



December 5, 2018

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

RE: PLANCON PART A: PROJECT JUSTIFICATION

PROJECT NO.: 3925
PROJECT BUILDING NAME: K – 12 Special Education/District Administration Office
TYPE WORK: Alterations
COUNTY: Chester
BOARD ACTION: June 11, 2015

Dear Dr. Kraft:

The materials for PlanCon Part A, "Project Justification," have been reviewed and approved. 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.

Full time equivalent and rated pupil capacities for this project building are as follows:

	Full Time Equivalent Capacity			Rated Pupil Capacity
	<u>New</u>	<u>Existing</u>	<u>Total</u>	
Elementary	0	225	225	315
District Administration Office	0	34	34	38

Please note the corrections to Pages A07, A08, A09, A10, A11, A12, A18, A19, A20, A21, and A22.

As a condition of reimbursement, the entire project building must be brought up to prevailing educational and reasonably current construction standards. For alterations to existing structures, reimbursement for roof replacement and asbestos abatement (if applicable) are each limited to twenty percent (20%) of the remaining assignable alteration costs. Reimbursement for site development is limited to ten percent (10%) of adjusted structure costs for new construction; site development costs for existing structures are non-reimbursable. For all non-vocational projects, reimbursement for movable fixtures and equipment is limited to five percent (5%) of adjusted structure costs; for all vocational projects, reimbursement for movable fixtures and equipment is limited to twenty percent (20%) of adjusted structure costs. Estimated and actual costs for movable fixtures and equipment, and architect's fee thereon, will not be considered for reimbursement until PlanCon Part J, "Project Accounting Based on Final Costs," is processed by the Division of Budget and School Facilities.

For all projects, a "Prime Contractor Certification" (Page G08) will be required from each prime contractor as part of the PlanCon Part G, "Project Accounting Based on Bids" submission. Specifications should require that such information be provided by the successful bidders.

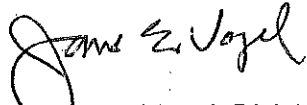
Dr. Kraft
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Section 731 of the Public School Code of 1949 states that no public school building shall be contracted for, constructed, or reconstructed in any school district of the second, third, or fourth class until plans and specifications have been approved by the Department of Education. Departmental approval of final plans and specifications only occurs upon the issuance of written approval of PlanCon Part F, "Construction Documents." For the Philadelphia City and Pittsburgh School Districts, PlanCon Part F must be approved by the Department prior to entering into contracts as a condition of reimbursement eligibility. Failure to comply with the applicable statutory or Departmental requirement will result in denial of reimbursement for this project.

Departmental approval of PlanCon Part F for this project does not guarantee reimbursement for this project. This project will be deemed eligible for reimbursement only upon written approval of PlanCon Part G, "Project Accounting Based on Bids." Calculation of the temporary reimbursable percent for the project's financing occurs at PlanCon Part H, "Project Financing." The permanent reimbursable percent is calculated at PlanCon Part J, "Project Accounting Based on Final Costs."

This document and the appended materials should be entered into the minutes of the next Board meeting. If you have any questions, please contact me at (717)787-5993.

Sincerely,



James E. Vogel, Division Chief
Division of School Facilities
Bureau of Budget and Fiscal Management

Attachments

cc: Architectural Consultant
Project File - 3925
Log (P1620)

ELEMENTARY BUILDING CAPACITY

District/CTC: Avon Grove School District Project Name: Middle School Conversion to District Admin Office Grades: -

		SCHOOL: <u>/ Penn London ES</u>				SCHOOL: <u>/ Avon Grove Intermediate</u>			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
HALF-TIME KINDRGRTN	50	6	300						
FULL-TIME KINDRGRTN	25			16	400				
REG CLSRM 660+ SQ FT	25	29	725	18	450	63	1,575	61	1,525
OTHER: _____									
BUILDING TOTAL	XX	XXXXXX	1,025	XXXXXX	850	XXXXXX	1,575	XXXXXX	1,525
		SCHOOL: <u>DAO/SPEC. ED</u>				SCHOOL: _____			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
HALF-TIME KINDRGRTN	50								
FULL-TIME KINDRGRTN	25								
REG CLSRM 660+ SQ FT	25								
OTHER: _____									
BUILDING TOTAL	XX	XXXXXX		XXXXXX		XXXXXX		XXXXXX	
		SCHOOL: _____				SCHOOL: _____			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
HALF-TIME KINDRGRTN	50								
FULL-TIME KINDRGRTN	25								
REG CLSRM 660+ SQ FT	25								
OTHER: _____									
BUILDING TOTAL	XX	XXXXXX		XXXXXX		XXXXXX		XXXXXX	
		SCHOOL: _____				SCHOOL: _____			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
HALF-TIME KINDRGRTN	50								
FULL-TIME KINDRGRTN	25								
REG CLSRM 660+ SQ FT	25								
OTHER: _____									
BUILDING TOTAL	XX	XXXXXX		XXXXXX		XXXXXX		XXXXXX	

Only kindergarten and regular classrooms 660 square feet or greater should be reported. Although special education rooms and pre-school rooms may be eligible for capacity, these spaces should not be included in the room counts reported above. The following spaces do not receive reimbursable capacity and therefore should not be included in the capacities for an elementary school building: science labs, computer rooms, art rooms, music rooms, small and large group instruction rooms, and multi-purpose rooms.

MIDDLE/SECONDARY BUILDING CAPACITY

District/CDC: Avon Grove School District Project Name: Middle School Conversion to District Admin Office Grades: _____

		SCHOOL: Fred Engle MS				SCHOOL: Avon Grove HS (conversion to MS)			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
REG CLSRM 660+ SQ FT	25	19	475	7	175	32	800	36	900
SCIENCE CLSRM 660+ SQ FT	25	8	200			2	50	2	50
SCIENCE LAB 660+ SQ FT	20					11	220	10	200
PLANETARIUM W/CLSRM 660+ SQ FT	20								
ALTERNATIVE ED ROOM 660+ SQ FT	20			7	140				
BUSINESS CLSRM 660+ SQ FT	25								
BUSINESS LAB 660+ SQ FT	20					6	120		
COMPUTER LAB 660+ SQ FT	20	2	40			3	60	1	80
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20					1	20	1	20
ART CLASSROOM 660+ SQ FT	20	1	20			2	40	2	40
MUSIC CLASSROOM 660+ SQ FT	25	1	25						
BAND ROOM 660+ SQ FT	25	1	25			1	25	1	25
ORCHESTRA ROOM 660+ SQ FT	25							1	25
CHORAL ROOM 660+ SQ FT	25	1	25			1	25	1	25
FAMILY/CONSMR SCIENCE 660+ SQ FT	20	1	20			3	60	2	40
IA/SHOP 1800+ SQ FT	20	1	20			2	40	2	40
TECH ED 1800+ SQ FT	20							2	40
VO AG SHOP W/CLSRM 660+ SQ FT	20							1	20
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66	1.5	99	1.5	99	1.5	99	1.5	99
AUX GYM 2500 SQ FT	33					1	33		
OTHER:									
OTHER:									
BUILDING TOTAL	XXX	XXXXXX	949	XXXXXX	414	XXXXXX	4,592	XXXXXX	4,544
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	854	XXXXXX	373	XXXXXX	4,133	XXXXXX	4,090

		SCHOOL: New High School				SCHOOL: 4403 4254			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
REG CLSRM 660+ SQ FT	25			55	1,375				
SCIENCE CLSRM 660+ SQ FT	25								
SCIENCE LAB 660+ SQ FT	20			17	340				
PLANETARIUM W/CLSRM 660+ SQ FT	20								
ALTERNATIVE ED ROOM 660+ SQ FT	20								
BUSINESS CLSRM 660+ SQ FT	25			2	50				
BUSINESS LAB 660+ SQ FT	20			4	80				
COMPUTER LAB 660+ SQ FT	20			4	80				
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20			1	20				
ART CLASSROOM 660+ SQ FT	20			4	80				
MUSIC CLASSROOM 660+ SQ FT	25			1	25				
BAND ROOM 660+ SQ FT	25			1	25				
ORCHESTRA ROOM 660+ SQ FT	25								
CHORAL ROOM 660+ SQ FT	25			1	25				
FAMILY/CONSMR SCIENCE 660+ SQ FT	20			4	80				
IA/SHOP 1800+ SQ FT	20			1	20				
TECH ED 1800+ SQ FT	20								
VO AG SHOP W/CLSRM 660+ SQ FT	20								
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66			30	198				
AUX GYM 2500 SQ FT	33			1	33				
OTHER:									
OTHER:									
BUILDING TOTAL	XXX	XXXXXX		XXXXXX	2,431	XXXXXX		XXXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX		XXXXXX	2,188	XXXXXX		XXXXXX	

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SUMMARY OF OWNED BUILDINGS AND LAND

District/CTC: Avon Grove School District Project Name: Middle School Conversion to District Admin Office Grades: -

#1	PRESENT				PLANNED					
	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	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	FTE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Penn London Elementary School /	1992B, 2002A	212	K-2	1,025	Maintain / Realign Grades to Full Day K & 1st in Fall 2020 Maintain / Realign Grades to 2nd to 5th in Fall 2020	212	K-1	850	XXXXXXXX	XXXXXXXX
Avon Grove Intermediate School /	2002B	212	3-6	1,575		212	2-5	1,525	XXXXXXXX	XXXXXXXX
Existing DAO, Penn London, & Avon Grove Intermediate share a site									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX	2,600	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,375	1,906	469
*Fred S Engle Middle School /	1961B, 1970R, 1997R, 2009A, 2010R	70.1	7-8	854	* see below / Convert to Middle School, complete for Fall 2020, remove modular classrooms	70.1	6-8	1,372	XXXXXXXX	XXXXXXXX
Avon Grove High School /	1957B, 1995F, 1997, 2008	70.1	9-12	1,433					1,354	1,372
Subtotal	XXXXXXXX	XXX	XXXX	2,287	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,372	1,285	137
New High School /					New Construction, complete for Fall 2019 /	154	9-12	2,188	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,188	1,755	435
Avon Grove District Administration /	1992B	212	N/A		Convert DAO to Facilities and Operations in Summer 2021	212	N/A		XXXXXXXX	XXXXXXXX
*Convert Fred S Engle MS to DAO/Adult and Alternative Education / <i>SPECIAL</i>					Convert to DAO/Adult and Alternative Ed., complete for Jan 2021, remove modular classrooms	70.1	K-12 N/A	0	XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXX	XXX	XXXX	4,887	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	5,985	1,884	1,041

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)

5917' 64147 4170

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): _____

ENROLLMENT PROJECTIONS BY GRADE LEVEL

District/CFC: Avon Grove School District	Project Name: Middle School Conversion to District Admin Office	Grades: _____
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ENROLLMENT PROJECTIONS FOR PROJECT BUILDING GRADES

A. Current Elementary/Secondary Public Enrollment For October (See instructions for further direction.)	2017 2014	
1. Current District Enrollment For Grades K-12		<u>4938</u>
2. Current Enrollment For Project Building Grades (See instructions for further direction)	<u>K - 12</u>	<u>4938</u>
3. Current Enrollment For Project Building Grades + 10% or 15% (A2 times 1.10 For Districts With Total Enrollment > 1500 or A2 times 1.15 For Districts With Total Enrollment =< 1500)		<u>5432</u>
B. PDE Enrollment Projections, Dated <u>October 2012</u> December 2010 Highest Projected Enrollment for Project Grades (See instructions for further direction)		<u>4780</u>
C. District Projected Enrollment* Source Document(s), Date Prepared and Page Number(s): _____ _____ _____		_____
D. Highest Projected Enrollment (highest of A3, B or C)		<u>5432</u>
E. Planned Capacity for Project Grades (A09, Project Grades Subtotal from Col. #9)		<u>5917</u>
F. Enrollment to Capacity Adjustment Factor (D divided by E)		<u>.9180</u> <small>(ROUND TO 4 DEC PL; MAXIMUM = 1.0000)</small>

*If this project's Highest Projected Enrollment (line D) is based on district-generated enrollment projections (line C), provide the projections and supporting documentation.

ACT 34 OF 1973: SUBSTANTIAL ADDITION DETERMINATION

Act 34 of 1973 applies to all new school buildings, district administration offices, and substantial building additions. A building addition is considered substantial when its planned architectural area divided by the existing structure's architectural area is greater than 20%. If your project includes an addition, use the following calculations to determine the applicability of Act 34.

G. Architectural Area - Addition	_____	sq. ft.
H. Architectural Area - Existing Structure	<u>117,490</u>	sq. ft.
(G divided by H times 100)		_____% <small>(ROUND TO 2 DEC PL)</small>

Act 34 of 1973 requires a public hearing and the distribution of specific project information for school construction projects involving the construction of a new building or a substantial addition to an existing structure. If Act 34 hearing requirements apply to this project, draft copies of the Act 34 hearing advertisement and the project description must be submitted to the Department of Education for review and approval prior to advertising for the hearing as well as prior to their publication and public distribution to ensure that all Act 34 requirements will be met for this project.

ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (1 OF 2)

District/CTC: Avon Grove Project Name: DAD/SPECIAL ED Grades: K-12

PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
LIBRARY	XXX	5367	1	5367	XXXX				XXXX	5367	XXXXX
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
FULL-TIME KINDRGRTN	25										
FULL-TIME KINDRGRTN	25										
FULL-TIME KINDRGRTN	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
SPECIAL ED ROOMS	XXX	SEE PAGE A18				SEE PAGE A18				XXXXXX	XXXXX
SMALL GROUP <850 SQ FT	XXX				XXXX				XXXX		XXXXX
SMALL GROUP <850 SQ FT	XXX				XXXX				XXXX		XXXXX
LARGE GROUP INS 850+ SQ FT	XXX				XXXX				XXXX		XXXXX
LARGE GROUP INS 850+ SQ FT	XXX	4424	1	4424	XXXX				XXXX	4424	XXXXX
ALTERNATIVE ED ROOM 660+ SQ FT	XXX				XXXX				XXXX		XXXXX
OTHER:											
OTHER:											
OTHER:											
OTHER:											
OTHER:											
OTHER:											
PAGE A11 SUBTOTAL	XXX	XXXXXX	XXXXXX	9791		XXXXX	XXXXX			9791	

ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 2)

District/CTC: **AVON GROVE** Project Name: **DAO/SPEC. ETD** Grades: **K-12**

PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXXX
MUSIC ROOM	XXX				XXXX				XXXX		XXXXXX
MUSIC ROOM	XXX				XXXX				XXXX		XXXXXX
MUSIC ROOM	XXX				XXXX				XXXX		XXXXXX
OTHER:	XXX				XXXX				XXXX		XXXXXX
OTHER:	XXX				XXXX				XXXX		XXXXXX
MULTI-PURPOSE RM	XXX	10014	1	10014	XXXX				XXXX	10014	XXXXXX
STAGE/PLATFORM	XXX	673	1	673	XXXX				XXXX	673	XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX	1026	1	1026	XXXX				XXXX	1026	XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX	1026	1	1026	XXXX				XXXX	1026	XXXXXX
NATATORIUM	XXX	SEE PAGE A19				SEE PAGE A19				XXXXX	XXXXX
KITCHEN & STORAGE	XXX				XXXX				XXXX		XXXXXX
# OF SERVINGS:	XXX				XXXX				XXXX		XXXXXX
MEALS PREPARED PER SERVING:	XXX	1781	1	1781	XXXX				XXXX	1781	XXXXXX
CAFETERIA	XXX				XXXX				XXXX		XXXXXX
TO SEAT:	XXX				XXXX				XXXX		XXXXXX
FACULTY DINING ROOM	XXX				XXXX				XXXX		XXXXXX
FACULTY ROOM	XXX				XXXX				XXXX		XXXXXX
HEALTH SUITE (NURSE)	XXX	4511	1	4511	XXXX				XXXX	4511	XXXXXX
BLDG ADMIN/GUIDANCE	XXX				XXXX				XXXX		XXXXXX
TOTAL STAFF:	XXX				XXXX				XXXX		XXXXXX
OTHER: WEIGHT RM	XXX	2656	1	2656	XXXX				XXXX	2656	XXXXXX
OTHER: AEROBICS/DANCE	XXX	1740	1	1740	XXXX				XXXX	1740	XXXXXX
OTHER: CONFERENCE	XXX	733	1	733	XXXX				XXXX	733	XXXXXX
OTHER:	XXX				XXXX				XXXX		XXXXXX
OTHER:	XXX				XXXX				XXXX		XXXXXX
OTHER:	XXX				XXXX				XXXX		XXXXXX
PAGE A12 SUBTOTAL	XXX	XXXXX	XXXXX	24160	XXXX	XXXXX	XXXXX		XXXX	24160	XXXXXX
PAGE A11 SUBTOTAL	XXX	XXXXX	XXXXX	9791		XXXXX	XXXXX			9791	
BUILDING TOTAL	XXX	XXXXX	XXXXX	33951		XXXXX	XXXXX			33951	

ROOM SCHEDULE ADJUSTMENTS

District/CTC: **Avon Grove** Project Name: **DAO/SPE, EP** Grades: **K-12**

		PROJECT PLANNED SPACES - SCHEDULED AREA ONLY									
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
ELEMENTARY	XXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX
PROJECT ELEM CAP	XXX	XXXXX	XXXXX	33951		XXXXXX	XXXXXX			33951	
KINDERGARTEN DEDUCT FOR HALF-TIME PRGM	-25	XXXXX		XXXXX		XXXXXX		XXXXXX		XXXXXX	XXXXXX
ADJUSTED ELEM CAP	XXX	XXXXX	XXXXX	XXXXX		XXXXXX	XXXXXX	XXXXXX		XXXXXX	XXXXXX
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX	.9180	XXXXXX	XXXXXX	XXXXXX	.9180	XXXXXX	.9180
JUSTIFIED ELEM	XXX	XXXXXX	XXXXXX	XXXXXX		XXXXXX	XXXXXX	XXXXXX		XXXXXX	
REG PRE-SCHOOL 660+*	25										
SP ED PRE-SCHOOL 660+*	25										
SP ED 660+ SQ FT	25	1023	1	1023	25					1023	25
SP ED 660+ SQ FT	25	889	4	3556	100					3556	100
SP ED 660+ SQ FT	25	872	2	1744	50					1744	50
SP ED 660+ SQ FT	25	894	1	894	25					894	25
SP ED 660+ SQ FT	25	897	1	897	25					897	25
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED RESOURCE ROOM > 400 SQ FT	**										(MAX=25)
SP ED RESOURCE ROOM > 400 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED ELEMENTARY	XXX	XXXXX	XXXXX	42065	225	XXXXXX	XXXXXX			42065	225
MIDDLE/SECONDARY	XXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX				
ENR/CAP ADJ FACTOR	XXX	XXXXXX	XXXXXX	XXXXXX		XXXXXX	XXXXXX	XXXXXX		XXXXXX	
JUSTIFIED MS/SEC	XXX	XXXXXX	XXXXXX	XXXXXX		XXXXXX	XXXXXX	XXXXXX		XXXXXX	
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED RESOURCE ROOM > 400 SQ FT	**										(MAX=25)
SP ED RESOURCE ROOM > 400 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED MS/SEC	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX				

* Regular and Special Education Pre-School rooms must meet the requirements addressed in the Part A instructions. Verification that the requirements will be met must be submitted with Part A.

** Justified Elementary or Middle/Secondary Capacity (Col. 12) divided by 25. The maximum capacity that may be reported in column #12 is 25. See Part A instructions for a more detailed explanation.

PROJECT FULL TIME EQUIVALENTS

District/CTC: Avon Grove School District	Project Name: Middle School Conversion to District Admin Office	Grades: _____ - _____
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PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
ADJUSTED ELEMENTARY	XXX	XXXXXX	XXXX	42,069	225	XXXX	XXXX			42,069	225
ADJUSTED MS/SEC	XXX	XXXXXX	XXXX	52,173	50	XXXXXX	XXXX			52,173	50
NATATORIUM *		XXXXXX	XXXX			XXXX	XXXX				
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX XXX	XXXXXX XXXXXX	XXXX XXXX		XXXXX XXXXX	XXXX XXXX	XXXX XXXX		XXXXX XXXXX		XXXXXX XXXXXX
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX XXX	XXXXXX XXXXXX	XXXX XXXX		XXXXX XXXXX	XXXX XXXX	XXXX XXXX		XXXXX XXXXX		XXXXXX XXXXXX
DIST ADMIN OFFICE	XXX	XXXXXX	XXXX	32,690	34	XXXX	XXXX			32,690	34
VOCATIONAL	XXX	XXXXXX	XXXX			XXXX	XXXX				
PRJT BUILDING TOTAL	XXX	XXXXXX	XXXX	84,863	XXXXX	XXXX	XXXX		XXXXX	84,863	XXXXXX

674755

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* REFER TO THE PART A INSTRUCTIONS TO DETERMINE IF CAPACITY SHOULD BE ASSIGNED.

COMPARATIVE DESIGN ANALYSIS

District/CTC: Avon Grove School District	Project Name: Middle School Conversion to District Admin Office	Grades: _____ - _____
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SCHEDULED AREA

A. Planned Scheduled Area - Total	<u>42065</u> <small>(A19, ADJ ELEM)</small>	+	<u>52,173</u> <small>(A19, ADJ MS/SEC)</small>	=	<u>52,173</u> <u>42065</u> sq. ft.
B. Recommended Scheduled Area					
1. Adjusted FTE - Total	<u>225</u> <small>(A19, ADJ ELEM)</small>		<u>50</u> <small>(A19, ADJ MS/SEC)</small>		
2. Recommended Square Feet per student	58		78		
3. Recommended Scheduled Area (B1 times B2)	<u>13050</u>	+	<u>3,900</u>	=	<u>13050</u> <u>3,900</u> sq. ft.
C. Difference between Planned and Recommended Scheduled Areas (A minus B3)					<u>29015</u> <u>48,273</u> sq. ft.
D. Difference as a Percent of Recommended Scheduled Area (C divided by B3 times 100)					PROVIDE JUSTIFICATION <u>222.34</u> <u>1237.77</u> % <small>(CARRY TO 2 DEC PL)</small>

If Line D is greater than minus 10%, refer to instructions for the Comparative Design Analysis Adjustment calculation on A22 form. If Line D is greater than plus 10%, justification for the excess scheduled area must be provided. Check the following if applicable:

- LARGER THAN NORMAL SCHEDULED AREAS REQUIRED TO ACCOMMODATE EDUCATIONAL PROGRAMS AND COMMUNITY NEEDS
- LARGER THAN NORMAL SCHEDULED AREAS DUE TO EXISTING BUILDING CONDITIONS
- RELATIVELY LOW ENROLLMENT TO CAPACITY ADJUSTMENT FACTOR (A10, Line F)
- OTHER (DESCRIBE): Building is to be used for ~~Art~~ and Adult Education

ARCHITECTURAL TO SCHEDULED AREA

E. Planned Architectural Area for Total Building					
1. Existing	<u>117,490</u> <small>(A10, LINE H)</small>				sq. ft.
2. New/Addition					sq. ft.
3. Total					<u>117,490</u> sq. ft.
F. Planned Scheduled Area for Total Building					<u>74755</u> <u>84,863</u> sq. ft. <small>(A19, PRJT BLDG TOT)</small>
G. Planned Architectural Area divided by Planned Scheduled Area (E3 divided by F)					<u>1.572</u> <u>1.384</u> <small>(CARRY TO 3 DEC PL)</small>

If the above ratio of architectural area to scheduled area for this building is greater than 1.58, justification for excess architectural area must be provided. Check the following if applicable:

- LARGER THAN NORMAL LOBBIES AND ENTRANCE AREAS
- SINGLE-LOADED CORRIDORS
- LARGER THAN NORMAL STORAGE AREAS
- LARGER THAN NORMAL STAIRWAYS
- OTHER (DESCRIBE): _____

20% RULE FOR ALTERATION COSTS FOR NON-VOCATIONAL PROJECTS

District/CTC: Avon Grove School District	Project Name: Middle School Conversion to District Admin Office	Grades: _____ - _____
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A. Estimated Alteration Costs		\$	<u>15,815,084</u>
			(A04, Line F-EXIST)
B- 1. Movable Fixtures & Equipment and Architect's Fee	\$		<u>575,094</u>
			(A04, Line C-EXIST)
2. Site Development and Architect's Fee	\$		<u>850,000</u>
			(A04, Line J-EXIST)
3. Asbestos Abatement and EPA-Certified Designer's Fee	\$		<u>35,000</u>
			(A04, Line K-EXIST)
4. Roof Replacement and Architect's Fee	\$		<u>372,000</u>
			(A04, Line L-EXIST)
5. Building Purchase	\$		_____
			(A04, Line M)
6. Adjustment (B-1 plus B-2 and B-3 and B-4 and B-5)		\$	<u>1,832,094</u>

C. Adjusted Estimated Alteration Costs (line A minus line B-6) \$ 13,982,990

D- 1. Adjusted FTE		<u>225</u>		<u>8434</u>	
		(A19, ADJ ELEM-EXIST)		(A19, ADJ MS/SEC-EXIST	+ NAT/DAO-EXIST)
2. Recommended Square Feet per student		92		123	
3. Recommended Architectural Area (D-1 times D-2)		<u>20700</u>	+	<u>4182</u> <u>10,332</u>	= <u>24882</u> <u>10,332</u> sq. ft.

E. Median Construction Cost Per Square Foot		\$174	
F. Replacement Costs (D-3 times E)	\$		<u>1,797,768</u> <u>4,329,468</u>
G. 20% Rule (F times .20)	\$		<u>359,554</u> <u>865,894</u>

If the Adjusted Estimated Alteration Costs (line C) are less than line G, provide information justifying a variance from this Departmental requirement. The justification must include an explanation as to why this is the best option for the district. Please note that based on the provisions of Basic Education Circular (BEC) 24 P.S. § 7-733, "School Construction Reimbursement Criteria," if the Adjusted Estimated Alteration Costs for this project fall below 20% of the replacement value at the time this project is bid, the alteration work will be non-reimbursable. If the project is not voided and the District still receives reimbursement for any additions, the project building will not be eligible for reimbursement for alterations for the next 20 years unless a request for a variance is approved by the Department.