

Penn Manor School District



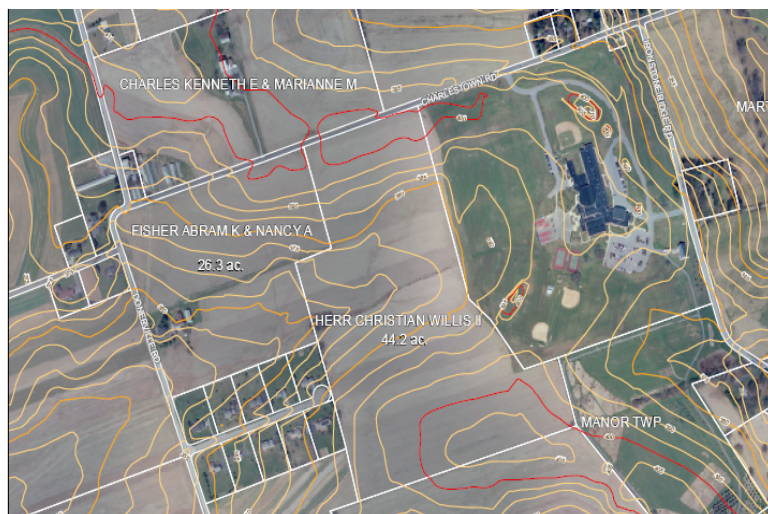
Land Acquisition Meeting
October 12, 2010



Crabtree, Rohrbaugh & Associates, Architects

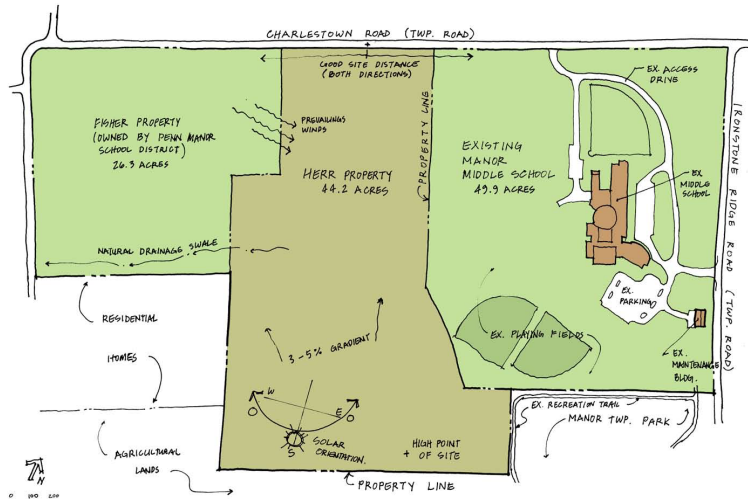
Penn Manor School District

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SITE ACQUISITION JUSTIFICATION		
Ownership	Proposing	Project
Penn Manor School District	School District Master Plan	
Briefly describe the site chosen and the reasons for this site acquisition. Include in your explanation a description of other sites owned by the district/AFPS and the reasons why these sites were deemed inappropriate by the board of directors.		
<p>The site was selected due to its ideal location, between and directly adjacent to the Manor Middle School site, and a 26.6 acre site purchased by the school district in 2006. The purchase is the result of a long range facilities master plan analysis being undertaken by the district. Future facilities being considered for this site as part of a long range master plan are a new elementary school, new high school, conversion of Manor Middle School into a high school and possibly an athletic stadium.</p>		
If the district or AFPS is requesting reimbursement for land to be used for cooperative community recreation program, please provide a brief justification.		
Not Applicable		
Briefly describe all the liens, encumbrances, rights-of-way, restrictions or mineral rights held by others.		
If this project involves the demolition of historically significant structures, including but not limited to school buildings or private residences, please provide a brief description.		
Not applicable		
Indicate the type of acquisition:		
Name of Property:	Indicate if Purchase or Condemnation	Estimated Acquisition Date
Willis Herr Property	Purchase	December 2010
Are there any district-owned sites or school buildings adjacent/contiguous to the subject site? If Yes, please explain.		
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
The school district purchased a 26.6 acre site in 2006 for the construction of a future elementary school, contiguous and to the west of the Willis Herr property. The Manor Middle School is contiguous and located on the east side of the Willis Herr property.		
Does the county where this school site is located have a comprehensive land use plan, as per the Pennsylvania Municipalities Planning Code? If No, please explain.		
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Has the local municipality where this school site is located adopted a zoning and/or a subdivision and land development ordinance? If No, please explain.		
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Is this project consistent with applicable local and county plans and ordinances? If No, please explain.		
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

REVISED JULY 1, 2007

FORM EXPIRES 06-30-09

PLANCON-C02





Penn Manor School District Land Acquisition Meeting

COMPARATIVE SITE EVALUATION (2 OF 5)			
District:	Property:	Project:	
Penn Manor School District	School District Master Plan		
SITE NAME	Willis Herr Property		
Basic Subsurface Soil Type #1	ORG, duffield SilLoam		
Basic Subsurface Soil Type #2	ORG, Conestoga SilLoam		
Underlying Stratum	ClayLoam		
Mines, Oil or Gas Wells	no		
Recent Fill	no		
Proximity to Air or Water Pollution	no		
Proximity to Objectionable Noise	no		
Proximity to Objectionable Odors	no		
Proximity to High Pressure Gas Pipelines	no		
Proximity to High Voltage Electric Lines	no		
Proximity to Air Traffic	no		
Sanitary Sewer - Municipal or On-Site	Municipal		
Length of Lateral to Proposed Building	to be determined		
Distance to Stream (if no public sewer is available)	no		
Municipal Water	yes		
Gas	yes		
Electricity	yes		
Telephone	yes		
Demolition to Clear Hooded Areas	no		
Demolition to Clear Structures	no		
Asbestos Removal Related to Clearing Structures	no		
General Site Rough Grading	yes		
Special Structures (such as tunnels or bridges)	no		
Access Road to Site	yes		
Interior Roads & Parking	yes		
Athletic Facilities	yes		
Storm Water Management	yes		

REVISED JULY 1, 2007

FORM EXPIRES 06-30-09

PLMDCOR-C07



Penn Manor School District Land Acquisition Meeting

COMPARATIVE SITE EVALUATION (3 OF 5)			
District:	Property:	Project:	
Penn Manor School District	School District Master Plan		
SITE NAME	Willis Herr Property		
ESTIMATED COSTS (if applicable)			
SITE ACQUISITION COSTS			
A. Contract Sales Price or Estimated Just Compensation For Land and Improvements Thereon	\$3,875,000		
B. Title Insurance, Recording and Transfer Charges and Other Costs to be Paid at Settlement	\$9,128		
C. Moving/Relocation Expenses and Other Damages Awarded by Board of View/Court			
D. Legal Costs	\$3,500		
E. Appraisal Fees	\$2,500		
F. Surveying, Testing, Boring & Drilling	\$6,900		
G. Other Costs Related to Site Acquisition	\$1,475		
H. Total Site Acquisition Costs (lines A through G)	\$3,896,503		
RELATED COSTS			
I. On-Site Sewage Treatment Plant			
J. Charges for Tap-In to Sewer Authority			
K. Reserve Capacity Charge			
L. On-Site Extension of Sewer Lines			
M. Municipal Water			
N. On-Site Water Well			
O. Clearing of Hooded Areas			
P. Demolition to Clear Structures			
Q. Asbestos Removal related to Clearing Structures			
R. Rough Grading to Receive the Building (10' perimeter)			
S. Rough Grading for Playfields and Parking			
T. Special Structures (such as tunnels or bridges)			
U. Access Road to Site			
V. Total Related Costs (lines I through U)			
TOTAL ESTIMATED COSTS (line H plus line V)	\$3,896,503		

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FORM EXPIRES 06-30-09

PLMDCOR-C08

Penn Manor School District **Land Acquisition Meeting**

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COMPARATIVE SITE EVALUATION (4 OF 5)			
DISTRICT: Penn Manor School District	Project Name: School District Master Plan	Project #:	
SITE NAME: Willie Herr Property			
*** ESTIMATED MAXIMUM REIMBURSABLE SITE COSTS ***			
A. SITE ACQUISITION			
1-a. Site Purchase Price or Estimated Just Compensation for Land and Improvements Thereon (COB, line k)	\$3,875,000		
b. Highest Appraised Value for the Site			
c. PDE-Approved Cost (lesser of 1-a or 1-b)			
d. Cost Factor (1-c divided by 1-a; max = 1.00)	(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)
2-a. Total Acres to be Acquired	44.2		
b. PDE-Reimbursable Acres (1 acre for every 100 full-time equivalent plus 10 acres for an elementary school, 20 for a middle school or 30 acres for a secondary or vocational building; subtract existing site acreage)			
c. Site Factor (2-b divided by 2-a; max = 1.00)	(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)
3. Site Reimbursement Factor (1-d times 2-c; max = 1.0)	(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)
4. Allowable Site Acquisition Costs (COB, sum of lines A, B and E)	\$3,886,928		
5. Maximum Reimbursable Site Acquisition Costs (line A-3 times line A-5)			
B. RELATED COSTS			
1-a. Rough Grading to Receive the Building			
b. PDE-Maximum Allowance for Cut (40/cu. yd.) and Fill (116/cu. yd.)			
c. Adjusted Rough Grading to Receive the Building (lesser of 1-a or 1-b)			
2-a. Allowable Sanitary Sewage Disposal Costs (COB, sum of lines 1, 2, E and I)			
b. PDE-Maximum Allowance for Sanitary Sewage Disposal (\$170/NEW FTE)			
c. Adjusted Sanitary Sewage Disposal (lesser of 2-a or 2-b)			
3. Adjusted Rough Grading to Receive the Building and Sanitary Sewage Disposal (1-c plus 2-c)			
C. ESTIMATED MAXIMUM REIMBURSABLE SITE COSTS (A-5 + B-3)	0.4470	0.4470	0.4470
D. APPLICABLE AID RATIO			
E. ESTIMATED STATE SUBSIDY FOR SITE COSTS (C TIMES D)			

REVISED JULY 1, 2007 FORM EXPIRES 06-30-09 PLANCON-C09

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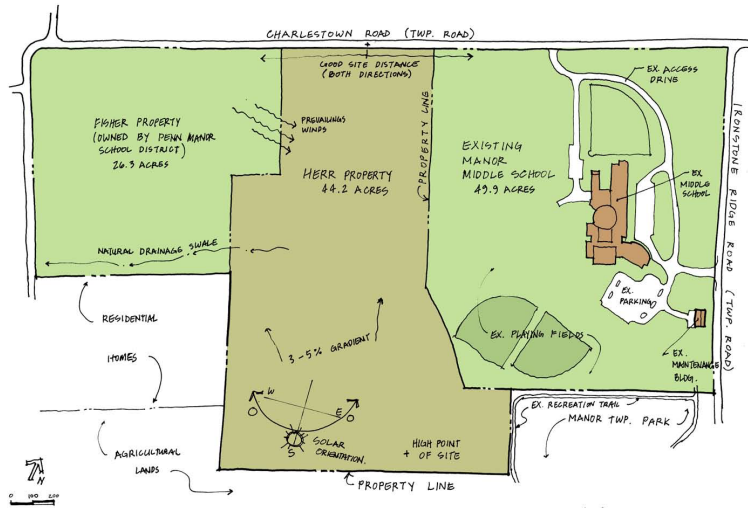
COMPARATIVE SITE EVALUATION (5 OF 5)		
DISTRICT: Penn Manor School District	Project Name: School District Master Plan	Project #:
Willie Herr Property		
ADVANTAGES		
Availability of public sewer and water		
Adjacency to existing school facility		
Adjacency to township park		
Site accommodates long range master plan		
DISADVANTAGES		
Natural drainage swale bisects tract of land		
Pedestrian access presently limited		

REVISED JULY 1, 2007 FORM EXPIRES 06-30-09 PLANCON-C10

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Thank you!

