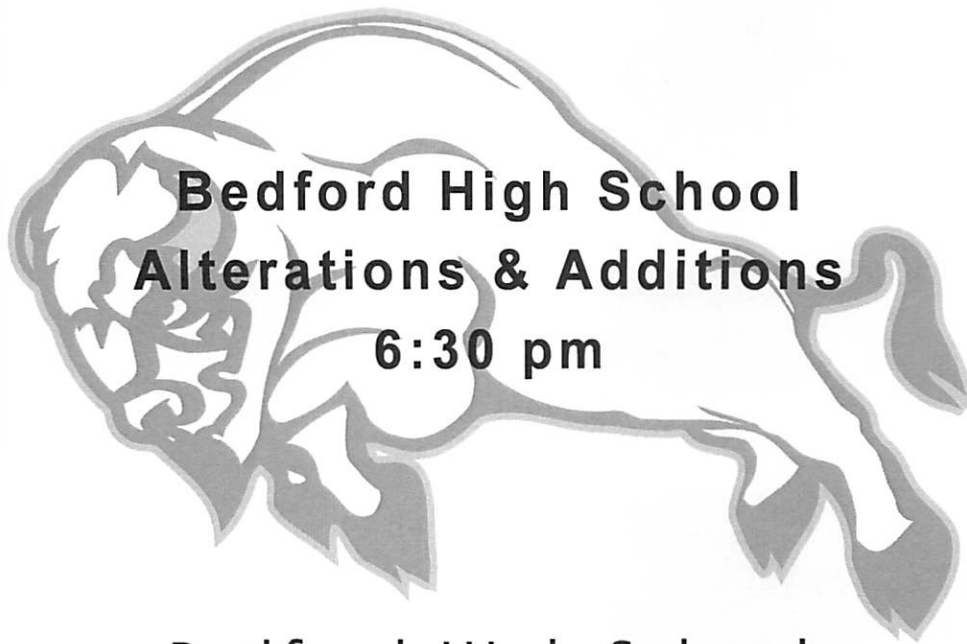


BEDFORD AREA
SCHOOL DISTRICT

ACT 34
PUBLIC HEARING



**Bedford High School
Alterations & Additions
6:30 pm**

Bedford High School
Auditorium and Zoom

November 12, 2020

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**BEDFORD AREA SCHOOL DISTRICT
330 EAST JOHN STREET
BEDFORD, PENNSYLVANIA 15522**

(814) 842-3216

DISTRICT BOARD OF SCHOOL DIRECTORS

Tom Bullington, President
Jay Cessna, Vice President
William V Ross, Treasurer
Casey Cover, Secretary (non-voting)
Deryl Clark
Jill Clites
C. Peder Flaaen
Dr. Sandy Mehalko
Jeremy Oldham
Tom Wakefield

DISTRICT ADMINISTRATION

Dr. Allen Sell, Superintendent
Dr. Paul Ruhlman, Assistant Superintendent
Christina Robosson, Business Manager

SOLICITOR

Beard Legal Group

PROJECT TEAM

El Associates, Architects

FINANCIAL TEAM

Antonio Misiti
PNC Capital Markets LLC

BEDFORD HIGH SCHOOL

AUDITORIUM

HEARING, DULY CONSTITUTED

In 1973, the General Assembly amended the Public School Code with the passage of Act 34 (24 P.S. 7-701.1). The major purpose of the Act was informational - to ensure that no major school construction is undertaken without making certain facts and details of a project known to the public.

To this end, when a School District plans to build a new school building, or to expand an existing building by more than 20% of its architectural space, the School District must approve and publish maximum building construction and project costs, conduct a public hearing in the format of a legislative hearing upon twenty days notice, and provide a printed informational booklet detailing the need, plan, costs, and other features of the project at least twenty (20) days in advance of the hearing.

Included within this information booklet, at page three (3) is the form of public notice, which appeared in the newspaper on Friday, October 23, 2020, as demonstrated by proof of publication returned to me. This booklet was released to the news media and made available for inspection at the District Administration Office of the Bedford Area School District beginning Friday, October 23, 2020. Accordingly, upon review of the School Code and applicable regulations of the State Board of Education, I find this public hearing to be duly constituted and properly conducted pursuant to law.

Carl P. Beard, Esquire
Beard Legal Group
Solicitor
Bedford Area School District

**BOARD OF SCHOOL DIRECTORS OF THE
BEDFORD AREA SCHOOL DISTRICT**

**NOTICE OF PUBLIC HEARING IN ACCORDANCE WITH
ACT 34 OF 1973**

TO: ALL RESIDENTS OF THE BEDFORD AREA SCHOOL DISTRICT

Please take notice that a public hearing will be held in the Auditorium of the Bedford High School, 330 East John Street, Bedford, PA 15522 and at Zoom meeting link (<https://bedfordasd.zoom.us/j/83885549047?pwd=WjZhbDFvcEZuVjg2YStrUi8zcjlGdz09>) on Thursday, November 12, 2020, at 6:30 p.m., prevailing time, relating to the planning, designing, constructing, and furnishing of the Bedford High School, in accordance with Act 34 of 1973 as required by the Pennsylvania Department of Education. Capacity for attendance in person at the auditorium shall be dependent upon State guidelines in place at the time of the hearing.

A description of the project, including facts with respect to education, physical, administrative, budgetary, and fiscal matters relating to the Project, and certain other information will be presented and will be available for consideration at such public hearing, on the BASD website, and from Friday, October 23, 2020, through Tuesday, November 10, 2020, during regular hours (7:30 a.m. to 3:00 p.m.) at (814) 623-4295, located in the District Administration Office, 330 East John Street, Bedford, PA 15522.

The Board of School Directors of the Bedford Area School District, by Resolution duly adopted, has authorized the following:

<u>Project</u>	<u>Maximum Project Cost</u>	<u>Maximum Building Construction Cost</u>
Bedford High School	\$40,875,562	\$11,041,700

This public hearing is being held with respect to the Bedford High School, pursuant to the requirements of the Pennsylvania Public School Code of 1949, as amended and supplemented, including amendments made pursuant to Act 34 of 1973.

Any and all interested persons may contact the District Administration Office during regular business hours (7:30 a.m. to 3:00 p.m.) at (814) 623-4295, on the following dates: October 23, 2020 through and until 12:00 noon on November 10, 2020, for the purpose of being placed on the public comment agenda for the hearing in question. Oral presentations will be limited to three (3) minutes. Additional public comment sign-in sheets will be available at the time of the hearing. The Board will call upon individuals placed on the public comment agenda, sign-in sheets, and by use of the raise hand feature for zoom participants. Interested persons may submit letters of written testimony to the Secretary of the Board of School Directors at the School District's administrative offices, until 12:00 noon, on November 10, 2020.

Interested persons also may submit letters of written testimony to the Secretary of the Board of School Directors at the School District's administrative offices, until 12:00 noon, December 14, 2020. The written testimony shall include the name and address of the person submitting the request, identification of the sender as a Bedford Area School District resident or Bedford Area School District employee, and a description of the support or objection to the Project.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS

**BEDFORD AREA SCHOOL DISTRICT
BEDFORD, PENNSYLVANIA**

PUBLIC HEARING AGENDA

- | | | |
|------|---|---|
| I. | OPENING REMARKS | Dr. Allen Sell
Superintendent of Schools
Bedford Area School District

Tom Bullington
President, Board of School Directors
Bedford Area School District |
| II. | HEARING, DULY CONSTITUTED | Beard Legal Group
Solicitor |
| III. | PROJECT HISTORY AND NEED
FOR CONSTRUCTION | Dr. Allen Sell
Superintendent of Schools
Bedford Area School District |
| IV. | PROJECT DESCRIPTION
A. Project Review
B. Cost Estimates | Peter C. Ortiz, RA
Project Architect
EI Associates |
| V. | COST ANALYSIS AND
BUDGET IMPACT
A. Alternate Methods of Financing
B. Budget Impact | Antonio Misiti
Managing Director
PNC Capital Markets LLC

Christina Robosson
Business Manager
Bedford Area School District |
| VI. | PUBLIC COMMENT | Beard Legal Group (Moderator)
Solicitor |
| VII. | ADJOURNMENT | Beard Legal Group
Solicitor |

RULES FOR PUBLIC PARTICIPATION

The purpose of these hearings is twofold. The Superintendent, Architect, Solicitor, and Financial Advisor will explain the project, and residents and Bedford Area School District taxpayers will have an opportunity for public comment. This hearing will be a forum for those persons residing in the Bedford Area School District, owning real estate in the Bedford Area School District, or employed by the Bedford Area School District, who are affected by the Project, to express their opinions. The Board will be interested in listening to people who concur with the Project, as well as those who wish to identify problems or express concerns.

In order that the hearing be of greatest value and use to the Board, the following format and procedures have been established for presentations:

1. Oral presentations will be limited to three (3) minutes. To insure that a presentation will be heard, any person wishing to speak shall register prior to the start of the meeting or use the zoom raise hand feature. The Board will call upon individuals placed on the public comment agenda, sign-in sheets, and by use of the raise hand feature for zoom participants.
 2. The testimony should cover the following:
 - a. Identification of the presenter (i.e., name, address, and whether the person is a resident, parent, staff member, or taxpayer of the Bedford Area School District);
 - b. Description of the particular aspect of the Project to be discussed; and
 - c. A description of your support or objection*. (Each presenter or representative presenter is strongly encouraged, but not required, to submit a more detailed and/or lengthy presentation in written form for the record and further analysis/consideration by the Board.)
- * In case of an objection, a specific statement of what could be done to change the "area" (aspect) being addressed, and how the Board might accomplish the suggested change, should be stated.

PROJECT BACKGROUND / NEEDS

The Bedford Area Board of School Directors commissioned a District-Wide Feasibility Study of school facilities in 2014 with an update for the Bedford High School facility in the Spring of 2019. The October 2014 and September 2019 Feasibility Study update was prepared by EI Associates and evaluated the Bedford Area School District's existing facilities, educational program and proposed the need to accommodate future educational program needs. The School District determined that renovating the existing Bedford High School (grades 9-12) with alterations and additions at the campus site which is adjacent to the Bedford Middle School (grades 6-8), would accommodate the District's high school educational and athletic programs.

The existing Bedford High School facility was originally built in 1888 with additions in 1927, 1934, 1946, 1954, and 1996 and is located on the campus site adjacent to the Bedford Middle School facility. The Bedford High School in its current state has a wide range of operational and educational deficiencies. The 2019 Feasibility Study update determined that it would cost over \$16,000,000 in potential construction costs to address the required renovation/maintenance/upgrades and educational program needs at the facility. Most of the major operating systems (HVAC, electrical, plumbing, etc.) due to age and inefficiencies would need to be replaced at the school. Interior finishes including floor, ceiling, and wall finishes are in need of upgrades as well as Auditorium area upgrades and various accessibility issues throughout the facility. Exterior building upgrades are needed as well as upgrades that would address issues on the existing site, such as sinkholes, subsurface drainage failure, on-site storm water management, cracking and deteriorating sidewalks, stairs, pavement, retaining walls, and ADA accessibility.

The Bedford Elementary School (grades K-5) was constructed in 1996, and the Bedford Middle School (grades 6-8) was constructed in 1978 with overall alterations and additions in 2010. These schools have been well maintained, and will continue to house their respective grade levels. The School Board made the determination that renovating the existing Bedford High School with alterations and additions would better serve the Bedford Area School District and community.

The Bedford Area School District has determined that constructing additions onto the existing Bedford High School with selective renovations to the existing facility would provide the better option for the high school educational and athletic programs. This option would provide more versatile spaces for both educational and community use as well as solve various accessibility issues and site deficiencies as part of improvements. The athletic facility upgrades will allow the School District to host the state tournaments for variety of sport programs, which will bring more opportunities and growth to its community.

PROJECT OPTIONS

The October 2014 District-Wide Feasibility Study with September 2019 Updates included two (2) options for the Bedford High School.

Option 1

K-5 Maintain K-5 Elementary School

6-8 Maintain 6-8 Middle School

9-12 Fitness Center Addition and Renovations to 9-12 Bedford High School

Opt. 1A: Fitness Center Additions & Selective Athletic Renovations – No Reimbursement

Opt. 1B: Fitness Center Additions & Selective Building Renovations – Reimbursement

Opt. 1C: Fitness Center Additions & Selective Building Renovations – Reimbursement + LEED

Opt. 1D: Fitness Center Additions & Full Building Renovations – Reimbursement + LEED

DAO Maintain DAO at High School

Option 2

K-5 Maintain K-5 Elementary School

6-8 Maintain 6-8 Middle School

9-12 Gym Addition and Renovations to 9-12 Bedford High School

Opt. 2A: Gym Additions & Selective Athletic Renovations – No Reimbursement

Opt. 2B: Gym Additions & Selective Building Renovations – Reimbursement

Opt. 2C: Gym Additions & Selective Building Renovations – Reimbursement + LEED

Opt. 2D: Gym Additions & Full Building Renovations – Reimbursement + LEED

DAO Maintain DAO at High School

CHOSEN OPTION 9-12 Option 2C

The Board of School Directors determined that the chosen option would best address the Bedford Area School District's educational program and budgetary needs. The School District's decision to construct alterations and additions to the existing Bedford High School would better accommodate the educational program needs and expanding athletic programs. The proposed High School with building renovations and additions will provide more flexible use of educational spaces, more accessible facility, and more updated and adequate facility for its growing athletic programs.

PLANCON-A09

BEDFORD HIGH SCHOOL
SITE DESCRIPTION

The proposed additions to the Bedford High School will be constructed on the site of the existing building. The existing campus site also houses the Bedford Middle School (grades 6-8), all-weather running track, tennis courts, athletic fields, football field with bleachers, and supplementary buildings. The site is located at 330 East John Street, Bedford, Bedford County, Pennsylvania. The 30.3-acre campus site is located adjacent to the Historic District of Bedford Borough, within the Bedford Area School District.

The site is located in the residential development and small businesses as well as near the undeveloped land areas. The site houses the existing Bedford High School with paved drives, parking areas, vehicular circulation and parking, bus drop-off areas, parent drop-off areas, delivery areas, and renovated synthetic turf Stadium with bleachers for the proposed High School. The campus site also houses the Bedford Middle School with all-weather running track, tennis courts, athletic fields. The site is bordered by streets with residential and small business properties and with undeveloped open and wooded areas. Site work includes accommodation of the proposed Bedford High School additions with existing and renovated paved parking areas and walkways, bus drop-off, parent drop-off and service areas as well as renovated synthetic turf Stadium with bleachers for the proposed project. The athletic and associated areas will be community-use areas.

Construction of the proposed Bedford High School renovations and additions will incorporate upgrades that would address issues on the existing site, such as sinkholes, subsurface drainage failure, on-site storm water management, and ADA accessibility. The existing facility will remain as three-story building with historical facade which is sensitive to the adjoining Bedford Historic District. Existing site accommodations include separate bus loop and parent drop-off areas along with appropriate parking and delivery areas. The adjacent property recently acquired by the School District will be converted into a paved parking with ADA accessibility to the existing building near the main building entrance. Cracking and deteriorating sidewalks, stairs, pavement, and retaining walls will be repaired as part of the project.

BEDFORD HIGH SCHOOL
SITE PLAN



BEDFORD HIGH SCHOOL

PROJECT DESCRIPTION

The proposed project is alterations and additions for the Bedford High School housing 9th through 12th grade. The proposed alterations and additions to the existing Bedford High School will be designed to meet the Bedford Area School District's evolving educational program needs and to accommodate the vision for their expanded athletic program. The proposed Bedford High School would be brought up to meet the current accessibility and building codes, which would provide energy efficiency to lower the operational costs and safer learning environment to the students and the faculty, while solving many problems with the current building and site conditions.

The existing facility will receive a new infrastructure of Mechanical, Electrical, and Plumbing upgrades. Exterior Building Upgrades as well as Interior finishes including floor, ceiling, and wall finishes upgrades are part of the proposed project. The proposed project provides educational program, safety, and security upgrades as well as ADA accessibility upgrades throughout the existing High School building.

The Guidance and Pupil Services will be consolidated into one shared suite, which provides additional conference room to share and the career center for students. The relocation of the Guidance Suite from the current location also provides more privacy and confidentiality to the Suite.

The Auditorium renovations will address some significant existing problems; solve the steep steps by replacing seating at new locations; provide new properly built stage extension; refinish existing stage floor; replace lighting sound systems in poor conditions; and replace stage curtains and rigging system to meet the current codes.

The Music Suite renovations will eliminate the sloped floors and risers from the Band Room and Chorus Room, which provides more flexible use of educational spaces. It also provides additional practice rooms, storage room, and office / music work room.

The Media Studio and Press Box addition will function as two Large Group Instruction spaces; Press Box; Economic Development and Community Center / Conference Room. It is designed to be versatile not only for the educational programs but also for sharing the spaces with its community needs.

The proposed design will construct new additions for the Bedford High School. The proposed hallway and lobby additions are designed to provide the ADA accessible connections to all High School wings as well as the access for all common areas from the new parking areas. The new concession stands will serve Cafeteria, Courtyard, Stadium, and Auditorium to support different functions and events. The new Gymnasium and its support areas will meet the PIAA requirements to host the state tournaments for variety of sports while current Gymnasium and Wrestling Room will function as auxiliary spaces. The associated parking will provide bus and car drop-off access to the new Gymnasium and the renovated Field.

BEDFORD HIGH SCHOOL
PROJECT DESCRIPTION (con't)

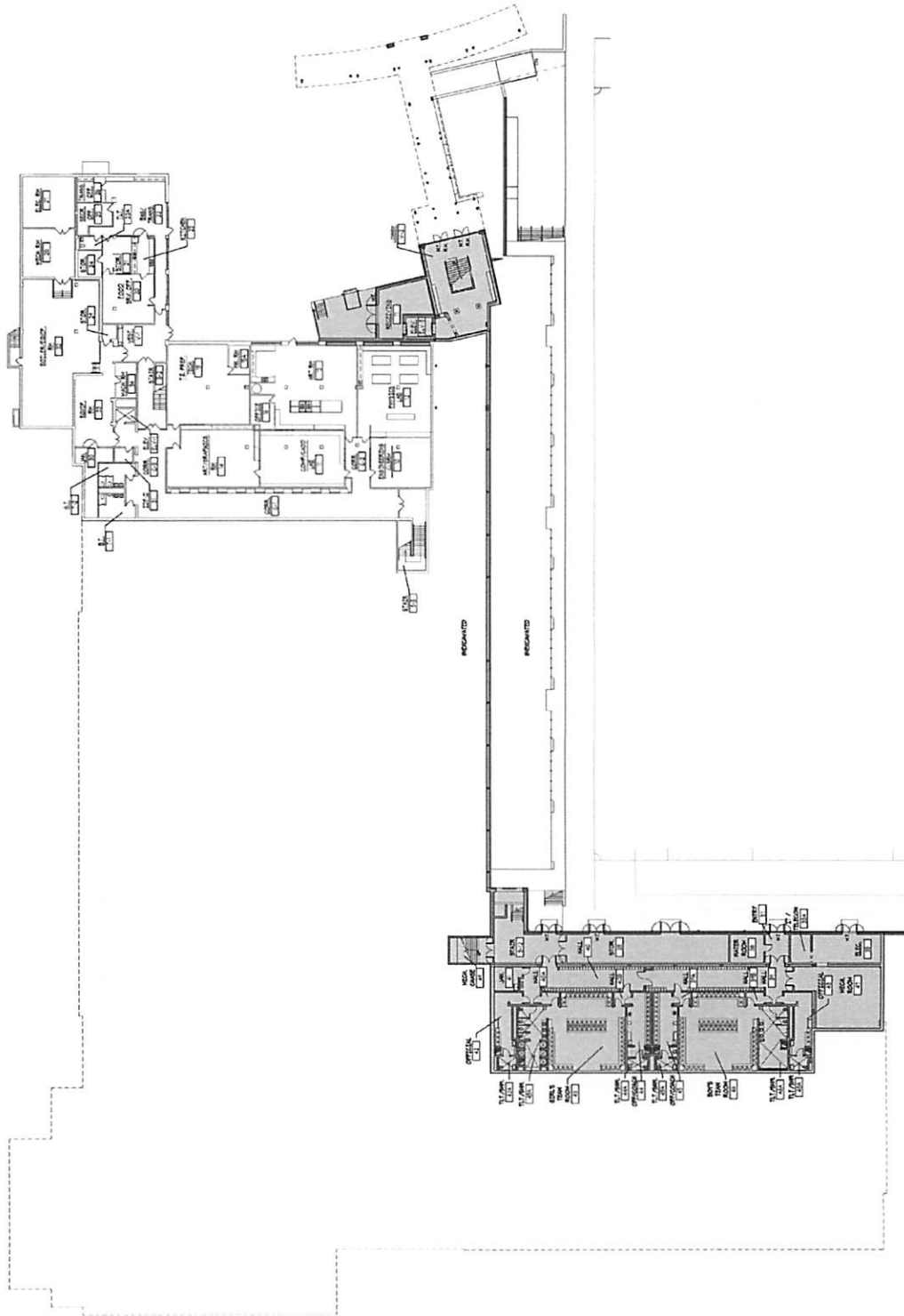
The existing facility and new additions will include a high performance HVAC system for heating and cooling, energy efficient lighting, natural daylight opportunities, as well as a thermal envelope that meets or exceeds building code requirements. These efficiencies contribute to energy savings for heating and cooling and are expected to reduce energy use in the facility. Fixtures that exceed building code requirements relative to water-flow restrictions will be employed and are expected to reduce water use. These efficiencies contribute to energy savings for heating and cooling and are expected to reduce energy use in the facility by over 22% annually, compared to ASHRAE baseline standards. Fixtures that exceed building code requirements relative to water-flow restrictions will be employed and are expected to reduce water use in the facility by over 30% annually, compared to ASHRAE baseline standards. Classrooms will receive automated light fixtures and controls, including occupant and daylight sensors that automatically adjust the level of light.

Project building materials and components will be selected to attain recycled content, and regional content that has been extracted, harvested or recovered and manufactured within 500 miles of the project site. During construction of the building, over 75% of nonhazardous waste will be recycled or salvaged, and will be diverted from landfills and incinerators.

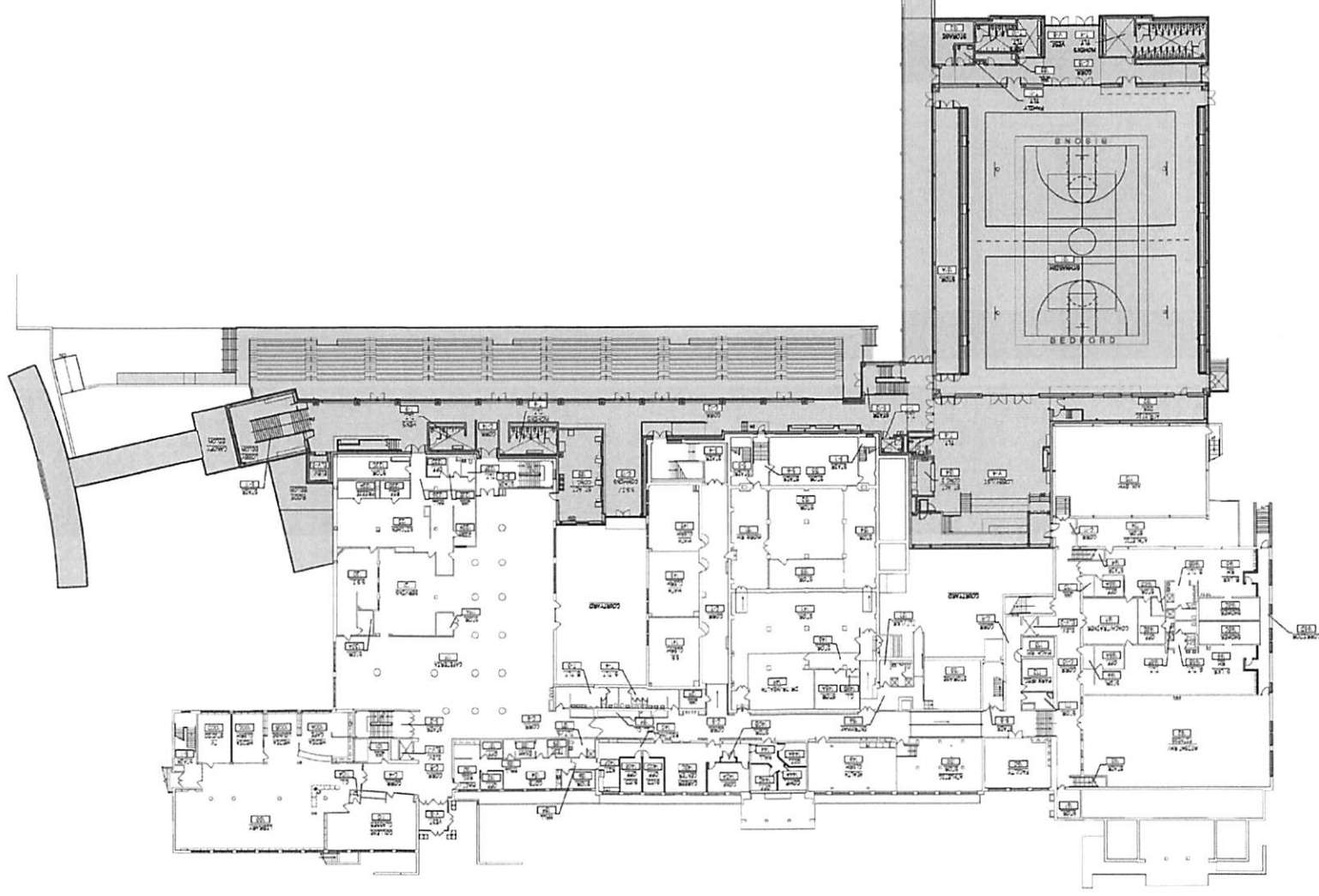
The Bedford Area School District plans to use the facility as an educational tool to demonstrate the environmental and energy benefits of building sustainably. Signage will be placed throughout the facility that describes specific green building features that will be utilized in the proposed Bedford High School facility design for educational purposes of students and visitors. Project goals include attainment of USGBC LEED® Silver Certification.

The Pennsylvania Department of Education (PDE) provides an additional 10% in state reimbursement for schools that achieve LEED® certification at the Silver Level or above. These financial incentives, as well as traditional state reimbursement for schools, and the anticipated operational cost savings will be utilized to offset the overall Total Project Cost.

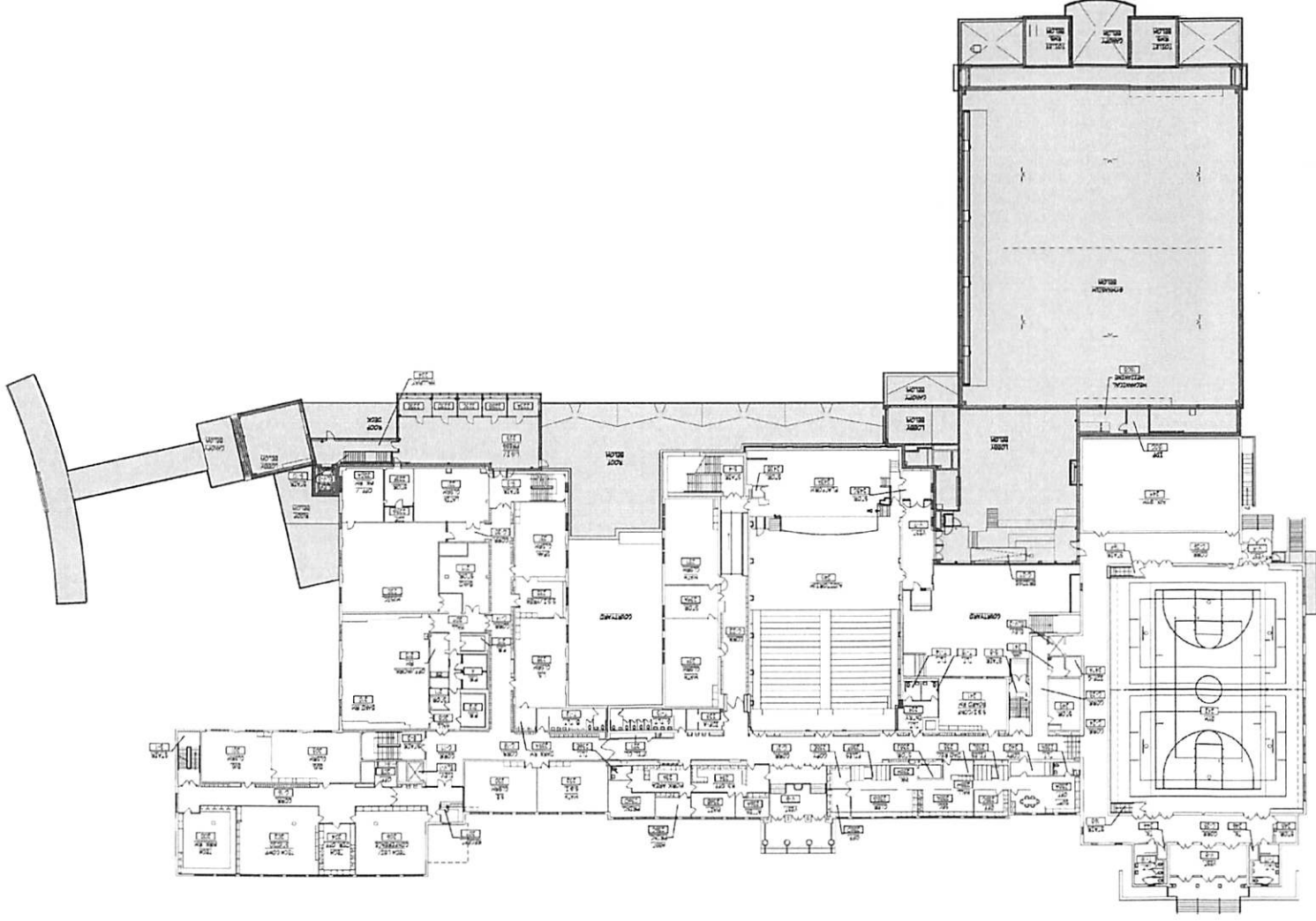
BEDFORD HIGH SCHOOL
FLOOR PLAN - BASEMENT



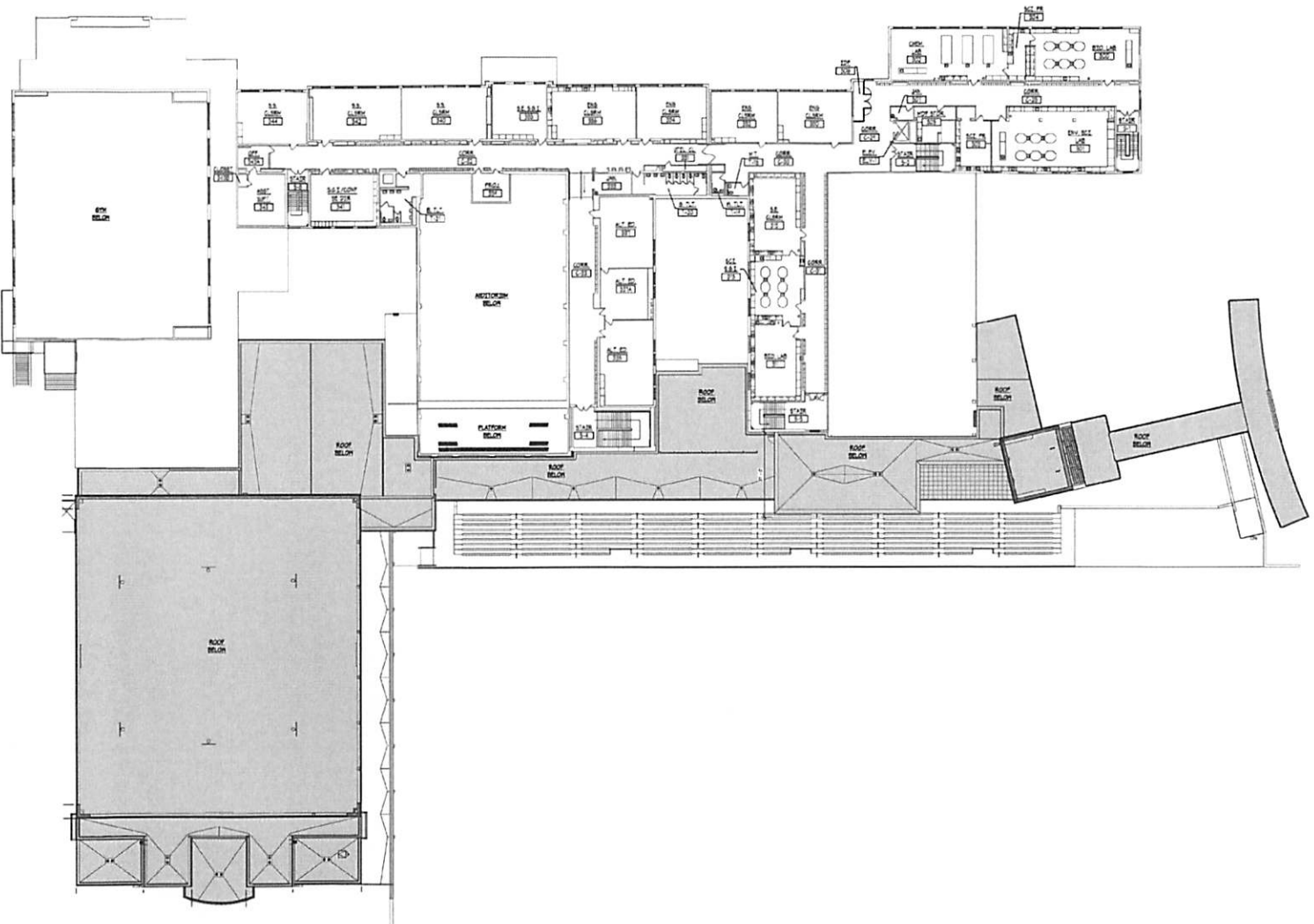
BEDFORD HIGH SCHOOL
FLOOR PLAN – FIRST FLOOR



BEDFORD HIGH SCHOOL
FLOOR PLAN – SECOND FLOOR



BEDFORD HIGH SCHOOL
FLOOR PLAN – THIRD FLOOR



PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)			
District/CRC: Bedford Area School District	Project Name: Alterations & Additions to Bedford High School	Project #: 3799	
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.)	12,160,000	4,434,400	16,594,400
2. Heating and Ventilating	1,536,000	5,226,240	6,762,240
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)	816,000	2,776,440	3,592,440
4. Electrical	1,488,000	5,062,920	6,550,920
5. Asbestos Abatement (D04, line C-3)	X X X X X X		
6. Building Purchase Amount	X X X X X X		
7. Other * (Exclude test borings and site survey)			
a. _____			
b. _____			
c. _____			
d. _____			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	16,000,000	17,500,000	33,500,000
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)	32,000	35,000	67,000
c. Construction Insurance - Total	32,000	35,000	67,000
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	16,032,000	17,535,000	33,567,000
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	960,000	1,050,000	2,010,000
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X		
3. TOTAL - Architect's Fee	960,000	1,050,000	2,010,000
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	50,000	875,000	925,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	50,000	875,000	925,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	17,042,000	19,460,000	36,502,000
E. SITE COSTS			
1. Sanitary Sewage Disposal			
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	1,500		1,500
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	
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	1,500		1,500
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	17,043,500	19,460,000	36,503,500
* Type "No Fee" beside each item for which no design fee is charged.			

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)				
District/CTC: Bedford Area School District	Project Name: Alterations & Additions to Bedford High School		Project #: 3799	
ROUND FIGURES TO NEAREST DOLLAR				
PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				335,000
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.)				
4. Architectural Printing				17,500
5. Test Borings				44,874
6. Site Survey				58,819
7. Other (attach schedule if needed)				
a. Permits, Special testing & Inspections				385,000
b. PlanCon-D-Add't Costs, Total				668,040
8. Contingency				1,783,745
9. TOTAL - Additional Construction-Related Costs				3,292,978
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2021	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	148,516			148,516
2. Legal Fees	52,001			52,001
3. Financial Advisor				
4. Bond Insurance	128,080			128,080
5. Paying Agent/Trustee Fees and Expenses	500			500
6. Capitalized Interest	708,700			708,700
7. Printing	2,836			2,836
8. CUSIP & Rating Fees	38,450			38,450
9. Other				
a. _____				
b. _____				
10. TOTAL-Financing Costs	1,079,084			1,079,084
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				40,875,562
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2021	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	34,945,000			34,945,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	5,902,411			5,902,411
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	28,151			28,151
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				40,875,562

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-D03

[illegible]

PLANCON-D-ADD'T COSTS

DETAILED COSTS			
District/CTC:	Project Name:		Project #:
Bedford Area School District	Alterations & Additions to Bedford High School		3799
	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)			
1. General (include Rough Grading to Receive Building)	5,650,000	950,000	6,600,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical			
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	5,650,000	950,000	6,600,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)	11,300	1,900	13,200
c. Construction Insurance - Subtotal	11,300	1,900	13,200
9. Site Development Costs - Total	5,661,300	951,900	6,613,200
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	339,000	57,000	396,000
			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			1,295,000
2. Owner Controlled Insurance Program on Roof Replacement/Repair			
3. Builder's Risk Insurance (if not included in primes)			2,590
4. Roof Replacement/Repair - Total			1,297,590
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR			77,855

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-D04

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY														
District/CTC: Bedford Area School District	Project Name: Alterations & Additions to Bedford High School	Project #: 3799												
<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> <div style="text-align: right; margin-right: 100px;">\$ 17,042,000</div>														
<p>B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">1. Site Development Costs (D04, line A-7-NEW)</td> <td style="width: 10%; text-align: right;">\$</td> <td style="width: 30%; border-bottom: 1px solid black; text-align: right;">5,661,300</td> </tr> <tr> <td>2. Architect's Fees on the above excludable costs</td> <td style="text-align: right;">\$</td> <td style="border-bottom: 1px solid black; text-align: right;">339,000</td> </tr> <tr> <td>3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)</td> <td style="text-align: right;">\$</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>4. Total Excludable Costs (B-1 plus B-2 and B-3)</td> <td style="text-align: right;">\$</td> <td style="border-bottom: 1px solid black; text-align: right;">6,000,300</td> </tr> </table>			1. Site Development Costs (D04, line A-7-NEW)	\$	5,661,300	2. Architect's Fees on the above excludable costs	\$	339,000	3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$		4. Total Excludable Costs (B-1 plus B-2 and B-3)	\$	6,000,300
1. Site Development Costs (D04, line A-7-NEW)	\$	5,661,300												
2. Architect's Fees on the above excludable costs	\$	339,000												
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW)	\$													
4. Total Excludable Costs (B-1 plus B-2 and B-3)	\$	6,000,300												
<p>C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4)</p> <div style="text-align: right; margin-right: 100px;">\$ 11,041,700</div>														
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;"> <p>THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.</p> </div>														
<p><u>IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.</u></p>														
<p>D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08)</p> <div style="text-align: right; margin-right: 100px;">\$ 11,925,036</div>														
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;"> <p>THE FIGURE ON LINE D SHOULD <u>NOT</u> BE ADOPTED BY THE BOARD.</p> </div>														

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-D20

SUMMARY OF FINANCING OPTIONS

The following is an analysis of the four potential methods used to finance the proposed plan of the Bedford Area School District (the "School District") to construct renovations and upgrades to the Bedford High School (the "Project"). Included in this analysis are estimates of project costs, financing costs, debt service summaries for the alternatives and estimated local effort and millage impact as required by the Pennsylvania Department of Education.

Financing Options:

The four financing alternatives reviewed:

1. Cash/Short-Term Loan
2. State Public School Building Authority (the "SPSBA") Issue
3. Local Authority Issue ("Local Authority")
4. General Obligation Bond Issue

Option 1 Cash/Short-Term Loan:

After reviewing the costs and scope of the Project, the School District's recent financial statements, as well as conversations with the School District's Administration, it was concluded that Option 1 is not a viable alternative. Due to the scope of the Project, the School District does not have the available funds to pay cash for its share of the Project, estimated to be 91.55%, nor finance with a short-term or revolving loan due to the need of amortizing such a loan over a longer term, achieving fixed annual cost and useful life of the assets being matched by the financing.

Option 2 SPSBA Issue and Option 3 Local Authority Issue:

The remaining four financing alternatives would require the School District to incur long-term debt. For each alternative, a borrowing was based upon various assumptions and compared with all aspects of the issues including the annual debt service requirements, estimated Commonwealth of Pennsylvania reimbursement, required covenants and financing costs. Financing costs for Option 2 SPSBA Issue and Option 3 Local Authority Issue were higher than the General Obligation alternative, which resulted in larger bond issues. Bonds issued through either the SPSBA or a Local Authority would be classified as revenue bonds instead of general obligation bonds. Even though the issue is solely supported by tax revenues of the School District, the investor community would view these options as once removed from a direct payment general obligation bond. Therefore, interest rates on revenue bonds tend to be slightly higher than interest rates on direct general obligation bonds and will carry slightly higher interest rates. This slight increase in interest rates together with a larger bond issue would directly result in higher annual debt service payments and overall interest expense.

Option 4 General Obligation Bond Issue:

This option provides lower interest rates compared to Options 2 and 3, less costs of issuance, no potential added annual fees and potentially more favorable refunding provisions (call feature) compared to Options 2 and 3. Based upon analysis of financing alternatives at this time the most beneficial alternative for financing the Project is for the School District to pursue Option 4.

COMPARISON OF LONG-TERM FINANCING OPTIONS

Comparison of Long-Term Financing Options ⁽¹⁾			
	Option 2	Option 3	Option 4
	SPSBA Revenue Issue	Local Authority Revenue Issue	General Obligation Issue
Estimated Sources of Funds			
Par Amount of Bonds	\$35,185,000	\$35,190,000	\$34,945,000
Less/Add: OID/OIP	5,687,957	5,688,705	5,902,411
Estimated Interest Earnings	28,151	28,151	28,151
Equity Contribution	0	0	0
Total Sources	\$40,901,108	\$40,906,856	\$40,875,562
Estimated Uses of Funds			
Project Costs ⁽²⁾	\$39,798,176	\$39,798,176	\$39,798,176
Bond Insurance ⁽³⁾	128,952	128,971	128,080
Capitalized Interest	713,575	713,675	708,700
Underwriting Discount ⁽⁴⁾	149,536	149,558	148,516
Estimated Costs of Issuance ⁽⁴⁾	110,869	116,476	92,090
Total Uses	\$40,901,108	\$40,906,856	\$40,875,562
Estimated All-In Cost	3.0200%	3.0214%	2.9737%

1. Amortization over a 30-year period on a wrap-around pay-back structure. Amortization attempts to mirror the useful-life of the Project.

2. Includes estimated Project costs as required by the Pennsylvania Department of Education.

3. Estimated percentage of gross debt service insured. The School District will analyze the efficiency of not purchasing bond insurance and pursuing a financing based upon a non-enhance stand-alone credit rating. The decision to purchase credit enhancement will be made at the time of actual pricing.

4. Estimated expenses.

REIMBURSEMENT

Commonwealth Reimbursement for Direct Costs

If the Project meets the eligibility requirements, the Commonwealth will reimburse the School District for a portion of the principal and interest paid each fiscal year on the bonds. The amount of reimbursement is a factor of the percentage of the Project determined by the Pennsylvania Department of Education to be reimbursable and the School District's Market Value Aid Ratio ("MVAR"). Presently, it is estimated that the Project will be eligible for reimbursement and will be assigned reimbursable dollars. The Project's estimated reimbursable percentage is calculated as follows:

Calculation of Estimated Project Reimbursement		
Project Reimbursable Percentage	Current MVAR / CARF Factor	Effective Reimbursement
16.79%	50.31%	8.45%

Therefore, the School District will be responsible for 91.55% of the annual debt service on the Project.

ESTIMATED DEBT SERVICE

Estimated Debt Service - Option 4 General Obligation Bond Issue

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

Calculation of Resulting Annual Debt Service	
Estimated Average Annual Incremental Gross Debt Service	\$1,422,025
Estimated Average Annual Incremental Reimbursement	(120,055)
Estimated Average Annual Incremental Local Effort	\$1,301,970
Estimated Incremental Local Effort Millage Equivalent ⁽¹⁾	1.03 Mills
Existing Peak Annual Local Effort	\$1,791,531
Estimated Aggregate Annual Local Effort	\$3,093,501
Estimated Aggregate Local Effort Millage Equivalent ⁽¹⁾	2.44 Mills
⁽¹⁾ Estimated Current Value of 1 Mill	\$1,268,967

INDIRECT COSTS

Indirect Costs and Benefits

The School District does anticipate a certain level of savings as a result of operational and energy efficiencies garnered from the Project. School District officials have estimated the additional annual indirect cost savings associated with the Project to be as follows:

Summary of Indirect Costs / (Benefits)	
Operational & Energy Utilization	(\$15,000)
Building Staffing	0
Transportation	0
Total Net Costs / (Benefits)	(\$15,000)
Estimated Net Costs / (Benefits) Millage Equivalent ⁽¹⁾	(0.01) Mills

EXHIBIT A – DEBT SERVICE SCHEDULE WITH AGGREGATE

EXHIBIT A: Sample G.O. Financing debt Service Schedule

HIGH SCHOOL PROJECT: SAMPLE SERIES of 2021											AGGREGATE DEBT SERVICE		
Year:	Payment Date	Fiscal Year	Par Amount	Coupon Rate (%)	Interest	Debt Service	Capitalized Interest	Gross Annual Debt Service	Estimated State Share Debt Service 8.45%	Local Share Debt Service 91.55%	Fiscal Year	Existing Annual Local Share	Combined Annual Local Share
	15-Oct-21				708,700.00	708,700.00	(708,700.00)						
1	15-Apr-22	2022	0.00	5.000%	708,700.00	708,700.00	0.00	708,700.00	(119,770.30)	588,929.70	2022	1,771,003.84	2,359,933.54
	15-Oct-22				708,700.00	708,700.00	0.00						
2	15-Apr-23	2023	0.00	5.000%	708,700.00	708,700.00	0.00	1,417,400.00	(119,770.30)	1,297,629.70	2023	1,767,312.74	3,064,942.44
	15-Oct-23				708,700.00	708,700.00	0.00						
3	15-Apr-24	2024	5,000.00	5.000%	708,700.00	713,700.00	0.00	1,422,400.00	(119,770.30)	1,302,629.70	2024	1,770,483.59	3,073,113.29
	15-Oct-24				708,575.00	708,575.00							
4	15-Apr-25	2025	5,000.00	5.000%	708,575.00	713,575.00		1,422,150.00	(120,171.69)	1,301,978.33	2025	1,785,886.97	3,087,865.29
	15-Oct-25				708,450.00	708,450.00							
5	15-Apr-26	2026	5,000.00	5.000%	708,450.00	713,450.00		1,421,900.00	(120,150.55)	1,301,749.45	2026	1,790,607.71	3,092,357.16
	15-Oct-26				708,325.00	708,325.00							
6	15-Apr-27	2027	5,000.00	5.000%	708,325.00	713,325.00		1,421,650.00	(120,129.43)	1,301,520.58	2027	1,791,531.33	3,093,051.90
	15-Oct-27				708,200.00	708,200.00							
7	15-Apr-28	2028	20,000.00	5.000%	708,200.00	728,200.00		1,436,400.00	(121,375.80)	1,315,024.20	2028	913,058.44	2,228,082.64
	15-Oct-28				707,700.00	707,700.00							
8	15-Apr-29	2029	935,000.00	5.000%	707,700.00	1,642,700.00		2,350,400.00	(190,608.80)	2,151,791.20	2029	0.00	2,151,791.20
	15-Oct-29				684,325.00	684,325.00							
9	15-Apr-30	2030	985,000.00	5.000%	684,325.00	1,669,325.00		2,353,650.00	(190,883.43)	2,154,766.58	2030	0.00	2,154,766.58
	15-Oct-30				659,700.00	659,700.00							
10	15-Apr-31	2031	1,030,000.00	4.000%	659,700.00	1,689,700.00		2,349,400.00	(190,524.30)	2,150,875.70	2031	0.00	2,150,875.70
	15-Oct-31				639,100.00	639,100.00							
11	15-Apr-32	2032	1,075,000.00	4.000%	639,100.00	1,714,100.00		2,353,200.00	(190,845.40)	2,154,354.60	2032	0.00	2,154,354.60
	15-Oct-32				617,600.00	617,600.00							
12	15-Apr-33	2033	1,115,000.00	4.000%	617,600.00	1,732,600.00		2,350,200.00	(190,591.90)	2,151,608.10	2033	0.00	2,151,608.10
	15-Oct-33				595,300.00	595,300.00							
13	15-Apr-34	2034	1,160,000.00	4.000%	595,300.00	1,755,300.00		2,350,600.00	(190,625.70)	2,151,974.30	2034	0.00	2,151,974.30
	15-Oct-34				572,100.00	572,100.00							
14	15-Apr-35	2035	1,205,000.00	4.000%	572,100.00	1,777,100.00		2,349,200.00	(190,507.40)	2,150,692.60	2035	0.00	2,150,692.60
	15-Oct-35				548,000.00	548,000.00							
15	15-Apr-36	2036	1,255,000.00	4.000%	548,000.00	1,803,000.00		2,351,000.00	(190,659.50)	2,152,340.50	2036	0.00	2,152,340.50
	15-Oct-36				522,900.00	522,900.00							
16	15-Apr-37	2037	1,305,000.00	4.000%	522,900.00	1,827,900.00		2,350,800.00	(190,642.60)	2,152,157.40	2037	0.00	2,152,157.40
	15-Oct-37				496,800.00	496,800.00							
17	15-Apr-38	2038	1,360,000.00	4.000%	496,800.00	1,856,800.00		2,353,600.00	(190,879.20)	2,154,720.80	2038	0.00	2,154,720.80
	15-Oct-38				469,600.00	469,600.00							
18	15-Apr-39	2039	1,410,000.00	4.000%	469,600.00	1,878,600.00		2,349,200.00	(190,507.40)	2,150,692.60	2039	0.00	2,150,692.60
	15-Oct-39				441,400.00	441,400.00							
19	15-Apr-40	2040	1,470,000.00	4.000%	441,400.00	1,911,400.00		2,352,800.00	(190,811.60)	2,153,988.40	2040	0.00	2,153,988.40
	15-Oct-40				412,000.00	412,000.00							
20	15-Apr-41	2041	1,525,000.00	4.000%	412,000.00	1,937,000.00		2,349,000.00	(190,490.50)	2,150,509.50	2041	0.00	2,150,509.50
	15-Oct-41				381,500.00	381,500.00							
21	15-Apr-42	2042	1,590,000.00	4.000%	381,500.00	1,971,500.00		2,353,000.00	(190,828.50)	2,154,171.50	2042	0.00	2,154,171.50
	15-Oct-42				349,700.00	349,700.00							
22	15-Apr-43	2043	1,650,000.00	4.000%	349,700.00	1,999,700.00		2,349,400.00	(190,524.30)	2,150,875.70	2043	0.00	2,150,875.70
	15-Oct-43				316,700.00	316,700.00							
23	15-Apr-44	2044	1,720,000.00	4.000%	316,700.00	2,036,700.00		2,353,400.00	(190,862.30)	2,154,537.70	2044	0.00	2,154,537.70
	15-Oct-44				282,300.00	282,300.00							
24	15-Apr-45	2045	1,785,000.00	4.000%	282,300.00	2,067,300.00		2,349,600.00	(190,541.20)	2,151,058.80	2045	0.00	2,151,058.80
	15-Oct-45				246,600.00	246,600.00							
25	15-Apr-46	2046	1,860,000.00	4.000%	246,600.00	2,106,600.00		2,353,200.00	(190,845.40)	2,154,354.60	2046	0.00	2,154,354.60
	15-Oct-46				209,400.00	209,400.00							
26	15-Apr-47	2047	1,935,000.00	4.000%	209,400.00	2,144,400.00		2,353,800.00	(190,896.10)	2,154,903.90	2047	0.00	2,154,903.90
	15-Oct-47				170,700.00	170,700.00							
27	15-Apr-48	2048	2,010,000.00	4.000%	170,700.00	2,180,700.00		2,351,400.00	(190,693.30)	2,152,706.70	2048	0.00	2,152,706.70
	15-Oct-48				130,500.00	130,500.00							
28	15-Apr-49	2049	2,090,000.00	4.000%	130,500.00	2,220,500.00		2,351,000.00	(190,659.50)	2,152,340.50	2049	0.00	2,152,340.50
	15-Oct-49				88,700.00	88,700.00							
29	15-Apr-50	2050	2,175,000.00	4.000%	88,700.00	2,263,700.00		2,352,400.00	(190,777.80)	2,153,622.20	2050	0.00	2,153,622.20
	15-Oct-50				45,200.00	45,200.00							
30	15-Apr-51	2051	2,260,000.00	4.000%	45,200.00	2,305,200.00		2,350,400.00	(190,608.80)	2,151,791.20	2051	0.00	2,151,791.20
Totals			\$34,945,000.00		\$29,094,950.00	\$64,039,950.00	(\$708,700.00)	\$63,331,250.00	(\$6,410,963.28)	\$57,920,286.73		\$11,589,884.61	\$69,510,181.33

BEDFORD AREA SCHOOL DISTRICT

Bedford County, Pennsylvania

RESOLUTION

A RESOLUTION AUTHORIZING THE APPROVAL OF A MAXIMUM PROJECT COST AND A MAXIMUM BUILDING CONSTRUCTION COST FOR THE CONSTRUCTION OF ALTERTATIONS/ADDITIONS TO THE BEDFORD HIGH SCHOOL, DIRECTING THE PREPARATION OF A PUBLIC INFORMATION DESCRIPTION, PROVIDING FOR A PUBLIC HEARING, AND PROPER NOTICE THEREOF.

WHEREAS, the Bedford Area School District (the "District") is a School District created and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Board of School Directors of the District has determined that certain new and expanded school facilities may be required for use of the pupils of this School District, and has authorized certain preliminary steps to be taken with regard to school projects, consisting of planning, designing, constructing, and furnishing the Bedford High School; and

WHEREAS, the Pennsylvania Public School Code of 1949, as amended (the "School Code"), including amendments made pursuant to Act 34 of the 1973 ("Act 34"), requires that a public hearing be held prior to the construction, the entering into a contract to construct, or the entering into a contract to lease a new school building or a substantial addition to an existing school building; and

WHEREAS, the Board of School Directors desires to authorize its Solicitor, Architect, Financial Consultant, and others to take certain actions with respect to these Projects; and

WHEREAS, the District wishes to take certain action with respect to this Project, and to comply with Act 34 and the School Code; and

WHEREAS, the District has received from the Architect the estimated costs of this Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of School Directors of the Bedford Area School District, Bedford County, Pennsylvania, as follows:

1. The Board hereby approves a maximum project cost for the Bedford High School Project of \$40,875,562 and a maximum building construction cost for the Bedford High School Project of \$11,041,700.

2. A public hearing for the purpose of informing the public generally of the Project and to receive public comment shall be held in the Auditorium of the Bedford High School, 330 East John Street, Bedford, PA 15522 and at Zoom meeting link (<https://bedfordasd.zoom.us/j/83885549047?pwd=WjZhbDFvcEZuVjg2YStrUi8zcjlGdz09>), on Thursday, November 12, 2020, beginning at 6:30 p.m., prevailing time.

3. A description of the Project shall be made available to the public at least twenty (20) days prior to the hearing.

4. The description shall be mailed to the news media in sufficient time for release not later than fourteen (14) days prior to the hearing.

5. A notice of hearing shall be published in a newspaper of general circulation in the School District at least twenty (20) days prior to the hearing. The notice is attached hereto and made a part hereof as if set forth in its entirety.

6. The notice of hearing shall advise residents how they may gain agenda time, submit written testimony, or both.

7. This School District hereby authorizes Carl P. Beard, Solicitor of this School District, to perform such acts on behalf of this School District as may be necessary in connection with these Projects.

8. This School District hereby authorizes the firm known as EI Associates, Architect for these Projects; to perform such acts on behalf of the School District as may be necessary in connection with these Projects.


9. This School District hereby authorizes the firm of PNC Capital Markets LLC, as Underwriter, to perform such acts on behalf of the School District as may be necessary in connection with these Projects.

10. This School District further authorizes the engagement of a court stenographer to transcribe the Act 34 Public Hearing proceedings, consistent with the intent of this Resolution.

11. The Superintendent, the proper officers of the Board of School Directors, the Solicitor, the Project Architect, and the Financial Consultant are authorized and directed to take such other actions, obtain such approvals, and execute such documents as may be necessary, desired, or required to carry out the intent of this Resolution.

DULY ADOPTED, by the Board of School Directors of this School District, this 20th day of October 2020.

ATTEST:


Secretary

BEDFORD AREA SCHOOL DISTRICT

By: 
President, Board of Education

CERTIFICATE

I, the undersigned, Secretary of the Board of School Directors of the Bedford Area School District, Bedford County, Pennsylvania, (the "School District"), certify: that the foregoing is a true and correct copy of a Resolution which was duly adopted by affirmative vote of a majority of all members of the Board of School Directors of the School District, duly convened and held according to law on October 20, 2020, at which meeting a quorum was present; that said Resolution duly has been recorded in the minutes of the Board of School Directors of the School District; and that said Resolution is in full force and effect, without amendment, alteration, or repeal as of the date of this Certificate.

I further certify that the Board of School Directors of the School District met the advance notice requirements of the Sunshine Act, Act No. 1998-93 of the General Assembly of the Commonwealth of Pennsylvania, approved October 15, 1998, by advertising said meeting and posting prominently a notice of said meeting at the principal office of the School District or at the public building in which said meeting was held, all in accordance with such Act.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the School District this 20th day of October 2020.


Casey Cover, Board Secretary

(SEAL)

State of Pennsylvania

County of Bedford

This record was acknowledged before me on 10/22/2020 (date) by Casey Cover (name(s) of individual(s)).

Signature of notarial officer Nicole Edwards

Stamp

My commission expires:

