

Halifax Area School District
School Board Member Questions and Concerns

-Are there additional underground tanks on the property?

+Did K&W pull the open records from Dauphin County (ie: the surveys that were originally done by Light Heigel? *Answer: K&W reviewed all of the documents that were available to them. They will present their findings at the public meeting.*

+Regarding the removal of the tank, is there any additional remediation needed due to ground contamination to be addressed by the seller? *Answer: There is always a chance that additional remediation will be needed. This is typical with any new construction project and would be included in the site costs. The architect will review this information at the public meeting. Generally, 11-15% is budgeted for site costs for new construction.*

-What is the cost to remove the barn and the house? *Answer: The approximate cost to remove the barn is \$10 to 20,000.00. This work would be included in the site costs should the board choose to build a new elementary school on the property.*

-If the property is pulled from clean and green, how does this impact taxes? Does HASD pay for that or can the amount be split with the seller? *Answer: The taxes due on the removal from clean and green are a non-issue since most of the taxes are owed to the school district. HASD can either pay or forgive the taxes. The amount of back taxes is approximately \$4500.00.*

-Water authority and estimated costs for water line relocation:

+Request for a representative from the water authority to attend the 11/29/17 public meeting or provide the board with a written estimate of the cost of water line relocation & hook-up. *Answer: A representative will attend the meeting. The design of the project will impact whether or not the line must be moved. The architect and engineer will secure assurances from the water authority that the water line can be moved. The costs involved are typically calculated per foot. The water authority requires the engineer and architect to submit designs first before conversations about moving a water line and costs can begin. These are typical issues encountered in any new construction project.*

Follow up Questions: (per conversation with HAWASA as documented by K&W Engineering).

- (1) Would Authority permit the relocation of the water line that runs through the property? *Answer: HAWASA would permit the relocation.*
- (2) If this is not a concern, does the Authority have a preference to which part of the property this would be relocated to? *Answer: HAWASA believes that running the relocated line to outside of the east edge of the right-of-way for PA 147 may be best.*
- (3) What pipe material would the Authority require? Could we utilize a C900 or similar plastic pipe, or would ductile iron be required? We understand that pipe is a 6”

transite line (please correct me if I am wrong). *Answer: HAWASA would require a ductile iron pipe. In addition, HAWASA indicated that they would want 10" diameter pipe installed instead of the 6" for future capacity. A formal request would need to be submitted to HAWASA in regards to sharing the material cost difference between 6" and 10" pipe.*

+How would contamination/leaks from the underground tanks impact water line relocation and/or water hook? *Answer: Given what is currently on the site (residential and farm use) and the research that was done to date, there is no proof that any proposed leaks from the underground tanks would impact the relocation of the water line or the connection to the water supply.*

+If the district uses the property solely for athletic fields, what is the cost to hook up to the sewer and water system? Will repairs be needed to the water line? Would the water line have to be removed if the property is only used for athletic fields? *Answer: Depends on what the district is building (field house and athletic fields, types of fields etc.) The architect will review the cost/reward benefits of moving the athletic fields to this site and building a new elementary school on the current football field.*

Follow up Questions: (per conversation with HAWASA as documented by K&W Engineering).

- (1) Would the Authority require a relocation if the District only wanted to build athletic fields on the new property? *Answer: Any heavy construction would be a cause for concern due to the age of the water lines and approximate depth.*
- (2) Any other concerns regarding the potential connection of a school to the system (i.e. available capacity, pressure, flow rates?) *Answer: the existing line in the approximate area of relocation is cast iron. It was discussed that only those portions that have to be removed would be demolished and all other pipe be abandoned in place.*

-Sewer/Waste:

+Request for a representative from the sewer/waste authority to attend the 11/29/17 public meeting or provide the board with a written estimate of the cost of sewer hook-up (athletic fields or elementary school). *Answer: A representative will attend the meeting. The design of the project will impact whether or not the line must be moved. The architect and engineer will secure assurances from the water authority that the water line can be moved. The costs involved are calculated per foot. The water authority require the engineer and architect to submit designs first before conversations about moving a water line and costs can begin. These are typical issues encountered in any new construction project.*

-Elementary Feasibility Study:

+Review the elementary feasibility study completed by KCBA. Discuss all of the options presented: build new; renovate HES and renovate Enders; close one and

renovate/enlarge one. **Answer:** *the architect and engineer will provide a summary of the complete study, with all of the options, at the 11/29 public meeting. Past presentations can be viewed in the elementary feasibility section of the district's website.*

+Request McClure Company complete a feasibility study for HASD. **Answer:** *The board can certainly seek a second opinion.*

-PennDOT-access/driveway/highway access from 225 onto the property:

+What is the cost of a traffic light and/or extra lanes should PennDOT require these improvements? **Answer:** *KCBA sees this as an important question. The engineer is reviewing this concern with PennDOT. This type of requirement would impact the amount of money needed to prepare the site for construction.*

+Due to the extreme slope of the property, what are the estimates to grade, fill in, and resurface the property to make it flat for athletic fields? **Answer:** *This is typical work included in the site costs for any new construction.*

-Sales Agreement:

+ Is the district required to build a new school on the property? **Answer:** *No, the sales agreement does not require the district to build a school on the property.*

+Is the district required to name the building after the seller? **Answer:** *No, the seller does not have naming rights to the school building; the naming rights are for the campus only.*

+If the district builds athletic fields on the property, must they be named after the seller? **Answer:** *No.*

+Do naming rights prevent the district from ever selling the property? **Answer:** *No.*

+If the district sells the property, must the original naming rights be included? **Answer:** *No.*

-If HASD purchases the property: Logistics and Finances

+What if HASD purchases the property then decides to renovate one or both of the elementary schools? **Answer:** *This is a school board decision.*

+If HASD purchases the property, does this mean it is finished with due diligence on the other properties? Other properties are defined as Halifax Elementary and Enders-Fisherville Elementary. Compare and contrast the issues and costs between the three options: Build new on the property being considered for purchase, upgrade and expand Enders, upgrade and expand HES. **Answer:** *This information will be included in the summary/overview provided by KCBA on 11/29/17.*

+Does purchasing the land mean HASD plans to build a new school building no matter what the water, sewer, PennDOT requirements may be? **Answer:** *This is a school board decision.*

+When will HASD continue the due diligence on the other properties that may be available for sale? Is it possible to hear directly from the water and sewer authority about those properties? Other properties are defined as Halifax Elementary and Enders-Fisherville Elementary. Compare and contrast the issues and costs between the three options: Build new on the property being considered for purchase, upgrade and expand Enders, upgrade and expand HES. **Answer:** *This information is included in the original feasibility study completed by KCBA.*

+What is the plan to provide for the safety, liability, and maintenance of two school buildings should HASD build a new school? Concern: many properties sit empty for decades. **Answer:** *This is a school board decision. Administration recommends the board discuss the options with a realtor. The resale values of the elementary schools are included in the original feasibility study conducted by KCBA.*

+Can we begin to formulate a four or five-year plan/timeline to help guide HASD with future projects and maintenance issues we already know need to be addressed. **Answer:** *This was the purpose of the elementary consolidation study (started in 2015) and current feasibility study...to support the following action plans included with the stewardship goal in the Comprehensive Plan. (1) Develop and implement a facilities improvement plan for district buildings (2) Develop a multi-year fiscal plan to fund and sustain financial priorities.*

+Can the district afford to do anything to the elementary buildings (renovate, enlarge, consolidate, build new) without Plan Con funding? **Answer:** *PFM will address this on 11/29/17. Administration believes the district needs to commit to long-term facilities improvement plan for the elementary program.*

+Will HASD continue to receive what it owed from PlanCon for the MS/HS project? Will these payments be received on time? **Answer:** *Yes.*

+What is HASD's current debt service payment as a result of the recent MS/H project (amount due each year, length, etc.). **Answer:** *PFM will review the district's debt service on 11/29/17.*