

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF EDUCATION

333 MARKET STREET HARRISBURG, PA 17126-0333 www.pde.statc.pa.us

PLANCON PART C: SITE ACQUISITION

December 20, 2010

Ms. Paula E. Howard Board Secretary Penn Manor School District P.O. Box 1001 Millersville, PA 17551

PROJECT NO.: Adv 92

PROJECT BUILDING NAME: New Elementary School

COUNTY: Lancaster

BOARD ACTION: October 12, 2010

Dear Ms. Howard:

Based on the information submitted, the costs related to the acquisition of the Abram and Nancy Fisher and Christian Willis Herr, II properties, for the above-referenced project, is 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:

	Approval <u>Requested</u>	<u>Approved</u>	Approved as % of Requested
A. Site Acreage Based on Part A Building Capacity			*
B. Reimbursable Cost for Land and Improvements Thereon	\$5,375,000	\$4,833,800	89.93%
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.

Ms. Howard Page 2 December 20, 2010

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 contacted at (717) 787-5480.

Sincerely,

Patricia A. Dengel, Chief Division of School Facilities

Bureau of Budget and Fiscal Management

Latricia a. Dengel

Attachment

cc: Hal Hart, Crabtree, Rohrbaugh & Associates Project File – Adv 92 Chronological File Log

PAD/skv

REIMBURSABLE SITE ACQUISITION COSTS

SD/AVTS NAME: PENN MANOR				PROJECT #: ADV92	
		COST FACTOR			
		FISHER	HERR	XXXX	TOTAL
PROPERTY NAME	Talan or liset	1 1 mm		•	
A. Contract Sales F	ANCE OF JUST	\$1,500,000	\$3,875,000	\$0	\$5,375,000
Compensation t	OLEMIU W Charenn	, ,			
Improvements 7 B. Appraisal #1-App	rejeor's Name	SNYDER	TRACY	XXXX	XXXXXXXXX
B. Appraisal #1-Ap	hraiser a Malue	\$958,800	\$4,000,000	* *	XXXXXXXXX
C. Appraisal #2-Ap	praised value	EBERLY	SNYDER	XXXX	XXXXXXXX
Appraisal #2-Ap	praisers value	\$700,000	\$3,558,400	\$0	XXXXXXXX
D. Highest Apprais	ead Value				- 0.0.000000000000000000000000000000000
(Greater of B o	+ C)	\$ 9 58,800	\$4,000,000	•	XXXXXXXXX
E. ApprovedCost (l asser of A or D)	\$958,800	\$3,875,000	\$0	\$4,833,800
F. Cost Factor (E	divided by A)	VVVVVVVVVVVV	xxxxxxxx	xxxxxxxx	0.8993
(max = 1.0000))	XXXXXX	XXXXXXXVVV		
		SITE FACTOR			
	* *	26.6270	44,4815	0.0000	71,1085
G. Total Number	of Acres Acquired				
H. Number of Acr	es Based on Project B TE (Part A Approval L	atter: "O" for Advat	nce Site Acq &	DAO)	0
1. Approved F	E for Other School Bu	adings on Existing	Site("0" for DA	(O)	
2. Building F1	PENN MANOR MIDDL	F SCHOOL	•	•	676
)	PENN MANON MIDD				0
_	TE divided by 100 (H	1 nlus H-2 divided	by 100)		6.7600
3. Approved r	for Elementary Project	: Building	•		10,0000
		MM# I-CHBOIDS			20.0000
5 MILLON 55	Jay Carandani At E.DM	ibrenensive vocau	onal-Technical	Project Buildir	0.0000
	エー・ロッチ ていっこ しのぐのりのし	nal-Technical Etyle	run Dunumy		
7. PLUS: 13	s Based on Planned C	apacity (H-3 plus I	4-4, H-5, H-6 8	k H-7)	36.7600
8, Iotal Acies	es for Cooperative Col	mmunity Recreatio	nai Use		0.0000
I. Number of Acti	nber of Acres Reimbur	sable (H-8 plus I)			36,7600
J. Maximum Nui	ar of Acres on Existing	Site			49.9970
K. LESS: Number of Acres on Existing Site L. Number of Acres Reimbursable (J minus K; min = 0)				0.0000	
L. Number of AC	divided by G (max =	1.0000))			0,0000
M. Site ractor (L					
	SITE	REIMBURSEMEN	IT FACTOR		0.0000
N. Site Reimbur	sement Factor (line F1	times line M (max	= 1.0000))		2.000
	NOTES:				
	1101-01				
					LANÇON - CW(
medicen ON	12/20/2010			r	THE STATE OF THE PARTY.

REVISED ON 12/20/2010



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF EDUCATION

333 MARKET STREET HARRISBURG, PA 17126-0333 www.pde.state.pa.us

PLANCON PART C: SITE ACQUISITION

December 20, 2010 *Revision

Ms. Paula E. Howard Board Secretary Penn Manor School District P.O. Box 1001 Millersville, PA 17551

PROJECT NO.: Adv 89

PROJECT BUILDING NAME: New Elementary School

COUNTY: Lancaster

BOARD ACTION: June 12, 2006

Dear Ms. Howard:

Based on the information submitted, the costs related to the acquisition of the Abram and Nancy Fisher and Christian Willis Herr, II properties, for the above-referenced project, is 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:

	Approval <u>Reguested</u>	Approved	Approved as % of <u>Requested</u>
A. Site Acreage Based on Part A Building Capacity			*
B. Reimbursable Cost for Land and Improvements Thereon	\$5,375,000	\$4,833,800	89.93%
C. Site Reimbursement Factor (A times B)			净

*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.

Ms. Howard Page 2 December 20, 2010

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 contacted at (717) 787-5480.

Sincerely,

Patricia A. Dengel, Chief

Division of School Facilities

Bureau of Budget and Fiscal Management

Attachment

cc: Project File – Adv 89 Chronological File Log

PAD/sky

REIMBURSABLE SITE ACQUISITION COSTS

SD/AVTS NAME: PENN MANOR		BUILDING NAME: NEW ELEMENTARY			PROJECT #: ADV89
		_የ ረረር ተ			
	_	COST FACTOR	HERR	xxxx	TOTAL
PROPERTY NAME		FIORER	TILION	77777	
A. Contract Sales		\$1,500,000	\$3,875,000	\$0	\$5,375,000
Compensation		φ1,600,000	40(21, 21, 20, 20, 20, 20, 20, 20, 20, 20, 20, 20		, ,
Improvements B. Appraisal #1-Ap		SNYDER	TRACY	XXXX	XXXXXXXX
Appraisal #1-Ap	praisers Name	\$958,800	\$4,000,000		XXXXXXXX
Appraisal #1*Al	project value	EBERLY	SNYDER	XXXX	XXXXXXXX
C. Appraisal #2-Ap Appraisal #2-Ap	ipraisers ivaline	\$700,000	\$3,558,400		XXXXXXXX
		Ø1 00,000	00,000,00	· · ·	
D. Highest Apprai		\$958,800	\$4,000,000	\$0	XXXXXXXX
(Greater of B c		\$958,800	\$3,875,000	\$0	\$4,833,800
E. ApprovedCost		φφφ,σσσ	40,0,0,00	•	
F. Cost Factor (E (max = 1.0000		xxxxxxxx	XXXXXXXX	XXXXXXXX	0,8993
(•				
		SITE FACTOR		G 0000	74 400E
G. Total Number	of Acres Acquired	26.6270	44,4815	0,0000	71,1085
H. Number of Acr	es Based on Project Bu	illding's Planned C	Capacity	~ ^ ~\	0
 Approved F 	TE (Part A Approval Le	etter; "0" for Advar	ice Site Acq &	DAO)	Ų
Building FT	E for Other School Buil	dings on Existing	Site("0" for DA	O)	67£
l	PENN MANOR MIDDLI	E SCHOOL			676 0
					6.7600
Approved FTE divided by 100 (H-1 plus H-2 divided by 100)					
4. PLUS: 10 for Elementary Project Building					10.0000 20.0000
5 PLUS: 20 for Middle School Project Building					
6, PLUS: 35	for Secondary or Comp	rehensive Vocation	nal-Technical	Project Bullain	g 0.0000
7 PHUS: 15:	for Part-Time Vocations	al-Technical Proje	ct Building		0.0000
Total Acres	s Based on Planned Ca	pacity (H-3 plus H	1-4, H-5, H-6 &	H-7)	36.7600
 Number of Acre 	es for Cooperative Com	rnunity Recreation	nal Use		0.0000
J. Maximum Num	iber of Acres Reimburs	able (H-8 plus I)			36.7600
K. LESS: Number	er of Acres on Existing S	Site			49.9970
L. Number of Acres Reimbursable (J minus K; min = 0)					0.0000
M. Site Factor (L divided by G (max = 1.0000))					
SITE REIMBURSEMENT FACTOR					
N. Site Reimburs	sement Factor (line F tin				0000.0
	NOTES:		o oligible for re	imbursement	
If payback occurs in 15 years it will not be eligible for reimbursement.					
					·
		,			
		·····			
BEMBED ON	12/20/2010			PL/	ANCON - CW02

REVISED ON 12/20/2010



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF EDUCATION

333 MARKET STREET HARRISBURG, PA 17126-0333 www.pdc.state.pa.us

PLANCON PART C: SITE ACQUISITION

December 20, 2010

Ms. Paula E. Howard Board Secretary Penn Manor School District P.O. Box 1001 Millersville, PA 17551

PROJECT NO.: Adv 93

PROJECT BUILDING NAME: New High School

COUNTY: Lancaster

BOARD ACTION: October 12, 2010

Dear Ms. Howard:

Based on the information submitted, the costs related to the acquisition of the Abram and Nancy Fisher and Christian Willis Herr, II properties, for the above-referenced project, is 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:

	Approval <u>Requested</u>	Approved	Approved as % of <u>Requested</u>
A. Site Acreage Based on Part A Building Capacity			*
B. Reimbursable Cost for Land and Improvements Thereon	\$5,375,000	\$4,833,800	89.93%
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.

Ms. Howard Page 2 December 20, 2010

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 contacted at (717) 787-5480.

Sincerely,

Patricia A. Dengel, Chief Division of School Facilities

Bureau of Budget and Fiscal Management

atricia a- Dangel

Attachment

cc: Hal Hart, Crabtree, Rohrbaugh & Associates
Project File – Adv 93
Chronological File
Log

PAD/skv

REIMBURSABLE SITE ACQUISITION COSTS

SD/AVTS NAME: PENN MANOR	BUILDING NAME: NEW HIGH SCHOOL			PROJECT #: ADV93	
	COST FACTOR				
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	FISHER	HERR	XXXX	TOTAL	
PROPERTY NAME  A. Contract Sales Price or Just	11011=11				
Compensation for Land &	\$1,500,000	\$3,875,000	\$0	\$5,375,000	
Improvements Thereon	<b>4</b> .,333,44-				
B. Appraisai #1-Appraiser's Name	SNYDER	TRACY	XXXX	XXXXXXXX	
Appraisal #1-Appraised Value	\$958,800	\$4,000,000	\$0	XXXXXXXX	
C. Appraisal #2-Appraiser's Name	EBERLY	SNYDER	XXXX	XXXXXXXX	
Appraisal #2-Appraised Value	\$700,000	\$3,558,400	\$0	XXXXXXXX	
	φισσίοσο	401441	•		
D. Highest Appraised Value	\$958,800	\$4,000,000	\$0	XXXXXXXX	
(Greater of B or C)	\$958,800	\$3,875,000	\$O	\$4,833,800	
E. ApprovedCost (Lesser of A or D)	φειο,ουυ	<b>40,0,0,00</b>	*-	, , , , , , ,	
F. Cost Factor (E divided by A)	VVVVVVVVV	XXXXXXXX	YXXXXXXXX	0.8993	
(max = 1.0000)	^^^^^^	VVVVVVVV	70000000		
	SITE FACTOR				
u ma A Nice	26.6270	44,4815	0.0000	71,1085	
G. Total Number of Acres Acquired			9.0000	, , , , , , ,	
H. Number of Acres Based on Project B	ullamg's Manneo V	Japauny	DAO)	0	
Approved FTE (Part A Approval L	etter; "U" for Advar	DE OILE AUG A	DAU)	•	
2. Building FTE for Other School Bui	naings on Existing	SIRE O TOF DA	.0)	676	
PENN MANOR MIDDL	E SCHOOL			0	
		( 40D)		6.7600	
3. Approved FTE divided by 100 (H-1 plus H-2 divided by 100)					
PLUS: 10 for Elementary Project Building					
5. PLUS: 20 for Middle School Proje	ect Building		Don't at Buildin	20.0000 g 35.0000	
6. PLUS: 35 for Secondary or Comp	orehensive Vocation	nai- i echnicai	Project Bulkin	0.0000 0.0000	
7 PLUS: 15 for Part-Time Vocation	al-Technical Proje	ct Bulloing		0.0000	
8. Total Acres Based on Planned Ca	apacity (H-3 plus F	I-4, H-5, H-6 &	H-7)	61.7600	
I. Number of Acres for Gooperative Con	nmunity Recreation	nal Use		0,0000	
J. Maximum Number of Acres Reimburs	sable (H-8 plus I)			61.7600 49.9970	
K. LESS: Number of Acres on Existing Site					
I Number of Acres Reimbursable (J mi	inus K; min = 0)			11.7630	
M. Site Factor (L divided by G (max = 1	((0000)			0.1654	
	REIMBURSEMEN			~	
N. Site Reimbursement Factor (line F ti	mes line M (max :	= 1.0000))		° 0.1487	
,					
NOTES:					
			·	·	
•				ANCON - CW02	

REVISED ON 12/20/2010

PLANCON - CW02