

Central Valley Building Project FAQ Document

Where can I find a copy of the study?

All documents and presentations have been posted regularly on the District website.

Were all District facilities evaluated during the feasibility study?

Yes. All buildings and all property were evaluated by the engineers and architects.

What was the timeline for the study?

Architect hired May 2015. Study concluded May 2016.

What is PlanCon?

An acronym for Planning and Construction; process to apply/receive reimbursement from the state.

Did the District apply for State Reimbursement?

Yes, the board approved Parts A & B May 12, 2016 (Todd Lane, Middle School and High School projects) prior to the May 15 deadline.

What is the PlanCon Moratorium?

State legislators have enacted a moratorium which closed the application process for schools to pursue reimbursement *after* May 15, 2016. A back end date was also established which requires districts to enter into construction contracts prior to July 1, 2019.

How much can the District expect to receive in reimbursement?

Preliminary Maximum Eligible Reimbursement:

Todd Lane ES - \$2,800,000

CV Middle School - \$2,900,000

CV High School - \$4,000,000

How long until the District is eligible for reimbursement again?

The department of education reimburses school projects on a 20 year cycle.

Were there enrollment projections done as part of the study?

Yes. An enrollment analysis was conducted by the architects utilizing census data and projections developed by the PA department of education.

Meetings were also held with representatives from Shell to discuss the RMU economic impact study and to receive their feedback on future enrollment increases due to the building of the cracker plant.

Does the district currently have and/or foresee any future issues with building capacity?

Enrollment and census data dating back 6 decades indicate stable enrollment. In addition, Shell does not believe the district will see an increase in enrollment from the cracker plant.

Why Todd Lane first?

While all three buildings have significant need (Todd Lane, CVMS, and CVHS), Todd Lane is in the most immediate need of renovations.

What about the CVMS and CVHS?

The long term plan is to renovate the CVMS and CVHS in that order moving forward.

Will the CVHS tennis courts be reconstructed?

The tennis courts will be considered as part of potential repairs/renovations to all of the athletic facilities. Initial estimates are \$190,000 to \$275,000 to reconstruct the courts.

Will the District consider decommissioning the Monaca Stadium and what is the value of that property?

The stadium is currently used by the middle school boys soccer team, girls soccer team, and middle school football team. The stadium is 4.9 acres. The assessed value is \$27,200. The market value is \$54,400.

What is the projected cost for architectural services?

Professional fees are based upon a percentage of the cost of the work, final scope and complexity (6.5%) architect's estimate prior to the release of bidding.

What are the guiding principles and which principles will be addressed through the project?

- Air conditioning
- Technology infrastructure
- Lab spaces/STEM spaces
- Maintaining grade configurations (K-2, 3-5, 6-8, 9-12)
- Security upgrades; Building Access and Site Safety including traffic
- Space for all day Kindergarten
- Departmentalized spaces to include upgrades to the practical and related arts (music, art, FCS, etc....)
- Large group instruction spaces; flexible spaces
- Upgrades to auditorium, gymnasium, locker rooms (field house)
- Football, soccer, baseball, softball stadium upgrades (turf and lights)

What options were presented to the District?

For each facility, renovations; limited and comprehensive, additions and renovations, new building cost comparisons were explored as well as alternate grade alignments and building consolidation.

What types of renovations are being considered?

The board evaluated costs associated with limited renovations, comprehensive renovations which include replacement of all major building systems, site work (traffic improvements) finishes and building envelope.

Why comprehensive renovations versus reduced scope renovations?

The board evaluated the associated cost and scope of work and determined the best return on investment was to provide comprehensive renovations.

Are new buildings being considered?

Replacement costs for new building exceed the district's funding capability.

Will the project address building security and site safety?

Yes, all entry and exit points will be evaluated. Card access control and monitoring will be explored during design to develop the level of security desired by the district.

Each site will be analyzed to determine improvements for pedestrian safety, resolve traffic issues, parking capacity, bus and student drop off areas and deliveries.

What costs are included in the estimates?

The preliminary costs presented in the study are representative of the total costs for each project; including all construction, permits, approvals, regulatory agency fees, professional fees, loose equipment and financing costs.

Was the public/community involved in the study?

The board formed a community engagement team to share the information being developed during the study process. The District reached out to the following:

- President of Center Township Board of Supervisors
- Mayor of Monaca Boro
- Monaca Boro Manager
- Chairperson of Potter Township Board of Supervisors
- President of Central Valley PTA
- President of the Central Valley Education Foundation
- President of Central Valley Education Association
- President of Central Valley Education Support Professionals

How much will the District borrow and what affect will it have on the District's expenses?

The District will borrow \$10 million in the 2017 and 2018 school years for a total of \$20 million. The increase in Debt Service will be \$361,538 in 2017 and \$361,575 in 2018.

If the Todd Lane project is estimated at \$16,000,000, what will the District do will the additional \$4,000,000 borrowed?

That money will be put into the capital reserve to address additional capital needs (CVMS, CVHS, athletic facilities, etc...).

How will the project affect the District's tax millage?

The District will raise taxes to the index each year (approximately 1.5 mills) and apply to the state for any allowable exceptions (approximately 0.9 mills in past years) for a total increase of 2.4 mills each year. The 2.4 mills will bring in \$700,000 of tax revenue each year.

What is the cost to the taxpayers?

The 2.4 mill increase in taxes for a home with an assessed value of \$50,000 (market value of \$100,000) would be about \$109 per year or approximately \$9 per month.

Will the construction of the Shell plant produce any new revenue to the District?

The project should produce spin off revenue of real estate transfer tax and property tax resulting from the construction of new hotels, townhouses, property development, etc. An increase in mercantile tax from retail and wholesale sales is also anticipated. The amount of taxes as a result of the project activity is unknown.

What is the PILOT Agreement with Shell?

The PILOT agreement consists of 20 parcels for a total school tax amount of \$260,393.16. This is the same amount previously paid by Horsehead, Inc. After the building is occupied the District will receive another 10% per year or \$26,039.

What impact does the TIF (Tax Increment Financing) agreement have on the District and the project?

In December 2020 it is projected that the Beaver County Economic Development Authority TIF bonds of 2004 be paid off. As a result the District's debt payment will be reduced by \$430,000.

Where does CV rank in tax millage compared to other districts in Beaver County?

The current 2016 millage of 53.56 mills ranks the District the lowest among the 14 school districts in Beaver County.

When would construction on Todd Lane begin?

Summer of 2017 and last approximately 15 months.

What will happen with the students during construction?

A phasing plan will be developed to ensure the least impact to the students and programs with the shortest possible duration for construction.

When will the details of construction be shared with the public?

Each phase of PLANCON will require board approval and review with the department of education.

What input will the public have moving forward?

The public will continue to be updated at board meetings as well as public meetings similar to the meetings held on September 1, 2016 and September 8, 2016. In addition, the District will continue to funnel information through the community engagement team and the District website.

Is the lot big enough?

Since the proposed project is primarily a renovation, the lot size at Todd lane is adequate for an Elementary School Program, but has its limitations with topography and roads.

Is it possible to start all renovations summer 2017? When will the MS and HS projects begin?

The board has only authorized the Todd Lane project during Phase I of District renovations. Typical planning and design takes 8-9 months depending upon the scope of the project followed by a construction period. So, any other projects selected by the board would begin construction approximately 9 months after board approval. Preliminary planning has the CVMS as a Phase II project and the CVHS as a Phase III project along with athletic facility renovations potentially incorporated across those phases as deemed necessary and financially feasible.