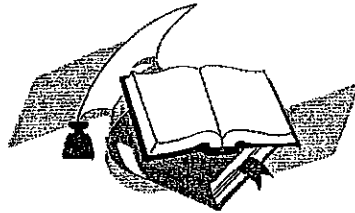




ACT 34 PUBLIC HEARING

for the
construction of the

New Regency Park Elementary School
Plum Borough School District
Plum Borough, PA 15239



on
Wednesday, August 26, 2015
6:00pm

at the
Plum Senior High School
Auditorium
900 Elicker Room
Plum, PA 15239

**Plum Borough School District
900 Elicker Road
Plum, Pennsylvania 15239**

BOARD OF DIRECTORS

Mr. Sal Colella
President

Mr. Richard Zucco
Vice President

Mr. Kevin Dowdell

Mrs. Michele Gallagher

Mr. Tom McGough

Mr. John St. Leger

Mrs. Michelle Stepnick

Mrs. Loretta White

ADMINISTRATIVE STAFF

Dr. Timothy Glasspool, Superintendent

Dr. Guy Rossi, Assistant Superintendent

Mr. Eugene Marraccini, Director of Business Affairs

Mr. Michael Brewer, Director of Administrative Services

Underwriter

Mr. Joseph Muscatello
Boenning and Scattergood, Inc.
Pittsburgh, Pennsylvania

Solicitor

Mr. Lee Price
Andrews & Price, LLC
Pittsburgh, Pennsylvania

Bond Counsel

Mr. Clifford Pastel
Dinsmore & Shohl, LLP
Pittsburgh, Pennsylvania

Architectural Firm

Mr. Ronald W. Kretz, AIA
L.R. Kimball – A CDI Company
Pittsburgh, Pennsylvania

**Project Information Booklet
Act 34 Hearing**

**New Regency Park Elementary School
Plum Borough School District**

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AGENDA
ACT 34 HEARING
New Regency Park Elementary School
PLUM BOROUGH SCHOOL DISTRICT
August 26, 2015

- | | | |
|------|--|---|
| I. | Welcome and Opening Remarks | Dr. Timothy Glasspool
Superintendent of Schools |
| II | Hearing Duly Constituted | Mr. Lee Price
Moderator |
| III. | Introduction of Project | Dr. Timothy Glasspool
Superintendent of Schools |
| IV. | Proposed Building Project | Mr. Ronald W. Kretz, AIA
Project Manager |
| V. | Analysis of Direct and Indirect Costs
and Financing Options | |
| | A. Direct Costs | Mr. Joseph Muscatello
Underwriter |
| | | Mr. Clifford Pastel
Bond Counsel |
| | B. Indirect Costs | Mr. Eugene Marraccini
Director of Business Affairs |
| VI. | Public Comments and Questions | Mr. Lee Price
Moderator |

All residents are invited to attend. The manner by which a resident may gain agenda time or submit written testimony, or both, is as follows:

1. The hearing agenda will include an opportunity for individuals to ask questions, or make comments and suggestions related to the Project.
2. Although it is not necessary for a resident to reserve agenda time in order to speak at the hearing, any individual wishing to reserve agenda time and to be formally included in the agenda at the Project's public hearing should submit a written request to be on the

agenda to the Superintendent of Schools, Plum Borough School District, 900 Ellicker Road, Plum, PA 15239, by 3:00 p.m., Monday, August 24, 2015, giving name, address, and phone number of individual or group wishing to reserve agenda time.

3. Participants who do not reserve agenda time will still be given an opportunity to speak, after those who have requested agenda time have made their comments.
4. All Participants, who wish to provide testimony at the hearing, must be recognized by the Moderator, and must preface their comments by stating their name and address, and group affiliation if applicable.
5. Each statement made by a Participant shall be limited to five (5) minutes duration.
6. No Participant may speak more than once, unless all others who wish to speak have been heard.
7. The hearing and all public comments will be transcribed. Public comments may also be recorded by an audio or video recording system.
8. Following the public hearing, Superintendent of Schools, Dr. Timothy Glasspool, will receive written comments concerning the Project at the address in item #2 above, until 12:00 Noon, Friday, September 25, 2015.

VII. Adjournment

NOTICE OF PUBLIC HEARING

Plum Borough School District

**To: All Residents of Plum Borough School District,
Allegheny County, Pennsylvania**

Please take notice that a public hearing will be held in the Plum Senior High School Auditorium, 900 Ellicker Road, Plum, Pennsylvania 15239 on Wednesday, August 26, 2015 at 6:00 p.m., prevailing time, for the purpose of reviewing all relevant matters relating to the construction and equipping of the New Regency Park Elementary School (the "Project"). A description of the Project, including facts with respect to educational, physical, administrative, budgetary and fiscal matters related to the Project, will be presented and will be available for consideration at such public hearing. A Project Description Booklet will be available from Monday, August 3, 2015 until such hearing, during regular School District business hours, at the Plum Borough School District Administrative Offices, 900 Ellicker Road, Plum, Pennsylvania, 15239.

The Plum Borough Board of School Directors by Resolution duly adopted has authorized a "maximum building construction cost" of \$9,215,500, and a "maximum project cost" of \$13,653,995 in connection with the Project.

The public hearing is being held pursuant to 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.

All residents are invited to attend. The manner by which a resident may gain agenda time or submit written testimony, or both, is as follows:

1. The hearing agenda will include an opportunity for individuals to ask questions, or make comments and suggestions related to the Project.
2. Although it is not necessary for a resident to reserve agenda time in order to speak at the hearing, any individual wishing to reserve agenda time and to be formally included in the agenda at the Project's public hearing should submit a written request to be on the agenda to the Superintendent of Schools, Plum Borough School District, 900 Ellicker Road, Plum, PA

15239, by 3:00 p.m., Monday, August 24, 2015, giving name, address, and phone number of individual or group wishing to reserve agenda time.

3. Participants who do not reserve agenda time will still be given an opportunity to speak, after those who have requested agenda time have made their comments.
4. All Participants, who wish to provide testimony at the hearing, must be recognized by the Moderator, and must preface their comments by stating their name and address, and group affiliation if applicable.
5. Each statement made by a Participant shall be limited to five (5) minutes duration.
6. No Participant may speak more than once, unless all others who wish to speak have been heard.
7. The hearing and all public comments will be transcribed.
8. Following the public hearing, Superintendent of Schools, Dr. Timothy Glasspool, will receive written comments concerning the Project at the address in item #2 above, until 12:00 Noon, Friday, September 25, 2015.

BY ORDER OF THE BOARD OF SCHOOL DIRECTORS

PLUM BOROUGH SCHOOL DISTRICT
Allegheny County, Pennsylvania

By: _____

Secretary of the Board of School Directors

PLUM BOROUGH SCHOOL DISTRICT

Allegheny County, Pennsylvania

New Regency Park Elementary School

**RESOLUTION ADOPTING A MAXIMUM PROJECT COST AND
MAXIMUM BUILDING CONSTRUCTION COST FOR THE
CONSTRUCTION OF THE NEW REGENCY PARK ELEMENTARY
SCHOOL, AND AUTHORIZING OTHER ACTION IN CONNECTION
THEREWITH.**

WHEREAS, the Plum Borough School District Board of Directors has determined that additional and improved school facilities are required for use of the School District's pupils; and

WHEREAS, the School Board has authorized certain preliminary steps to be taken to construct a new Regency Park Elementary School (the "Project"); and

WHEREAS, 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, requires that the School Board shall, by a majority vote of all its members, authorize a maximum project cost and a maximum building construction cost to be financed by the District; and

WHEREAS, the term, **maximum building construction cost**, includes all costs for new general construction, heating and ventilating, plumbing, electrical and other structural expense; fixtures and equipment; and architectural and engineering fees on these items; and

WHEREAS, the term, **maximum project cost**, means building construction costs, plus all other costs of the Project proposal including site

development, rough grading, access roads, architectural and engineering fees on these items, legal fees, and the like; and

WHEREAS, the Board of School Directors of the School District intends to conduct a public hearing to inform the residents of the School District with respect to the Project; and

WHEREAS, said Act 34 requires that, twenty (20) days after proper public notice, a public hearing be held for a new school building not later than thirty (30) days before the School District submits the initial building construction cost estimates to the Pennsylvania Department of Education for approval.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of School Directors hereby authorizes for the new Regency Park Elementary School a maximum building construction cost of \$9,215,500, and maximum project cost of \$13,653,995.

2. A public hearing is hereby authorized to be held in regard to the Regency Park Elementary School Project, in compliance with Act 34 of 1973 and the Public School Code of 1949, as amended, in the Plum Senior High School Auditorium, 900 Ellicker Road, Plum, Pennsylvania 15239, on Wednesday, August 26, 2015, beginning at 6:00 p.m., prevailing time.

3. The public hearing shall be transcribed by a public stenographer.

4. The Secretary of the Board of School Directors is hereby authorized and directed to cause a notice of such public hearing to be published once in the *Tribune Review*, such publication to appear at least twenty (20) days

prior to the date of the public hearing stated above. The notice should be as set forth, attached hereto.

5. The School District's Architects; CDI Architects Group, LLC d/b/a L.R. Kimball, are hereby authorized and directed to prepare a description of the Project as required by Act 34 and Chapter 349 of the State Board of Education Regulations, 22 Pa.Code § 349, et seq. Said Project description shall be made available for the public at least twenty (20) days prior to the public hearing, and the Project description shall be mailed to the news media not later than fourteen (14) days prior to the public hearing.

6. The proper officers of the School District shall submit to the Pennsylvania Department of Education a certified copy of this Resolution, together with a copy of the minutes or transcript of the public hearing, proof of publication of the public hearing notice, a complete description of the Project, and any other documents required by the Pennsylvania Department of Education in connection therewith.

7. The Board of School Directors of the School District hereby authorizes and directs its (i) Administrative Staff, (ii) Solicitor, Andrews & Price LLC, (iii) Bond Counsel, Eckert Seamans, Cherin & Mellott, LLC, (iv) Bond Underwriter, Boenning and Scattergood, Inc., and (v) Architects L.R. Kimball, to do and perform or cause to be done and performed on behalf of the School District any and all acts and things as may be necessary in connection with the Project in order to carrying out the purposes of this Resolution.

8. The proper officers of the School District are hereby authorized and directed to execute any and all papers, and to do and cause to be

done any and all acts and things necessary and proper for the execution or the carrying out of this Resolution.

9. The School District's Director of Business Affairs is directed to make the financial information with respect to the Project available for inspection by interested citizens requesting such inspection at his administrative offices.

10. All resolutions or parts of resolutions inconsistent herewith be and the same are hereby superseded, rescinded, canceled, and annulled.

RESOLVED AND ADOPTED, this 21st day of July, 2015.

VOTING: Aye _____ Nay _____ Abstentions _____ Absent _____

IN WITNESS WHEREOF, we have hereunto set our signatures and affixed the seal of the School District.

ATTEST

PLUM BOROUGH SCHOOL DISTRICT

Board Secretary

Board President

[SEAL]

I, the undersigned, Secretary of the Board of School Directors of the School District, do hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the affirmative vote of the majority of the members of the Board of School Directors of the School District at a public meeting held on July 21, 2015, that proper notice of such meeting was duly given as required by law; and the said Resolution has been duly entered upon the minutes of said Board, showing how each member voted thereon.

Board Secretary

(SEAL)

INTRODUCTION OF PROJECT

The purpose of the hearing, under Act 34 of the Commonwealth of Pennsylvania, is to have the appropriate school personnel; architect, underwriter and bond counsel present a proposal outlining the plans for the construction of a new Regency Park Elementary School. Construction of the new elementary school is a direct result of the completion of a District-Wide Feasibility Study which was completed in 2014.

Over the years, the needs of the School District, students and staff have outgrown the site and building of the existing facility. The goals for the new building reflect the District's emphasis on the improvement of the teaching and learning environment, community partnership and the implementation of curriculum driven technology. In view of today's educational environment, the need for different types of spaces for learning, the increasing use of educational technology, along with the potential for residential growth within the attendance area, the new Regency Park Elementary School must have the flexibility to meet the current and future needs of the students, staff and the community.

The proposed new Regency Park Elementary School building project has been designed to align with the Plum Borough School District Mission Statement; *strive to achieve excellence in education by preparing students to take their place in the diverse and changing world of the 21st century. The District will provide a safe and stimulating environment that will support and promote critical thinking and lifelong learning.*

At the Act 34 hearing, we hope to accomplish the following:

- * To establish the need for the project.
- * To review the various options considered.
- * To present the estimated construction costs.
- * To present an analysis of financing costs.
- * To provide citizens and residents an opportunity to comment and to express views related to this project.

Proposed Project Description The New Regency Park Elementary School

1. Background

Based on the 2010 District Wide Facility Study (DWFS) update conducted by L.R. Kimball, and in keeping with the DWFS Option ES 2B, the Plum Borough School District proceeded with the construction of a new Pivik K-6 Elementary School to replace the existing Pivik K-6 Elementary School. The new Pivik Elementary School was completed in 2012 and is currently online as one of five District K-6 Elementary Schools. Parallel with the decision to build a new Pivik Elementary School circa 2010, the Plum Borough School District Board of Directors also approved Plan Con Part A (project justification) for alterations to both the existing Adlai E Stevenson and Holiday Park K-6 Elementary Schools. Both of these projects received Part A approval from PDE. The District continued with the design strategies for alterations to both of these existing schools but could not arrive at an agreeable course of action to establish a scope of work and budget for the anticipated alterations to both existing schools. In the interim, the new Pivik Elementary School was completed and came on line in 2012. The completion and occupying of the new Pivik Elementary School gave the District a unique opportunity to cast a new perspective on the renovations strategy of both Adlai Stevenson and Holiday Park Elementary Schools particularly with the understanding that lower market construction values had permitted to the District to achieve significant savings in the anticipated construction costs for the new elementary. Fresh from the process of planning and constructing a new state of the art facility that addressed all elementary facility program requirements and a much closer construction cost delta between new construction and inclusive renovations than originally forecast, the District made the decision to "site adapt" the new elementary school design to the former Adlai Stevenson Elementary School site. Construction of the "site adapt" new Holiday Park Elementary School will be complete in time for the start of the 2015-2016 school year.

Based on the 2014 DWFS conducted by L.R. Kimball, the Plum Borough School District has selected to proceed with Option ES 1C. This process of demolishing the existing Regency Park Elementary School and building a new Regency Park Elementary School provides an opportunity of great value. This new K-6 Elementary School, in conjunction with the recent new Pivik and new Holiday Park Elementary Schools as well as some geographic re-districting, will ultimately replace the existing Adlai E. Stevenson, existing Holiday Park, existing Pivik, and existing Regency Park K-6 Elementary Schools. After the completion of the new Regency Park K-6 elementary school, the Plum Borough School District will continue to operate the existing Center K-6 Elementary School as well as the new Holiday Park, new Pivik, and new Regency Park Elementary Schools for a total of 4 District K-6 facilities to accommodate the District's entire K-6 enrollment.

2. Options Considered

The Plum Borough School District had considered renovating the existing Regency Park Elementary school, as indicated in the 2014 District Wide Facility Study prepared by L.R. Kimball. However, due to the age and configuration of the existing facility, the cost delta between new construction and parity based renovations made it much more advantageous to build new.

There were a number of goals established as part of the Facility Study from the very beginning of the process. The first was to create parity for all of the elementary schools. This would require modifications to several of the existing buildings, or replacement of

them, to provide similar education and facility opportunities at each of the remaining buildings.

The second was to improve the quality of life for the occupants of the elementary school buildings, in terms of commute times, physical learning environments, accessibility and average class size.

The third goal was to have geographical balance for the location of the elementary schools.

Next was to provide good value for the School District in return for the cost of the improvements. The intent was to raise both the educational quality and the perceived quality of the facilities for the benefit of the School District.

The fifth goal was to achieve the goals with the minimum cost impact, to act with fiscal responsibility by providing the projects within the financial limits set by the School District.

The last goal was to provide low lifecycle costs, ease of operations and maintenance, while at the same time providing good functionality and adaptability.

With these goals in mind, Option ES 1C is able to achieve most or all of the established goals.

3. Summary of Options Considered

From the original five (5) options, the Architect worked with the School District to analyze the options and develop a way to narrow the options to the one that would be the most responsive in terms of the goals set at the beginning of the process. The result of the reduction in options left Option ES 1C that appeared to meet most of the requirements, and which met the criteria established by the goals for the Study. These options were indicated in the DWFS as follows:

Option ES 1A

Option ES 1A maintains the current grade structure of K-6 in the existing elementary schools. This option would renovate and expand the existing Regency Park Elementary School. The remaining Elementary Schools would not receive any work at this time. While this option would provide for most of the goals, it would not reach Parity and would not improve Quality of Life, mainly due to existing conditions at Regency Park Elementary School.

Option ES 1B

Option ES 1B maintains the current grade structure of K-6 of the existing elementary schools. This option would renovate and expand the existing Regency Park Elementary School. The remaining Elementary Schools would not receive any work at this time. While this option would provide for most of the goals, it would not reach Parity and would not improve Quality of Life, mainly due to existing conditions at Regency Park Elementary School.

Option ES 1C

Option ES 1C maintains the current grade structure of K-6 of the existing elementary schools. This option includes the construction of a new Regency Park Elementary School on the site of the current Regency Park. The remaining Elementary Schools would not

receive any work at this time. This option would provide for all the goals identified in the DWFS.

Following several public presentations and many discussions with the Board, it appeared that due to the many issues with the existing Regency Park Elementary School, the initial economical impact of constructing a new Regency Park Elementary School would result in long term benefits.

Option ES 2

Option ES 2 maintains the current grade structure of K-6 of the existing elementary schools. This option would renovate and expand the existing Center Elementary School. The existing Regency Park Elementary School would be closed. The remaining Elementary Schools would not receive any work at this time. While this option would provide for most of the goals, it would not improve the Geographical Balance and would not improve Quality of Life, mainly due to the size of the larger Center Elementary School.

4. Building Project Summary

A. Site :

The proposed site for the new Regency Park Elementary School is at the location of the existing Regency Park Elementary School which will be closed and demolished to facilitate construction of the new facility. This site location currently has all required utilities and site access is already established.

The following is included in the proposed site development:

- Green space bordering an existing residential neighborhood
- Large grass play area for limited athletic use.
- Hard-play area.
- Soft-play area.
- Separate bus and parent drop-offs.
- Adequate parking for staff, visitors and buses.

B. General Construction :

The proposed building design utilizes a compact floor plan which provides for four (4), one (1) story classroom wings, with common areas located at and connecting the four (4) wings, centered around a core of primary support spaces. Directly adjacent the main entrance, and a primary component of the core support spaces is the Administration suite. The main entrance will provide visual and physical security, by requiring visitors to enter the building only through the Administration Offices during school hours. The Administration suite includes a reception counter and adjacent work area, Principal's office, Conference Room and Guidance Office. Adjacent the Administration suite and part of the core space is the Nurse's suite with adequate space for office, exam room and support spaces. The classroom wings are accessible from the entrance on the main level via egress at each end of the wings. Located near the main entrance, as part of the core spaces are the Multi-Purpose/Cafeteria, the full size Gymnasium, and the Media Center.

A bus drop off is located at the main entrance of the building, while a parent drop off entrance is located on the west side of the building to provide a separation between the two (2) drop off areas. Both entrances will allow students to enter the building directly from their buses or cars without crossing any vehicular traffic areas.

The Kindergarten classrooms have a dedicated corridor which is directly adjacent the main entrance. The Kindergarten corridor has the Large Group Instruction on one end and an exit on the opposite end.

The Media Center is also associated with the core of the building and is accessible from the main entrance.

On separate wings are the toilet facilities for economy and proximity with core of the building. By orienting these facilities centrally within the building the need for multiple student and public restrooms is eliminated.

With the primary support spaces organized around the core, which is directly adjacent to the main entrance, the support spaces become readily accessible to the students and public. The spaces are consolidated and easily supervised during daily activities, as well as easily controlled and monitored during public functions and "after-hours" activities.

The classroom sizes are consistent with others within the District. Flexible space will accommodate changing educational programming along with the possibility of multiple activities within a single classroom.

The following spaces are included in the proposed building design.

- Multi-Purpose/Cafeteria room.
- Full size gymnasium with a dividing partition, separate from the Multi-Purpose/Cafeteria for added flexibility.
- Administration office with visual access and physical control of the main entrance.
- Separate, dedicated Student Entrance adjacent to bus stacking area
- Dedicated Kindergarten wing.
- Life Skills Suite.
- Art Room.
- Library/Media Learning Center with adjacent STEM Lab and Library Support Space.
- Faculty Room.
- Nurse's Suite.

The construction of the proposed building design will be consistent with the current buildings within the school district. The building will utilize non-combustible construction throughout. The exterior will be a cavity wall system with brick veneer and concrete block back-up. The windows will be aluminum with insulated glass. The roof design will be sloped gable roofs over the classroom wings with a low slope roof over the central core. The interior partitions will be concrete block throughout. The building will be designed according to all applicable state and local building codes which include; Pennsylvania L&I, Universal Construction Code, International Building Code, National Fire Prevention Code and The Americans with Disabilities Act (ADA)

C. HVAC :

The building will be fully designed for heating, with cooling as a possible add alternate. The system will utilize a two-pipe hydronic system which is typical throughout the school district. The various heating and cooling units throughout the facility will be served by a gas-fired boiler located in the Mechanical room which is accessible via the service drive to the facility. The add alternate for cooling will consist of additional piping to supply chilled water from a central chiller. Classrooms will be served by individual unit ventilators in each classroom. The Multi-Purpose Room, Administration, STEM Classroom and Library will be served by Individual Air Handling Units. These particular rooms may be operated for after hours use without operating the entire building system. System controls will be DDC type. All units will be connected by a building network system to the district facility network. All systems and design loads will be designed according to the appropriate building and energy codes.

D. Plumbing :

Domestic water will be provided by the Plum Borough Municipal Water Authority. The water service will enter the building in the mechanical room and then be distributed throughout the facility. A new sanitary sewer line will be extended from the school to the Plum Borough Municipal Authority sewer system. Storm water will be routed to the new exterior site drainage system. The sanitary waste and vent system, storm water system, domestic hot and cold water systems, will comply with the requirements of the 2009 International Plumbing Code, and the Allegheny County Plumbing Code.

Natural gas will be the fuel source for the domestic water heating and kitchen facilities. Gas service will be provided by Equitable Gas Company. The gas distribution systems will comply with the International Fuel Gas Code, NFPA 54 and the requirements of the gas company.

Plumbing fixtures in the public and staff areas will be vitreous china, Water closets and lavatories in public and main toilet rooms will be equipped with manual flush valves and faucets. All fixtures will be installed according to Americans with Disabilities Act (ADA).

E. Electrical :

Electrical service will be obtained from Duquesne Light Company and will enter the building underground. Telephone, data and cable TV service will be obtained from Verizon Pennsylvania and will enter the building underground. The facility will be provided with a standby emergency generator to provide backup power in the event of loss of normal power. The generators will carry the life-safety, security and building heating water loads of the entire facility. The facility will be provided with a complete grounding and lightning protection system. Interior lighting will consist of energy efficient fluorescent fixtures in the entire building. Classroom lighting will consist of indirect pendant mounted fixtures. Exterior lighting will consist of primarily wall mounted with some pole mounted fixtures.

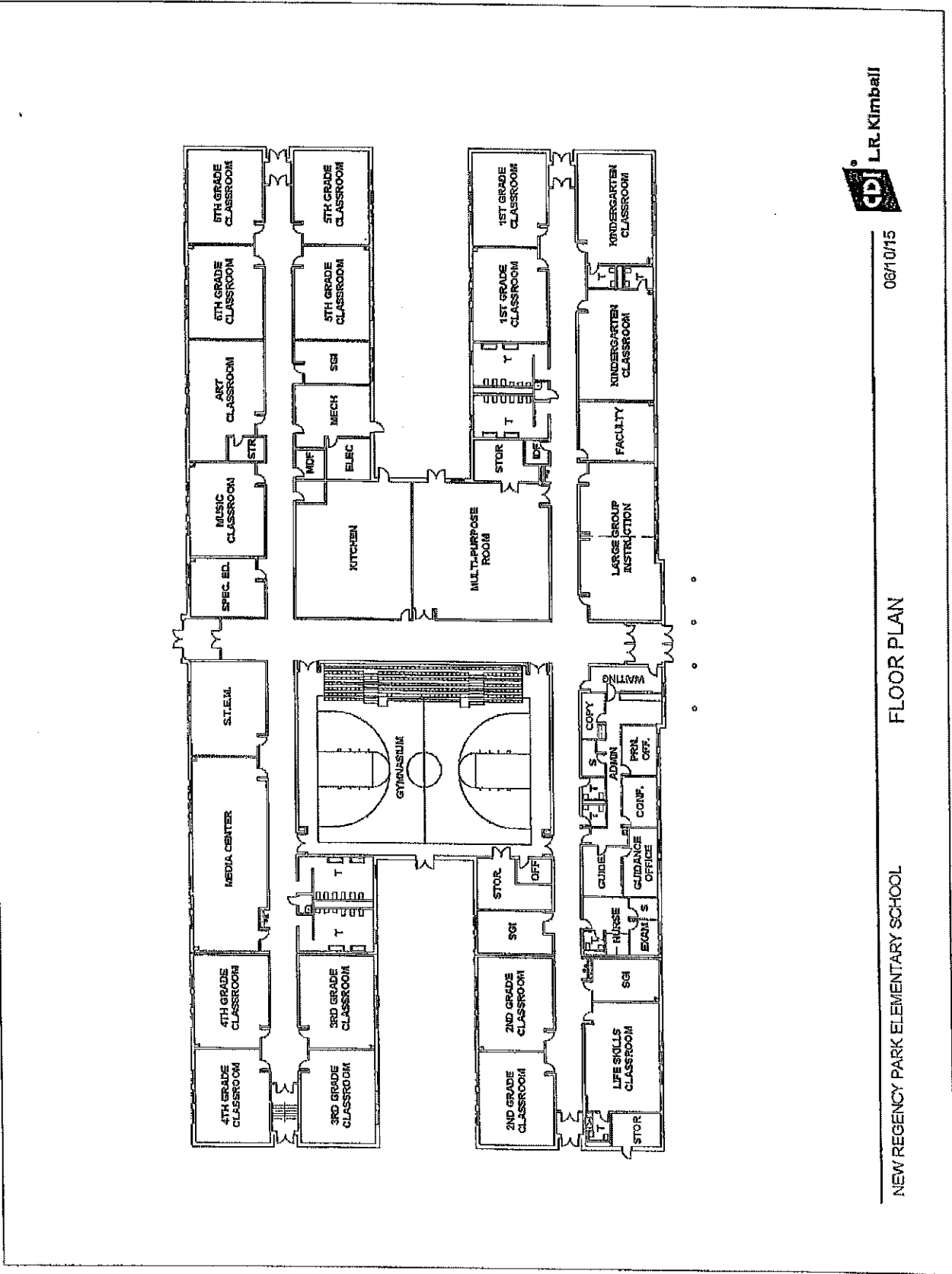
The facility will be provided with a complete electronic fire alarm system meeting International Electrical, International Fire Protection, National Electric and NFPA codes. Pull stations will be provided at all building entrances and at each control station. Smoke and heat detectors will be provided throughout the facility as required by code. Alarm horns and strobes will be provided throughout the facility as required

per code. Annunciators will be provided at the main entrance. An automatic telephone dialer will be provided for connection to the local authorities. A complete intercommunications system will provide the school with telephone, PA clock/bell service.

5. Building Site/Floor Plans

Attached as follows

	Page
• Site Plan	17
• Floor Plan	18



6. Cost Estimate (Plancon Data Sheets)

Attached as follows

	Page
• D02 Project Accounting Based on Estimates (1 of 2)	20
• D03 Project Accounting Based on Estimates (2 of 2)	21
• D04 Detailed Costs	22
• D20 Act 34 of 1973: Maximum Building Construction Cost for New Building or Substantial Addition Only	23
• A09 summary of District Owned Buildings and Land	24

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/GTC: Plum Borough School District	Project Name: New Regency Park Elementary School	Project #: 3830	
ROUND FIGURES TO NEAREST DOLLAR			
PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General (Report costs for sanitary sewage disposal on line E-1.)	7,000,000		7,000,000
2. Heating and Ventilating	1,100,000		1,100,000
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	650,000		650,000
4. Electrical	1,250,000		1,250,000
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 ¹ (Exclude test borings and site survey)			
a. _____			
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	10,000,000		10,000,000
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)	10,000,000		10,000,000
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	600,000		600,000
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	600,000		600,000
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	150,000		150,000
2. Architect's Fee	10,500		10,500
3. TOTAL - Movable Fixtures & Equipment	160,500		160,500
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	10,760,500		10,760,500
E. SITE COSTS			
1. Sanitary Sewage Disposal	50,000		50,000
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	75,000		75,000
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	7,500		7,500
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	132,500		132,500
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	10,893,000		10,893,000

¹ 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 #:	
Plum Borough School District	New Regency Park Elementary School		3830	
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				281,000
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.)				250,000
4. Architectural Printing				25,000
5. Test Borings				10,000
6. Site Survey				20,000
7. Other (attach schedule if needed)				
a. Building Permit				250,000
b. PlanCon-D-Add't Costs, Total				
8. Contingency				350,000
9. TOTAL - Additional Construction-Related Costs				1,166,000
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2014	BOND ISSUE/NOTE SERIES OF 2015	BOND ISSUE/NOTE SERIES OF	X X X X X X X X X X X X
1. Underwriter Fees	75,000	29,137		104,137
2. Legal Fees	29,000	20,855		49,855
3. Financial Advisor				
4. Bond Insurance	19,840	8,333		28,173
5. Paying Agent/Trustee Fees and Expenses	5,000	2,320		7,320
6. Capitalized Interest	999,764	369,773		1,369,527
7. Printing	8,250	3,829		12,079
8. CUSIP & Rating Fees	13,528	6,280		19,808
9. Other				
a. DCED Filing Fees		4,296		4,296
b.				
10. TOTAL-Financing Costs	1,150,372	444,623		1,594,995
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				13,653,995
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2014	BOND ISSUE/NOTE SERIES OF 2015	BOND ISSUE/NOTE SERIES OF	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	10,000,000	3,885,000		13,885,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	-231,229	224		(231,005)
L. INTEREST EARNINGS FOR THIS PROJECT ONLY				
M. BUILDING INSURANCE RECEIVED				
N. PROCEEDS FROM SALE OF BUILDING OR LAND				
O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)				
P. OTHER FUNDS (ATTACH SCHEDULE)				
Q. TOTAL REVENUE SOURCES				13,653,995

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PLANCON-D03

DETAILED COSTS			
District/CDC:	Project Name:		Project #:
Plum Borough School District	New Regency Park Elementary School		3830
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	850,000		850,000
2. Heating and Ventilating			
3. Plumbing	325,000		325,000
4. Electrical	325,000		325,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	1,500,000		1,500,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Subtotal			
9. Site Development Costs - Total	1,500,000		1,500,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	45,000		45,000
			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: Plum Borough School District	Project Name: New Regency Park Elementary School	Project #:
<p>Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should <u>not</u> be included in the following calculations.</p>		
<p>A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW)</p> <p style="text-align: right;">\$ <u>10,760,500</u></p>		
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p>		
1. Site Development Costs (D04, line A-7-NEW)	\$ <u>1,500,000</u>	THE FIGURE ON LINE A SHOULD <u>NOT</u> BE ADOPTED BY THE BOARD.
2. Architect's Fees on the above excludable costs	\$ <u>45,000</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>1,545,000</u>	
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 5px; font-size: small;"> THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING. </div> <div style="text-align: right;">\$ <u>9,215,500</u></div> </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> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 5px; font-size: small;"> THE FIGURE ON LINE D SHOULD <u>NOT</u> BE ADOPTED BY THE BOARD. </div> <div style="text-align: right;">\$ <u>9,952,740</u></div> </div>		

SUMMARY OF OWNED BUILDINGS AND LAND										
DISTRICT/CITY: Plum Borough School District				Project Name: New Regency Park Elementary School				GRADE: K - 6		
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/CITY	CONSTRUCTION AND/OR RENOVATION DATE (BID OPENING DATE)	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	FOR PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Center ES	B 1970 A/R 2000	18.5	K-6	525	Status Quo	18.5	K-6	525	XXXXXXXX	XXXXXXXX
Holiday Park ES	B 1962 A/R 1998	7.7	K-6	525	Possible Closure 2016	7.7	K-6		XXXXXXXX	XXXXXXXX
New Holiday Park ES (* Shared campus w/ AE Oblock)					New 8/2015	23*	K-6	700	XXXXXXXX	XXXXXXXX
Plvk ES (** Shared campus w/ New Plvk)	B 1939 R 1998	58.8	K-6	525	Possible Closure 2016	58.8	K-6		XXXXXXXX	XXXXXXXX
New Plvk ES (** Shared campus w/ Plvk)	B 2012	58.8	K-6	700	Status Quo	58.8	K-6	700	XXXXXXXX	XXXXXXXX
Regency Park ES	B 1962 A/R 2000	10.8	K-6	350	Possible Closure 2016	10.8	K-6		XXXXXXXX	XXXXXXXX
New Regency Park ES					New 2017	10.8		350	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX	2,825	XXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,275	1,602	673
A.E. Oblock JHS (Shared campus w/ New HPES)	B 1969 A/R 2000	23*	7-8	883	Status Quo	23*	7-8	883	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX	883	XXXXXXXXXXXXXXXXXXXX	XXX	XXXX	883	682	301
Plum SHS	B 1988 A/R 2003	42.2	9-12	1,607	Status Quo	42.2	9-12	1,607	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX	1,607	XXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,607	1,184	443
Subtotal	XXXXXXXX	XXX	XXXX						XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX						XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX						XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX						XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX						XXXXXXXX	XXXXXXXX
TOTAL	XXXXXXXX	XXX	XXXX	6,116	XXXXXXXXXXXXXXXXXXXX	XXX	XXXX	4,765	3,348	1,417

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):

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PLANCON-A09

ANALYSIS OF FINANCIAL ALTERNATIVES

We have analyzed four alternative methods of financing the proposed planning, designing, constructing, furnishing and equipment of the New Regency Park Elementary School (the "Project"). We also estimated the direct costs of financing as required by the Department of Education regulations issued November 4, 1978.

ANALYSIS OF ALTERNATIVES

The four alternatives of financing that we examined area:

1. Cash or a short-term loan.
2. General obligation bond issues.
3. Local authority issue.
4. A financing through the state Public School Building Authority (SPSBA).

Analysis of the School District's financial states for recent years and of the financing projections prepared in connection with this project, and discussion with the School District's Administration indicated that cash financing is not feasible. The School District does not have the funds necessary to pay cash for its share of the Project, not 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 that would require the School District to incur long-term debt: for each alternative, we estimated a bond issue and calculated the average annual debt service requirements. We then constructed a wraparound payment schedule at current interest rate levels for the General Obligation, Local Authority, and SPSBSA Bond Issues. Financing costs for the local authority and the SPSBA were slightly higher, which resulted in a larger bond issue and higher annual payments. Bonds issues through either a local authority of 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 and more favorable refunding provisions. Based on these analyses and past performance, the least costly alternative for financing the Project is the General obligation Bond issue.

For the purposes of this discussion, the comparison of financing methods is based on a "wrap-around structure", as well as the use of municipal bond insurance.

<u>Item</u>	<u>General Obligation</u>	<u>SPSBA(1)</u>	<u>Local Authority(1,2)</u>
Construction & Related Costs	12,059,000	12,059,000	12,059,000
Capitalized Interest Account	1,391,982	1,396,647	1,398,316
Bond Insurance	27,601	27,688	27,719
Bond Discount	104,738	105,113	105,263
Fixed Costs of Issuance	55,778	61,778	76,778
Deposit to Debt Service Fund	4,542	245	2,951
Less: Net OID/OIP	321,359	364,529	364,973
Bond Issue	13,965,000	14,015,000	14,035,000
Debt Service Increase	513,963	515,685	516,301
Incremental Cost Difference	Base	1,722	2,338

1. A local authority and SPSBA annual payments are calculated assuming a 2 basis point premium resulting from higher interest cost associated with selling revenue bonds vs. direct general obligation bonds.
2. A local authority would have annual administrative expenses plus additional legal fees associated with their solicitor.

STATE REIMBURSEMENT

The State will reimburse the School District for a portion of the principal and interest which the School District pays each year on the bonds. The amount of the reimbursement is determined by two factors: the percentage of the Project determined by the Department of Education to be reimbursable and the School District's Market Value Aid Ratio ("MVAR"). It is estimated (by the architectural firm) that the Project would be assigned \$2,573,600 in reimbursement. Based on a pro-forma for a bond issue sized for this project, the reimbursement percentage (as estimated by the architecture firm) would be approximately 18.54%. The School District's current MVAR percentage is 69.87%. When these two percentages are multiplied, the result is an "effective" reimbursable percentage of approximately 12.95%. Therefore, for each dollar paid by the School District toward principal and interest, the State will reimburse the School District 12.95 cents for the Project.

INDIRECT COSTS

As a result of the completion of this proposed Project, it is only reasonable to assume 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 will be needed at a cost of approximately \$0.00 (zero) annually.

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

Professional Personnel	0
Support Personnel	0
Additional Custodial Supplies	0
Additional Fuel and Utilities	0
Additional Contracted Maintenance & Repairs	0
Transportation	0
Additional Insurance Premium	0
Total Estimated Cost	0

Assuming a collected mill currently provides \$1,400,000.00, the indirect costs will result, for one year only, in a millage equivalent of zero (0) mills.

TOTAL MILLAGE IMPACT

The total millage impact of the bond issue that will be used to fund the Project shown in Exhibit B is 0.35 mills. This amount, added to the annual indirect costs in mills, totals 0.35 mills.

EXHIBIT "A"

DEBT SERVICE

The following is a summary of the annual debt service, reimbursement, local effort and millage equivalent of the direct costs of the Project.

(1) Debt Service Increase	558,034
Estimated Reimbursement	66,964
Estimated Local Effort	491,070
Millage Equivalent of Annual Debt Service	.40
Millage Equivalent of Annual Reimbursement	.05
Millage Equivalent of Annual Local Effort	.35

Assumes reimbursable costs of \$2,573,600; MVAR percentage of 69.87%; and the valuation of one mill of Real Estate Taxes at \$1,400,000.

- (1) The Debt Service Increase was calculated based on a wrap-around structure meaning that the 2014 and 2015 bonds will, for the most part, amortize starting in the FY2038/39 and thereafter in order to maintain the lowest millage impact.

EXHIBIT "B"

Plum Borough School District

Includes the Series of 2014 and the anticipated 2015 Bonds

Date	Principal	Coupon	Interest	Semi-Annual Debt Service	Annual Debt Service	Gross Mills 1,400,000.00	Expected Reimbursement 12.00%	Reimbursement Mills 1,400,000.00	Net Annual Debt Service	Net Mills 1,400,000.00
9/15/2014										
3/15/2015			76,904.17	76,904.17	76,904.17		9,228.30		67,673.67	
9/15/2015		various	223,633.94	223,633.94						
3/15/2016			266,741.88	266,741.88	492,397.81	0.35	59,087.74	0.04	433,210.08	0.31
9/15/2016		various	266,741.88	266,741.88						
3/15/2017			266,741.88	266,741.88	533,463.75		64,018.05		469,465.70	
9/15/2017	10,000.00	various	266,741.88	266,741.88						
3/15/2018			266,641.88	266,641.88	543,383.75		65,206.05		478,177.70	
9/15/2018	25,000.00	various	266,641.88	266,641.88						
3/15/2019			266,391.88	266,391.88	558,033.75	0.05	66,964.03	0.01	491,069.70	0.04
9/15/2019	20,000.00	various	266,391.88	266,391.88						
3/15/2020			266,191.88	266,191.88	552,583.75		66,310.05		486,273.70	
9/15/2020	25,000.00	various	266,191.88	266,191.88						
3/15/2021			265,941.88	265,941.88	557,133.75		66,856.05		490,277.70	
9/15/2021	25,000.00	various	265,941.88	265,941.88						
3/15/2022			265,676.25	265,676.25	556,618.13		66,794.18		489,823.95	
9/15/2022	25,000.00	various	265,676.25	265,676.25						
3/15/2023			265,251.25	265,251.25	555,927.50		66,711.30		489,216.20	
9/15/2023	25,000.00	various	265,251.25	265,251.25						
3/15/2024			264,826.25	264,826.25	555,077.50		66,609.30		488,468.20	
9/15/2024	20,000.00	various	264,826.25	264,826.25						
3/15/2025			264,482.50	264,482.50	549,308.75		65,917.05		483,391.70	
9/15/2025	25,000.00	various	264,482.50	264,482.50						
3/15/2026			264,037.50	264,037.50	553,540.00		66,424.80		487,113.20	
9/15/2026	25,000.00	various	264,037.50	264,037.50						
3/15/2027			263,632.50	263,632.50	552,690.00		66,322.80		486,367.20	
9/15/2027	25,000.00	various	263,632.50	263,632.50						
3/15/2028			263,207.50	263,207.50	551,840.00		66,220.80		485,619.20	
9/15/2028	25,000.00	various	263,207.50	263,207.50						
3/15/2029			262,782.50	262,782.50	550,990.00		66,118.80		484,871.20	
9/15/2029	30,000.00	various	262,782.50	262,782.50						
3/15/2030			262,276.25	262,276.25	550,038.75		66,007.05		484,031.70	
9/15/2030	30,000.00	various	262,276.25	262,276.25						
3/15/2031			261,770.00	261,770.00	554,046.25		66,485.55		487,284.70	
9/15/2031	65,000.00	various	261,770.00	261,770.00						
3/15/2032			260,695.00	260,695.00	587,463.00		70,495.80		516,969.20	
9/15/2032	30,000.00	various	260,695.00	260,695.00						
3/15/2033			260,132.50	260,132.50	550,827.50		66,099.30		484,728.20	
9/15/2033	10,000.00	various	260,132.50	260,132.50						
3/15/2034			259,940.00	259,940.00	530,072.50		63,608.70		466,463.80	
9/15/2034	140,000.00	various	259,940.00	259,940.00						
3/15/2035			257,342.50	257,342.50	657,282.50		78,873.90		578,408.60	
9/15/2035	20,000.00	various	257,342.50	257,342.50						
3/15/2036			256,965.00	256,965.00	534,307.50		64,116.90		470,190.60	
9/15/2036	25,000.00	various	256,965.00	256,965.00						
3/15/2037			256,495.00	256,495.00	538,460.00		64,615.20		473,844.80	
9/15/2037	230,000.00	various	256,495.00	256,495.00						
3/15/2038			252,232.50	252,232.50	738,727.50		88,647.30		650,080.20	
9/15/2038	6,100,000.00	various	252,232.50	252,232.50						
3/15/2039			139,375.00	139,375.00	6,491,607.50		778,992.90		5,712,614.60	
9/15/2039	6,170,000.00	various	139,375.00	139,375.00						
3/15/2040			16,150.00	16,150.00	6,325,525.00		759,063.00		5,566,462.00	
9/15/2040	760,000.00	various	16,150.00	16,150.00						
3/15/2041			-	-	776,150.00		93,138.00		683,012.00	
9/15/2041	-	various	-	-						
3/15/2042			-	-	-		-		-	
9/15/2042	-	various	-	-						
3/15/2043			-	-	-		-		-	
9/15/2043	-	various	-	-						
3/15/2044			-	-	-		-		-	
Total	13,885,000.00		12,694,442.60	26,579,442.60	26,579,442.60	0.40	3,189,533.11	0.05	23,389,909.49	0.35