CANNONDESIGN

Seneca Valley School District

PUBLIC HEARING ON THE PROPOSED

Intermediate High School Performing Arts Center Addition

5:30 PM | September 8, 2025

Held at:
Seneca Valley Intermediate High School Auditorium
126 Seneca School Rd Harmony, PA 16037

Table of Contents

1 Agenda

1 Call to Order	**Matt Hoffman** **Tucker Arensberg** P.C. Solicitor for Seneca Valley Schools
2 Project Description	**Jeremy Dwyer, AIA** CannonDesign, Project Manager
3 Financial Analysis	**Alisha R. Henry** PNC Capital Markets, LLC, Managing Director
4 Public Comment	**A. Pre-registered speakers/comments** **B. Comments from attendees**
5 Adjournment	

2 **Introduction**

The School Board of the Seneca Valley School District is providing this opportunity to inform the public of its consideration to remove a portion of the Intermediate High School in order to construct a new classroom addition for the Intermediate High School and a new Performing Arts Center for the entire district, located on the secondary campus on Seneca School Road in Jackson Township, Pennsylvania.

The project is in response to a review of the existing Intermediate High School physical facility and academic & technical program needs for the school's growing population.

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

The specific purposes for this hearing are as follows:

1. Establish the need for the project by reviewing events leading to the Seneca Valley School Board's consideration to initiate the building project.
2. Review the various options considered by the Seneca Valley School District prior to the decision to proceed with the current project proposal.
3. Describe the type of building to be constructed and the educational programs that serve as the basis for the project under consideration.
4. Present the estimated construction cost, the total project cost, indirect costs and the financial needs and estimate of the local tax impact of the project.
5. Provide citizens and residents with an opportunity to offer comments and written testimony concerning the project.

Please feel free to participate during the comment period in the latter part of the presentation. An official transcript of the hearing is being recorded in order for the Seneca Valley School Board to consider and study your constructive comments, insights and observations.

3 **Project Need**

The Seneca Valley School District (SVSD) is proposing a project to remove and replace part of the existing Intermediate High School building with a new classroom addition. This plan is based on findings from the district-wide feasibility study, which identified the need to improve academic and technical learning spaces. The current building has outdated systems, limited capacity, and physical conditions that restrict the district's ability to support certain educational programs.

As student enrollment increases and programs such as music and theater continue to grow, the existing classrooms and support spaces are no longer adequate. Much of the building has not been updated since it was built in 1964, aside from limited renovations in 1991, 1996 and 2001.

The proposed project offers a long-term solution to support future student growth, evolving academic programs, and a better-connected secondary campus. The new layout would also allow for improved integration with the adjacent Senior High School and help create a more unified campus environment. These factors support the need to demolish part of the current building and construct a new classroom addition and Performing Arts Center to serve the entire district.

The current school building, located in Harmony, Butler County, has existed on this site for 63 years. The original building was constructed in 1964 with additions and renovations in 1991, 1996, and 2001 as documented by the PA Department of Education.

Currently, the building houses approximately 34 classrooms, library, art rooms, gymnasium, choral and band rooms, tech ed and shop classrooms, a cafeteria, and a main and auxiliary gym. Existing classrooms are generally undersized and there is limited collaborative and small group space outside the classroom. There is no dedicated orchestra instruction space, and the theater is undersized for the audience size and scale of the productions mounted there.

As Seneca Valley continues to implement enhanced safety and security measures across all district buildings, the Intermediate High School stands out as a facility with several outdated components in need of replacement or significant upgrades. Many of its existing systems no longer align with today's best practices for secure, modern learning environments. Addressing these deficiencies is essential to keeping pace with the evolving safety standards and educational needs of the times we live in.

The district-wide feasibility study revealed that the exterior envelope and all major building systems mechanical, electrical, and plumbing at the Intermediate High School are beyond their useful life and require significant repair or full replacement. This includes the roofing system, which has reached the end of its life expectancy; window assemblies that are experiencing water infiltration; and exterior doors that are not thermally efficient and no longer meet performance standards. These aging systems not only impact energy efficiency and maintenance costs but also hinder the overall functionality, safety, and comfort of the learning environment.

The interior finishes throughout the Intermediate High School are significantly outdated and have exceeded their intended lifespan. While the staff has done a good job maintaining the facility, the 63 year old building no longer supports the needs of a modern educational environment. To provide students with a 21st-century learning experience and prepare for future demands, the facility must evolve. Currently, the building lacks a variety of collaboration spaces both large and small, and many classrooms are undersized for today's instructional needs. Science labs are antiquated and not aligned with current curriculum standards. In the performing arts area, the auditorium is too small to accommodate a growing student population, there are an insufficient number of designated practice rooms and no dedicated orchestra room, limiting opportunities for students to thrive in these programs.

Many of the building's engineering systems, including mechanical, plumbing, and electrical have exceeded their expected service life and are in need of significant repair or full replacement. The existing systems present a range of deficiencies, including limited electrical capacity, poor energy efficiency, outdated lighting and emergency lighting, an aging fire alarm system, and insufficient infrastructure to support current communications and technology needs. In addition, concerns related to air quality and ventilation, inconsistent heating and cooling, aging plumbing, and inadequate accessibility for individuals with disabilities further highlight the need for comprehensive system upgrades.

Taken together, these factors demonstrate that the existing building is operating beyond its functional capacity and will be unable to support the evolving needs of students and the broader community in the years ahead. Without significant investment in modernization or replacement, the facility risks limiting educational opportunities, hindering program growth, and failing to provide a safe, accessible, and effective learning environment. To meet future demands and ensure continued student success, proactive steps must be taken to address these challenges comprehensively.

4 **Options Considered**

As part of district facility planning, the Seneca Valley School District completed an updated District-Wide Feasibility Study (DWFS) in January 2023 which was a comprehensive planning and assessment study of all district owned buildings. As part of the DWFS, Seneca Valley considered five (5) project options for the Intermediate High School. They were as follows:

Option 1. Full Building Renovation

Option 2. Full Building Renovation & Addition (new Gym, Performing Arts and Cafeteria)

Option 3. Partial Building Renovation & Additions with connection to Senior High School (new Gym, Performing Arts, Cafeteria, Library District Office)

Option 4. New Building on Same Location

Option 5. New 6-8 Building (offsite), Convert RGMS to 9-10

As a result of the feasibility study, Seneca Valley School District identified the existing Intermediate High School as the building in most current need of attention and moved forward with architect selection to address the presented needs. Upon award of the project, the architect, CannonDesign, conducted a site master planning and programming effort to establish the project's space needs and to develop a strategy for building on the Secondary Campus.

The merits of building a wholly new building at the same location or opting to renovate part of the existing facility and augment with new additions were compared. The goal of these studies was to weigh the benefits of renovation vs new construction in light of present and future programmatic requirements, and with attention to the considerable challenges of working on the active Secondary Campus site.

The project leadership team assessment focused on key categories aligned with the district's educational vision, including support for future-ready learning environments, community sentiment, physical capacity, building design requirements, security, sustainability, accessibility, and construction impacts. A central consideration was ensuring that students would not be displaced during construction. The assessment also identified opportunities to enhance the overall campus experience introducing new outdoor amenities that support both the arts and athletics while creating a cohesive, campus environment. In addition, the vision includes developing a theater that serves not only the existing campus but the entire district and community as a shared cultural and performance resource.

The results of this analysis indicated renovating part of the existing Intermediate High School building and adding an academic and performing arts addition offered more opportunities than demolishing the entire existing facility and building a new structure. Opportunities the renovation-and-addition scheme offered over the all-new building included the following:

- Efficient building phasing will allow students and teachers to continue to use the existing IHS building until the new academic spaces are available for use. No temporary housing (trailer or modular classrooms) will be required.
- Keeping a portion of the existing IHS building allows several highly functional and well-appointed spaces to remain in use with selective upgrades and renovations. These spaces include, but are not limited to, the IHS cafeteria and kitchen, the IHS auditorium, the main and auxiliary gyms, art, music, shop and technical education classrooms and the District Administrative Offices.
- Keeping and renovating the IHS auditorium provides much needed additional capacity for dance, theater and music performances.
- Keeping and doing no work in the District Administrative Offices eliminates the need to replace administrative offices in favor of building for student use.
- New additions will physically connect the remaining portion of the IHS building to the SHS building on three floors, allowing for safer movement of students and staff between buildings.
- New IHS addition will provide the school a clearly identifiable entry, simplifying wayfinding across the campus and bolstering IHS identity on the Secondary Campus.

Given the opportunities outlined above, it was decided that a partial building renovation plus additions creating a physical connection to the Senior High School (DWFS Option 3) was deemed the most appropriate option to support the needs of the Intermediate High School.

5 **Project Description**

SITE – Seneca Valley Secondary Campus, Seneca School Rd., Jackson Twp., Butler County, PA.

Site Size: Approximately 127 Acres

Current Site Usage: Existing Intermediate High School site on SV Secondary Campus

Topography: Moderate topography on the site.

Wetlands: No wetlands within project boundary.

Available Utilities: Electricity, Gas, Water, Sewer, Telecom

Site Access: Adequate Access from Seneca School Rd., and within campus.

Community Use: The future school will accommodate community activities during non-school hours. The Performing Arts Center being constructed as part of this project will result in additional use during non-school hours, beyond the existing school's current community use.

Parking: Parking on the existing site is sufficient. Additional accessible parking will be built as part of this project to provide improved access to the SHS and IHS buildings.

Existing Conditions Adjacent Site Affecting Health and Safety: None. Notable adjacency is Interstate 79.

Bus & Automobile Drop Off / Pick Up Areas: No significant change is anticipated to the current bus and automobile drop off and pick up strategy for the campus.

Loading and Receiving Area: Will occur at the modified existing loading dock at the south side of the building.

Outdoor Areas: A new front plaza creates a pedestrian connection between the entrances to the SHS and IHS and provides safe and inviting space for pick up and drop off. An enclosed outdoor courtyard adjacent to the Performing Arts Center will provide pre-function space for performances and opportunities for outdoor learning. A large campus green incorporates stormwater management strategies in a large-scale space containing outdoor classrooms and pathways for the marching band to process to the football field. An outdoor yard supports outdoor learning and Family Consumer Science programming, and a rooftop classroom supports science curriculum.

BUILDING

Program: Renovation of a portion of the existing Intermediate High School with additions including an academic wing and a performing arts center.

Total Square Footage: 143,411 GSF selective renovation plus 204,534 GSF addition

Building Structure: Existing building – two story steel framed structure with limited areas of concrete masonry bearing walls. New construction - three story steel framed structure with limited areas of concrete masonry bearing walls.

While the future Intermediate High School is designed to serve students in grades 9 and 10, the new academic addition will provide physical connections to the Senior High School, allowing all students in grades 9-12 to move between the IHS and SHS safely and quickly. The building has been programmed with a variety of stakeholder groups including district educational staff, district and school administrators, parents, students and community groups to accommodate current educational programs while incorporating flexibility for the building to evolve educationally over its lifespan.

The renovated IHS and addition will consist of an existing two-story structure and a three-story addition. The combined facility will house forty-three (43) general classrooms, including 39 new and 4 existing. General classrooms are designed for flexibility and can be used by teachers across grades and subjects. Three (3) special education classrooms are distributed throughout the addition, with one on each floor, and an apartment-style classroom suite is provided for teaching life skills. The addition will house twelve (12) flexible science labs and a biotech lab. Instructional spaces in the addition will also include a FACS cooking suite and an imagination studio suite. Music programming occurs in the addition and the existing building. Spaces within the existing building include orchestra, practice and music technology classrooms, and they are joined by new band, chorus and practice rooms in the new addition. Tech education classrooms and shops in the existing IHS as existing are to remain.

Learning support spaces are distributed on each floor and include gifted and speech classrooms, therapy and counseling suites and faculty enclaves centrally located for the convenience of teachers and staff. Small group rooms, seminar rooms and large group collaboration spaces are organized into forums and are distributed throughout the new and existing building. They are suited for independent work, small group collaboration and collaborative large group instruction.

Existing spaces to receive selective renovations include the IHS auditorium, cafeteria, and main gymnasium. The existing locker rooms will undergo selective renovations to provide improved accessibility and updated finishes. Existing district administrative offices are out of scope and will receive no upgrades. New public spaces include the library, digital immersion lab and performing arts center. The new performance venue can host an audience of 1600 people with 1100 seats on the main floor and a 500-seat balcony. This new performing arts center is an asset to the secondary campus, the district as a whole, and community.

Security is a primary focus for the project, which will include a secured entry vestibule that only allows access to the building directly through the building's administration offices once school is in progress. Glazing in these areas is scheduled to be impact resistant. School administrative offices are situated to have clear visibility out of the building toward the primary building entrance. Security cameras, door hardware, and electronic key hardware will also be incorporated into the project and discussed with district staff and emergency services personnel.

The building will have mechanical, electrical and plumbing throughout the building as described in the following building system pages. Building finishes include painted gypsum board walls, tile wall protection, terrazzo and linoleum flooring, acoustic ceilings, white boards and magnetic boards, and casework (cabinetry) designed to meet district standards for secondary education.

The new academic addition and performing arts center will be fully ADA compliant for accessibility.

The building is being designed with sustainability and energy efficiency in mind. This includes an increased efficiency of the thermal envelope of the new addition, reduction in energy and water use, daylighting of classrooms and primary educational spaces, lighting controls for daylight harvesting, energy efficient LED light fixtures, improved indoor air quality levels, acoustic performance, limited green roof area and water efficient landscaping design. An energy monitoring dashboard will be incorporated into the design of the collaborative space and will be available for use as a teaching tool.

Building Systems

- The existing 4-inch domestic water service is of adequate size and capacity to serve the renovations and will be extended to the new addition.
- The new addition will be served by (3) new 6-inch sanitary building drains that will exit the building and connect to the site sanitary sewers.
- A new 4-inch chemical resistant waste system will be provided to serve the Science Classrooms in the new addition. The wastewater will discharge into an exterior pH neutralization tank before connecting to the sanitary building sewer.
- The new addition will be served by (4) new storm building drains that will exit the building and connect to the site storm sewers.
- The existing 6-inch fire service and associated 750 GPM, 40 HP fire pump is of adequate size and capacity to serve the new wet pipe sprinkler system and will be extended to the new addition.
- The existing natural gas service will be modified as required to serve the new gas fire boilers and be extended into the new addition to serve gas-fire equipment, laboratory gas outlets in the Science classrooms and gas-fire cooking equipment in the FACS classrooms.
- The new addition and renovated areas of the existing building will be completely protected by a new wet pipe sprinkler system.
- A new domestic water distribution system connected to the existing system will be provided for the new addition. The existing domestic hot water system has sufficient capacity to serve the hot water demand of the new addition
- New gas-fired steam boilers.
- New air-cooled water chillers.
- New direct digital DDC HVAC control system.
- New HVAC system with unit ventilators for Classrooms, Labs, and other classroom spaces.
- New air distribution system.
- New hot and chilled water distribution system.
- New pumping stations
- New packaged D/X cooling with gas heat rooftop units for the Theater and Stage areas
- Roof mounted air handlers for the Main Office, Library, Pre-Function, and Band areas.
- New air handling units for Band, Art, Gym, Auxiliary Gym, Tech shop, Kitchen and Cafeteria in the existing Intermediate Building.
- Unit ventilator replacement for cafeterias, shops and new classroom space in the existing Intermediate Building.
- Exhaust fan replacements in the existing Intermediate building.
- Piping replacement in the existing Intermediate building.
- A new metered electrical service will be installed utilizing a new pad-mounted transformer. Underground trenching and raceway system will be installed to accommodate the electrical utility requirements. The service voltage will be 480/277V, 3 Phase, 4 Wire. The pad mounted transformer will supply a switchboard sized to handle the building.
- Panelboards supplied from the switchboard will be installed throughout the building and will be strategically located to accommodate building load requirements.
- Receptacles will be provided throughout the building as required.
- The lighting system shall meet the current International Energy Conservation Code as required and designed to accommodate building space requirements.
- All lighting will be illuminated using LEDs.
- Classrooms, Offices, and the Corridors will be primarily illuminated using LED lighting fixtures with lenses.
- All rooms will be equipped with a vacancy-sensing device to provide automatic shut-off where permitted as well as daylight harvesting sensors.
- Storage and Utility Rooms will be illuminated by surface or chain mounted lighting fixtures.
- Library, Gymnasium and the Front Vestibule area shall be illuminated using pendant mounted fixtures.
- Dedicated theatrical lighting and audiovisual systems will be provided in the performing arts center theater.

- Egress lighting will be provided to meet the requirements of the IBC Building Code.
- Exit lights shall be internally illuminated LED type with directional arrows.
- Four button low voltage switches will be provided in each classroom to control the front and back of the room independently. Generally, the row of lights nearest to the whiteboard shall be switched separately. Day lighting controls shall be incorporated where deemed necessary.
- Site lighting shall be controlled through a lighting control panel with a manual override switch, contactors, time control, and a photocell. Light fixtures shall be provided over each exterior door to provide normal light controlled by a lighting control panel 'on' and programmable time clock 'off'. The fixture shall also include an emergency light connected to the building generator.
- Light fixtures shall also be provided around the perimeter of the building to provide general illuminations. Building lighting shall be controlled by a lighting control panel 'on' and programmable time clock 'off'.
- Emergency power shall be provided by a diesel emergency generator.
- Data wiring closets to accommodate building requirements will be installed.
- An underground conduit and manhole system will be installed between the existing building and the adjacent Senior High School to replace the underground conduit system being disrupted/removed during construction. This facilitates the routing and extension of the existing campus fiber network.
- An addressable and voice-type fire alarm system capable of meeting current code standards will be installed.
- Rescue assistance systems will be installed in the building as required.
- A master clock and intercom program/paging system will be installed.
- Classrooms will be provided with local audiovisual systems including presentation displays and sound reinforcement. Assistive listening systems will be provided for classrooms and the performing arts center theater space.

This building will be designed under the following code requirements:
PA Uniform Construction Code, IBC, ADA, L&I

6 Summary of Owned Buildings & Land

SUMMARY OF OWNED BUILDINGS AND LAND

District/CTC: | Project Name: | Grades: _____ - _____

	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	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Connoquenessing Valley Elementary School	1958, 1991, 2003	19.8	K-4	654	Maintain			654		
Ehrman Crest Elementary & Middle School	2022	150	K-6	1,400	Maintain			1,400		
Rowan Elementary School	1951, 1958 1990	16.1	K-4	498	Maintain			498		
Haine Elementary & Middle School	1968, 1985 1990, 1996	25.7	K-6	1,329	Maintain			1,329	INPUT APPROPRI PDE PROJ IN COL. SUBTOTAL	ATE ECTION #10,
Subtotal	XXXXXXXXX	XXX	XXXX	3,881	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,881		3,881
Ryan Gloyer Middle School	1972, 2002, 2007		7-8	1,426	Maintain			1,426	INPUT APPROPRI PDE PROJ IN COL. SUBTOTAL	ATE ECTION #10,
Subtotal	XXXXXXXXX	XXX	XXXX	1,426	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,426		1,426
Intermediate High School & Aquatic Center	1964, 1991 1996, 2003 2022	130	9-10	1,592	Demoiltion and Addition			1,602	INPUT APPROPRI PDE PROJ IN COL. SUBTOTAL	ATE ECTION #10,
Senior High School	1994, 2002, 2007	130	11-12	1,609	Maintain			1,609		
Subtotal	XXXXXXXXX	XXX	XXXX	3,201	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,211		3,211
District Central Administration Office	1993	130	N/A	65	Maintain			65	INPUT APPROPRI PDE PROJ IN COL. SUBTOTAL DESCRIPT BOARD REQUIRED	ATE ECTION #10, ION OF ACTIONS BELOW
Nextier Stadium	1991	130	N/A		Maintain					
Press Box	2023	130	N/A		Maintain					
Field House	1998	130	N/A		Maintain					
Field House	2023	130	N/A		Maintain					
Evans City Site	1939, 2025	20	N/A		Vacate Site					
Subtotal	XXXXXXXXX	XXX	XXXX	65	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	65		65
TOTAL	XXXXXXXXX	XXX	XXXX	8,573	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	8,583		8,583

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)

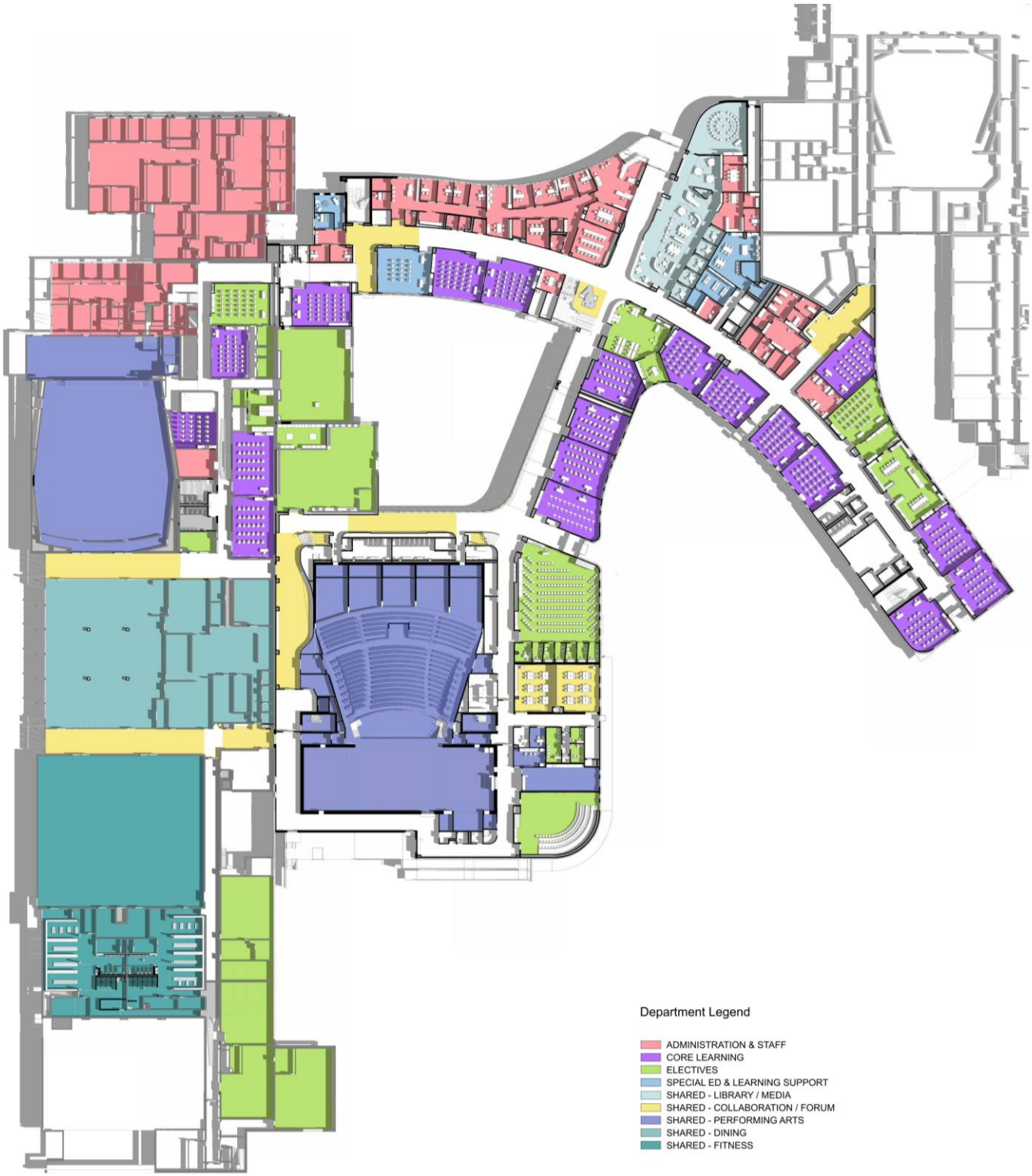
CHECK IF APPLICABLE:

- X EXPAND PROGRAMS OR COURSE OFFERINGS
- X 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): _____

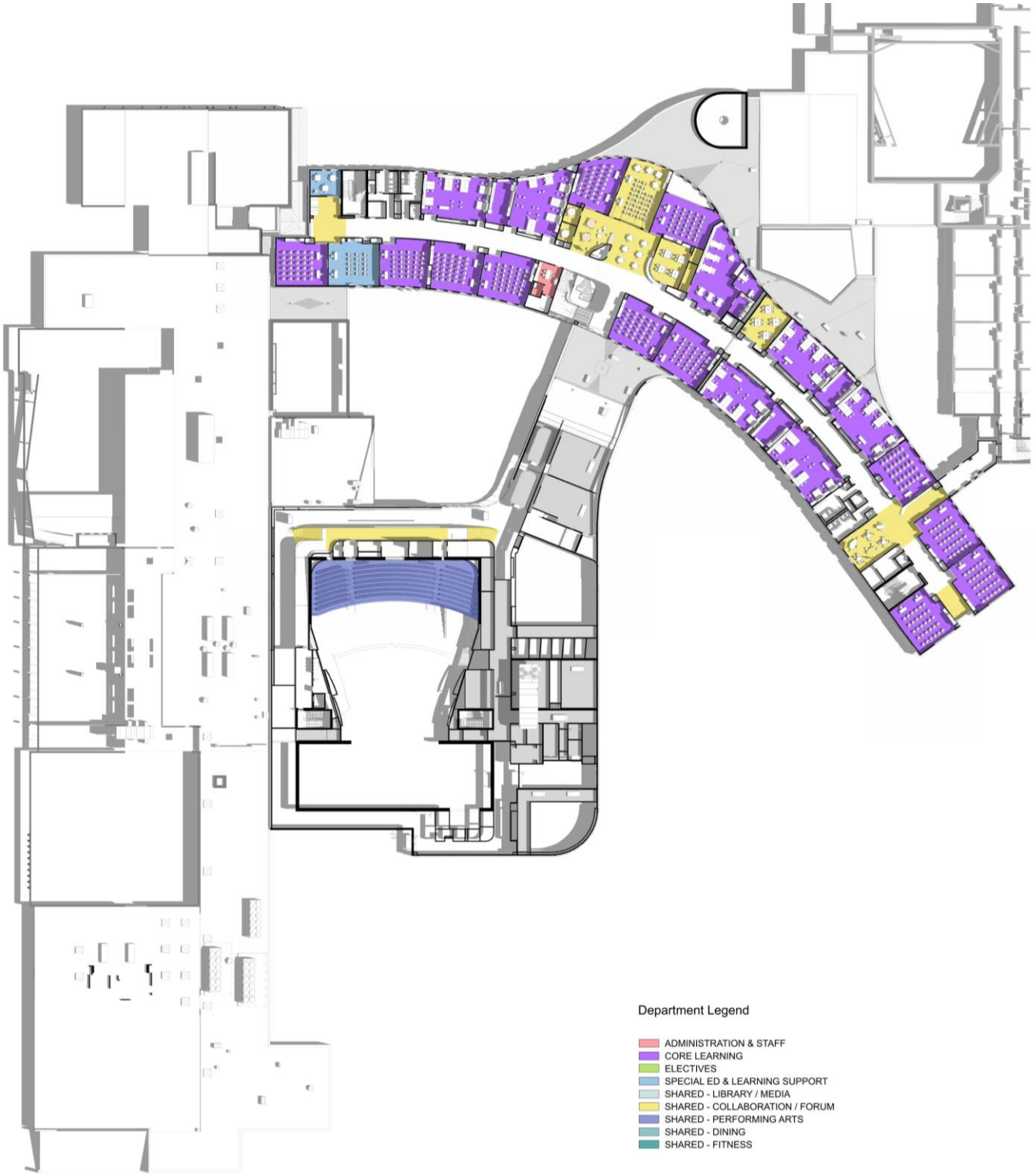
REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-A09

7 Proposed Site Plan

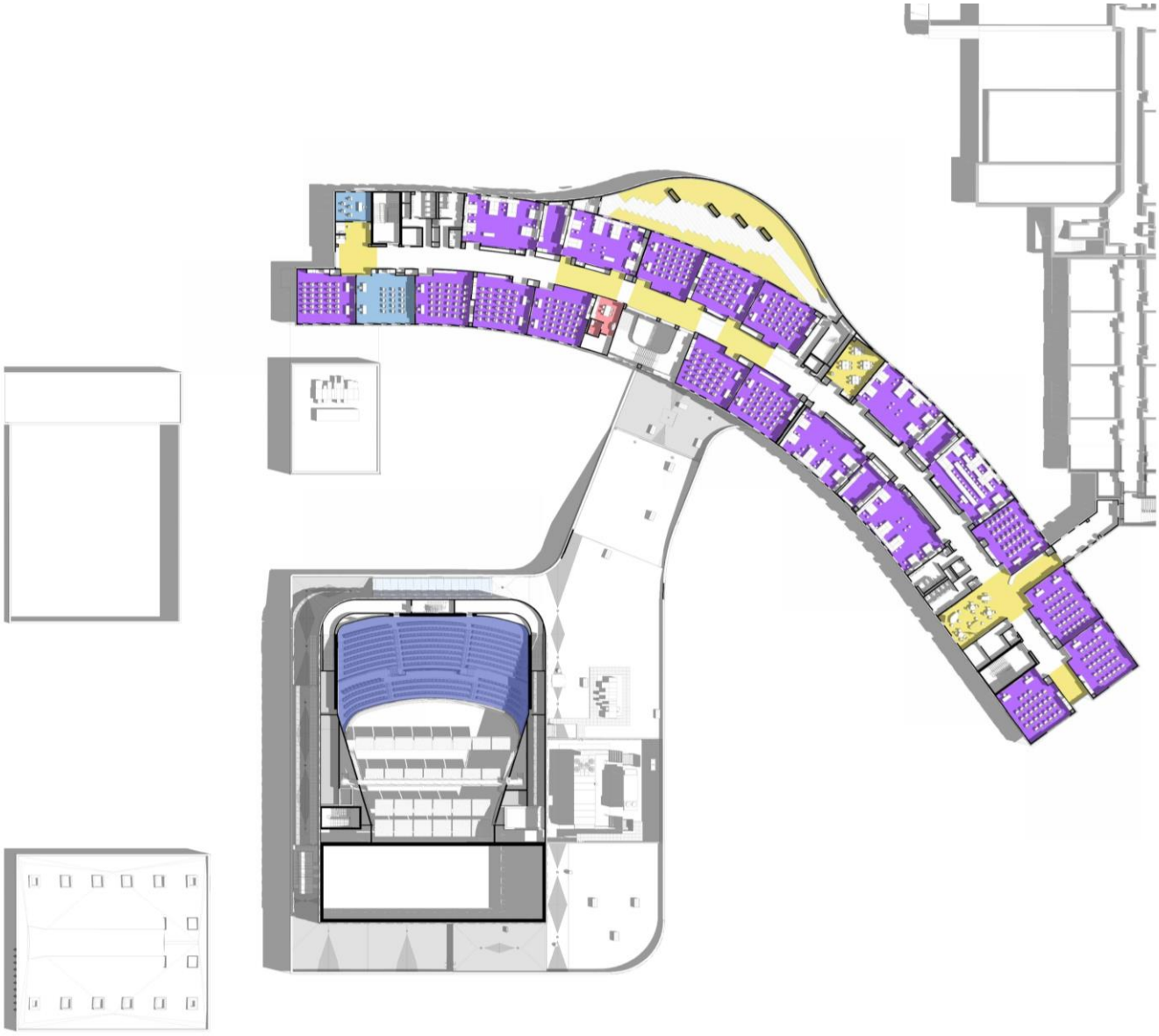
First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



Department Legend

- ADMINISTRATION & STAFF
- CORE LEARNING
- ELECTIVES
- SPECIAL ED & LEARNING SUPPORT
- SHARED - LIBRARY / MEDIA
- SHARED - COLLABORATION / FORUM
- SHARED - PERFORMING ARTS
- SHARED - DINING
- SHARED - FITNESS

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CTC: Seneca Valley School District	Project Name: Intermediate High School		Project #:
ROUND FIGURES TO NEAREST DOLLAR			
PROJECT COSTS	**NEW**	**EXISTING**	**TOTAL**
A. STRUCTURE COSTS (include site development)			
1. General **(Report costs for sanitary sewage disposal on line E-1.)**	72,093,674	8,982,326	81,076,000
2. Heating and Ventilating	15,207,259	4,316,584	19,523,843
3. Plumbing **(Report costs for sanitary sewage disposal on line E-1.)**	5,632,318	857,994	6,490,312
4. Electrical	19,713,114	3,002,980	22,716,094
5. Asbestos Abatement (D04, line C-3)	X X X X X X	1,020,000	1,020,000
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	112,646,365	18,179,884	130,826,249
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)**	3,492,037	562,956	4,054,993
b. Builder's Risk Insurance (if not included in primes)	50,000	20,000	70,000
c. Construction Insurance - Total	3,542,037	582,956	4,124,993
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	116,188,402	18,762,840	134,951,242
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	6,855,116	1,699,504	8,554,620
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	6,855,116	1,699,504	8,554,620
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	6,059,423	1,122,251	7,181,674
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	6,059,423	1,122,251	7,181,674
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	129,102,941	21,584,595	150,687,536
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	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X X X X X X X	
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs			
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	129,102,941	21,584,595	150,687,536
* **Type "No Fee" beside each item for which no design fee is charged.**			

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC: Seneca Valley School District	Project Name: Intermediate High School		Project #:	
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				**TOTAL**
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				3,733,163
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.)				750,000
4. Architectural Printing				50,000
5. Test Borings				30,000
6. Site Survey				50,000
7. Other (attach schedule if needed) a. _____				250,000
b. PlanCon-D-Add't Costs, Total				
8. Contingency				9,200,000
9. TOTAL - Additional Construction-Related Costs				14,063,163
H. FINANCING COSTS *FOR THIS PROJECT ONLY*	**BOND ISSUE/NOTE SERIES OF** 2026	**BOND ISSUE/NOTE SERIES OF** _____	**BOND ISSUE/NOTE SERIES OF** _____	X X X X X X X X X X X X
1. Underwriter Fees	780,050			780,050
2. Legal Fees	217,500			217,500
3. Financial Advisor				
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	7,500			7,500
6. Capitalized Interest				
7. Printing	9,000			9,000
8. CUSIP & Rating Fees	112,500			112,500
9. Other a. Legal Expenses	19,062			19,062
b. _____				
10. TOTAL-Financing Costs	1,145,612			1,145,612
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				165,896,311
REVENUE SOURCES	**BOND ISSUE/NOTE SERIES OF** 2026	**BOND ISSUE/NOTE SERIES OF** _____	**BOND ISSUE/NOTE SERIES OF** _____	**TOTAL**
J. AMOUNT FINANCED *FOR THIS PROJECT ONLY*	156,010,000			156,010,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM *FOR THIS PROJECT ONLY*	7,120,673			7,120,673
L. INTEREST EARNINGS *FOR THIS PROJECT ONLY*	2,765,638			2,765,638
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				165,896,311

DETAILED COSTS			
District/CTC: Seneca Valley School District	Project Name: Intermediate High School		Project #:
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	8,960,000		8,960,000
2. Heating and Ventilating			
3. Plumbing	1,280,000		1,280,000
4. Electrical	2,560,000		2,560,000
5. Other: Site Construction Contingency	896,000		896,000
6. Other:			
7. A-1 thru A-6 - Subtotal	13,696,000		13,696,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Subtotal			
9. Site Development Costs - Total	13,696,000		13,696,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	755,200		755,200
			EXISTING
C. ASBESTOS ABATEMENT			
1. Asbestos Abatement			1,000,000
2. AHERA Clearance Air Monitoring			20,000
3. Asbestos Abatement - Total (D02, line A-5)			1,020,000
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)			
E. ROOF REPLACEMENT/REPAIR			
1. Roof Replacement Repair			500,000
2. Owner Controlled Insurance Program on Roof Replacement/Repair			
3. Builder's Risk Insurance (if not included in primes)			
4. Roof Replacement/Repair - Total			500,000
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR			29,500

REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-D04

1

11 Act 34 Maximum Building Construction Cost

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

District/CTC:	Project Name:	Project #:
Seneca Valley School District	Intermediate High School	

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) $ 129,102,941

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) $ 13,696,000
2. Architect's Fees on the above excludable costs $ 755,200
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW) $
4. Total Excludable Costs (B-1 plus B-2 and B-3) $ 14,451,200

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

C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) $ 114,651,741

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

IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.

D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08) $ 123,823,880

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

REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-D20

12 **Analysis of Financing Alternatives**

We have analyzed four alternative methods of financing for the proposed Seneca Valley School District Intermediate High School Project (the "Project"). We also estimated the direct costs of financing as required by the Department of Education regulations issued November 4, 1978.

Analysis of Alternatives

The four alternatives of financing that we examined are:

1. Cash or a short-term loan.

2. General obligation bond issue.

3. A local authority issue.

4. A financing through the State Public School Building Authority (SPSBA).

Review of the financing projections prepared in connection with this Project, and discussions with the School District's Administration indicated that financing the entire project with cash is not feasible. The School District does not have the unassigned funds necessary to pay enough cash for its share of the Project, nor does it appear that the School District would be able to raise the required amounts from its anticipated cash flow to meet the proposed construction schedule.

We then analyzed in detail the three alternatives which would require the School District to incur long-term debt. For each alternative, we estimated a bond issue size and calculated the average annual debt service requirements. We then constructed a repayment schedule assuming equal annual payments over 20 years at current interest rate levels for the General Obligation, Local Authority, and SPSBA Bond Issues. Financing costs for the local authority and SPSBA were slightly higher, which resulted in a larger bond issue and higher average annual payments. Bonds issued through either a local authority or the SPSBA would be classified as revenue bonds instead of general obligation bonds. Interest rates on revenue bonds are slightly higher than interest rates that would be received on general obligation bonds. This would result in higher annual debt service payments for the School District. The General Obligation alternative offers the School District the advantage of lower interest rates, more favorable refunding provisions and keeps more control with the local school board. Based on these analyses and past performance, the least costly alternative for financing the Project is the General Obligation Bond Issue.

Comparison of Long-term financing methods

	General Obligation Authority*	SPSBA*	LOCAL
Construction & Related Costs	$155,550,699	$155,550,699	$155,550,699
Contingency	9,200,000	9,200,000	9,200,000
Costs of Issuance	1,145,612	$1,245,612	1,245,612
Total Costs	**$165,896,311**	**$165,996,311**	**$15,996,311**
Less: Bond Premium	7,120,673	7,120,673	7,120,673
Less: Interest Earnings	2,765,638	2,765,638	2,765,638
BOND ISSUE	**$156,010,000**	**$156,010,000**	**$156,010,000**
Average Annual Payment at 4.65%** for 20 years	12,149,838	$12,315,124	$12,315,124

*A Local Authority and SPSBA would have additional costs of issuance as well as possible annual administrative expenses which are not factored into the annual payment. Additionally, Local Authority and SPSBA Annual Payments are calculated at a rate of 4.80% as a result of higher costs associated with selling revenue bonds.

The School District will consider other ways to reduce the debt service needed to fund the Project.

1. The School District will not utilize bond insurance on the 2026 Bonds as the District is rated Aa1 and therefore lowered their Costs of Issuance significantly.
2. The School District will utilize a “wrap around” amortization to structure the new debt service.
3. For discussion purposes only, we have provided:
   Table 1- Series of 2026 - **$156,010,000**
   1 mill = $714,188

State Reimbursement

Historically, the State has agreed to reimburse Districts for a portion of the principal and interest paid each year for building construction projects approved through the PlanCon process. Since May 15, 2016, a moratorium on the acceptance of new PlanCon projects for approval has been in place. House Bill 1615, Section 732.1 amended and extended the moratorium through the 2024-2025 fiscal year, therefore, the District cannot file for State reimbursement on this Project at this time. The State is currently evaluating revisions to the manner in which it provides financial support to school districts for building construction projects, however, at this time the outcome of the potential change is unknown. The District reserves the right to file for reimbursement on this Project in the future should the Project be eligible under revised legislation.

Indirect Costs

The School District does anticipate a certain level of increased operational costs due to the Project, including but limited to utility and insurance costs. School District officials have estimated the additional annual indirect cost associated with the Project to be 0.50 mills, which is the best estimate at this time.

Total Millage Impact

The total millage impact of the Project is:

$156,010,000 G.O. Bonds on Table 1 = 10.93 mills

The estimated millage impact from the projected Series of 2026 bond issue of 10.93 mills plus the indirect costs of 0.50 mills equals a total millage impact of 11.43 mills.

Seneca Valley School District
Summary of Local Debt Service Requirements

Period Ending	Existing Local Debt Service	Series 2026 Debt Service	Total Debt Service	Milage Impact*
6/30/2026	9,618,096		9,618,096	
6/30/2027	10,891,906	6,505,417	17,397,323	9.11
6/30/2028	10,929,525	7,805,250	18,734,775	1.82
6/30/2029	10,930,825	7,805,000	18,735,825	
6/30/2030	10,927,875	7,804,750	18,732,625	
6/30/2031	11,134,825	7,804,500	18,939,325	
6/30/2032	11,130,550	7,804,250	18,934,800	
6/30/2033	11,129,800	7,804,000	18,933,800	
6/30/2034	11,131,950	7,803,750	18,935,700	
6/30/2035	11,130,000	7,803,500	18,933,500	
6/30/2036	592,800	18,338,250	18,931,050	
6/30/2037	—	18,931,250	18,931,250	
6/30/2038	—	18,933,250	18,933,250	
6/30/2039	—	18,931,000	18,931,000	
6/30/2040	—	18,933,250	18,933,250	
6/30/2041	—	18,933,250	18,933,250	
6/30/2042	—	18,934,500	18,934,500	
6/30/2043	—	18,930,250	18,930,250	
6/30/2044	—	18,934,000	18,934,000	
6/30/2045	—	18,933,500	18,933,500	
6/30/2046	—	17,682,000	17,682,000	
TOTAL	**109,548,152**	**275,354,917**	**384,903,068**	**10.93**

**1 Mill = $714,188*

SENECA VALLEY SCHOOL DISTRICT

MAXIMUM PROJECT COST AND MAXIMUM BUILDING CONSTRUCTION COST

Be it resolved that the Seneca Valley School Board, acting as operating agent of the Seneca Valley School District approves the maximum building construction cost and maximum project coat listed below for the proposed new construction of the Intermediate High School & Performing Arts Center Addition located on Seneca School Road, Jackson Township.

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

- Maximum Building Construction Cost (D2O, Line C) (Structure Costs, Fees, Movable Fixtures/Equipment) $114,651,741
- Maximum Project Cost (page 16, D03, line I) $165,896,311
- Adopted this 4th day of August 2025, by the following Voice Vote:

Eric O. DiTullio	YES	Timothy Hester	YES
Jeff Widdowson	Absent	Mike Jacobs	YES
Susan Harrison	YES	Fredrick Peterson Jr.	Absent
Nick Brower	YES	Kari Zimmer	YES
Leslie Bredl	Absent		

Intermediate High School & Performing Arts Center Addition

Attest: _____
Julia Benson, Board Secretary Seneca Valley School District

14 **Public Hearing Notice**

Please take notice that a public hearing will be held at the Seneca Valley School District Intermediate High School Auditorium located at 126 Seneca School Rd, Harmony, PA 16037 on Monday, September 8, 2025, at 5:30 p.m. for the purpose of reviewing all relevant matters relating to the construction and equipping of the proposed Intermediate High School & Performing Arts Center Addition (the "Project").

This public hearing is being held pursuant to the requirements of PA 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.

A description of the Project, including facts relative to educational, physical, administrative, budgetary and fiscal matters of the Project, will be presented and will be available for consideration at this public hearing, and, beginning Monday, August 15, 2025, a description booklet will be available during business hours at the Seneca Valley School District Administration Office located at the District Administration Building, 124 Seneca School Road, Harmony, PA 16037.

The Seneca Valley School Board, by resolution duly adopted, has authorized a maximum building construction cost of $114,651,741 and a maximum total project cost of $165,896,311 in connection with the Project:

All residents are invited to attend. Anyone wishing agenda time, or wishing to submit written testimony or both, should contact the District Administration Office until 12:00 noon on Monday, September 1, 2025. Additional testimony will be received from the floor at the hearing. All testimony will be limited to four minutes per speaker.

Public comment will also be received in written format after the public hearing until 12:00 noon on Wednesday, October 8, 2025, at the Seneca Valley District Administration Office (address listed above).