



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.: 3926  
PROJECT BUILDING NAME: Avon Grove Middle School  
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
	<u>New</u>	<u>Existing</u>	<u>Total</u>	<u>Pupil Capacity</u>
Elementary	0	473	473	662
Middle/Secondary	0	945	945	1049

**Please note the corrections to Pages A07, A08, A09, A10, A14, A15, 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.

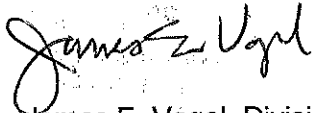
Dr. Kraft  
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**Section 731 of the Public School Code of 1949 states that no public school building shall be contracted for, constructed, or reconstructed in any school district of the second, third, or fourth class until plans and specifications have 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 - 3926  
Log (P1619)

**ELEMENTARY BUILDING CAPACITY**

District/CTC: <b>Avon Grove School District</b>	Project Name: <b>High School Conversion to Middle School</b>	Grades: <b>6 - 8</b>
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		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	0	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/CTC: Avon Grove School District				Project Name: High School Conversion to Middle School				Grades: 6 - 8	
		SCHOOL: MS Conversion to DAG				SCHOOL: 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	<del>7</del>	<del>175</del>	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			<del>7</del>	<del>140</del>				
BUSINESS CLSRM 660+ SQ FT	25								
BUSINESS LAB 660+ SQ FT	20					6	120		
COMPUTER LAB 660+ SQ FT	20	2	40			3	60	2 /	<del>40</del> 20
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	3 /	60
IA/SHOP 1800+ SQ FT	20	1	20			2	40	<del>2</del>	<del>40</del>
TECH ED 1800+ SQ FT	20							2	40
VO AG SHOP W/CLSRM 660+ SQ FT	20								
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66	1.5	99	<del>4.5</del>	<del>99</del>	1.5	99	1.5 /	99
AUX GYM 2500 SQ FT	33								
OTHER:									
OTHER:									1504
BUILDING TOTAL	XXX	XXXXXX	949	XXXXXX	<del>444</del>	XXXXXX	1,559	XXXXXX	<del>6,524</del>
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	/ 854	XXXXXX	<del>378</del>	XXXXXX	/1,403	XXXXXX	<del>6,872</del>
		SCHOOL/ New High 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
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			3.0	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	

O=PC

SUMMARY OF OWNED BUILDINGS AND LAND

District/CTC: Avon Grove School District Project Name: High School Conversion to Middle School Grades: 6 - 8

#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	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Penn London Elementary School /  Avon Grove Intermediate School /  Existing DAO, Penn London & Avon Grove Intermediate share a site	1992B, 2002A  2002B	212	K-2  3-6	1,025  1,575	Maintain / Realign Grades to Full Day K & 1st in Fall 2020  Maintain / Realign Grades to 2nd to 5th in Fall 2020	212  212	K-1  2-5	850  1,525	XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX	XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	<del>2,600</del>	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	<del>2,375</del>	<del>1,900</del>	<del>469</del>
Fred S Engle Middle School /  Avon Grove High School /	1961B, 1970R, 1997R, 2009 A 2010R 1957B, 1995B 1997, 2008	70.1  70.1	7-8  9-12	854  1,433	* see below  Convert to Middle School, complete for Fall 2020, remove modular classrooms	70.1	6-8	1,354 1,372	XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX	XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	<del>2,287</del>	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	<del>4,372</del>	<del>1,295</del>	<del>137</del>
New High School /					New Construction, complete for Fall 2019	154	9-12	2,188	XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX	XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,188	1,753	435
Avon Grove District Administration  *Convert Fred S Engle MS to DAO/Adult and Alternative Education <i>SPECIAL</i>	1992B	212	N/A		Convert DAO to Facilities and Operations in Summer 2021  Convert to DAO/Adult and Alternative Ed., complete for Jan 2021, remove modular classrooms <i>SPECIAL</i>	212  70.1	N/A  K-12 N/A	  0	XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX	XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	4857	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXXX	XXX	XXXX	4,887	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	5,995	4,894	1,044

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 4147 1770

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/CTC: Avon Grove School District	Project Name: High School Conversion to Middle School	Grades: <u>6</u> - <u>8</u>
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**ENROLLMENT PROJECTIONS FOR PROJECT BUILDING GRADES**

- A. Current Elementary/Secondary Public Enrollment For October 2014 2017  
 (See instructions for further direction.)
- |  |          |           |                          |
|--|----------|-----------|--------------------------|
| 1. Current District Enrollment For Grades K-12   | <u>K</u> | <u>12</u> | <u>5,088</u> <u>4938</u> |
| 2. Current Enrollment For Project Building Grades<br>(See instructions for further direction)  | <u>0</u> | <u>8</u>  | <u>1,289</u> <u>4938</u> |
| 3. Current Enrollment For Project Building Grades + 10% <u>or</u> 15%<br>(A2 times 1.10 For Districts With Total Enrollment > 1500 <u>or</u><br>A2 times 1.15 For Districts With Total Enrollment =< 1500) |          |           | <u>1,863</u> <u>5492</u> |
- B. PDE Enrollment Projections, Dated July-2012 DECEMBER 2016  
 Highest Projected Enrollment for Project Grades  
 (See instructions for further direction) 1,412 4780
- C. District Projected Enrollment\*  
 Source Document(s), Date Prepared and Page Number(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- D. Highest Projected Enrollment (highest of A3, B or C) 1,412 5492
- E. Planned Capacity for Project Grades  
 (A09, Project Grades Subtotal from Col. #9) 1,448 5917
- F. Enrollment to Capacity Adjustment Factor (D divided by E) 0.9751 9180

(ROUND TO 4 DEC PL;  
 MAXIMUM = 1.0000)

\*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>214,104</u>	sq. ft.

(G divided by H times 100)          %

(ROUND TO 2 DEC PL)

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.

MIDDLE/SECONDARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 3)

District/CTC: Avon Grove School District Project Name: High School Conversion to Middle School Grades: 6 - 8

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
BUSINESS CLSRM 660+ SQ FT	25										
BUSINESS CLSRM 660+ SQ FT	25										
BUSINESS LAB 660+ SQ FT	20										
BUSINESS LAB 660+ SQ FT	20										
BUSINESS LAB 660+ SQ FT	20										
COMPUTER LAB 660+ SQ FT	20	<del>713</del>	<del>1.0</del>	<del>713</del>	<del>20</del>					<del>713</del>	<del>20</del>
COMPUTER LAB 660+ SQ FT	20	921	1.0	921	20					921	20
COMPUTER LAB 660+ SQ FT	20										
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20	932	1.0	932	20					932	20
OTHER: Science Lab	20	1,208	1.0	1,208	20					1,208	20
OTHER:											
ART CLASSROOM 660+ SQ FT	20	817	1.0	817	20					817	20
ART CLASSROOM 660+ SQ FT	20	1,019	1.0	1,019	20					1,019	20
MUSIC CLASSROOM 660+ SQ FT	25										
MUSIC CLASSROOM 660+ SQ FT	25										
BAND ROOM 660+ SQ FT	25	1,988	1.0	1,988	25					1,988	25
ORCHESTRA ROOM 660+ SQ FT	25	777	1.0	777	25					777	25
CHORAL ROOM 660+ SQ FT	25	1,180	1.0	1,180	25					1,180	25
OTHER: Keyboard Lab	✓	373	1.0	373						373	
OTHER:											
FAMILY/CONSMR SCIENCE 660+ SQ FT	20	933	1.0	933	20					933	20
FAMILY/CONSMR SCIENCE 660+ SQ FT	20	930	1.0	930	20					930	20
FAMILY/CONSMR SCIENCE 660+ SQ FT	20	928	1.0	928	20					928	20
IA/SHOP 1800+ SQ FT	20										
IA/SHOP 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20	2,600	1.0	2,600	20				2,607	2,600	20
TECH ED 1800+ SQ FT	20	1,962	1.0	1,962	20				2,668	1,962	20
TECH ED 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
IA/SHOP <1800 SQ FT	XXX				XXXX					XXXX	XXXXX
TECH ED <1800 SQ FT	XXX				XXXX					XXXX	XXXXX
VO AG SHOP W/CLSRM 660+ SQ FT	20										
DRIVER'S ED 660+ SQ FT	20										
OTHER: FCS IPC	✓	358	1.0	358						358	
OTHER: Classroom	25	804	1.0	804	25					804	25
OTHER: Classroom	25	793	1.0	793	25					793	25
OTHER: Classroom	25	753	2.0	1,506	50					1,506	50
OTHER: Classroom	25	744	1.0	744	25					744	25
OTHER: Classroom	25	741	1.0	741	25					741	25
OTHER: Classroom	25	738	1.0	738	25					738	25
OTHER: Classroom	25	725	1.0	725	25					725	25
PAGE A14 SUBTOTAL	XXX	XXXXX	XXXXX	23,690	495	XXXXX	XXXXX			23,690	495

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MIDDLE/SECONDARY ROOM SCHEDULE FOR PROJECT BUILDING (3 OF 3)

District/CTC: Avon Grove School District Project Name: High School Conversion to Middle School Grades: 6 - 8

		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
GYM 6500+ SQ FT	66	8,066	1.5	12,129	99					12,129	99
GYM 6500+ SQ FT	66	4,212									
2500 SQ FT AUX GYM	33										
1000 SQ FT ADAPT GYM	XXX				XXXX				XXXX		XXXXXX
WRESTLING ROOM	XXX				XXXX				XXXX		XXXXXX
WEIGHT ROOM	XXX	820	1.0	820	XXXX				XXXX	820	XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX	1,169	1.0	1,169	XXXX				XXXX	1,169	XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX	865	1.0	865	XXXX				XXXX	865	XXXXXX
TEAM ROOM	XXX				XXXX				XXXX		XXXXXX
TEAM ROOM	XXX				XXXX				XXXX		XXXXXX
INSTRUCTOR'S OFFICE	XXX				XXXX				XXXX		XXXXXX
INSTRUCTOR'S OFFICE	XXX				XXXX				XXXX		XXXXXX
OTHER: Auxiliary Gym	/	2,428	1.0	2,428						2,428	
OTHER: Classroom	25	695	1.0	695	25					695	25
OTHER: Classroom	25	665	2.0	1,330	50					1,330	50
OTHER:											
NATATORIUM	XXX	SEE PAGE A19				SEE PAGE A19				XXXXX	XXXXXX
KITCHEN & STORAGE # OF SERVINGS: 3 MEALS PREPARED PER SERVING: 500	XXX XXX XXX XXX	3,457	1.0	3,457	XXXX XXXX XXXX XXXX				XXXX XXXX XXXX XXXX	3,457	XXXXXX XXXXXX XXXXXX XXXXXX
CAFETERIA TO SEAT: 600	XXX XXX	7,097	1.0	7,097	XXXX XXXX				XXXX XXXX	7,097	XXXXXX XXXXXX
FACULTY DINING ROOM	XXX	594	1.0	594	XXXX				XXXX	594	XXXXXX
FACULTY ROOM	XXX	611	1.0	611	XXXX				XXXX	611	XXXXXX
INSTR PLANNING CTR	XXX				XXXX				XXXX		XXXXXX
INSTR PLANNING CTR	XXX				XXXX				XXXX		XXXXXX
CONFERENCE ROOM	XXX	447	1.0	447	XXXX				XXXX	447	XXXXXX
STUDENT ACTIVITY RM	XXX				XXXX				XXXX		XXXXXX
HEALTH SUITE (NURSE)	XXX	713	1.0	713	XXXX				XXXX	713	XXXXXX
BLDG ADMIN/GUIDANCE TOTAL STAFF:	XXX XXX	5,181	1.0	5,181	XXXX XXXX				XXXX XXXX	5,181	XXXXXX XXXXXX
OTHER: Undersized Classroom	/	590	1.0	590						590	
OTHER: Undersized Classroom	/	576	1.0	576						576	
OTHER: Undersized Classroom	/	563	1.0	563						563	
OTHER:											
OTHER:					1504						1504
OTHER:					475						475
PAGE A15 SUBTOTAL	XXX	XXXXX	XXXXX	39,265	174	XXXXX	XXXXX			39,265	174
PAGE A13 SUBTOTAL	XXX	XXXXX	XXXXX	52,118	1855	XXXXX	XXXXX			52,118	1855
PAGE A14 SUBTOTAL	XXX	XXXXX	XXXXX	23,690	495	XXXXX	XXXXX			23,690	495
BUILDING TOTAL	XXX	XXXXX	XXXXX	115,073	1,524	XXXXX	XXXXX			115,073	1,524
MS/SEC UTILIZATION (BLDG TOTAL TIMES .9)	XXX	XXXXX	XXXXX	XXXXX	1,372 1354	XXXXX	XXXXX	XXXXX		XXXXXX	1,372 1354



**ROOM SCHEDULE ADJUSTMENTS**

District/CTC:  
Avon Grove School District

Project Name:  
High School Conversion to Middle School

Grades:  
6 - 8

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
<b>ELEMENTARY</b>	XXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXXX	XXXXXX
PROJECT ELEM CAP	XXX	XXXXX	XXXXX			XXXXX	XXXXX				
KINDERGARTEN DEDUCT FOR HALF-TIME PRGM	-25	XXXXX		XXXXX		XXXXX		XXXXX		XXXXXXX	
ADJUSTED ELEM CAP	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXXX	
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX	0.9751	XXXXX	XXXXX	XXXXX	0.9751	XXXXXXX	0.9751
JUSTIFIED ELEM	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXXX	
REG PRE-SCHOOL 660+*	25										
SP ED PRE-SCHOOL 660+*	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	XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX	XXXXXX	XXXXXX
ADJUSTED ELEMENTARY	XXX	XXXXX	XXXXX		1354	XXXXX	XXXXX				1354
<b>MIDDLE/SECONDARY</b>	XXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL	XXX	XXXXX	XXXXX	115,073	1,972	XXXXX	XXXXX			115,073	1,972
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX	0.9751	XXXXX	XXXXX	XXXXX	0.9751	XXXXXXX	0.9751
JUSTIFIED MS/SEC	XXX	XXXXX	XXXXX	XXXXX	1,938	XXXXX	XXXXX	XXXXX		XXXXXXX	1,938
SP ED 660+ SQ FT	25	847	1.0	847	25					847	25
SP ED 660+ SQ FT	25	838	1.0	838	25					838	25
SP ED 660+ SQ FT	25	731	1.0	731	25					731	25
SP ED 660+ SQ FT	25	724	1.0	724	25					724	25
SP ED 660+ SQ FT	25	689	1.0	689	25					689	25
SP ED 660+ SQ FT	25	755	1.0	755	25					755	25
SP ED 660+ SQ FT	25										
SP ED RESOURCE ROOM > 400 SQ FT	**	587	1.0	587	25					587	25
SP ED RESOURCE ROOM > 400 SQ FT	XXX	583	1.0	583	XXXX				XXXX	583	XXXXXX
SP ED < 401 SQ FT	XXX	569	1.0	569	XXXX				XXXX	569	XXXXXX
SP ED < 401 SQ FT	XXX	353	1.0	353	XXXX				XXXX	353	XXXXXX
ADJUSTED MS/SEC	XXX	XXXXX	XXXXX	121,749	1,513	XXXXX	XXXXX			121,749	1,513

\* 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: High School Conversion to Middle School	Grades: <u>6</u> - <u>8</u>
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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		1418	XXXX	XXXX						1418
ADJUSTED MS/SEC	XXX	XXXXXX	XXXX	121,749	1,513	XXXXXX	XXXX			121,749	1,513		
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	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	XXXXXX XXXXXX
DIST ADMIN OFFICE	XXX	XXXXXX	XXXX			XXXX	XXXX						
VOCATIONAL	XXX	XXXXXX	XXXX			XXXX	XXXX						
PRJT BUILDING TOTAL	XXX	XXXXXX	XXXX	121,749	XXXXX	XXXX	XXXX			XXXXX	121,749	XXXXXX	XXXXXX

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

**COMPARATIVE DESIGN ANALYSIS**

District/CTC: Avon Grove School District	Project Name: High School Conversion to Middle School	Grades: <u>6</u> - <u>8</u>
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**SCHEDULED AREA**

A. Planned Scheduled Area - Total	_____	+	<u>121,749</u>	=	<u>121,749</u>	sq. ft.
	<small>(A19, ADJ ELEM)</small>		<small>(A19, ADJ MS/SEC)</small>			
B. Recommended Scheduled Area						
1. Adjusted FTE - Total	_____		<u>1,513 1413</u>			
	<small>(A19, ADJ ELEM)</small>		<small>(A19, ADJ MS/SEC)</small>			
2. Recommended Square Feet per student	58		78			
3. Recommended Scheduled Area (B1 times B2)	_____		<u>118,014</u>		<u>110604</u>	sq. ft.
					<del>118,014</del>	
C. Difference between Planned and Recommended Scheduled Areas (A minus B3)					<u>11145</u>	sq. ft.
					<u>3785</u>	
D. Difference as a Percent of Recommended Scheduled Area (C divided by B3 times 100)					<u>10.08</u>	%
					<u>3.46</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): \_\_\_\_\_

**ARCHITECTURAL TO SCHEDULED AREA**

E. Planned Architectural Area for Total Building						
1. Existing	/ <u>214,104</u>	sq. ft.				
	<small>(A10, LINE H)</small>					
2. New/Addition	_____	sq. ft.				
	<small>(A10, LINE G)</small>					
3. Total			/ <u>214,104</u>	sq. ft.		
F. Planned Scheduled Area for Total Building			/ <u>121,749</u>	sq. ft.		
			<small>(A19, PRJT BLDG TOT)</small>			
G. Planned Architectural Area divided by Planned Scheduled Area (E3 divided by F)			<b>PROVIDE</b>	<u>1.759</u>		
			<b>JUSTIFICATION</b>	<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: High School Conversion to Middle School	Grades: 6 - 8
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A. Estimated Alteration Costs		\$ <u>45,381,060</u> <small>(A04, Line F-EXIST)</small>
B- 1. Movable Fixtures & Equipment and Architect's Fee	\$ <u>1,665,360</u> <small>(A04, Line C-EXIST)</small>	
2. Site Development and Architect's Fee	\$ <u>1,040,000</u> <small>(A04, Line J-EXIST)</small>	
3. Asbestos Abatement and EPA-Certified Designer's Fee	\$ <u>100,000</u> <small>(A04, Line K-EXIST)</small>	
4. Roof Replacement and Architect's Fee	\$ <u>500,000</u> <small>(A04, Line L-EXIST)</small>	
5. Building Purchase	\$ _____ <small>(A04, Line M)</small>	
6. Adjustment (B-1 plus B-2 and B-3 and B-4 and B-5)	\$ <u>3,305,360</u>	

C. Adjusted Estimated Alteration Costs (line A minus line B-6) \$ 42,075,700

D- 1. Adjusted FTE			1,513 1418
	<small>(A19, ADJ ELEM-EXIST)</small>	<small>(A19, ADJ MS/SEC-EXIST)</small>	<small>+ NAT/DRO-EXIST)</small>
2. Recommended Square Feet per student	92	123	
3. Recommended Architectural Area (D-1 times D-2)	_____	+ 486,099	= <u>174,414</u> <u>486,099</u> sq. ft.

E. Median Construction Cost Per Square Foot		\$174
F. Replacement Costs (D-3 times E)		\$ <u>32,981,226</u> <u>30,348,070</u>
G. 20% Rule (F times .20)		\$ <u>8,476,245</u> <u>6,069,607</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.

FULL TIME EQUIVALENTS CONVERTED TO RATED PUPIL CAPACITY

District/AVTS:  
Avon Grove School District

Project Name:  
High School Conversion to Middle School

Grades:  
6 - 8

COMPARATIVE DESIGN ANALYSIS ADJUSTMENT -  
ONLY COMPLETE THIS SECTION IF A20, LINE D IS GREATER THAN -10%

I. DIFFERENCE AS PERCENT OF RECOMMENDED SCHEDULED AREA \_\_\_\_\_  
(only enter A20, line D if value is greater than -10%)  
II. MINIMUM VARIANCE (A20) -10.00%  
III. DIFFERENCE \_\_\_\_\_

ELEMENTARY

	EXISTING	NEW	TOTAL
A. ADJUSTED ELEMENTARY FTE (A19, ADJ ELEM)			
B. MIDDLE/SECONDARY SCHOOL ELEMENTARY FTE (Use this section for schools with both elementary and secondary grades on the Middle/Secondary Room Schedule)			
1. Number of Elementary Grades (K-6) on the Middle/Secondary Room Schedule (Pages A13-A15)	1		
2. Total Number of Grades (K-12) on the Middle/Secondary Room Schedule (Pages A13-A15)	3		
3. Elementary Grades Divided By Total Number of Grades (B-1 divided by B-2)	0.3333 (ROUND TO 4 DEC PL)		
4. Adjusted MS/SEC FTE (A19, ADJ MS/SEC)	1418 <u>-1,513</u>	+	
5. MS Elementary FTE (B-3 times B-4; round to whole number)	473 <u>-504</u>		
C-1. Total Elementary FTE (A plus B-5)	473 <u>-504</u>	+	473 <u>-504</u>
2. Elementary FTE Reduction (if III < 0%, III times C-1; else 0)			
3. Total Elementary FTE based on Comparative Design Analysis	473 <u>504</u>	+	473 <u>-504</u> (FTE)
4. Rated Pupil Capacity Factor			1.3892 14000
5. Elementary Rated Pupil Capacity (C-3 times C-4)			705 662 (RPC)

SECONDARY

D. ADJUSTED MIDDLE/SECONDARY FTE (A19, ADJ MS/SEC)	1418 <u>-1,513</u>		
E. LESS: MS Elementary FTE (B-5)	473 <u>-504</u>		
F-1. TOTAL MIDDLE/SECONDARY FTE (D minus E)	945 <u>-1,009</u>	+	1,009 945
2. Middle/Secondary FTE Reduction (if III < 0%, III times F-1; else 0)			
3. Total Middle/Secondary FTE based on Comparative Design Analysis	945 <u>1,009</u>	+	1,009 945 (FTE)
4. Rated Pupil Capacity Factor			1.1050 61100
5. Middle/Secondary Rated Pupil Capacity (F-3 times F-4)			1115 1049 (RPC)
G-1. NATATORIUM FTE (A19, NAT)		+	
2. Natatorium Rated Pupil Capacity (G-1 times 1.11)			(RPC)
H-1. CENTRAL DISTRICT ADMIN OFFICE FTE (A19, DAO)		+	
2. DAO Rated Pupil Capacity (H-1 times 1.11)			(RPC)
I. TOTAL SECONDARY (F-5 plus G-2 and H-2)	945 <u>-1,009</u>		1,009 945 (FTE)

VOCATIONAL

J. VOCATIONAL \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
(A19, VOC FTE) (RPC FACTOR) (RPC)