



COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF EDUCATION  
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OCT 11 2007

Avon Grove School District  
 Business Office

PLANCON PART C: SITE ACQUISITION

October 1, 2007

Ms. Wendi Lee Foltz  
 Board Secretary  
 Avon Grove School District  
 375 South Jennersville Road  
 West Grove, PA 19390

PROJECT NO.: PS104  
 PROJECT BUILDING NAME: New Secondary School  
 COUNTY: Chester  
 BOARD ACTION: April 26, 2007

Dear Ms. Foltz:

Based on the information submitted, the costs related to the acquisition of the Hazel & Lawrence Waltman (58-4-54 & 58-4-61) and Kelton Realty, Inc. (58-4-71) properties for the above-referenced project are eligible for state reimbursement. This approval is based on a limited review of the documents submitted. If information reviewed subsequent to this approval violates law, policy or procedure, the Department reserves the right to rescind any and all approvals materially affected.

The Site Reimbursement Factor has been calculated as follows:

	<u>Approval Requested</u>	<u>Approved</u>	<u>Approved as % of Requested</u>
A. Site Acreage Based on Part A Building Capacity			%*
B. Reimbursable Cost for Land and Improvements Thereon	\$8,834,227	\$8,834,227	100%
C. Site Reimbursement Factor (A times B)			%*

\*PlanCon Part A, Project Justification, for this project has not been approved. The Site Reimbursement Factor will be revised at the time Part A is approved to reflect the project's building capacity.

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When the PlanCon Part A, Project Justification, for this project is submitted to the Department, the above-referenced "PS" project number must be referenced to ensure that the appropriate site reimbursement is applied to this project.

Reimbursable Site Acquisition Costs are calculated by multiplying the Site Reimbursement Factor times the Allowable Site Acquisition Costs. Allowable Site Acquisition Costs are limited to the contract sales price or just compensation for the land and improvements thereon, appraisal fees, and title, transfer and recording fees at settlement. The Reimbursable Site Acquisition Costs must then be multiplied by the Market Value Aid Ratio, the Capital Account Reimbursement Fraction or Density, whichever is higher, to determine the state subsidy for site acquisition.

Please note that the Site Reimbursement Factor will be adjusted based on the FTE capacity of the project building calculated at PlanCon Part F, Construction Documents. This means that if the FTE building capacity increases, reimbursable site acquisition costs will increase proportionally; however, if the FTE building capacity decreases based on the construction specifications, reimbursable site acquisition costs will also decrease.

This document and appended materials should be entered into the minutes of the next board meeting. This material was reviewed by Jason Drayer, who may be reached at (717)787-5480.

Sincerely,



Carle A. Dixon, Chief  
Division of School Facilities  
Bureau of Budget and Fiscal Management

Attachment

cc: KCBA Architects  
Project File - PS104  
Chronological File  
Log

CAD/skv

REIMBURSABLE SITE ACQUISITION COSTS

SD/AVTS NAME: AVON GROVE BUILDING NAME: NEW SECONDARY SCHOOL PROJECT #: PS104

PROPERTY NAME	COST FACTOR			TOTAL
	WALTMAN	WALTMAN	KELTON REALTY	
A. Contract Sales Price or Just Compensation for Land & Improvements Thereon	58-4-54 \$701,800	58-4-61 \$3,500,867	58-4-71 \$4,631,560	\$8,834,227
B. Appraisal #1-Appraiser's Name	RIFE	SUMMERS	GREYSTONE	XXXXXXXXXX
Appraisal #1-Appraised Value	\$701,800	\$3,500,867	\$5,600,000	XXXXXXXXXX
C. Appraisal #2-Appraiser's Name	WOOD CO.	BEILER	BEILER	XXXXXXXXXX
Appraisal #2-Appraised Value	\$233,585	\$2,403,395	\$4,750,000	XXXXXXXXXX
D. Highest Appraised Value (Greater of B or C)	\$701,800	\$3,500,867	\$5,600,000	XXXXXXXXXX
E. ApprovedCost (Lesser of A or D)	\$701,800	\$3,500,867	\$4,631,560	\$8,834,227
F. Cost Factor (E divided by A) (max = 1.0000)	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXX	1.0000

SITE FACTOR				
G. Total Number of Acres Acquired	6.3800	52.2560	93.5000	152.1360
H. Number of Acres Based on Project Building's Planned Capacity				
1. Approved FTE (Part A Approval Letter; "0" for Advance Site Acq & DAO)				0
2. Building FTE for Other School Buildings on Existing Site("0" for DAO)				0
				0
3. Approved FTE divided by 100 (H-1 plus H-2 divided by 100)				0.0000
4. PLUS: 10 for Elementary Project Building				0.0000
5. PLUS: 20 for Middle School Project Building				0.0000
6. PLUS: 35 for Secondary or Comprehensive Vocational-Technical Project Building				0.0000
7. PLUS: 15 for Part-Time Vocational-Technical Project Building				0.0000
8. Total Acres Based on Planned Capacity (H-3 plus H-4, H-5, H-6 & H-7)				0.0000
I. Number of Acres for Cooperative Community Recreational Use				0.0000
J. Maximum Number of Acres Reimbursable (H-8 plus I)				0.0000
K. LESS: Number of Acres on Existing Site			*	0.2754
L. Number of Acres Reimbursable (J minus K; min = 0)				0.0000
M. Site Factor (L divided by G (max = 1.0000))				0.0000

SITE REIMBURSEMENT FACTOR

N. Site Reimbursement Factor (line F times line M (max = 1.0000))				0.0000
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NOTES:

\* Not seeking reimbursement for the Hazel and Lawrence Waltman property(58-4-63) Per letter from James Ascitto on September 5, 2007.