Morris Ave, Boswell, PA 15531, by 2:00 PM on Monday, December 9, 2024. Written comments shall include the name and address of the person submitting the comments.

Additional testimony and public comment will be received from the floor at the hearing and those who wish to deliver testimony or provide public comment are directed to observe the following procedure:

- A. Pre-registered speakers / comments
- B. Move to the aisle microphone and state your name and address before beginning comments.
- C. Each person making a comment will be limited to a period of three minutes per person.

Written comments regarding the project may also be submitted up to 30 days after the public hearing by mailing comments to North Star School District, 1200 Morris Ave, Boswell, PA 15531, and shall include the name and address of the person submitting the comments. Comments submitted after the public hearing must be submitted no later than January 9, 2025.