



NEW CLIFTON HEIGHTS MIDDLE SCHOOL

FOR

UPPER DARBY SCHOOL DISTRICT

8201 Lansdowne Ave
Upper Darby, PA 19082

PUBLIC HEARING IN COMPLIANCE WITH ACT 34

**Tuesday, September 19, 2023
7:00 P.M.**

**Upper Darby School District
Administration Offices - Board Room**
8201 Lansdowne Ave
Upper Darby, PA 19082

The material contained in this packet is provided to inform all citizens of the Upper Darby School District on the proposed construction of Clifton Heights Middle 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 a new 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 \$75,501,768 and adopted by Board resolution on August 8, 2023 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 HearingA. Kyle Berman, Esq.
3. Procedures for Public CommentA. Kyle Berman, Esq.
4. Need for the ProjectKelley Simone, MEd
Director of Secondary Education
Upper Darby School District
5. Alternatives Considered.....Kelley Simone, MEd
6. Project Descriptions..... Ryan Orr, AIA, ARA, NCARB
Associate | Senior Project Manager
KCBA Architects, Inc
7. Direct Costs for the Projects Ryan Orr, AIA, ARA, NCARB
8. Financial Alternatives Considered..... Zachary Willard, Managing Director
PFM Financial Advisors, LLC
9. Effect of Project Costs on Taxes Zachary Willard, Managing Director
10. Indirect Costs for the Projects..... Zachary Willard, Managing Director
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 three (3) 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 12:00 PM on Monday, September 18, 2023. Such written testimony should be mailed or delivered to:

Craig Rogers, Board Secretary
Upper Darby School District
8201 Lansdowne Avenue
Upper Darby, PA 19082

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 three (3) 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 or questions. 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 forwarded to the Pennsylvania Department of Education should mail or deliver such statements to:

Craig Rogers, Board Secretary
Upper Darby School District
8201 Lansdowne Avenue
Upper Darby, PA 19082

Such written comments following the hearing may also be emailed to capitalprojects@upperdarbysd.org. Any such comments must be submitted no later than 4:00 PM on Friday, October 20, 2023. 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 Philadelphia, Upper Darby School District encompasses an 8.3 square mile area, serving Upper Darby Township, Clifton Heights Borough, and Millbourne Borough. As one of Pennsylvania's most densely populated and urbanized townships, Upper Darby faces unique challenges associated with "inner ring suburbs." Over the past 27 years, the district has witnessed a significant surge in enrollment, making it the county's largest student population, with over 12,395 students (excluding charter schools) as of 2022, compared to 7,523 in 1985. This rapid growth has resulted in overcrowding across several of the district's 13 schools, prompting the Board of School Directors to seek solutions actively.

Upper Darby School District serves an increasingly diverse population, with 67.75% of students classified as Economically Disadvantaged, 13.5% as English Language Learners, and 17.6% as Special Education. The diverse educational needs of the district necessitate the creation of specific learning environments that can effectively address the curriculum requirements.

Aligned with our commitment to providing the best education for our students, Upper Darby School District is dedicated to finding solutions to alleviate overcrowding at Drexel Hill Middle School and Beverly Hills Middle School. The proposed construction of the new Clifton Heights Middle School on District-owned property presents an exciting opportunity to address this issue while providing a state-of-the-art educational facility for our families. Situated on a 14-acre campus, the new school will accommodate approximately 800 students and feature a flexible, technology-rich environment with a focus on social and emotional growth and academic excellence. With over 90 languages and dialects spoken by our diverse student population, Upper Darby School District is one of the most culturally diverse school districts in Pennsylvania. However, it is also one of the most overburdened and underfunded. The addition of Clifton Heights Middle School will help alleviate overcrowding in other schools, creating a stronger educational environment for all our children. Recognizing the urgent need for improvement, the Upper Darby School Board and District Administration have committed to addressing overcrowding and modernizing facilities district-wide. This commitment includes pursuing a significant bond issue to fund necessary renovations and upgrades in the coming years.

Clifton Heights has not had a school in the community since the early 1970s. Along with a new school, the campus will include recreational facilities, such as updated athletic fields, an updated playground, and a walking trail, to encourage outdoor engagement and team sports, fostering holistic development among Upper Darby School District students. This project will also provide an important technical benefit to the local community. As the surrounding neighborhood is prone to flooding, this project will help address this issue by investing in stormwater management infrastructure.

The Facilities Committee, established by the Upper Darby Board of School Directors in 2016, identified middle school enrollment needs as a first step in addressing overall overcrowding in the district in alignment to the following goals:

1. Reducing / Eliminating the need for modular classrooms throughout the district
2. The Board approved class size guidelines for planning purposes only when designing the middle school redistricting plan.

This is not to say that there are no concerns regarding overcrowding at the elementary level, but the committee recognized that any redistricting of elementary school students would ultimately have a direct impact on middle school enrollment. As a result, the committee recommended increasing the capacity at both the middle school and elementary levels. The committee extensively analyzed various scenarios and recommended constructing a new middle school with a minimum capacity of 500 students to accommodate growth and alleviate overcrowding. In November 2018, the School Board approved hiring KCBA Architects to evaluate the viability and cost of constructing a new middle school in Clifton Heights Borough. The study focused on a 14.3-acre property owned by the School District, currently leased to the Borough for athletic fields and park space. Preliminary plans presented in February 2019 by KCBA and the school district administration outlined a flexible design that could accommodate 750-950 students and various configurations of fields and athletic spaces. The proposed plan envisions a rebalancing of middle school enrollment across the existing and new facilities, reducing student populations by approximately 500 at Beverly Hills Middle School and over 400 at Drexel Hill Middle School.

As part of the long-range facilities planning process, third party consultants for the school district conducted a comprehensive building capacity assessment and presented their findings in February 2023. The primary planning goals were to eliminate modular classrooms district-wide, which currently amount to 21 modular classrooms distributed across elementary schools (12), middle schools (8), and high schools (1). The overarching objective was to relieve overcrowding while minimizing disruption to the educational program and ensuring instruction in appropriately sized spaces.

To determine building capacity, the January 2023 Educational Specifications were applied. The capacity assessment for middle schools revealed that, at 100% utilization, with virtually every seat filled, an additional 46-56 classrooms would be required (depending on internal building renovations). However, to achieve an optimal utilization level of 90%, adding 58-68 classrooms was recommended.

In line with these findings and recommendations, the decision was made to move forward with the planned construction of Clifton Heights Middle School, explicitly targeting the capacity needs of grades 6-8. This strategic step will address the current and projected capacity requirements while ensuring that educational spaces are appropriately sized and conducive to effective teaching and learning.

By proactively addressing capacity needs by constructing Clifton Heights Middle School, the district aims to create an environment that promotes optimal utilization of resources and provides students with the necessary space for quality education. This decision reflects the district's commitment to continuously improving facilities and accommodating the evolving needs of its student population.

The Clifton Heights Middle School project, serves as an integral component of the long-term plan for the future of Upper Darby School District to ensure a bright and promising future for our students, fulfilling our mission of delivering opportunity, excellence, and unity to all learners in the Upper Darby School District.

Students from elementary schools in the southern portion of the School District, including those from Clifton Heights Borough, who currently attend Drexel Hill Middle School are expected to attend Clifton Heights Middle School, and other catchment assignments will be adjusted to balance enrollment at the three locations. This change will reduce commute

times for Clifton Heights students and relieve the overcrowded conditions for students at Drexel Hill Middle School and Beverly Hills Middle School. The administration has committed to addressing overcrowding and antiquated facilities district-wide. The construction project for the new Clifton Heights Middle School construction project holds significant importance in the overall plan for the future of Upper Darby School District, ensuring a brighter future for our students and fulfilling our mission of providing Opportunity, Excellence, and Unity for all learners in Upper Darby School District.

Curriculum and Instruction:

- More adequate and appropriate classrooms to meet educational specification requirements.
- Spaces are required to deliver emerging education and instruction, including by not limited to STEAM, Project Based Learning Spaces
- The cafetorium includes eating space, as well as a performance area,
- The gym area includes a weight room and rock wall aligned to the middle school elective and extracurricular offerings
- The library media center is aligned to the newly designed space developed for our secondary schools, including small instruction space and ClearTouch board access.

Infrastructure

- The proposed building is designed and will be built to comply with current international building and energy codes.
- The robust exterior building envelope enhances the retention of thermal energy.
- Efficient building systems decrease utility consumption.
- The project incorporates community stormwater management infrastructure.

Accessibility (ADA)

- The proposed site incorporates accessible parking and pathways.
- Main Entrance, Athletic Entrance, and Cafetorium Entrance are on grade.
- Elevator accessible service to all floors of the building.
- All public and academic spaces meet current ADA standards.

Safety and Security

- Main entrance security with a security vestibule
- 85+ cameras through the interior and exterior
- Card swipe system at all entry points and principal suite
- Designated school bus pick-up and drop-off location on site
- Option for parent pickup and drop-off

ALTERNATIVE OPTIONS CONSIDERED

The Upper Darby School District and School Board has identified middle school enrollment as a priority issue within their Facilities Study, based on overcrowded current conditions at the District's two middle schools and anticipated enrollment growth. Through an ongoing process, the Facilities Committee of the School Board has considered several options to address this issue, including scheduling changes, expanding existing facilities, and multiple sites for a new school facility. Potential approaches to address this issue bring different capital costs, which are then translated into operating costs as debt service. These cost differentials are a relevant consideration for the project's fiscal impact on the District.

Several factors influence the viability and fiscal cost of a potential school site. The first is space, with the need for the facility to be large enough to absorb the projected enrollment and space for parking, athletic facilities, and other needs. Smaller sites, or those with suboptimal layouts, can force additional design and construction costs to work around the space limitations or may be infeasible. Other factors impacting feasibility to include accessibility, site safety and stability, and supporting infrastructure, with additional complications potentially adding development costs. From a fiscal standpoint, land costs are also a crucial consideration. For sites that are not currently owned by the School District, the cost of obtaining the site will directly increase the cost of development. Further, if any site has pre-existing construction, removing or rehabilitating those buildings will also directly add cost to the development.

As part of its facilities study, Upper Darby School District reviewed four different options in addition to the Clifton Heights site, each with its own specific considerations:

- Expand Beverly Hills Middle School: KCBA assessed the feasibility of building on the currently operational Beverly Hills Middle School. KCBA's analysis indicates that the current structure cannot be expanded vertically, and there is not sufficient room to expand outward. According to their analysis, any expansion is not feasible due to these concerns.
- Expand Drexel Hill Middle School: KBCA reports that due to structural limitations, Drexel Hill Middle School cannot be expanded vertically, limiting potential expansion options significantly. Potential expansion plans would involve a new structure, either 2 or 3 stories high, with additional classroom space. However, there would not be sufficient room to expand common spaces (gyms, cafeteria, etc.), which are currently over capacity and contributing to undesirable academic conditions, which could be exacerbated. The school is currently over capacity and has been temporarily using trailers outside to expand classroom space. The KCBA analysis also found this site not to be viable.
- Penn Pines Park: With site acreage of 5.4 acres, KCBA considered the Penn Pines Park location too small to accommodate the facility the District seeks. The site is also located along Darby Creek and within a floodplain, posing serious concerns for development. The KCBA analysis also found this site not to be viable.

- Primos Elementary School and Saint Eugene's Catholic Church: This site currently houses both a school and a church, which restricts available site space for a new middle school and would create an adverse community impact by displacing an active church. KCBA also reports that the area available for development is situated along Muckinipattis Creek, which exposes that area of the site to flooding risk. The layout of the site and the pre-existing uses also complicate stormwater management for the site, which could greatly impact development costs. In addition to community concerns, orchestrating a sale agreement between the District and Church could delay the construction process, increasing costs and prolonging/exacerbating the District's existing middle school enrollment concerns.
- Other sites, including privately owned sites, have been suggested by the community and examined by the District to varying degrees. Many of these sites are too small to house the facilities needed, while others would require the purchase of land or demolition of existing facilities.

The KCBA analysis identified the 14.3-acre Clifton Fields parcel as the most viable location in the District for a new middle school. The district owns the site and eliminates acquisition costs and sale delays. The site has a viable size, layout, and location and does not have significant buildings or nearby bodies of water.

CLIFTON HEIGHTS MIDDLE SCHOOL BUILDING DESCRIPTION

This new middle school for 800 students in grades 6-8 will help alleviate overcrowding in Upper Darby School District and establish an innovative new learning platform for students. The school is to be constructed at the site of a heavily used 14-acre community park. Hence, a key design goal is to minimize the building footprint and exterior pavement to retain maximum available space for recreation, athletics, and community events. Located in a dense residential neighborhood, the massing and materiality of the new three-story structure is being developed to reduce its scale and meld with surrounding homes. The integration of modern security strategies is another project priority; measures include fully separated bus and car drop-off lanes and an entry protocol that routes all visitors through the main office before gaining access to the school.

A core programmatic goal is to introduce a series of flexible and technology-rich spaces to enable the district's evolving curriculum. Three STEM labs, one for each grade, are located at key corridor intersections with high visibility and configured to accommodate a range of project-based activities and experiments. The library/media center is prominently situated near the main entrance to reinforce the importance of literacy in the curriculum. The athletics suite includes a competition gym, auxiliary gym, fitness center, and locker rooms independently zoned to facilitate secure after-hours and weekend use. A combined cafeteria/auditorium with stage and environmental controls will support a range of performances and presentations. A full complement of classrooms for each grade are accompanied by a series of science labs with ample storage and shared prep areas as well as dedicated visual arts and music suites.

PLANCON-A02

PROJECT DESCRIPTION (Page 2 of 2)		
District/CTC: Upper Darby School District	Project Name: New Clifton Heights Middle School	Grades: 6 - 8
<p>16. Describe the existing site topography and any planned changes.</p> <p>The existing site slopes up from south to north, and has community fields on it such as ball fields, gravel athletic track with a grass field, a restroom building, access road for fields, and playground. The entire site will be regraded to accommodate a new 3-story school and new athletic fields, with the school on the southern end of the site, and the fields up on the northern end.</p> <p>17. Describe existing access to public roads and any planned changes.</p> <p>The existing paved road will be removed, and a new entry and exit will be install on the southern end and eastern end of the site, with a new parking lot to the west of the school for the school and athletic fields to the north of the school.</p> <p>18. Describe existing community use of the site and any planned changes.</p> <p>The existing fields on the site will be replaced with new fields on the site</p> <p>19. Describe existing conditions on or near the site that could affect health and safety.</p> <p>n/a</p> <div style="margin-top: 20px;"> <p>20. Is there an adopted municipal comprehensive land use plan, as per the Pennsylvania Municipalities Planning Code? Yes <u> x </u> No <u> </u></p> <p>21. Is there an adopted county comprehensive land use plan? Yes <u> x </u> No <u> </u></p> <p>22. Is there an adopted multi-municipal or multi-county comprehensive land use plan? Yes <u> </u> No <u> x </u></p> <p>23. Is there an adopted county or municipal zoning ordinance or a joint municipal zoning ordinance? Yes <u> x </u> No <u> </u></p> <p>24. Is the proposed project consistent with these comprehensive plans and/or zoning ordinances? Yes <u> x </u> No <u> </u></p> </div>		

REVISED JULY 1, 2010

FORM1EXPIRES 6-30-12

PLANCON-A03

SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: Upper Darby School District		Project Name: New Clifton Heights Middle School						Pages: 6 - 8		
PRESENT					PLANNED					
#1 NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	#2 CONSTRUCTION START/END RENOVATION DATES (BID OPENING DATES)	#3 SITE SIZE (ACRES)	#4 GRADE LEVELS	#5 BUILDING FTE	#6 CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	#7 SITE SIZE (ACRES)	#8 GRADE LEVELS	#9 PLANNED BUILDING FTE	#10 NEW PROJECTED GRADE LEVEL ENROLLMENT TEARS INTO THE FUTURE	#11 FTE MINUS ENROLLMENT (#9 - #10)
Aronimink Elementary School	1937, 38, 01 2023	9.16	1-5	1,150	Maintain	9.16	K-5	1,150	XXXXXXXX	XXXXXXXX
Bywood Elementary School	1926, 64, 88 Leased	2.5	1-5	725	Maintain	2.5	1-5	725	XXXXXXXX	XXXXXXXX
Charles Kelly Elementary School	Leased	3	1-5	350	Leased	3	1-5	350	XXXXXXXX	XXXXXXXX
Garrettford Elementary	1976	5.5	1-5	650	Maintain	5.5	1-5	650	XXXXXXXX	XXXXXXXX
Hillcrest Elementary School	1951-1967	3	1-5	675	Maintain	3	1-5	675	XXXXXXXX	XXXXXXXX
Primos Elementary School	1951-1992	10.4	K-5	700	Maintain	10.4	K-5	700	XXXXXXXX	XXXXXXXX
Stonehurst Elementary School	1926, 68, 88	2.5	1-5	525	Maintain	2.5	1-5	525	XXXXXXXX	XXXXXXXX
Westbrook Park Elementary School	1954	7.1	K-5	725	Maintain	7.1	K-5	550	XXXXXXXX	XXXXXXXX
Kindergarten Center	1996, 1997	3.2	K	750	Maintain	3.2	K	750	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX	6,800	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	6,800	4,489	2,311
Beverly Hills Middle School	1930, 79, 93	10	6-8	1,162	Maintain	10	6-8	1,162	XXXXXXXX	XXXXXXXX
Drexel Hill Middle School	1958-1969	20	6-8	1,291	Maintain	20	6-8	1,291	XXXXXXXX	XXXXXXXX
					Clifton Heights MS; 6/26	14.3	6-8	950	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX	2,453	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,403	2,437	966
Upper Darby High School	1954, 72, 93, 94, 95	38	9-12	3,452	Maintain	38	9-12	3,452	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX	3,452	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,452	3,959	(507)
DAO / Maintenance / Transport Bldg	2023	3.5			Maintain	3.5			XXXXXXXX	XXXXXXXX
Clifton Heights Athletic Field		14.3			Build MS	n/a			XXXXXXXX	XXXXXXXX
Cardington Recreation Area		3.8			Maintain	3.8			XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX		XXXXXXXX	XXXXXXXX
TOTAL	XXXXXXXX	XXX	XXXX	12,705	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	13,655	10,885	2,770

**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)

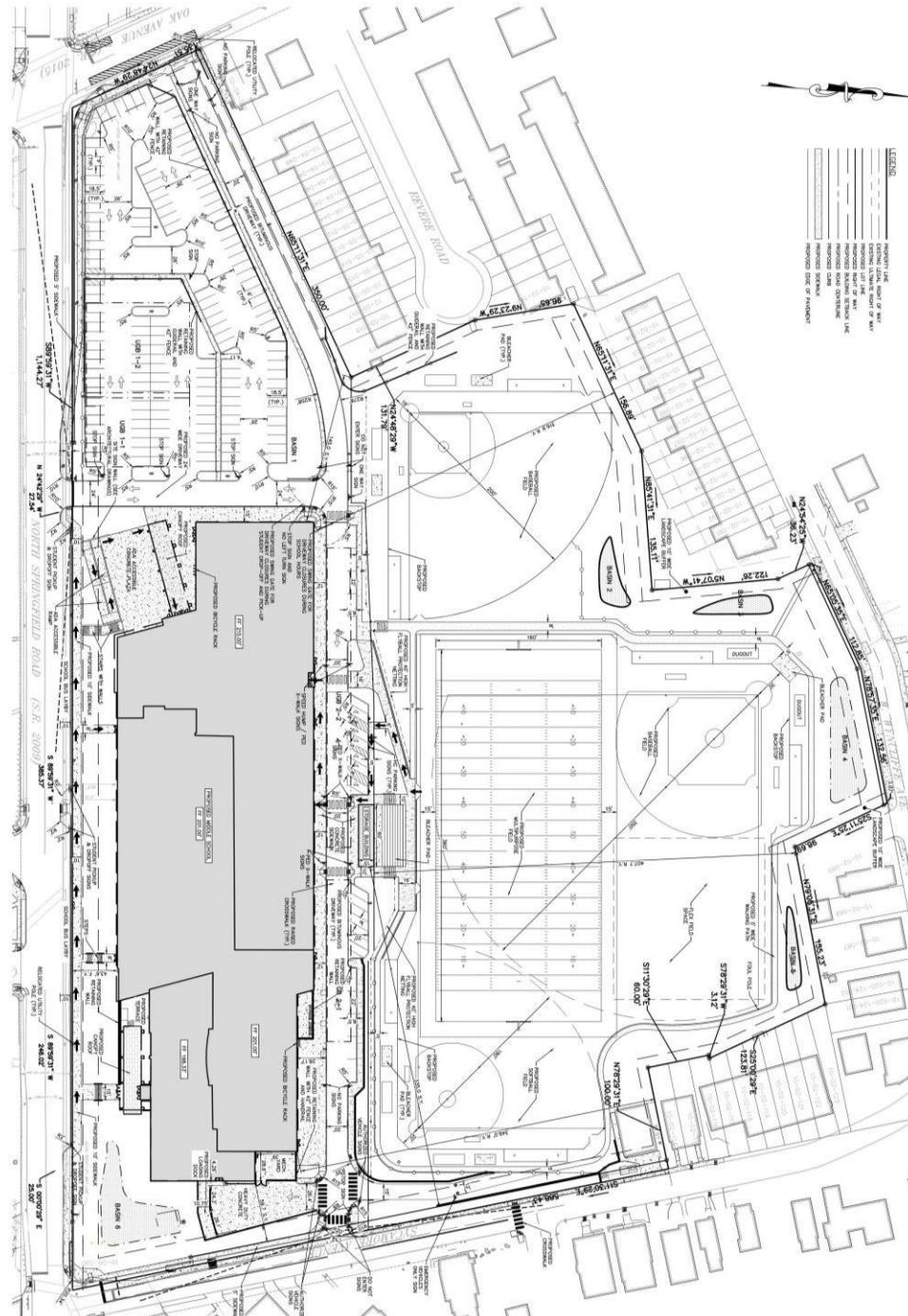
☒ OTHER (DESCRIBE): BUILD ADDITIONAL SCHOOLS

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-A09

SITE PLAN



FLOOR PLAN – LOWER LEVEL

FOR PLANS SEE DISTRICT
ADMINISTRATION OFFICE

FLOOR PLAN – MAIN LEVEL

**FOR PLANS SEE DISTRICT
ADMINISTRATION OFFICE**

FLOOR PLAN – UPPER LEVEL

**FOR PLANS SEE DISTRICT
ADMINISTRATION OFFICE**

DIRECT COSTS FOR THE CLIFFTON HEIGHTS MIDDLE SCHOOL

The Direct Costs for the project are reflected on the next four (4) pages (D02, 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/CFO:	Project Name:	Project #:	
Upper Darby School District	New Clifton Heights Middle School		
ROUND FIGURES TO NEAREST DOLLAR			
PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General (Report costs for sanitary sewage disposal on line E-1.)	62,535,658		62,535,658
2. Heating and Ventilating	10,655,528		10,655,528
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	3,928,486		3,928,486
4. Electrical	8,558,243		8,558,243
5. Asbestos Abatement (D04, line C-3)	X X X X X X		
6. Building Purchase Amount	X X X X X X		
7. Other * (Exclude test borings and site survey)			
a. _____			
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	85,677,915		85,677,915
8. Construction Insurance			
a. Owner Controlled Insurance Program on Structure Costs (Exclude asbestos abatement, building purchase and other structure costs not covered by the program)			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	85,677,915		85,677,915
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	3,550,972		3,550,972
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		
3. TOTAL - Architect's Fee	3,550,972		3,550,972
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	2,000,000		2,000,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	2,000,000		2,000,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	91,228,887		91,228,887
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 X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation			
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs			
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	91,228,887		91,228,887

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

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC:	Project Name:		Project #:	
Upper Darby School District	New Clifton Heights Middle School			
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
2. Construction Manager Fee and Related Costs				239,000
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				
5. Test Borings				
6. Site Survey				
7. Other (attach schedule if needed)				
a. Soft Costs				8,109,198
b. PlanCon-D-Add't Costs, Total				
8. Contingency				4,000,000
9. TOTAL - Additional Construction-Related Costs				12,348,198
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF 2025	X X X X X X X X X X
1. Underwriter Fees	231,840	234,840	201,540	668,220
2. Legal Fees	45,000	45,000	37,359	127,359
3. Financial Advisor	65,000	65,000	53,963	183,963
4. Bond Insurance	130,700	135,000	116,942	382,642
5. Paying Agent/Trustee Fees and Expenses	2,500	2,500	2,076	7,076
6. Capitalized Interest	4,432,742	3,511,728	3,013,769	10,958,239
7. Printing	12,000	12,000	9,962	33,962
8. CUSIP & Rating Fees	52,800	52,800	43,835	149,435
9. Other				
a. Advertising, DAC & Fed-Ex	5,000	5,000	4,151	14,151
b.				
10. TOTAL-Financing Costs	4,977,582	4,063,868	3,483,598	12,525,048
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				116,102,133
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2023	BOND ISSUE/NOTE SERIES OF 2024	BOND ISSUE/NOTE SERIES OF 2025	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	38,640,000	39,140,000	33,590,000	111,370,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	1,211,035	-190,668	-183,163	837,204
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	1,352,400	1,369,900	1,172,629	3,894,929
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				116,102,133

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-D03

DETAILED COSTS			
District/CTC:	Project Name:		Project #:
Upper Darby School District	New Clifton Heights Middle School		
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	15,053,098		15,053,098
2. Heating and Ventilating			
3. Plumbing			
4. Electrical			
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	15,053,098		15,053,098
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	15,053,098		15,053,098
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	674,021		674,021
			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			

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY		
District/CTC:	Project Name:	Project #:
Upper Darby School District	New Clifton Heights Middle School	
<p>Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should <u>not</u> be included in the following calculations.</p>		
<p>A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW)</p>		<p>\$ <u>91,228,887</u></p>
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.</p> </div>
1. Site Development Costs (D04, line A-7-NEW)	\$ <u>15,053,098</u>	
2. Architect's Fees on the above excludable costs	\$ <u>674,021</u>	
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$ _____	
4. Total Excludable Costs (B-1 plus B-2 and B-3)	\$ <u>15,727,119</u>	
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)</p>		<p>\$ <u>75,501,768</u></p>
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>THE BOARD MUST ADOPT THE FIGURE ON <u>LINE C</u> BEFORE SCHEDULING THE FIRST</p> </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)</p>		<p>\$ <u>81,541,909</u></p>
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY</p> </div>		

ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the proposed designing, constructing, furnishing, and equipping of the New Clifton Heights Middle 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.

COMPARISON OF LONG TERM FINANCING METHODS

<u>ITEM</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Construction & Related Costs	\$99,338,085	\$99,338,085	\$99,338,085
Contingency & Supervision	4,239,000	4,239,000	4,239,000
Capitalized Interest	10,958,239	10,958,239	10,958,239
Costs of Issuance	1,184,167	1,224,000	1,204,000
Bond Insurance	382,642	402,000	392,000
Total Costs	<u>116,102,133</u>	<u>116,161,324</u>	
<u>116,131,324</u>			
Less: Original Issue Premium	837,204	841,324	840,324
Less: Interest Earnings	<u>3,894,929</u>	<u>3,895,000</u>	<u>3,896,000</u>
BOND ISSUE	111,370,000	111,425,000	111,395,000
Average Annual Payment at 4.50%** for 20 years	\$8,454,979	\$8,604,186	\$8,601,869

* 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 4.70% 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 may consider the use of a wrap around structure for the Future Bonds to minimize the up front cost of the debt service.
2. The School District may consider the use of 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, 2 and 3, the amortization schedules which would be utilized to fund the Project:

Table 1 = G.O. Bonds, Series of 2023 \$38,640,000

Table 2 = G.O. Bonds, Series of 2024 \$39,140,000

Table 3 = G.O. Bonds, Series of 2025 \$33,590,000

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 additional indirect costs associated with services to be provided to accomplish long range objectives of the School District. It is reasonable to assume that they cost approximately \$3,254,192 per year.

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

Professional Personnel	\$1,335,317
Support Personnel	1,164,967
Additional Custodial & Supplies	335,160
Additional Fuel and Utilities	143,640
Additional Contracted Maintenance & Repairs	241,599
Transportation Savings	(76,491)
Additional Insurance Premium	<u>110,000</u>
Total	\$3,254,192

Assuming a collected mill currently provides \$4,138,683, the indirect costs will have a millage equivalent impact of 0.79 mills annually.

TOTAL MILLAGE IMPACT

The total millage impact of the Project is:

Table 1 = G.O. Bonds, Series of 2023 \$38,640,000 = 0.35 mills

Table 2 = G.O. Bonds, Series of 2024 \$39,140,000 = 0.62 mills

Table 3 = G.O. Bonds, Series of 2025 \$33,590,000 = 0.52 mills

Total = 1.49 mills

The millage impact from the bond issues of 1.49 mills plus the indirect costs of 0.79 mills equals a total millage impact of 2.28 mills.

UPPER DARBY SCHOOL DISTRICT													
Series of 2023													
Total Issue Size: \$38,640,000													
TABLE 1													
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Date	Principal	Coupon	Yield	Interest	Semi-Annual Debt Service	GROSS: Fiscal Year Debt Service	LESS: Capitalized Interest	NET: Fiscal Year Debt Service	Less: State Aid	Local Effort	Existing Local Effort	New Net Local Effort	Millage Equivalent
10/1/2023				568,866.67	568,866.67		(568,866.67)						
4/1/2024				966,000.00	966,000.00	1,534,866.67	(966,000.00)				5,563,836.13	5,563,836.13	0.00
10/1/2024				966,000.00	966,000.00		(966,000.00)						
4/1/2025	5,000	5,000	3.560	966,000.00	971,000.00	1,937,000.00	(966,000.00)	5,000.00		5,000.00	6,001,011.64	6,006,011.64	0.00
10/1/2025				965,875.00	965,875.00		(965,875.00)						
4/1/2026	5,000	5,000	3.730	965,875.00	970,875.00	1,936,750.00		970,875.00		970,875.00	6,000,943.51	6,971,818.51	0.23
10/1/2026				965,750.00	965,750.00								
4/1/2027	610,000	5,000	3.760	965,750.00	1,575,750.00	2,541,500.00		2,541,500.00		2,541,500.00	4,939,353.14	7,480,853.14	0.12
10/1/2027				950,500.00	950,500.00								
4/1/2028	650,000	5,000	3.850	950,500.00	1,600,500.00	2,551,000.00		2,551,000.00			4,942,843.76	7,493,843.76	
10/1/2028				934,250.00	934,250.00								
4/1/2029	675,000	5,000	3.980	934,250.00	1,609,250.00	2,543,500.00		2,543,500.00		2,543,500.00	4,942,093.76	7,485,593.76	
10/1/2029				917,375.00	917,375.00								
4/1/2030	710,000	5,000	4.100	917,375.00	1,627,375.00	2,544,750.00		2,544,750.00		2,544,750.00	4,943,568.76	7,488,318.76	
10/1/2030				899,625.00	899,625.00								
4/1/2031	745,000	5,000	4.160	899,625.00	1,644,625.00	2,544,250.00		2,544,250.00		2,544,250.00	4,943,093.76	7,487,343.76	
10/1/2031				881,000.00	881,000.00								
4/1/2032	785,000	5,000	4.210	881,000.00	1,666,000.00	2,547,000.00		2,547,000.00		2,547,000.00	4,941,393.76	7,488,393.76	
10/1/2032				861,375.00	861,375.00								
4/1/2033	825,000	5,000	4.270	861,375.00	1,686,375.00	2,547,750.00		2,547,750.00		2,547,750.00	4,939,793.76	7,487,543.76	
10/1/2033				840,750.00	840,750.00								
4/1/2034	860,000	5,000	4.330	840,750.00	1,700,750.00	2,541,500.00		2,541,500.00		2,541,500.00	4,939,793.76	7,481,293.76	
10/1/2034				819,250.00	819,250.00								
4/1/2035	910,000	5,000	4.350	819,250.00	1,729,250.00	2,548,500.00		2,548,500.00		2,548,500.00	4,941,193.76	7,489,693.76	
10/1/2035				796,500.00	796,500.00								
4/1/2036	950,000	5,000	4.370	796,500.00	1,746,500.00	2,543,000.00		2,543,000.00		2,543,000.00	4,943,793.76	7,486,793.76	
10/1/2036				772,750.00	772,750.00								
4/1/2037	1,005,000	5,000	4.390	772,750.00	1,777,750.00	2,550,500.00		2,550,500.00		2,550,500.00	4,942,393.76	7,492,893.76	
10/1/2037				747,625.00	747,625.00								
4/1/2038	1,050,000	5,000	4.410	747,625.00	1,797,625.00	2,545,250.00		2,545,250.00		2,545,250.00	4,941,993.76	7,487,243.76	
10/1/2038				721,375.00	721,375.00								
4/1/2039	1,105,000	5,000	4.430	721,375.00	1,826,375.00	2,547,750.00		2,547,750.00		2,547,750.00	4,942,393.76	7,490,143.76	
10/1/2039				693,750.00	693,750.00								
4/1/2040	1,160,000	5,000	4.450	693,750.00	1,853,750.00	2,547,500.00		2,547,500.00		2,547,500.00	4,943,393.76	7,490,893.76	
10/1/2040				664,750.00	664,750.00								
4/1/2041	1,220,000	5,000	4.460	664,750.00	1,884,750.00	2,549,500.00		2,549,500.00		2,549,500.00	4,939,793.76	7,489,293.76	
10/1/2041				634,250.00	634,250.00								
4/1/2042	1,280,000	5,000	4.470	634,250.00	1,914,250.00	2,548,500.00		2,548,500.00		2,548,500.00	4,941,593.76	7,490,093.76	
10/1/2042				602,250.00	602,250.00								
4/1/2043	1,345,000	5,000	4.490	602,250.00	1,947,250.00	2,549,500.00		2,549,500.00		2,549,500.00	4,943,393.76	7,492,893.76	
10/1/2043				568,625.00	568,625.00								
4/1/2044	1,410,000	5,000	4.510	568,625.00	1,978,625.00	2,547,250.00		2,547,250.00		2,547,250.00	4,939,993.76	7,487,243.76	
10/1/2044				533,375.00	533,375.00								
4/1/2045	1,475,000	5,000	4.530	533,375.00	2,008,375.00	2,541,750.00		2,541,750.00		2,541,750.00	4,941,393.76	7,483,143.76	
10/1/2045				496,500.00	496,500.00								
4/1/2046	1,555,000	5,000	4.550	496,500.00	2,051,500.00	2,548,000.00		2,548,000.00		2,548,000.00	4,942,193.76	7,490,193.76	
10/1/2046				457,625.00	457,625.00								
4/1/2047	1,630,000	5,000	4.560	457,625.00	2,087,625.00	2,545,250.00		2,545,250.00		2,545,250.00	4,942,193.76	7,487,443.76	
10/1/2047				416,875.00	416,875.00								
4/1/2048	1,715,000	5,000	4.570	416,875.00	2,131,875.00	2,548,750.00		2,548,750.00		2,548,750.00	4,941,193.76	7,489,943.76	
10/1/2048				374,000.00	374,000.00								
4/1/2049	1,800,000	5,000	4.580	374,000.00	2,174,000.00	2,548,000.00		2,548,000.00		2,548,000.00	4,943,650.00	7,491,650.00	
10/1/2049				329,000.00	329,000.00								
4/1/2050	1,890,000	5,000	4.590	329,000.00	2,219,000.00	2,548,000.00		2,548,000.00		2,548,000.00	4,939,487.50	7,487,487.50	
10/1/2050				281,750.00	281,750.00								
4/1/2051	1,985,000	5,000	4.600	281,750.00	2,266,750.00	2,548,500.00		2,548,500.00		2,548,500.00	4,943,718.76	7,492,218.76	
10/1/2051				232,125.00	232,125.00								
4/1/2052	2,085,000	5,000	4.610	232,125.00	2,317,125.00	2,549,250.00		2,549,250.00		2,549,250.00	4,940,731.26	7,489,981.26	
10/1/2052				180,000.00	180,000.00								
4/1/2053	7,200,000	5,000	4.620	180,000.00	7,380,000.00	7,560,000.00		7,560,000.00		7,560,000.00		7,560,000.00	
TOTALS	38,640,000			40,544,616.67	79,184,616.67	79,184,616.67	-4,432,741.67	74,751,875.00	0.00	74,751,875.00	146,052,225.89	220,804,100.89	0.35
PE% = 0.00% <i>Estimated</i>													
AR% = 73.86% (2022-23)													
1 MILL = 4,138,683 <i>Estimated</i>													

UPPER DARBY SCHOOL DISTRICT													
TABLE 2													
Series of 2024													
Total Issue Size: \$39,140,000													
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Date	Principal	Coupon	Yield	Interest	Semi-Annual Debt Service	GROSS: Fiscal Year Debt Service	LESS: Capitalized Interest	NET: Fiscal Year Debt Service	Less: State Aid	Local Effort	Existing Local Effort	New Net Local Effort	Millage Equivalent
10/1/2024				576,227.78	576,227.78		(576,227.78)						
4/1/2025				978,500.00	978,500.00	1,554,727.78	(978,500.00)				6,006,011.64	6,006,011.64	0.00
10/1/2025				978,500.00	978,500.00		(978,500.00)						
4/1/2026	5,000	5,000	4.060	978,500.00	983,500.00	1,962,000.00	(978,500.00)	5,000.00		5,000.00	6,971,818.51	6,976,818.51	0.00
10/1/2026				978,375.00	978,375.00								
4/1/2027	5,000	5,000	4.230	978,375.00	983,375.00	1,961,750.00		1,961,750.00		1,961,750.00	7,480,853.14	9,442,603.14	0.47
10/1/2027				978,250.00	978,250.00								
4/1/2028	5,000	5,000	4.260	978,250.00	983,250.00	1,961,500.00		1,961,500.00		1,961,500.00	7,493,843.76	9,455,343.76	0.00
10/1/2028				978,125.00	978,125.00								
4/1/2029	620,000	5,000	4.350	978,125.00	1,598,125.00	2,576,250.00		2,576,250.00		2,576,250.00	7,485,593.76	10,061,843.76	0.15
10/1/2029				962,625.00	962,625.00								
4/1/2030	650,000	5,000	4.480	962,625.00	1,612,625.00	2,575,250.00		2,575,250.00		2,575,250.00	7,488,318.76	10,063,568.76	
10/1/2030				946,375.00	946,375.00								
4/1/2031	685,000	5,000	4.600	946,375.00	1,631,375.00	2,577,750.00		2,577,750.00		2,577,750.00	7,487,343.76	10,065,093.76	
10/1/2031				929,250.00	929,250.00								
4/1/2032	715,000	5,000	4.660	929,250.00	1,644,250.00	2,573,500.00		2,573,500.00		2,573,500.00	7,488,393.76	10,061,893.76	
10/1/2032				911,375.00	911,375.00								
4/1/2033	750,000	5,000	4.710	911,375.00	1,661,375.00	2,572,750.00		2,572,750.00		2,572,750.00	7,487,543.76	10,060,293.76	
10/1/2033				892,625.00	892,625.00								
4/1/2034	790,000	5,000	4.770	892,625.00	1,682,625.00	2,575,250.00		2,575,250.00		2,575,250.00	7,481,293.76	10,056,543.76	
10/1/2034				872,875.00	872,875.00								
4/1/2035	825,000	5,000	4.830	872,875.00	1,697,875.00	2,570,750.00		2,570,750.00		2,570,750.00	7,489,693.76	10,060,443.76	
10/1/2035				852,250.00	852,250.00								
4/1/2036	870,000	5,000	4.850	852,250.00	1,722,250.00	2,574,500.00		2,574,500.00		2,574,500.00	7,486,793.76	10,061,293.76	
10/1/2036				830,500.00	830,500.00								
4/1/2037	910,000	5,000	4.870	830,500.00	1,740,500.00	2,571,000.00		2,571,000.00		2,571,000.00	7,492,893.76	10,063,893.76	
10/1/2037				807,750.00	807,750.00								
4/1/2038	955,000	5,000	4.890	807,750.00	1,762,750.00	2,570,500.00		2,570,500.00		2,570,500.00	7,487,243.76	10,057,743.76	
10/1/2038				783,875.00	783,875.00								
4/1/2039	1,005,000	5,000	4.910	783,875.00	1,788,875.00	2,572,750.00		2,572,750.00		2,572,750.00	7,490,143.76	10,062,893.76	
10/1/2039				758,750.00	758,750.00								
4/1/2040	1,055,000	5,000	4.930	758,750.00	1,813,750.00	2,572,500.00		2,572,500.00		2,572,500.00	7,490,893.76	10,063,393.76	
10/1/2040				732,375.00	732,375.00								
4/1/2041	1,105,000	5,000	4.950	732,375.00	1,837,375.00	2,569,750.00		2,569,750.00		2,569,750.00	7,489,293.76	10,059,043.76	
10/1/2041				704,750.00	704,750.00								
4/1/2042	1,165,000	5,000	4.960	704,750.00	1,869,750.00	2,574,500.00		2,574,500.00		2,574,500.00	7,490,093.76	10,064,593.76	
10/1/2042				675,625.00	675,625.00								
4/1/2043	1,220,000	5,000	4.970	675,625.00	1,895,625.00	2,571,250.00		2,571,250.00		2,571,250.00	7,492,893.76	10,064,143.76	
10/1/2043				645,125.00	645,125.00								
4/1/2044	1,285,000	5,000	4.990	645,125.00	1,930,125.00	2,575,250.00		2,575,250.00		2,575,250.00	7,487,243.76	10,062,493.76	
10/1/2044				613,000.00	613,000.00								
4/1/2045	1,350,000	5,000	5.010	613,000.00	1,963,000.00	2,576,000.00		2,576,000.00		2,576,000.00	7,483,143.76	10,059,143.76	
10/1/2045				579,250.00	579,250.00								
4/1/2046	1,415,000	5,000	5.030	579,250.00	1,994,250.00	2,573,500.00		2,573,500.00		2,573,500.00	7,490,193.76	10,063,693.76	
10/1/2046				543,875.00	543,875.00								
4/1/2047	1,485,000	5,000	5.050	543,875.00	2,028,875.00	2,572,750.00		2,572,750.00		2,572,750.00	7,487,443.76	10,060,193.76	
10/1/2047				506,750.00	506,750.00								
4/1/2048	1,560,000	5,000	5.060	506,750.00	2,066,750.00	2,573,500.00		2,573,500.00		2,573,500.00	7,489,943.76	10,063,443.76	
10/1/2048				467,750.00	467,750.00								
4/1/2049	1,640,000	5,000	5.070	467,750.00	2,107,750.00	2,575,500.00		2,575,500.00		2,575,500.00	7,491,650.00	10,067,150.00	
10/1/2049				426,750.00	426,750.00								
4/1/2050	1,720,000	5,000	5.080	426,750.00	2,146,750.00	2,573,500.00		2,573,500.00		2,573,500.00	7,487,487.50	10,060,987.50	
10/1/2050				383,750.00	383,750.00								
4/1/2051	1,805,000	5,000	5.090	383,750.00	2,188,750.00	2,572,500.00		2,572,500.00		2,572,500.00	7,492,218.76	10,064,718.76	
10/1/2051				338,625.00	338,625.00								
4/1/2052	1,895,000	5,000	5.100	338,625.00	2,233,625.00	2,572,250.00		2,572,250.00		2,572,250.00	7,489,981.26	10,062,231.26	
10/1/2052				291,250.00	291,250.00								
4/1/2053	1,995,000	5,000	5.110	291,250.00	2,286,250.00	2,577,500.00		2,577,500.00		2,577,500.00	7,560,000.00	10,137,500.00	
10/1/2053				241,375.00	241,375.00								
4/1/2054	9,655,000	5,000	5.120	241,375.00	9,896,375.00	10,137,750.00		10,137,750.00		10,137,750.00		10,137,750.00	
TOTALS	39,140,000			42,778,227.78	81,918,227.78	81,918,227.78	-3,511,727.78	78,406,500.00	0.00	78,406,500.00	215,240,264.76	293,646,764.76	0.62
PE% =	0.00%	Estimated											
AR% =	73.86%	(2022-23)											
1 MILL =	4,138.683	Estimated											

UPPER DARBY SCHOOL DISTRICT													
Series of 2025													
Total Issue Size: \$40,460,000													
TABLE 3													
Settled 6/15/2025 Dated 6/15/2025													
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Date	Principal	Coupon	Yield	Interest	Semi-Annual Debt Service	GROSS: Fiscal Year Debt Service	LESS: Capitalized Interest	NET: Fiscal Year Debt Service	Less: State Aid	Local Effort	Existing Local Effort	New Net Local Effort	Millage Equivalent
10/1/2025				494,519.44	494,519.44		(494,519.44)						
4/1/2026				839,750.00	839,750.00	1,334,269.44	(839,750.00)						
10/1/2026				839,750.00	839,750.00		(839,750.00)						
4/1/2027	5,000	5,000	4.060	839,750.00	844,750.00	1,684,500.00	(839,750.00)	5,000.00		5,000.00	9,442,603.14	6,976,818.51	0.00
10/1/2027				839,625.00	839,625.00								
4/1/2028	5,000	5,000	4.230	839,625.00	844,625.00	1,684,250.00		1,684,250.00		1,684,250.00	9,455,343.76	11,139,593.76	0.41
10/1/2028				839,500.00	839,500.00								
4/1/2029	465,000	5,000	4.260	839,500.00	1,304,500.00	2,144,000.00		2,144,000.00		2,144,000.00	10,061,843.76	12,205,843.76	0.11
10/1/2029				827,875.00	827,875.00								
4/1/2030	485,000	5,000	4.350	827,875.00	1,312,875.00	2,140,750.00		2,140,750.00		2,140,750.00	10,063,568.76	12,204,318.76	
10/1/2030				815,750.00	815,750.00								
4/1/2031	510,000	5,000	4.480	815,750.00	1,325,750.00	2,141,500.00		2,141,500.00		2,141,500.00	10,065,093.76	12,206,593.76	
10/1/2031				803,000.00	803,000.00								
4/1/2032	535,000	5,000	4.600	803,000.00	1,338,000.00	2,141,000.00		2,141,000.00		2,141,000.00	10,061,893.76	12,202,893.76	
10/1/2032				789,625.00	789,625.00								
4/1/2033	565,000	5,000	4.660	789,625.00	1,354,625.00	2,144,250.00		2,144,250.00		2,144,250.00	10,060,293.76	12,204,543.76	
10/1/2033				775,500.00	775,500.00								
4/1/2034	585,000	5,000	4.710	775,500.00	1,360,500.00	2,136,000.00		2,136,000.00		2,136,000.00	10,056,543.76	12,192,543.76	
10/1/2034				760,875.00	760,875.00								
4/1/2035	620,000	5,000	4.770	760,875.00	1,380,875.00	2,141,750.00		2,141,750.00		2,141,750.00	10,060,443.76	12,202,193.76	
10/1/2035				745,375.00	745,375.00								
4/1/2036	650,000	5,000	4.830	745,375.00	1,395,375.00	2,140,750.00		2,140,750.00		2,140,750.00	10,061,293.76	12,202,043.76	
10/1/2036				729,125.00	729,125.00								
4/1/2037	680,000	5,000	4.850	729,125.00	1,409,125.00	2,138,250.00		2,138,250.00		2,138,250.00	10,063,893.76	12,202,143.76	
10/1/2037				712,125.00	712,125.00								
4/1/2038	725,000	5,000	4.870	712,125.00	1,437,125.00	2,149,250.00		2,149,250.00		2,149,250.00	10,057,743.76	12,206,993.76	
10/1/2038				694,000.00	694,000.00								
4/1/2039	755,000	5,000	4.890	694,000.00	1,449,000.00	2,143,000.00		2,143,000.00		2,143,000.00	10,062,893.76	12,205,893.76	
10/1/2039				675,125.00	675,125.00								
4/1/2040	790,000	5,000	4.910	675,125.00	1,465,125.00	2,140,250.00		2,140,250.00		2,140,250.00	10,063,393.76	12,203,643.76	
10/1/2040				655,375.00	655,375.00								
4/1/2041	835,000	5,000	4.930	655,375.00	1,490,375.00	2,145,750.00		2,145,750.00		2,145,750.00	10,059,043.76	12,204,793.76	
10/1/2041				634,500.00	634,500.00								
4/1/2042	870,000	5,000	4.950	634,500.00	1,504,500.00	2,139,000.00		2,139,000.00		2,139,000.00	10,064,593.76	12,203,593.76	
10/1/2042				612,750.00	612,750.00								
4/1/2043	915,000	5,000	4.960	612,750.00	1,527,750.00	2,140,500.00		2,140,500.00		2,140,500.00	10,064,143.76	12,204,643.76	
10/1/2043				589,875.00	589,875.00								
4/1/2044	960,000	5,000	4.970	589,875.00	1,549,875.00	2,139,750.00		2,139,750.00		2,139,750.00	10,062,493.76	12,202,243.76	
10/1/2044				565,875.00	565,875.00								
4/1/2045	1,015,000	5,000	4.990	565,875.00	1,580,875.00	2,146,750.00		2,146,750.00		2,146,750.00	10,059,143.76	12,205,893.76	
10/1/2045				540,500.00	540,500.00								
4/1/2046	1,060,000	5,000	5.010	540,500.00	1,600,500.00	2,141,000.00		2,141,000.00		2,141,000.00	10,063,693.76	12,204,693.76	
10/1/2046				514,000.00	514,000.00								
4/1/2047	1,115,000	5,000	5.030	514,000.00	1,629,000.00	2,143,000.00		2,143,000.00		2,143,000.00	10,060,193.76	12,203,193.76	
10/1/2047				486,125.00	486,125.00								
4/1/2048	1,170,000	5,000	5.050	486,125.00	1,656,125.00	2,142,250.00		2,142,250.00		2,142,250.00	10,063,443.76	12,205,693.76	
10/1/2048				456,875.00	456,875.00								
4/1/2049	1,225,000	5,000	5.060	456,875.00	1,681,875.00	2,138,750.00		2,138,750.00		2,138,750.00	10,067,150.00	12,205,900.00	
10/1/2049				426,250.00	426,250.00								
4/1/2050	1,290,000	5,000	5.070	426,250.00	1,716,250.00	2,142,500.00		2,142,500.00		2,142,500.00	10,060,987.50	12,203,487.50	
10/1/2050				394,000.00	394,000.00								
4/1/2051	1,350,000	5,000	5.080	394,000.00	1,744,000.00	2,138,000.00		2,138,000.00		2,138,000.00	10,064,718.76	12,202,718.76	
10/1/2051				360,250.00	360,250.00								
4/1/2052	1,420,000	5,000	5.090	360,250.00	1,780,250.00	2,140,500.00		2,140,500.00		2,140,500.00	10,062,231.26	12,202,731.26	
10/1/2052				324,750.00	324,750.00								
4/1/2053	1,415,000	5,000	5.100	324,750.00	1,739,750.00	2,064,500.00		2,064,500.00		2,064,500.00	10,137,500.00	12,202,000.00	
10/1/2053				289,375.00	289,375.00								
4/1/2054	1,490,000	5,000	5.110	289,375.00	1,779,375.00	2,068,750.00		2,068,750.00		2,068,750.00	10,137,750.00	12,206,500.00	
10/1/2054				252,125.00	252,125.00								
4/1/2055	10,085,000	5,000	5.120	252,125.00	10,337,125.00	10,589,250.00		10,589,250.00		10,589,250.00		10,589,250.00	
TOTALS	33,590,000			37,234,019.44	70,824,019.44	70,824,019.44	-3,013,769.44	67,810,250.00	0.00	67,810,250.00	287,640,753.13	355,451,003.13	0.52
PE%=-	0.00%	Estimated											
AR%=-	73.86%	(2022-23)											
1 MILL=-	4,138,683	Estimated											

UPPER DARBY SCHOOL DISTRICT
Delaware County, Pennsylvania

RESOLUTION

WHEREAS, the Board of School Directors of the Upper Darby School District (“Board of School Directors”) has determined that a new middle school facility is required for the use of the pupils of the Upper Darby School District (the “School District”) and has authorized preliminary steps to be taken with regard to this school project, consisting of planning, designing, constructing, and furnishing a newly constructed middle school within the Borough of Clifton Heights (herein “Middle School Project”); and

WHEREAS, the Pennsylvania Public School Code of 1949, as amended (the “School Code”), including amendments made pursuant to Act 34 of 1973 (“Act 34”), requires, *inter alia*, that the School District hold a public hearing 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 those requirements of Act 34 and the School Code, such a public hearing is required to be held in conjunction with the Middle 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 to interested citizens during the period of such advertisement; and

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

WHEREAS, the Board of School Directors further wishes to authorize the School District Administration to take any other actions with respect to the Middle School Project legally or practically required to comply with Act 34, the School Code or other requirements to complete the Middle School Project.

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

1. The School District is authorized to hold a public hearing in accordance with and in compliance with the requirements of Act 34 and the School Code, in the Upper Darby School District Administration Building, located at 8201 Lansdowne Avenue, Upper Darby, PA 19082 on Tuesday, September 19, 2023, beginning at 7:00 PM, prevailing time.

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

3. This School District hereby authorizes the maximum project cost and maximum building construction cost for the Middle School Project as follows:

<u>Maximum Project Cost</u>	<u>Maximum Building Construction Cost</u>
\$116,102,133	\$75,501,768

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

5. A. Kyle Berman, Esquire, and the law firm of Fox Rothschild LLP, Solicitor for the School District, are authorized and directed to perform such acts on behalf of this School District as may be necessary in connection with the Middle School Project.

6. The architectural firm known as KCBA Architects, Project Architects for the designated Middle School Project, are authorized and directed to perform such acts on behalf of the School District as may be necessary in connection with the Middle School Project.

7. The firm of PFM Financial Advisors LLC as financial consultant, is authorized and directed to perform such acts on behalf of the School District as may be necessary in conjunction with the Middle School Project.


8. The Administration is further directed and authorized to engage a court stenographer to transcribe the Act 34 proceedings, consistent with the intent of this Resolution.

9. This Board of School Directors further authorizes the School District's Officers, Administration, Solicitor, Financial Consultant, and Project Architect to take any and all necessary actions in order to effectuate the intent and purpose of this Resolution.

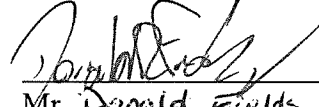
DULY ADOPTED, by the Board of School Directors of the Upper Darby School District, this 8th day of August, 2023.

UPPER DARBY SCHOOL DISTRICT
Delaware County, Pennsylvania

Attest: _____


Mr. Craig Rogers
Board Secretary

By: _____

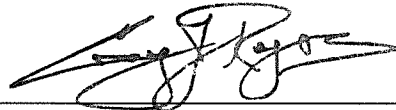

Mr. Donald Fields
Board Vice President

CERTIFICATE

I, 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 Upper Darby School District duly convened and held according to law on August 8, 2023, at which meeting a quorum was present; that said Resolution has been duly recorded in the minutes of the Board of School Directors of the Upper Darby 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 Upper Darby School District met the advance notice requirements of the Sunshine Act, Act No. 1998-93 of the General Assembly of the Commonwealth of Pennsylvania, approved October 15, 1998, as amended, 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 8th day of August, 2023.



Craig Rogers
Board Secretary

(SEAL)

EXHIBIT “A”

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

**NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH ACT 34
New Middle School**

TO: ALL RESIDENTS OF THE UPPER DARBY SCHOOL DISTRICT

Please take notice that a public hearing will be held in the Upper Darby School District Administration Building located at 8201 Lansdowne Avenue, Upper Darby, PA 19082 on Tuesday, September 19, 2023, beginning at 7:00 PM, prevailing time, relating to the planning, designing, acquiring, construction, and furnishing of the new Middle School, to be located in the Borough of Clifton Heights, Delaware County, Pennsylvania (herein “Middle School Project”) in accordance with Act 34 of the Pennsylvania Legislature.

A description of the Middle School Project, including the facts with respect to the educational, physical, administrative, budgetary, and fiscal matters relating to the Middle School Project, and certain other information, will be presented and will be available for consideration at the public hearing on Tuesday, September 19, 2023, and from August 15, 2023, until the public hearing during regular business hours (8:00 AM to 4:00 PM) of the School District at the offices of the Superintendent located in the District Administration Building at 8201 Lansdowne Avenue, Upper Darby, PA 19082.

The Board of School Directors of the Upper Darby School District (“Board”) by Resolution duly adopted has authorized the following:

<u>Maximum Project Cost</u>	<u>Maximum Building Construction Cost</u>
\$116,102,133	\$75,501,768

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

Residents and employees of the School District may submit written testimony regarding the Middle School Project no later than 12 p.m. on September 18, 2023. Such written testimony should be mailed via first class U.S. Mail, emailed to capitalprojects@upperdarbysd.org or hand delivered (electronic mail shall not constitute acceptable delivery of written testimony) to:

Craig Rogers
Board Secretary
Upper Darby School District
8201 Lansdowne Avenue
Upper Darby, PA 19082

The written testimony shall include the name and address of the person submitting the request, identification of the sender as a School District resident or employee, and a description of the support or objection to the Middle School Project. To be of most benefit, 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 both residents and employees of the District will be given reasonable opportunity to be heard at such public hearing. Sign-in sheets will be available in the Board Room of the District Administration Building at the time of the hearing. The Board will call upon individuals signing such sign-in sheets in the order in which they appear. Commentary will be limited to three (3) minutes per interested person. No person shall be allowed to speak a second time until all parties commenting the first time have been heard. The Board will allow public comment and/or questioning until the conclusion of the hearing.

Written comments regarding the Middle School Project will also be received by the Superintendent at the School District's administrative offices until 4:00 P.M., Friday, October 20, 2023. Such written comments should be mailed via first class U.S. mail or hand delivered at the address noted above. Written comments may also be emailed to capitalprojects@upperdarbysd.org.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS

UPPER DARBY SCHOOL DISTRICT
Delaware County, Pennsylvania

A handwritten signature in black ink, appearing to read 'Craig Rogers', is written over a horizontal line.

Craig Rogers
Secretary of the Board of School Directors