



**RENOVATIONS AND ADDITION TO  
ARONIMINK ELEMENTARY SCHOOL**

**FOR**

**UPPER DARBY SCHOOL DISTRICT**

4611 Bond Ave.  
Drexel Hill, PA 19026

**PUBLIC HEARING IN COMPLIANCE WITH ACT 34**

**Tuesday, January 7, 2020  
Or Wednesday, January 8, 2020  
7:00 P.M.**

**Aronimink Elementary School**  
4611 Bond Ave  
Drexel Hill, PA 19026

The material contained in this packet is provided to inform all citizens of the Upper Darby School District on the proposed renovations and addition to the Aronimink Elementary School.

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## **PURPOSE OF THE HEARING**

Act 34 of June 1973, now Section 24 P.S. 701.1 of the Pennsylvania Public School Code, requires that a public hearing be held regarding either the construction of new school buildings or substantial additions to existing school buildings.

The purpose of this Act 34 hearing is to present the proposed construction of an addition and alterations to an existing elementary school to the residents and employees of the District and to provide them with a public forum to express their opinion regarding the project.

If the maximum building construction cost of \$10,317,648 and adopted by Board resolution on December 3, 2019 is exceeded by eight (8) percent upon receipt of bids, a second public hearing will be required.

The hearing is not a public debate. It is an opportunity for the public to learn about the proposed construction projects and for the Board to receive and record comments and observations regarding the project.

**AGENDA FOR THE HEARING**

- 1. Opening Remarks .....A. Kyle Berman, Esq.  
School District Solicitor  
Fox Rothschild, LLP
- 2. Purpose of the Hearing.....A. Kyle Berman, Esq.
- 3. Procedures for Public Comment.....A. Kyle Berman, Esq.
- 4. Need for the Project.....Frank Salerno  
Director of Elementary Education  
Upper Darby School District
- 5. Alternatives Considered.....Frank Salerno
- 6. Project Descriptions.....Ryan Orr, AIA  
Project Manager  
KCBA Architects, Inc
- 7. Direct Costs for the Projects .....Ryan Orr, AIA
- 8. Financial Alternatives Considered ..... Michael Lillys  
Director  
RBC Capital Markets
- 9. Effect of Project Costs on Taxes .....Michael Lillys, Director  
..... Zachary Willard  
Director  
PFM Financial Advisors
- 10. Indirect Costs for the Projects .....Craig Rogers  
CFO & School Board Secretary  
Upper Darby School District
- 11. Public Comment .....A. Kyle Berman, Esq.
- 12. Adjournment

## PROCEDURES FOR PUBLIC COMMENT

The Board of School Directors of the Upper Darby School District welcomes comments from all District residents and employees who wish to express opinions about the proposed construction project.

In order for the hearing to be of the greatest value and use to the School Board, the following procedures have been established for public comment:

1. **Verbal Presentations at the Hearing.** Verbal presentations will be limited to five (5) minutes per individual. To ensure that time is scheduled on the agenda for an individual presentation, a School District resident or employee should sign his or her name on the register available at the beginning of the hearing.
2. **Written Testimony for the Hearing.** Residents and employees of the School District may submit written testimony regarding the proposed projects no later than 4:00 PM on Tuesday, January 7, 2020. Such written testimony should be mailed or delivered to:

Craig Rogers, Board Secretary  
Upper Darby School District  
4611 Bond Avenue  
Drexel Hill, PA 19026

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

3. **Testimony from the Floor.** Comments from the floor shall be allowed after all who have requested a place on the agenda have completed their testimony. Comments from the floor shall be subject to five (5) minute limit. No person shall be allowed to speak a second time until all parties testifying the first time have been heard.
4. **Items to Address During Verbal Presentation and Testimony from the Floor.** Individuals should identify themselves by name, address, resident or employee, and present their comments. If objections are raised, it would be beneficial if the individual proposed what should be done to solve the problem being addressed and how the Board might accomplish the suggested change.
5. **Written Comments Following the Hearing.** For a period of thirty (30) days following the hearing, School District residents and employees who wish to have their written comments regarding the project included in the material should mail or deliver such statements to:

Craig Rogers, Board Secretary  
Upper Darby School District  
4611 Bond Avenue  
Drexel Hill, PA 19026

Any such comments must be submitted no later than 4:00 PM on February 6, 2020 or should the Act 34 hearing be held on January 8, 2020, comments will be accepted until February 7, 2020. All written comments should include the name and address of the person submitting the comments, identification of the sender as a resident or employee, and a description of the support or objection to the project.

## NEED FOR PROJECT

Located just west of the City of Philadelphia, Upper Darby School District serves an 8.3 square mile area of 82,795 (2010) residents in Upper Darby Township, Clifton Heights Borough and Millbourne Borough. One of the most densely populated and urbanized townships in Pennsylvania (110,397.7 /square mile), Upper Darby is typical of what have become known as "inner ring suburbs." Upper Darby public schools have experienced a significant increase in enrollment over the past 22 years, resulting in the largest student population in the county. Specifically, enrollment has grown to over 12,594 students (not including students attending charter schools) as of 2019 up from 7,523 in 1985. Many of the District's 14 schools currently serve a large student population and the Board of School Directors is working hard to alleviate overcrowding. Currently, the District leases two parochial schools to ease overcrowding. In 2006, a temporary solution to ease overcrowding at the elementary level included the leasing of St. George's School in Glenolden, Pa. Walter M. Senkow (formerly known as the St. George's School) is not only located beyond the Upper Darby School District boundaries, it is approximately 6 miles outside of the current neighborhood for the students who attend the school. The proposed future site for Walter Senkow reduces student travel time and distance by more than 50%.

Upper Darby schools serve an increasingly diverse population. Upper Darby School District serves 12,594 students of which 68.1% are Economically Disadvantaged, 8.6% English Language Learners, and 15.1% Special Education. The richly diverse needs of the Upper Darby School District requires specific educational spaces to adequately address curricular needs. At this time, the Upper Darby School District leases Walter M. Senkow, formerly the St. George Catholic School in Glenolden, Pa. The current educational space occupied by Walter M. Senkow students was meant as a temporary solution and has outlived its purpose. The program(s) and curriculum require classroom space that the current site in Glenolden, Pa. does not provide. Moreover, Walter M. Senkow Elementary school serves a diverse community where the student population is 25.7% English Learners and 83.2% economically disadvantaged. The current location for Walter M. Senkow does not satisfactorily meet the needs of the community.

Aronimink Elementary School (currently 253 students on 9.16 acres) has the space and opportunity to help alleviate overcrowding in the District and prevent adding additional space and costs to Hillcrest Elementary School (currently 695 students on 13.5 acres) and Garrettford Elementary School (currently 550 students on 5.5 acres) In addition, Aronimink Elementary School will need additional classroom space and require a renovation in order to meet the goals and objectives established by the Board of School Directors.

1. Bringing all Kindergarten classes to all home schools (each elementary school will have a K-5 program)
2. Eliminating the need for the leasing of Charles Kelly and Walter M. Senkow Elementary Schools
3. Reducing / Eliminating the need for modular classrooms throughout the district
4. Using the Board approved class size guidelines for planning purposes only when designing the elementary and middle school redistricting plan

Due to site limitations, the District is not able to add additional classroom space to the following schools: Highland Park Elementary School, Bywood Elementary School, and

Stonehurst Hills Elementary School. In order to alleviate overcrowding at the elementary level once Walter M. Senkow Students and Charles Kelly Students return to their respective neighborhoods, the District will need additional classroom space in other schools even after a new elementary school is built. Aronimink Elementary School must be expanded in order to alleviate overcrowding at the elementary level. The District saves money and better balances all schools by potentially eliminating additional classrooms for Hillcrest Elementary School and Garrettford Elementary School by expanding Aronimink Elementary School by 19 classrooms.

The District publicly reviewed 32 scenarios based on the following principles: Review of total number of enrolled students in their current neighborhood, enrollment of special education students in their current neighborhood, and reviewing building capacity and usage based on Education Specification completed by the architect. Each scenario was based on the following assumptions:

- All UDSD elementary school buildings will be used unless specified.
- The Walter M. Senkow building will not be used.
- The Kindergarten Center building will not be used in its current grade configuration.
- The Charles Kelly building will be utilized as a K-5 building.
- No modular buildings will be used.
- All kindergarten classes will be in the students' neighborhood elementary school.
- All kindergarten classes will be half day.
- Space capacity will be configured based on the UDSD Education Specifications.
- No additions at Aronimink for scenarios where the Kindergarten Center building is used as K-5.

Of the 32 scenarios, the Facilities Committee publicly reviewed scenarios 9, 31, and 32. The District continued to refine scenario 32 and presented the Board with what they see as the most efficient way to bring Walter M. Senkow Students back to the District. The expansion of Aronimink Elementary School provides the District with short term and long term flexibility to not only bring Walter M. Senkow students back to the District, but the expansion onto Aronimink Elementary School will also provide the District with the needed space to meet plans to redistrict.

The expansion and renovation of the Aronimink Elementary School is the first step the school district has chosen in a district wide master plan to alleviate overcrowding in its elementary and middle schools, balance elementary school enrollment across the district, include all kindergarten students in their local elementary schools, and improve the educational environment at all district facilities. In addition to this project, a new middle school and new elementary school are also planned. Only after all three of these planned building projects have been completed will the district be able to achieve these goals.

#### Curriculum and Instruction:

- More adequate and appropriate classrooms to meet educational specification requirements.
  - Lack of adequate space requires Walter M. Senkow to deliver its instrumental music program in the main lobby of the school. This creates a safety issue for the students/staff and the sound from the instruments disrupts the learning environment for many of the adjacent classrooms.
  - The Physical Education program at Walter M. Senkow utilizes a shared



space in the cafeteria. This creates a safety issue for students and during lunch periods the level of noise makes it near impossible for meaningful teaching and learning.

- Spaces are required to deliver emerging education and instruction including STEAM, Project Based Learning Spaces, and space for newly adopted elementary English and Language Arts curriculum, science curriculum, and new math curriculum for 2020.
- Extra curricular opportunities are limited for Walter M. Senkow students to extend curricular experiences beyond the school day given the distance students and families must travel.
- Walter M. Senkow Home and School Association and parent involvement opportunities are limited due to the distance from the two non-contiguous neighborhoods whose students attend the school.
- New plan provides K-5 instruction for Walter M. Senkow students previously only a 1-5 building.

#### Site Deficiencies

- Difficult accessibility for current Walter M. Senkow neighborhood/community.
- Difficult to make adjustments and improvements to a leased building.
- Limited recess area for students. Students who attend Walter M. Senkow must cross a road to a neighborhood playground.

#### Infrastructure

- Renovated and improved Aronimink Elementary School: electrical systems, heating, and air conditioning.
- New gymnasium at Aronimink Elementary School.
- Updated finishes at Aronimink Elementary School.

#### Accessibility (ADA)

- New elevator and improved access between floors at Aronimink Elementary School.
- New bathrooms, nurse's office, and doorways into classrooms to meet current ADA standards for Aronimink Elementary School.

#### Safety and Security

- Improved lobby and main entrance security for Aronimink Elementary School.
- Upgraded camera systems for Aronimink Elementary School and relocation of Walter M. Senkow.
- Increased student, staff, and vehicle safety for Aronimink Elementary School with parking at the main entry 2.
- All buses pick-up and drop-off on site at Aronimink Elementary School.
- Multiple options for parent loop pickup and drop-off at Aronimink Elementary School.

#### Conclusion

The renovation and expansion of Aronimink Elementary School will support the district's modern educational programs and enhance overall operability, security and energy efficiency.

## **ALTERNATIVE OPTIONS CONSIDERED**

The Upper Darby School District reviewed 32 different Elementary Scenarios in order to bring Walter M. Senkow back into the community. The District reviewed each scenario and decided to do a final review of options

### **OPTION 1**

Build a new elementary school in the community, renovate and increase the capacity for Hillcrest Elementary School, Aronimink Elementary School, and Garrettford Elementary School. This option has increased financial cost to the taxpayers, and the District does not currently own a property that would allow for the construction of a new elementary school.

### **OPTION 2**

Build new elementary school, Kindergarten Center continues to operate as it currently exists (all kindergarten students do not go to home schools), increase capacity of Hillcrest through renovation, renovate Aronimink Elementary School to add eight additional classrooms, and renovate and add an additional five to six classrooms onto Garrettford Elementary School. This option has increased financial cost to the taxpayers, and the District does not currently own a property that would allow for the construction of a new elementary school. This option does not accomplish one of the primary objectives for UDSD - having all kindergarten students attend their neighborhood school.

### **OPTION 3**

Build a new elementary school. District does not currently own a property that would allow for the construction of a new elementary school. Walter M. Senkow students continue to travel approximately six miles outside of their neighborhood to a non-district owned building outside of the District boundaries for a longer period of time until the District can secure property and finalize construction. This option would continue to require the District to lease a building outside of the District and have students attend school a considerable distance from their community. In addition, a new elementary school would not consist of Walter M. Senkow students because the students come from different neighborhoods.

### **OPTION 4**

Renovate Aronimink Elementary School and increase the capacity by 19 classrooms. Walter M. Senkow moves to Aronimink Elementary School. The K-Center remains as a kindergarten program. This option reduces the need to add additional classroom space to Garrettford Elementary School and Hillcrest Elementary. This option also allows the District to bring Walter M. Senkow students back to the community, and it also increases the capacity of Aronimink Elementary School to accommodate for future redistricting.

## **OPTION 5**

Renovate Aronimink Elementary School and increase the capacity by 19 classrooms. Walter M. Senkow moves to the K-Center as a swing space. The K-Center moves to the newly created space at Aronimink Elementary School. This option reduces the need to add additional classroom space to Garrettford Elementary School and Hillcrest Elementary. This option also allows the District to bring Walter M. Senkow students back to the community as a K-5 program, and it also increases the capacity of Aronimink Elementary School to accommodate for future redistricting.

Option 5 was selected by the District as it best addresses the short term and long-term needs and plans of the District.

## **ARONIMINK ELEMENTARY SCHOOL BUILDING DESCRIPTION**

The Aronimink Elementary School project consists of a full building renovation and a 11-classroom addition to the building to address capacity issues and allow for a Kindergarten center and First through Fifth Grade Elementary School.

The project also entails building renovations to the previous District Administration Office that once were housed within the school creating the new administration wing and 5 new classrooms. A new main entry will be created at the front of the building for a clear new visitors' entrance to the building with a new Nurses' Suite, Administration Office, and Library with a classroom at the front of the building. The existing kitchen will be demolished in the interior of the building to create a new kitchen layout with 2 serving lines. The existing Gymnasium will be renovated into a music classroom, toilet room, and additional classroom. A total of 3 additional classrooms are created from the renovation of the existing gymnasium, existing nurse's suite, and existing library. All the existing classrooms will be renovated with proper storage and infrastructure to accommodate changing 21st century educational programs.

The addition will be built and once completed, used as classroom swing space to help with phasing and eliminate the need for modular classrooms throughout the construction process. The construction should take approximately 24 months to complete.

Site improvements will include a new parent drop-off loop, new bus loop, and new faculty parking lot as well as improved stormwater management.

To maximize security the building administration functions will be located directly off of the main entrance providing clear views of all exterior vehicular and pedestrian activity. Admission to the building will be controlled by an electronically locked secure vestibule.

PROJECT DESCRIPTION (Page 1 of 2)		
District/CTC: Upper Darby School District	Project Name: Aronimink Elementary School	Grades: K - 5
1. Indicate the type of project:		
New School Building _____	Additions to Existing Building <u>X</u>	Alterations to Existing Building <u>X</u> Building Purchase _____
2. Indicate the current condition of the project building:		
Poor _____	Fair <u>X</u>	Good _____      Excellent _____
3. Indicate the current Portfolio Manager Score (1 - 100), predicted Target Finder Score (1 - 100) and EUI (Energy Utilization Index) in thousands of British Thermal Units per Square Foot (kbtu/sf) for the project building:		
Portfolio Manager Score <u>63</u>	Target Finder <u>60</u>	Site EUI <u>40.8</u> Source EUI <u>91.1</u>
4. Indicate the L & I construction type for the project building:		
Fire-Resistive _____	Non-Combustible <u>X</u>	Protected Heavy Timber _____      Wood Frame or Ordinary _____
5. Indicate the number of stories for the project building:		
1 story _____	2 stories _____	3 stories <u>X</u> 4 or more _____
6. If a project involves the renovation of a structure of more than one story which has wood framing (interior or exterior framing that is wholly or partially of wood), provide a description of the construction plans and methods designed to meet health and safety standards related to the use of wood in this building (BEC 24 P.S. § 7-733).		
n/a		
7. Briefly describe the work, in general, to be completed by this construction project:		
A new 11-classroom addition is added to the existing school building with interior renovations to the existing school building and upgrades to the existing building systems.		
8. Indicate the reasons justifying the planned project (check the following if applicable):		
Enrollment Growth <u>X</u>	Educational Programming <u>X</u>	Health and Safety Issues _____      Building and/or Site Accessibility <u>X</u>
Structural and/or Roof _____	HVAC, Electrical and/or Plumbing <u>X</u>	Other: <u>Remove need to lease St. George's</u>
9. Briefly describe any educational, operational and administrative changes that will be implemented as a result of this construction project.		
The District Administrative offices will move out of the existing school building. The 11-classroom addition and additional renovated space will allow for the District's Kindergarten Center to move into the school building.		
10. Is total demolition of an entire existing structure part of this project?      Yes _____      No <u>X</u>		
11. Is there any building/structure/site condition/site feature that is more than 50 years old on this site? If yes, please describe.      Yes <u>X</u> No _____		
CONTACT PHMC The original school building was built in 1937.		
12. Will this project involve the demolition of historically significant structures, including but not limited to school buildings or private residences? If Yes, please describe.      Yes _____      No <u>X</u>		
13. Indicate the site acreage:		
Current <u>9.16</u>	To be Acquired _____ (If acreage is to be acquired, report costs on Page A04, Line N.)	
Total Planned <u>9.16</u>		
14. Are there any other district buildings located at this site? If yes, list the other buildings:      Yes _____      No <u>X</u>		
15. Is the acreage to be acquired currently in agricultural use?      Yes _____      No <u>X</u>		

**PROJECT DESCRIPTION (Page 2 of 2)**

<small>District/CTC:</small> Upper Darby School District	<small>Project Name:</small> Aronimink Elementary School	<small>Grades:</small> K - 5
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16. Describe the existing site topography and any planned changes.

The existing site generally slopes from the Southern property line to the northern property line. The proposed site includes a new bus loop and faculty parking lot. Additionally, two existing parking lots and a hardscape play area will be connected in order to create a car drop-off/pick-up loop.

17. Describe existing access to public roads and any planned changes.

All existing access to public roads is to be maintained. Four new access points will be incorporated into the project to connect the bus loop and the faculty parking to public roads.

18. Describe existing community use of the site and any planned changes.

The existing site allows for community use of two existing athletic field areas and these will be maintained at the end of the project. The addition will include a new multi-purpose room which will be available for community use.

19. Describe existing conditions on or near the site that could affect health and safety.

The current site does not allow for onsite car drop-off/pick-up. The new site will address this issue.

20. Is there an adopted municipal comprehensive land use plan, as per the Pennsylvania Municipalities Planning Code?      Yes   X        No       

21. Is there an adopted county comprehensive land use plan?      Yes   X        No       

22. Is there an adopted multi-municipal or multi-county comprehensive land use plan?      Yes             No   X  

23. Is there an adopted county or municipal zoning ordinance or a joint municipal zoning ordinance?      Yes   X        No       

24. Is the proposed project consistent with these comprehensive plans and/or zoning ordinances?      Yes             No   X

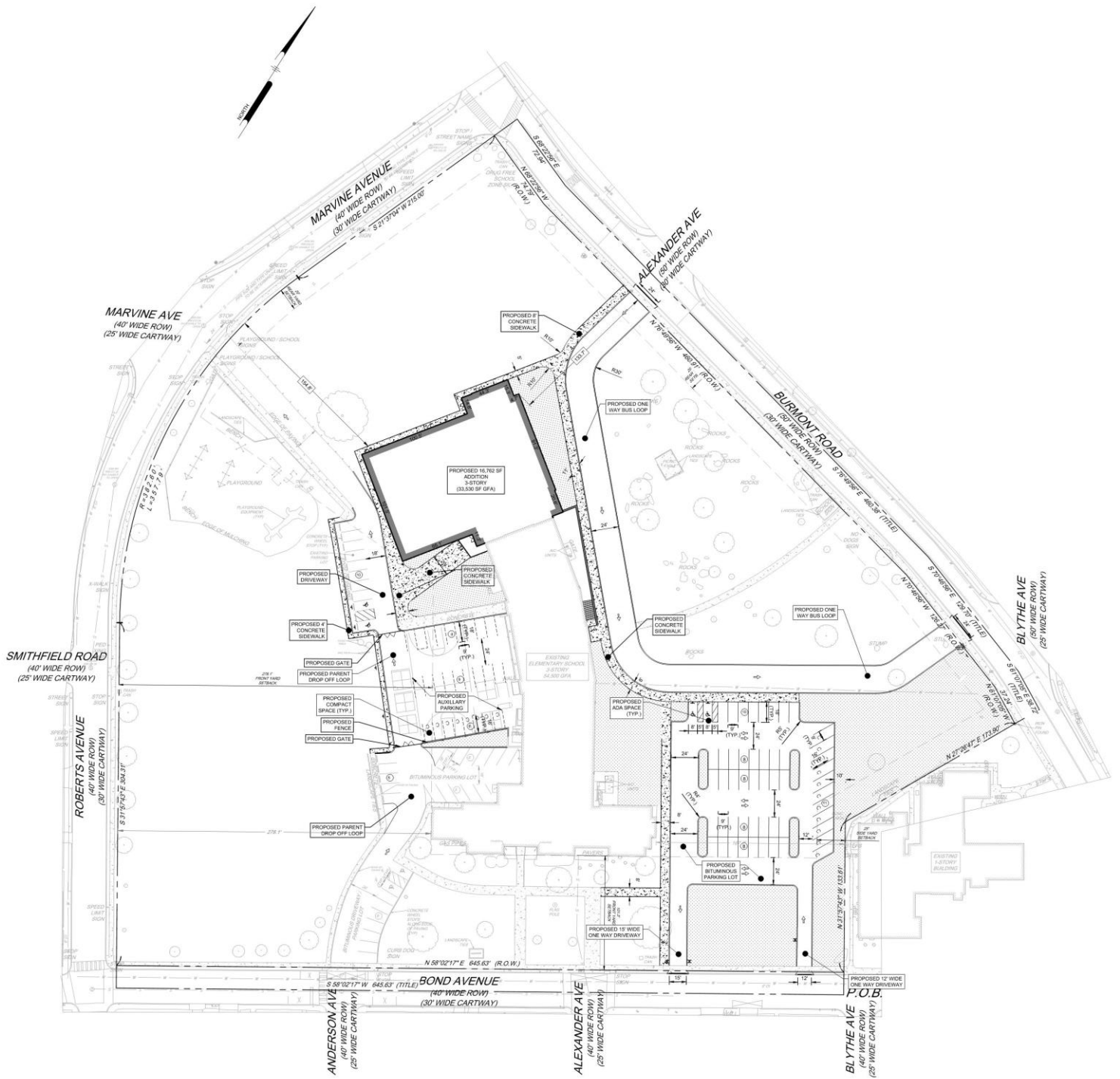
SUMMARY OF OWNED BUILDINGS AND LAND										
DISTRICT/CTC: Upper Darby School District			Project Name: Aronimink Elementary School					Grades: K - 5		
PRESENT					PLANNED					
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	FTE PROJECTED GRADE LEVEL ENROLLMENT IF FEES INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Aronimink Elementary School	1937, 38, 01	9.16	1-5	375	Addition, Alteration; 8/2021	9.16	K-5	1,150	XXXXXXXXXX	XXXXXXXXXX
Bywood Elementary School	1926, 64, 88	2.5	1-5	725	Maintain	2.5	1-5	725	XXXXXXXXXX	XXXXXXXXXX
Charles Kelly Elementary School	Leased	*	1-5	350	Maintain	*	1-5	350	XXXXXXXXXX	XXXXXXXXXX
Garrettford Elementary		5.5	1-5	650	Maintain	5.5	1-5	650	XXXXXXXXXX	XXXXXXXXXX
Highland Park Elementary School	1976	3	1-5	675	Maintain	3	1-5	675	XXXXXXXXXX	XXXXXXXXXX
Hillcrest Elementary School	1951-1967	13.5	K-5	700	Maintain	13.5	K-5	700	XXXXXXXXXX	XXXXXXXXXX
Primos Elementary School	1951-1992	10.4	K-5	525	Maintain	10.4	K-5	525	XXXXXXXXXX	XXXXXXXXXX
Stonehurst Elementary School	1926, 68, 88	2.5	1-5	725	Maintain	2.5	1-5	725	XXXXXXXXXX	XXXXXXXXXX
Walter M. Senow Elementary School	Leased	*	1-5	350	Move to Kindergarten Center	n/a	n/a	n/a	XXXXXXXXXX	XXXXXXXXXX
Westbrook Park Elementary School	1954	7.1	K-5	550	Maintain	7.1	K-5	550	XXXXXXXXXX	XXXXXXXXXX
Kindergarten Center	1996, 1997	3.2	K	750	Walter M. Senow ES	3.2	K-5	475	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	6,375	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	6,525	5,827	698
Beverly Hills Middle School	1930, 79, 93	10	6-8	1,162	Maintain	10	6-8	1,162	XXXXXXXXXX	XXXXXXXXXX
Drexel Hill Middle School	1958-1969	20	6-8	1,291	Maintain	20	6-8	1,291	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	2,453	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,453	3,095	(642)
Upper Darby High School	1954, 72, 93, 94, 95	38	9-12	3,452	Maintain	38	9-12	3,452	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	3,452	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,452	4,319	(867)
District Administration Office	1937, 38, 01	9.16			Move to Leased Building	n/a			XXXXXXXXXX	XXXXXXXXXX
District Maintenance Building		3.5			Maintain	3.5			XXXXXXXXXX	XXXXXXXXXX
Clifton Heights Athletic Field		14.3			Maintain	14.3			XXXXXXXXXX	XXXXXXXXXX
Cardington Recreation Area		3.8			Maintain	3.8			XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX							
<b>TOTAL</b>	XXXXXXXXXX	XXX	XXXX	12,280	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	12,430	13,241	(811)
<b>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) &gt; + or - 300)</b>										
<b>CHECK IF APPLICABLE:</b>										
<input type="checkbox"/> EXPAND PROGRAMS OR COURSE OFFERINGS										
<input type="checkbox"/> PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES										
<input type="checkbox"/> OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL										
<input type="checkbox"/> REDUCE CLASS SIZE										
<input type="checkbox"/> CLOSE SCHOOL(S)										
<input checked="" type="checkbox"/> OTHER (DESCRIBE): <u>BUILD ADDITIONAL SCHOOLS</u>										

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-A09

# SITE PLAN





## **FLOOR PLANS**

Floor Plans can be viewed by appointment only in the district administration building.

## **FLOOR PLANS**

Floor Plans can be viewed by appointment only in the district administration building.

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Floor Plans can be viewed by appointment only in the district administration building.

## **DIRECT COSTS FOR THE ARONIMINK ELEMENTARY SCHOOL**

The Direct Costs for the project are reflected on the next five (5) pages (D02, D03, attachment to D03, D04 and D20) extracted from the Planning Construction Workbook, Part D. The estimated direct cost millage increase is detailed elsewhere.

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC:	Project Name:	Project #:	
Upper Darby School District	Aronimink Elementary School		
ROUND FIGURES TO NEAREST DOLLAR			
PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General (Report costs for sanitary sewage disposal on line E-1.)	8,110,047	4,087,695	12,197,742
2. Heating and Ventilating	1,219,000	2,961,000	4,180,000
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	620,200	987,000	1,607,200
4. Electrical	1,741,882	2,553,879	4,295,761
5. Asbestos Abatement (D04, line C-3)	X X X X X X	410,000	410,000
6. Building Purchase Amount	X X X X X X		
7. Other * (Exclude test borings and site survey)			
a. _____			
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	11,691,129	10,999,574	22,690,703
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)	38,844	36,156	75,000
c. Construction Insurance - Total	38,844	36,156	75,000
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	11,729,973	11,035,730	22,765,703
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	603,289	571,712	1,175,001
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X	20,000	20,000
3. TOTAL - Architect's Fee	603,289	591,712	1,195,001
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	362,547	337,453	700,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	362,547	337,453	700,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	12,695,809	11,964,895	24,660,704
E. SITE COSTS			
1. Sanitary Sewage Disposal	50,000		50,000
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	125,000		125,000
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	10,938		10,938
5. Site Acquisition Costs		X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X	
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs	185,938		185,938
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	12,881,747	11,964,895	24,846,642
* Type "No Fee" beside each item for which no design fee is charged.			

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CDC:	Project Name:		Project #:	
Upper Darby School District	Aronimink Elementary School			
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				20,000
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				15,000
5. Test Borings				7,170
6. Site Survey				20,000
7. Other (attach schedule if needed)				
a. Legal Fees				67,830
b. PlanCon-D-Add't Costs, Total				430,000
8. Contingency				1,350,000
9. TOTAL - Additional Construction-Related Costs				1,910,000
H. FINANCING COSTS				
FOR THIS PROJECT ONLY				X X X X X X X X X X X X
1. Underwriter Fees				229,542
2. Legal Fees				27,500
3. Financial Advisor				34,000
4. Bond Insurance				105,658
5. Paying Agent/Trustee Fees and Expenses				1,500
6. Capitalized Interest				
7. Printing				8,750
8. CUSIP & Rating Fees				29,000
9. Other				
a. DAC Fee				350
b. Miscellaneous				8,949
10. TOTAL-Financing Costs				445,249
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				27,201,891
REVENUE SOURCES				
BOND ISSUE/NOTE				BOND ISSUE/NOTE
SERIES OF _____				SERIES OF _____
SERIES OF _____				SERIES OF _____
SERIES OF _____				TOTAL
J. AMOUNT FINANCED				
FOR THIS PROJECT ONLY				27,005,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY				196,891
L. INTEREST EARNINGS				
FOR THIS PROJECT ONLY				
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				27,201,891



DETAILED COSTS			
District/CTC: Upper Darby School District	Project Name: Aronimink Elementary School	Project #:	
	NEW	EXISTING	TOTAL
<b>A. SITE DEVELOPMENT COSTS</b> (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	2,000,000		2,000,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	258,000		258,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	2,258,000		2,258,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)	7,269		7,269
c. Construction Insurance - Subtotal	7,269		7,269
9. Site Development Costs - Total	2,265,269		2,265,269
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	112,892		112,892
			<b>EXISTING</b>
<b>C. ASBESTOS ABATEMENT</b>			
1. Asbestos Abatement			400,000
2. AHERA Clearance Air Monitoring			10,000
3. Asbestos Abatement - Total (D02, line A-5)			410,000
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			20,000
<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**

<b>District/CIC:</b> Upper Darby School District	<b>Project Name:</b> Aronimink Elementary School	<b>Project #:</b>
---	---	-------------------

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) \$ 12,695,809

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) \$ 2,265,269

2. Architect's Fees on the above excludable costs \$ 112,892

3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW) \$ \_\_\_\_\_

4. Total Excludable Costs (B-1 plus B-2 and B-3) \$ 2,378,161

C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) \$ 10,317,648

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

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

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) \$ 11,143,060

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

## **ANALYSIS OF FINANCING ALTERNATIVES**

We have analyzed: (a) five alternative methods of financing the proposed renovations and addition to the Aronimink Elementary School ("Aronimink Elementary School Building Project"); and (b) the estimated budget impact of financing the proposed project, a summary of which is set forth below.

### **ANALYSIS OF FINANCING ALTERNATIVES**

The five financing alternatives which were examined are:

1. Cash
2. Short-Term Bank Loan
3. State Public School Building Authority (SPSBA) Bond Issue
4. Local Authority Bond Issue
5. General Obligation Bond Issue

An analysis of the School District's financial statements for recent years and the financing projections prepared in connection with this project indicated that a cash financing or short-term bank loan were not financially feasible. The School District does not have the available funds necessary to pay for the Aronimink Elementary School Building Project nor would it be able to budget the required amount to meet the cash flow requirements of a short-term bank loan. Consequently, we determined that the project will need to be funded with the proceeds of a tax-exempt bond financing.

We analyzed in detail the three tax-exempt bond financing alternatives: (1) SPSBA Issue; (2) Local Authority Issue; and (3) General Obligation Issue. A summary of the financial analysis is shown in "Schedule A" on the following page. For each of these alternatives we estimated the bond issue size and the annual debt service requirements based on a wrap-around debt service structure and a borrowing term of 25 years. For the SPSBA and Local Authority issues, the financing costs were greater and the interest rates were higher, resulting in larger bond issues and higher payments than for the General Obligation Issue alternative. The higher rates for these issues are attributed to the bonds being classified as "revenue bonds" rather than general obligation bonds. A Local Authority Issue would also have annual administrative costs, which increased the annual payments further for this alternative. The General Obligation issue alternative offers the School District the advantage of increased flexibility and control over the debt service structure of the issue and the call provisions. Based on the analysis and past experience, we determined that the General Obligation Bond Issue is the lowest cost financing alternative for the School District.

**COMPARISON OF LONG TERM FINANCING METHODS**

**SCHEDULE A**

**Summary of Financing Alternatives Analysis**

<b>Sources and Uses of Funds:</b>	<u>SPSBA</u> <u>Bond Issue</u>	<u>Local</u> <u>Authority</u> <u>Bond Issue</u>	<u>General</u> <u>Obligation</u> <u>Bond issue</u>
<u>Uses of Funds</u>			
Construction Related Costs	\$ 26,756,642	\$ 26,756,642	\$ 26,756,642
Issuance Costs	<u>465,249</u>	<u>485,249</u>	<u>445,249</u>
	\$ 27,221,891	\$ 27,241,891	# \$ 27,201,891
<u>Sources of Funds</u>			
Earnings	196,891	196,891	196,891
Bond Issue	<u>27,025,000</u>	<u>27,045,000</u>	<u>27,005,000</u>
	\$ 27,221,891	\$ 27,241,891	# \$ 27,201,891
<b>Increase in Total Annual Payments:</b>			
Increase in Annual Debt Service	\$ 569,488	\$ 578,956	\$ 551,001
Plus: Annual Administrative Costs	<u>-</u>	<u>7,500</u>	<u>-</u>
Increase in Total Annual Payments	\$ 569,488	\$ 586,456	\$ 551,001

## **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.

### **Annual Direct Cost**

Because of the current moratorium on State reimbursement it was not included in the calculation of the Annual Direct Cost.

The estimated annual increase in debt service, or Annual Direct Cost, for the Aronimink Elementary School Building Project is shown below both in terms of dollar amount and mills. These figures were determined based on the payment schedule shown in Schedule B and the Millage Requirement Study shown in Schedule C on the following pages. One mill of real estate taxes is estimated to generate \$2,815,943 in tax revenue.

	<u>Amount</u>	<u>Mills</u>
FYE 2021:	\$422,357	0.150
FYE 2022:	<u>128,644</u>	<u>0.046</u>
Total Annual Direct Cost:	\$551,001	0.196

### **Annual Indirect Cost Savings**

The School District anticipates that it will realize an estimated annual savings in operating and transportation cost, or Annual Indirect Cost Savings, of \$(47,091), which is equal to (0.018) mills, as a result of the Aronimink Elementary School Building Project. The annual savings will begin to be realized in FYE 2022 after the Aronimink Building Project is completed. One mill of real estate taxes is estimated to generate \$2,815,943 in tax revenue.

A breakdown of the estimated Annual Indirect Cost Savings is shown in "Schedule D".

### **Budget Impact**

The following is a summary of the estimated Budget Impact, which consists of the Annual Direct Cost and the Annual Indirect Cost Savings of the Aronimink Elementary School Building Project, both in terms of dollar amount and mills.

	<u>Amount</u>	<u>Mills</u>
Annual Direct Cost	\$551,001	0.196
Less: Annual Indirect Cost Savings	<u>(47,091)</u>	<u>(0.018)</u>
Budget Impact	\$503,910	0.178



**SCHEDULE B**

**BOND DEBT SERVICE**

**UPPER DARBY SCHOOL DISTRICT  
GO Bonds, Series of 2020**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/01/2020			274,178.00	274,178.00	
04/01/2021	75,000	2.370%	411,267.00	486,267.00	760,445.00
10/01/2021			410,378.25	410,378.25	
04/01/2022	5,000	2.360%	410,378.25	415,378.25	825,756.50
10/01/2022			410,319.25	410,319.25	
04/01/2023	5,000	2.360%	410,319.25	415,319.25	825,638.50
10/01/2023			410,260.25	410,260.25	
04/01/2024	5,000	2.370%	410,260.25	415,260.25	825,520.50
10/01/2024			410,201.00	410,201.00	
04/01/2025	5,000	2.380%	410,201.00	415,201.00	825,402.00
10/01/2025			410,141.50	410,141.50	
04/01/2026	5,000	2.430%	410,141.50	415,141.50	825,283.00
10/01/2026			410,080.75	410,080.75	
04/01/2027	5,000	2.500%	410,080.75	415,080.75	825,161.50
10/01/2027			410,018.25	410,018.25	
04/01/2028	5,000	2.560%	410,018.25	415,018.25	825,036.50
10/01/2028			409,954.25	409,954.25	
04/01/2029	5,000	2.620%	409,954.25	414,954.25	824,908.50
10/01/2029			409,888.75	409,888.75	
04/01/2030	5,000	2.700%	409,888.75	414,888.75	824,777.50
10/01/2030			409,821.25	409,821.25	
04/01/2031	1,450,000	2.760%	409,821.25	1,859,821.25	2,269,642.50
10/01/2031			389,811.25	389,811.25	
04/01/2032	1,495,000	2.800%	389,811.25	1,884,811.25	2,274,622.50
10/01/2032			368,881.25	368,881.25	
04/01/2033	1,535,000	2.840%	368,881.25	1,903,881.25	2,272,762.50
10/01/2033			347,084.25	347,084.25	
04/01/2034	1,580,000	2.880%	347,084.25	1,927,084.25	2,274,168.50
10/01/2034			324,332.25	324,332.25	
04/01/2035	1,625,000	2.920%	324,332.25	1,949,332.25	2,273,664.50
10/01/2035			300,607.25	300,607.25	
04/01/2036	1,670,000	2.960%	300,607.25	1,970,607.25	2,271,214.50
10/01/2036			275,891.25	275,891.25	
04/01/2037	1,720,000	3.000%	275,891.25	1,995,891.25	2,271,782.50
10/01/2037			250,091.25	250,091.25	
04/01/2038	1,770,000	3.040%	250,091.25	2,020,091.25	2,270,182.50
10/01/2038			223,187.25	223,187.25	
04/01/2039	1,825,000	3.080%	223,187.25	2,048,187.25	2,271,374.50
10/01/2039			195,082.25	195,082.25	
04/01/2040	1,880,000	3.120%	195,082.25	2,075,082.25	2,270,164.50
10/01/2040			165,754.25	165,754.25	
04/01/2041	1,940,000	3.150%	165,754.25	2,105,754.25	2,271,508.50
10/01/2041			135,199.25	135,199.25	
04/01/2042	2,000,000	3.180%	135,199.25	2,135,199.25	2,270,398.50
10/01/2042			103,399.25	103,399.25	
04/01/2043	2,065,000	3.210%	103,399.25	2,168,399.25	2,271,798.50
10/01/2043			70,256.00	70,256.00	
04/01/2044	2,130,000	3.240%	70,256.00	2,200,256.00	2,270,512.00
10/01/2044			35,750.00	35,750.00	
04/01/2045	2,200,000	3.250%	35,750.00	2,235,750.00	2,271,500.00
	27,005,000		15,258,226.00	42,263,226.00	42,263,226.00

Upper Darby School District  
 Millage Requirement Study  
 October 18, 2019

SCHEDULE C

1	2	3	4	5	6	7
<b>Net Debt Service</b>						
Fiscal Year Ending June 30	Total Net Outstanding D/S (1)	Series 2020 \$27,005,000 Bond Issue Net D/S	Total Net Debt Service	Annual Budget Impact (\$)	Value of 1 Mill (2)	Annual New Mills Needed
2020	3,336,074	0	3,336,074	0	2,815,943	0.000
2021	2,997,985	760,445	3,758,430	422,357	2,815,943	0.150
2022	3,061,318	825,757	3,887,075	128,644	2,815,943	0.046
2023	3,072,035	825,639	3,897,674	0	2,815,943	0.000
2024	3,080,639	825,521	3,906,160	0	2,815,943	0.000
2025	3,093,518	825,402	3,918,920	0	2,815,943	0.000
2026	3,093,750	825,283	3,919,033	0	2,815,943	0.000
2027	1,647,484	825,162	2,472,646	0	2,815,943	0.000
2028	1,644,800	825,037	2,469,837	0	2,815,943	0.000
2029	1,649,650	824,909	2,474,559	0	2,815,943	0.000
2030	1,648,000	824,778	2,472,778	0	2,815,943	0.000
2031	0	2,269,643	2,269,643	0	2,815,943	0.000
2032	0	2,274,623	2,274,623	0	2,815,943	0.000
2033	0	2,272,763	2,272,763	0	2,815,943	0.000
2034	0	2,274,169	2,274,169	0	2,815,943	0.000
2035	0	2,273,665	2,273,665	0	2,815,943	0.000
2036	0	2,271,215	2,271,215	0	2,815,943	0.000
2037	0	2,271,783	2,271,783	0	2,815,943	0.000
2038	0	2,270,183	2,270,183	0	2,815,943	0.000
2039	0	2,271,375	2,271,375	0	2,815,943	0.000
2040	0	2,270,165	2,270,165	0	2,815,943	0.000
2041	0	2,271,509	2,271,509	0	2,815,943	0.000
2042	0	2,270,399	2,270,399	0	2,815,943	0.000
2043	0	2,271,799	2,271,799	0	2,815,943	0.000
2044	0	2,270,512	2,270,512	0	2,815,943	0.000
2045	0	2,271,500	2,271,500	0	2,815,943	0.000
<b>TOTAL</b>	<b>\$ 28,325,254</b>	<b>\$ 42,263,226</b>	<b>\$ 70,588,480</b>	<b>\$ 551,001</b>		<b>0.196</b>

	Series 2020
Par Amount:	\$27,005,000
Construction Fund Amount:	\$26,559,751
Capitalized Interest:	\$0
Local Effort:	100%

**NOTE:** The new money scenario in column 4 is based on estimated current market conditions which are subject to change and are assumed to be non-reimbursable.

(1) Annual debt service net of state reimbursement for Series of 2010 (QSCBs), 2011 (QSCBs), 2012, 2014, 2015, 2018 and 2019.

**SCHEDULE D**

Upper Darby School District  
 Incremental Building Operating Cost Estimates  
 Aronimink Renovation / Expansion Indirect Cost

As of 2019-10-17

Factors:  
 Move of K-Center to Aronimink  
 Move of Senkow to K-Center  
 It does **NOT** consider the new boundary, which will be applied after 69th street elementary school is built.

[Building Operating Costs]		Kindergarten @ Aronimink 36,000 SF	Closure of St. George (Senkow)	Methodology / Note
1	Utilities Elec/Gas/Water	30,600	-42,743	Aronimink estimated based on \$.85 / sqft
2	Trash Pick-Up		-3,843	
3	Janitorial	38,880	-51,105	\$1.08 / SF / Year
4	Bldg. Maintenance	18,720	-1,353	\$.52 / SF / Year
5	Lease Cost	265,000	-249,363	\$265K is estimated annual cost for the New Admin Space.
6	Other Misc.		-4,968	Includes: supplies & communication
7	Total	<b>353,200</b>	<b>-353,376</b>	
<b>[Transportation Cost]</b>				
8	Trans. Current	No Change	93,605	15 Lamont Ave #1430 Glenolden, PA 19036
9	Trans. New	No Change	46,691	3200 State Rd Drexel Hill, PA 19026
10	Total	<b>0</b>	<b>-46,914</b>	
11	Total Recurring Cost	<b>353,200</b>	<b>-400,291</b>	<b>Net Savings of \$47,091</b>

Note:

The Estimated Annual Cost of the New Administration Building is \$260,500 (Based on 401 Pilgrim)  
 1,212,500 for 5 years (242,500) + Build out Overage ((\$9/SF X 10K) over 5 years = 18,000) + Other Misc. Costs.  
 =242500+18000+4500=265,000

Senkow Transportation Detail

Cost per mile: \$6.206 (Total Cost of \$7,950,000 Divided by 1,281,103 Total Estimated Miles)  
 Current - 6 buses with an average daily distance to St. George (Senkow): 13.97miles  
 New - 6 buses with an average daily distance to K-Center: 6.97 miles  
 180 school days assumed

**UPPER DARBY SCHOOL DISTRICT**

**Delaware County, Pennsylvania**

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**RESOLUTION – 19-12-03**

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**WHEREAS**, the Board of School Directors of the Upper Darby School District has determined that certain new facilities may be required for the use of the pupils of this School District and has authorized certain preliminary steps to be taken with regard to a renovation and addition school project, consisting of planning, designing, constructing, furnishing and equipping an Aronimink Elementary School (herein “Elementary School Project”); and

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

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

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



**WHEREAS**, the Board of School Directors desires to authorize its Solicitor, Business Manager, Architect, and Underwriter and others to take certain actions with respect to the Elementary School Project; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of School Directors of the Upper Darby School District, Delaware County, Pennsylvania, as follows:

1. This School District hereby authorizes a public hearing to be held in accordance with and in compliance with the requirements of Act 34 and the School Code, at the Aronimink Elementary School, 4611 Bond Avenue, Drexel Hill, PA 19026 on Tuesday, January 7, 2020 beginning at **7:00 p.m.**, prevailing time, or should the school district be closed due to inclement weather, on Wednesday, January 8, 2020 beginning at **7:00 p.m.**, prevailing time.

2. The Secretary of the Board of School Directors is hereby authorized and directed to advertise the Notice of Public Hearing set forth in Exhibit "A" which is attached hereto and made a part hereof in accordance with the requirements thereof and of Act 34 and the School Code.

3. This School District hereby authorizes a maximum project cost of \$27,201,891 and maximum building construction cost of \$10,317,648 for the project.

4. The Board of School Directors of this School District hereby authorizes and directs that a description of the Elementary School Project be prepared and hereby directs the Secretary of the Board of School Directors of the School District to make copies of such description of the project available to interested citizens requesting the same at the place and during the reasonable hours stated in the

Notice of Public Hearing, after approval thereof by the Solicitor of this School District, and also to make such description available to the public media as required by Act 34, the School Code and the Regulations of the Pennsylvania Department of Education.

5. This School District hereby authorizes A. Kyle Berman, Esquire and the law firm of Fox Rothschild, LLP, Philadelphia, Pennsylvania, Solicitors of this School District, to perform such acts on behalf of this School District as may be necessary in connection with the Elementary School Project.

6. This School District hereby authorizes the architectural firm of KCBA Architects, Inc., Project Architect for the Elementary School Project, to perform such acts on behalf of the School District as may be necessary in connection with the Elementary School Project.

7. This School District hereby authorizes the firm of RBC Capital Markets, Toronto, Ontario, as Investment Banker, to perform such acts on behalf of the School District as may be necessary in connection with the Elementary School Project.

8. This School District further authorizes the engagement of a court stenographer to transcribe the Act 34 hearing proceedings, consistent with the intent of this Resolution.

9. This School District further authorizes its officers, administration, solicitor, investment counselor and project architect to take any and all necessary actions in order to effectuate the intent and purposes of this Resolution.

**DULY ADOPTED**, by the Board of School Directors of the Upper  
Darby School District, this 3<sup>rd</sup> Day of December 2019.

UPPER DARBY  
SCHOOL DISTRICT  
Delaware County,  
Pennsylvania

Attest:   
Board Secretary  
(SEAL)

By:   
Board President

# EXHIBIT "A"



PHILADELPHIA GROUP - PUBLISHERS OF:

The Delaware County Daily Times, a newspaper of general circulation, established September 7, 1876

## AFFIDAVIT OF PUBLICATION 639 S. Chester Rd. • Swarthmore, PA 19081

Upper Darby School District  
4611 BOND AVE  
DREXEL HILL, PA 19026  
Attention:

STATE OF PENNSYLVANIA,  
COUNTY OF DELAWARE

The undersigned *Diane G. Bie*, being duly sworn the he/she is the principal clerk of Daily Times and Sunday Times, Daily & Sunday Times Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

### Upper Darby School District

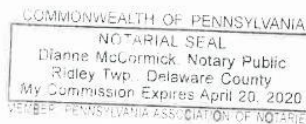
#### Published in the following edition(s):

Daily Times and Sunday Times 12/04/19  
Daily & Sunday Times Digital 12/04/19

Affiant further deposes that she/he is not interested in the subject matter of the aforesaid notice of advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true:

Sworn to the subscribed before me this *December 5, 2019*

*Diane McCormick*  
Notary Public, State of Pennsylvania  
Acting in County of Delaware



### Advertisement Information

Client Id: 884123      Ad Id: 1919224      PO:      Sales Person: 066305

BOARD OF SCHOOL DIRECTORS OF THE  
UPPER DARBY SCHOOL DISTRICT  
NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH ACT 34 AND PLANCON D  
TO ALL RESIDENTS OF THE UPPER DARBY  
SCHOOL DISTRICT

Please take notice that a public hearing will be held at the American Elementary School, 4611 Bond Avenue, Drexel Hill, PA 19026 on Tuesday, January 7, 2020 beginning at 7:00 p.m., prevailing time, or should the school district be closed due to inclement weather, on Wednesday, January 8, 2020 beginning at 7:00 p.m., prevailing time, for the purpose of reviewing all relevant matters relating to the planning, siting, construction, financing and siting of an addition and renovation to American Elementary School to be located in Upper Darby Township (hereinafter "Elementary School Project").

A description of the Elementary School Project, including facts with respect to the educational, physical, administrative, temporary and permanent related to the project, will be presented and will be available for consideration at open public hearing, on or after December 4, 2019, until the public hearing, during regular business hours (9:00 A.M. to 5:00 P.M.) at the School District Administration Office located at 4611 Bond Avenue, Drexel Hill, PA 19026.

The Board of School Directors of the School District by Resolution duly adopted has authorized Maximum Project Cost of \$27,203,851 and a Maximum Building Construction Cost of \$10,537,164.

This public hearing is being held with respect to the Elementary School Project, pursuant to the requirements of the Pennsylvania Public School Code of 1981, amended March 10, 1989, as amended and supplemented, including amendments made pursuant to Act 34 of the Session of 2017 of the General Assembly.

Responses and comments of the School District may submit written testimony regarding the proposed project. Such written testimony should be mailed or delivered to:

Craig Rogers, Board Secretary  
Upper Darby School District  
4611 Bond Avenue  
Drexel Hill, PA 19026

The written testimony shall include the name and address of the person submitting the request, who/whom all the similar as a district resident or employee, the name of the project of concern and a description of the support or objection to the Project.

To be of most benefit to the Board, a statement of objection should be followed by a viable alternative solution.

Any and all interested persons may further appear at and attend the public hearing and will be given an opportunity to be heard at each public hearing. Sign-up sheets will be available at the American Elementary School at the time of the hearing. The solicitor will call upon individuals signing such sign-up sheets in the order in which they appear. Testimony will be limited to five minutes per interested person. No person shall be allowed to speak a second time until all parties in the first time have been heard. The Board will allow public comment and/or questioning until the conclusion of the hearing.

Written questions regarding the project will also be received by the Secretary of the Board of School Directors at the School District, administrative offices until 4:00 P.M., Monday, December 4, 2019 or should the Act 34 hearing be held on January 8, 2020, comments will be accepted until February 7, 2020.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS  
UPPER DARBY SCHOOL DISTRICT, Delaware County, Pennsylvania  
Craig Rogers, Secretary of the Board of School Directors  
DEC. December 4, 2019

**CERTIFICATE**

I, the undersigned, Secretary of the Board of School Directors of the Upper Darby School District, Delaware County, Pennsylvania (the "School District"), hereby certify: That the foregoing is a true and correct copy of the Resolution which was duly adopted by affirmative vote of a majority of all members of the Board of School Directors of the School District duly convened and held according to law on December 3, 2019, at which meeting a quorum was present; that said Resolution duly has been recorded in the minutes of the Board of School Directors of the School District; and that said Resolution is in full force and effect, without amendment, alteration or repeal, as of the date of this Certificate.

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

IN WITNESS WHEREOF, I set my hand and affix the official seal of the School District, this 3<sup>rd</sup> day of December 2019.

\_\_\_\_\_  
(SEAL)



Craig Rogers  
Board Secretary

**BOARD OF SCHOOL DIRECTORS OF THE  
UPPER DARBY SCHOOL DISTRICT**

**NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH  
ACT 34 AND PLANCON D**

**TO: ALL RESIDENTS OF THE UPPER DARBY SCHOOL DISTRICT**

Please take notice that a public hearing will be held at the Aronimink Elementary School, 4611 Bond Avenue, Drexel Hill, PA 19026 on Tuesday, January 7, 2020 beginning at **7:00 p.m.**, prevailing time, or should the school district be closed due to inclement weather, on Wednesday, January 8, 2020 beginning at **7:00 p.m.**, prevailing time, for the purpose of reviewing all relevant matters relating to the planning, designing, constructing, furnishing and equipping of an addition and renovation to Aronimink Elementary School to be located in Upper Darby Township (herein "Elementary School Project").

A description of the Elementary School Project, including facts with respect to the educational, physical, administrative, budgetary and fiscal matters related to the Project, will be presented and will be available for consideration at such public hearing, and from December 4, 2019, until the public hearing, during regular business hours (8:00 A.M. to 4:00 P.M.) of the School District Administration offices located at 4611 Bond Avenue, Drexel Hill, PA 19026.

The Board of School Directors of the School District by Resolution duly adopted has authorized Maximum Project Cost of \$27,201,891 and a Maximum Building Construction Cost of \$10,317,648.

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

Residents and employees of the School District may submit written testimony regarding the proposed project. Such written testimony should be mailed or delivered to:

Craig Rogers, Board Secretary  
Upper Darby School District  
4611 Bond Avenue  
Drexel Hill, PA 19026

The written testimony shall include the name and address of the person submitting the request, identification of the sender as a District resident or employee, the name of the project of concern and a description of the support or objection to the Project.

To be of most benefit to the Board, a statement of objection should be followed by a viable alternative solution.

Any and all interested persons may further appear at and attend the public hearing and will be given reasonable opportunity to be heard at such public hearing. Sign-in sheets will be available at the Aronimink Elementary School at the time of the hearing. The solicitor will call upon individuals signing such sign-in sheets in the order in which they appear. Testimony will be limited to five minutes per interested person. No person shall be allowed to speak a second time until all parties testify the first time have been heard. The Board will allow public comment and/or questioning until the conclusion of the hearing.

Written comments regarding the Project will also be received by the Secretary of the Board of School Directors at the School District's administrative offices until 4:00 P.M., February 6, 2020 or should the Act 34 hearing be held on January 8, 2020, comments will be accepted until February 7, 2020.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS

UPPER DARBY  
SCHOOL DISTRICT  
Delaware County,  
Pennsylvania



Craig Rogers  
Secretary of the Board of  
School Directors