



# ARONIMINK ELEMENTARY SCHOOL

## ACT 34 Hearing

JANUARY 7<sup>th</sup>, 2020

# AGENDA FOR THE HEARING



- Opening Remarks
- Purpose of the Hearing and Procedures for Public Comment
- Need for the Project and Alternatives Considered
- Project Description
- Direct Costs for the Project
- Indirect Costs for the Project
- Financial Alternates Considered and Effect on Project Costs on Taxes
- Public Comment

# PURPOSE OF THE HEARING



**To comply with the Pennsylvania School Code**

**To provide an opportunity for the public to again learn about the project**

**To obtain public comment**

# LEGAL REQUIREMENTS



**Public Notice of Act 34 Hearing**

**December 4<sup>th</sup> 2019 in the Delaware  
County Daily Times**

**Availability of Information**

**December 4<sup>th</sup> 2019 at the District  
Administration Office**

# PROCEDURE FOR PUBLIC COMMENT

All interested individuals will have an opportunity to speak in the order in which they signed-up.

Each speaker is limited to 5 minutes

Additional written comments can be submitted to the Secretary of the School Board by 4pm February 6<sup>th</sup> 2020

When acknowledged, please approach the microphone, state your name, and where you live in the community

# Need for the Project

**Mr. Frank Salerno**

**Director of Elementary Education**

**Upper Darby School District**

# NEED FOR THE PROJECT

- **Aronimink Elementary School has the space and opportunity to help alleviate overcrowding in the District and prevent adding additional space and costs to Hillcrest Elementary School and Garrettford Elementary School.**
- **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.**
  - **All Elementary Schools operate as K-5 programs**
  - **Eliminate the need to lease Elementary School buildings**
  - **Eliminate the need for modular classrooms throughout the District**
  - **Use School Board approved class size guidelines**

# NEED FOR THE PROJECT



## History of the Process

- **Presentation to UDSD Board of Schematic Design of Aronimink Elementary School in May 2019**
- **Township Committee, Civic Association, Additional Community Meeting, Home and School Meeting**
- **Presentation to UDSD school board of Design Development of Aronimink Elementary School in November 2019**



# NEED FOR THE PROJECT

The existing Building was constructed in 1935. Renovations to the building were last completed in 2001.

- The building systems need to be entirely replaced or upgraded. These include the electrical and mechanical heating systems. These upgrades will incorporate air conditioning.
- Improved building security including a secure vestibules at main entrances.
- Improved site circulation with on-site parent drop-off/pick-up and bus loops.

Aside from the condition of the building, educationally, the building does not meet the District's needs.

- Additional small group instruction and STEM spaces. Improved art, music, and gymnasium spaces provide additional educational opportunities.

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

# Alternatives Considered

**Mr. Frank Salerno**

**Director of Elementary Education**

**Upper Darby School District**

# OPTIONS CONSIDERED

**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.

**Option 2** Build new elementary school, Kindergarten Center continues to operate as it currently exists, 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.

**Option 3** Build a new elementary school.

**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.

**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.

# Project Description

**Mr. Ryan Orr, AIA**  
**Project Manager**  
**KCBA Architects**

# PROJECT DESCRIPTION

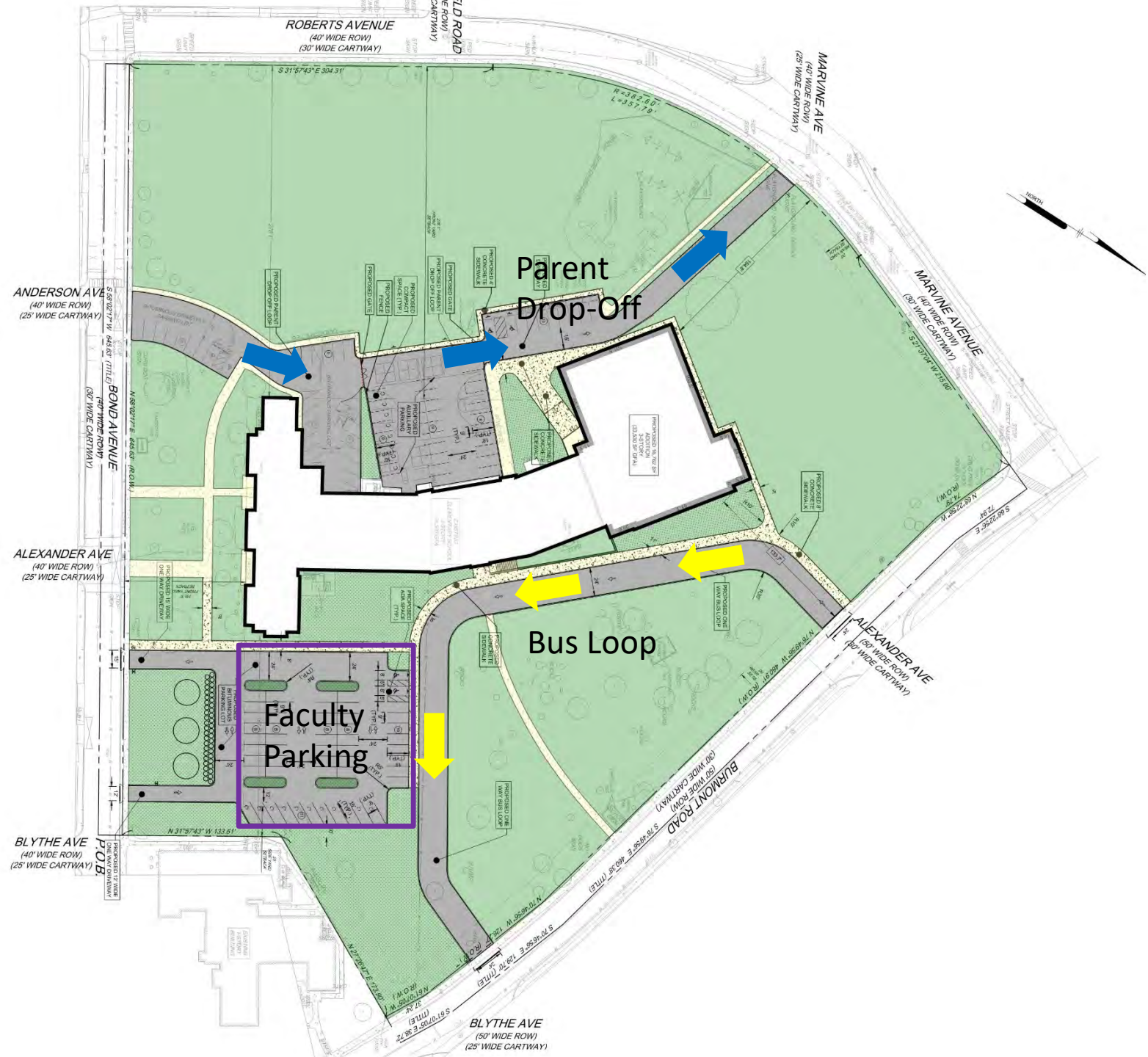
## Renovation and Addition to Aronimink Elementary School

### Site Features

- Increased student and vehicle safety
- All vehicle drop-offs / pick-ups occur on site and improve length of drop-off
- Open space and mature trees maintained
- Neighborhood character maintained with complementary stone on addition









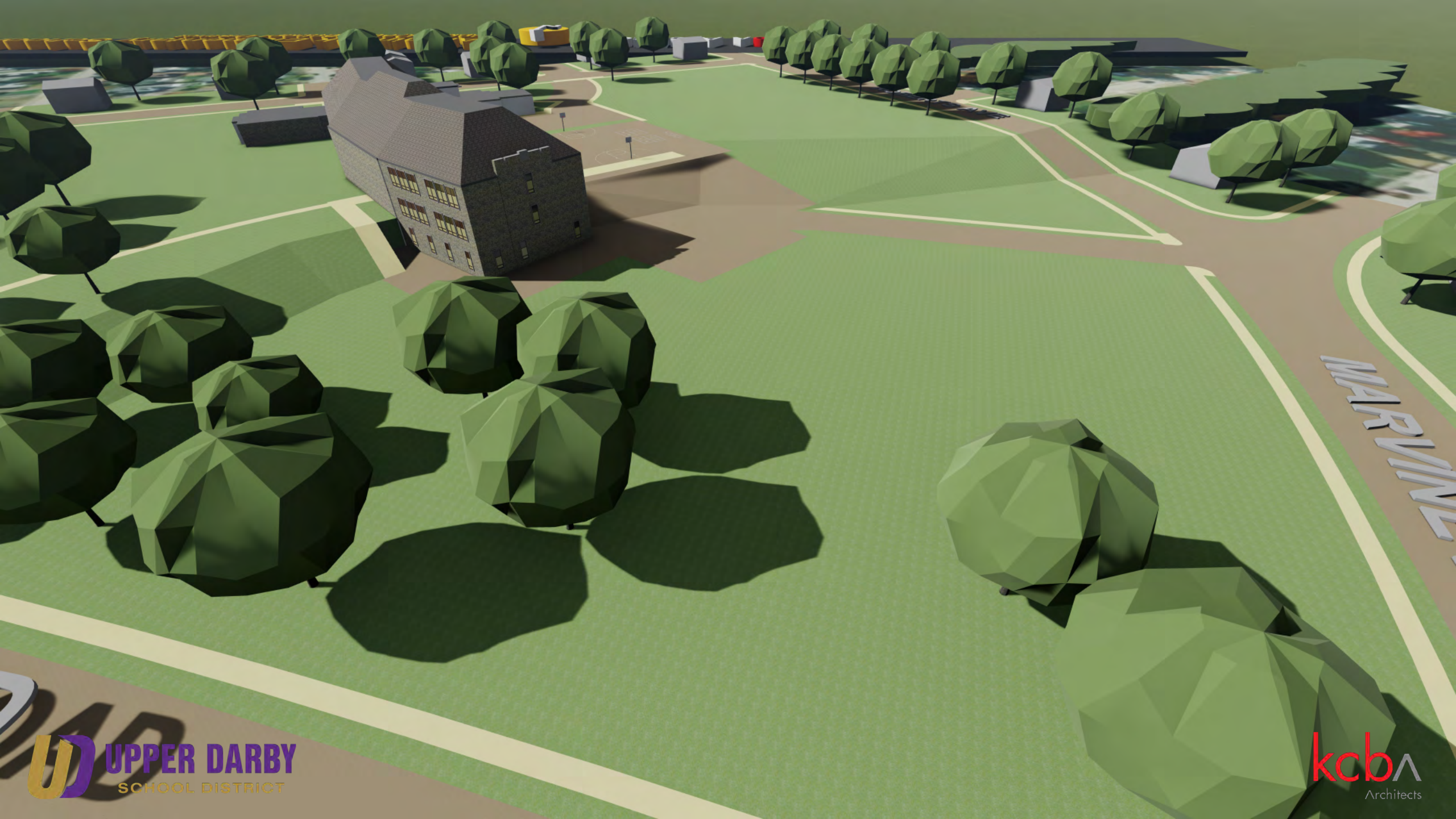
# PROJECT DESCRIPTION

## Renovation and Addition to Aronimink Elementary School

### Building Features

- 21<sup>st</sup> Century Learning Environments
- Increased building security utilizing secure vestibules
- Improved community asset with new full-size gymnasium for youth sports and neighborhood events










Karibu Bem Vindo SVAGAT HAIN  
FÁILTE MIRĒMĒNGJES ALOHA HOŠGELDINIZ SELAMAT DATANG HUANYING VALKOMMEN Udvözlük SVEIKI ATVYKĖ MERHABA  
Kia Ora Bula Vinaka SHAGATOM Yōkoso BIENVENIDO  
Vitej WELCOME TO DOBRO DOSLI SHALOM Welkom  
Velkommen KARIBU TABTAЙ МОРИЛОГТУН  
MERHABA Shagatom KALOS ORISATE ARONIMINK FÁILTE Vitej  
Welkom Selamat Datang  
Huanying BIENVENIDO HOŠGELDINIZ Alaha KIA ORA  
Shalom YŌKOSO VALKOMMEN BENVENUTO Bem Vindo BULA VINAKA DOBRO DOSLI FŌON YING  
TABTAЙ МОРИЛОГТУН SVAGAT HAIN Merhaba WILLKOMMEN Udvözlük

 **UPPER DARBY**  
ARONIMINK  
ELEMENTARY SCHOOL





















# Direct Cost for the Project

**Mr. Ryan Orr, AIA**  
**Project Manager**  
**KCBA Architects**



# ACT 34 MAXIMUM BUILDING CONSTRUCTION COST

Item	PDE PlanCon Form Location	Cost
Construction Costs (Includes Site Development, Insurance, Fees, and Equipment)	D20, Line A	\$12,695,809
<b>Minus</b> Site Development Costs	D20, Line B4	2,378,161
Act 34 Maximum Building Construction Cost	D20, Line C	\$10,317,648
Maximum Building Expenditure Standard		\$11,143,060

**The Act 34 Maximum Building Construction Cost is below the  
Maximum Building Expenditure Standard**

**Upper Darby School Board Adopted the Act 34 Maximum Building  
Cost of \$10,317,648 at its 3 December 2019 Meeting**

# TOTAL PROJECT COST

Item	PDE PlanCon Form Location	Cost
Construction Costs (Includes Site Development, Insurance, Fees, and Equipment)	D02, Line D	\$24,660,704
Sanitary Sewage Costs	D02, Line E6	185,938
<b>Plus</b> Additional Construction & Financing Costs (Testing, Permits, Fees, and Building Demolition)	D03, Lines G9+H10	2,355,249
<b>Total Project Costs</b>	<b>D03, Line I</b>	<b>\$27,201,891</b>

**Upper Darby School Board Adopted the Maximum Project Cost of \$27,201,891 at its 3 December 2019 Meeting**

# Indirect Costs for the Project

**Craig Rogers**

**CFO & School Board Secretary**

**Upper Darby School District**

# INDIRECT COST FOR THE PROJECT

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>	
[Transportation Cost]				
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

# Financial Alternates Considered

**Michael Lillys**

**Director**

**RBC Capital Markets**

# FINANCIAL ALTERNATES CONSIDERED

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

# FINANCIAL ALTERNATES CONSIDERED

## Summary of Financing Alternatives Analysis

### Sources and Uses of Funds:

	<u>SPSBA Bond Issue</u>	<u>Local Authority Bond Issue</u>	<u>General Obligation 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

# Effect of Project Costs on Taxes

**Mr. Michael Lillys**

**Director**

**RBC Capital Markets**

**Mr. Zachary Willard**

**Director**

**PFM Financial Advisors**



# EFFECT OF PROJECT COSTS ON TAXES

Series of 2020 Bonds = \$27,005,000

## Annual Direct Cost

FYE 2021: \$422,357 = 0.15 mills

FYE 2022: \$128,644 = 0.046 mills

\$551,000 = 0.196 mills

## Budget Impact

Annual Direct Cost \$551,001 = 0.196 mills

Less: Annual Indirect Cost Savings -\$ 47,091 = 0.018 mills

Total millage impact of the Project \$503,910 = 0.178 mills

# PUBLIC COMMENT

