

PART A: PROJECT JUSTIFICATION

BOARD TRANSMITTAL

Project #:

(PDE Use Only)

DISTRICT/CTC: Plum Borough School District

COUNTY: Allegheny

PRJT BLDG NAME: Regency Park Elementary School

GRADES: K - 6

NON-VOC	VOC	PAGE #	
<u>X</u>		A02-A03	Project Description
<u>X</u>		A04	Project Accounting Based on Estimates
		A05	Page Not Used
		A06	Page Not Used
<u>X</u>		A07	Elementary Building Capacity
<u>X</u>		A08	Middle/Secondary Building Capacity
<u>X</u>		A09	Summary of Owned Buildings and Land
<u>X</u>		A10	Enrollment Projections by Grade Level/Act 34 of 1973: Substantial Addition Determination (For vocational projects - complete lines G-I only)
<u>X</u>			Current Elementary/Secondary Public Enrollment For October (ESPE web-based data collection system)
<u>X</u>		A11-A12	Elementary Room Schedule for Project Building
<u>N/A</u>		A13-A15	Middle/Secondary Room Schedule for Project Building
<u>N/A</u>		A16	Central District Administration Office
<u>N/A</u>		A17	Vocational Room Schedule for Project Building
<u>X</u>		A18	Room Schedule Adjustments
<u>X</u>		A19	Project Full Time Equivalents
<u>X</u>		A20	Comparative Design Analysis (For Vocational projects - complete lines E-G only)
<u>X</u>		A21	20% Rule for Alteration Costs for Non-Vocational Projects
<u>X</u>		A22	Full Time Equivalents Converted to Rated Pupil Capacity
<u>X</u>		A23	District-Wide Facility Study Certification
<u>X</u>			Project Site Plan Drawing for Part B
<u>X</u>			Project Building Floor Plan Drawing for Part B
<u>X</u>			Separate Floor Plan Identifying Spaces Listed on Room Schedule with Calculated Area Noted Therein and Perimeter of Each Scheduled Area Clearly Marked in a Contrasting Color
<u>X</u>			Educational Specifications for Part B
			Craft Committee Recommendations
			Bureau of Career and Technical Education PDE-320 form

The architectural firm for this project is: L.R. Kimball / CDI

The architect to be contacted if there are any questions about Part A is:

Steven N. Ackerman, Project Manager

412-201-4900

412-201-2339

Architect's Name and Position

Phone Number

Fax Number

The architect's e-mail address is: steven.ackerman@lrkimball.com

The architectural firm's address is: 437 Grant Street, Suite 812, Pittsburgh, PA 15219

The district/CTC administrator to be contacted about Part A is:

Dr. Timothy Glasspool, Superintendent

412-795-0100

412-798-6396

District/CTC Administrator's Name and Position

Phone Number

Fax Number

The district/CTC's representative(s) at the Part B, Schematic Review, conference(s) will be: Dr. Timothy Glasspool, Superintendent

Eugene Marraccini, Director of Business Affairs

Name and Position

Name and Position

The SD/CTC administrator's e-mail address is: glasspoolt@pbsd.k12.pa.us

This certifies that the attached materials were approved for submission to the Pennsylvania Department of Education by board action. This also certifies that this proposed project is in conformance with the district/CTC's Strategic Plan and its amended Comprehensive Special Education Plan.

BOARD ACTION DATE: _____

VOTING: AYE _____ NAY _____ ABSTENTIONS _____ ABSENT _____

Signature, Board Secretary

Board Secretary's Name, Printed or Typed

District/CTC Address

Date

PROJECT DESCRIPTION (Page 1 of 2)

District/CTC: Plum Borough School District	Project Name: Regency Park Elementary School	Grades: K - 6
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1. Indicate the type of project:

New School Building _____	Additions to Existing Building <u>X</u>	Alterations to Existing Building <u>X</u>	Building Purchase _____
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2. Indicate the current condition of the project building:

Poor _____	Fair <u>X</u>	Good _____	Excellent _____
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3. Indicate the current Portfolio Manager Score (1 - 100), predicted Target Finder Score (1 - 100) and EUI (Energy Utilization Index) in thousands of British Thermal Units per Square Foot (kbtu/sf) for the project building:

Portfolio Manager Score _____	Target Finder _____	Site EUI _____	Source EUI _____
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4. Indicate the L & I construction type for the project building:

Fire-Resistive _____	Non-Combustible <u>X</u>	Protected Heavy Timber _____	Wood Frame or Ordinary _____
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5. Indicate the number of stories for the project building:

1 story _____	2 stories <u>X</u>	3 stories _____	4 or more _____
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6. If a project involves the renovation of a structure of more than one story which has wood framing (interior or exterior framing that is wholly or partially of wood), provide a description of the construction plans and methods designed to meet health and safety standards related to the use of wood in this building (BEC 24 P.S. § 7-733).

N/A

7. Briefly describe the work, in general, to be completed by this construction project:

Additions and renovations to provide more educational space, accessibility, and upgraded and/or replaced building systems to meet current code requirements and parity with other elementary schools in the District.

8. Indicate the reasons justifying the planned project (check the following if applicable):

Enrollment Growth _____	Educational Programming <u>X</u>	Health and Safety Issues _____	Building and/or Site Accessibility <u>X</u>
Structural and/or Roof _____	HVAC, Electrical and/or Plumbing <u>X</u>	Other: <u>Condition of building, space issues</u>	

9. Briefly describe any educational, operational and administrative changes that will be implemented as a result of this construction project.

Additional space for Special Education and remedial classrooms will be provided, along with enhanced security, accessibility, and faculty facilities.

10. Is total demolition of an entire existing structure part of this project? Yes _____ No X
11. Is there any building/structure/site condition/site feature that is more than 50 years old on this site? If yes, please describe. Yes X No _____
CONTACT PHMC

The building was constructed in 1962.
12. Will this project involve the demolition of historically significant structures, including but not limited to school buildings or private residences? If Yes, please describe. Yes _____ No X

13. Indicate the site acreage:

Current <u>10.8</u>	(If acreage is to be acquired, report costs on Page A04, Line N.)
To be Acquired _____	
Total Planned <u>10.8</u>	

14. Are there any other district buildings located at this site? If yes, list the other buildings: Yes _____ No X

15. Is the acreage to be acquired currently in agricultural use? Yes _____ No X

PROJECT DESCRIPTION (Page 2 of 2)

District/CTC: Plum Borough School District	Project Name: Regency Park Elementary School	Grades: <u> K </u> - <u> 6 </u>
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16. Describe the existing site topography and any planned changes.

The project is located in the east hills of the Pittsburgh region, which has gently rolling hills with few flat areas. The building is on the side of a hill, with grade access on both floors. Minor changes to the site are planned as part of the building additions and parking modifications.

17. Describe existing access to public roads and any planned changes.

The building is located on Millers Lane, which is off Saltsburg Road (380) which is a major roadway through the Borough. No changes to the access roads are anticipated at this time.

18. Describe existing community use of the site and any planned changes.

Community use is currently limited due to the lacking facilities. The District would like to promote community use of the renovated building at selected times, including the new Library, Media Center, and Large Group Instruction spaces.

19. Describe existing conditions on or near the site that could affect health and safety.

There are no known health and safety concerns on or near the site at this time.

20. Is there an adopted municipal comprehensive land use plan, as per the Pennsylvania Municipalities Planning Code?	Yes <u> X </u>	No <u> </u>
21. Is there an adopted county comprehensive land use plan?	Yes <u> X </u>	No <u> </u>
22. Is there an adopted multi-municipal or multi-county comprehensive land use plan?	Yes <u> X </u>	No <u> </u>
23. Is there an adopted county or municipal zoning ordinance or a joint municipal zoning ordinance?	Yes <u> X </u>	No <u> </u>
24. Is the proposed project consistent with these comprehensive plans and/or zoning ordinances?	Yes <u> X </u>	No <u> </u>

PROJECT ACCOUNTING BASED ON ESTIMATES			
District/CTC: Plum Borough School District		Project Name: Regency Park Elementary School	
		Grades: K - 6	
PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (INCLUDING BUILDING PURCHASE AMOUNT, SITE DEVELOPMENT, ROUGH GRADING TO RECEIVE BUILDING, ROOF REPLACEMENT AND REPAIR, ASBESTOS ABATEMENT, OWNER'S CONTROLLED INSURANCE PROGRAM AND BUILDER'S RISK INSURANCE)	2,754,950	5,400,494	8,155,444
B. ARCHITECT/ENGINEER'S FEE ON STRUCTURE AND EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT	165,297	324,030	489,327
C. MOVABLE FIXTURES AND EQUIPMENT AND ARCHITECT'S FEE	50,000	75,000	125,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A plus B plus C)	2,970,247	5,799,524	8,769,771
E. SANITARY SEWAGE DISPOSAL AND SITE ACQUISITION COSTS	50,000		50,000
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E)	3,020,247	5,799,524	8,819,771
G. ADDITIONAL CONSTRUCTION-RELATED COSTS (INCLUDING PROJECT SUPERVISION, ARCHITECTURAL PRINTING, TOTAL DEMOLITION OF ENTIRE EXISTING STRUCTURES AND RELATED ASBESTOS REMOVAL, CONTINGENCY) Is total demolition of the entire existing building part of this project? If yes, report these costs (including asbestos removal, architect's fees, OCIP and other related costs)			611,658
H. FINANCING COSTS (INCLUDING UNDERWRITER'S FEE, LEGAL FEES, FINANCIAL ADVISOR, CAPITALIZED INTEREST AND PRINTING)			150,000
I. TOTAL PROJECT COSTS (F plus G plus H)			9,581,429
DETAILED STRUCTURE COSTS (Breakout costs for Line A. "Existing".)			EXISTING
J. SITE DEVELOPMENT Are changes to existing playgrounds, athletic fields, driveways, sidewalks or other existing site improvements part of this project? If yes, report these costs including architect fees.			58,000
K. ASBESTOS ABATEMENT Is asbestos abatement part of this project? If yes, report these costs including EPA-certified project designer fees).			150,000
L. ROOF REPLACEMENT Is roof replacement part of this project? If yes, report these costs including architect fees.			750,000
M. BUILDING PURCHASE AMOUNT			
SITE ACQUISITION COSTS			TOTAL
N. SITE ACQUISITION (INCLUDING CONTRACT SALES PRICE OR JUST COMPENSATION, APPRAISAL FEES AND ALLOWABLE SETTLEMENT COSTS)			
BID DATE			
O. PROPOSED BID OPENING DATE (MM/YY):			06/15

ELEMENTARY BUILDING CAPACITY									
District/CTC: Plum Borough School District				Project Name: Regency Park Elementary School				Grades: K - 6	
		SCHOOL: Center							
		PRESENT		PLANNED					
#1	#2	#3	#4	#5	#6				
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP				
HALF-TIME KINDRGRTN	50								
FULL-TIME KINDRGRTN	25	3	75	3	75				
REG CLSRM 660+ SQ FT	25	18	450	18	450				
OTHER: _____									
BUILDING TOTAL	XX	XXXXXX	525	XXXXXX	525				
		SCHOOL: Holiday Park							
		PRESENT		PLANNED					
#3	#4	#5	#6						
NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP						
3	75								
18	450								
XXXXXX	525	XXXXXX							
		SCHOOL: New Holiday Park							
		PRESENT		PLANNED					
#3	#4	#5	#6						
NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP						
3	75								
18	450								
XXXXXX	525	XXXXXX							
		SCHOOL: New Pivik							
		PRESENT		PLANNED					
#3	#4	#5	#6						
NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP						
4	100	4	100						
24	600	24	600						
XXXXXX	700	XXXXXX							
		SCHOOL: Regency Park							
		PRESENT		PLANNED					
#3	#4	#5	#6						
NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP						
1	25	2	50						
13	325	12	300						
XXXXXX	350	XXXXXX							
		SCHOOL: _____							
		PRESENT		PLANNED					
#3	#4	#5	#6						
NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP						
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: Plum Borough School District					Project Name: Regency Park Elementary School			Grades: K - 6	
		SCHOOL: A.E. Oblock JHS				SCHOOL: Plum SHS			
		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	20	500	20	500	40	1,000	40	1,000
SCIENCE CLSRM 660+ SQ FT	25	4	100	4	100	6	150	6	150
SCIENCE LAB 660+ SQ FT	20	4	80	4	80	6	120	6	120
PLANETARIUM W/CLSRM 660+ SQ FT	20								
ALTERNATIVE ED ROOM 660+ SQ FT	20								
BUSINESS CLSRM 660+ SQ FT	25					2	50	2	50
BUSINESS LAB 660+ SQ FT	20					2	40	2	40
COMPUTER LAB 660+ SQ FT	20	2	40	2	40	4	80	4	80
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20					1	20	1	20
ART CLASSROOM 660+ SQ FT	20	2	40	2	40	2	40	2	40
MUSIC CLASSROOM 660+ SQ FT	25	1	25	1	25	2	50	2	50
BAND ROOM 660+ SQ FT	25	1	25	1	25	1	25	1	25
ORCHESTRA ROOM 660+ SQ FT	25								
CHORAL ROOM 660+ SQ FT	25	1	25	1	25	1	25	1	25
FAMILY/CONSMR SCIENCE 660+ SQ FT	20	2	40	2	40	2	40	2	40
IA/SHOP 1800+ SQ FT	20	1	20	1	20	2	40	2	40
TECH ED 1800+ SQ FT	20	1	20	1	20	2	40	2	40
VO AG SHOP W/CLSRM 660+ SQ FT	20								
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66	1.0	66	1.0	66	1.0	66	1.0	66
AUX GYM 2500 SQ FT	33								
OTHER: _____									
OTHER: _____									
BUILDING TOTAL	XXX	XXXXXX	981	XXXXXX	981	XXXXX	1,786	XXXXX	1,786
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	883	XXXXXX	883	XXXXX	1,607	XXXXX	1,607
		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								
SCIENCE CLSRM 660+ SQ FT	25								
SCIENCE LAB 660+ SQ FT	20								
PLANETARIUM W/CLSRM 660+ SQ FT	20								
ALTERNATIVE ED ROOM 660+ SQ FT	20								
BUSINESS CLSRM 660+ SQ FT	25								
BUSINESS LAB 660+ SQ FT	20								
COMPUTER LAB 660+ SQ FT	20								
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20								
ART CLASSROOM 660+ SQ FT	20								
MUSIC CLASSROOM 660+ SQ FT	25								
BAND ROOM 660+ SQ FT	25								
ORCHESTRA ROOM 660+ SQ FT	25								
CHORAL ROOM 660+ SQ FT	25								
FAMILY/CONSMR SCIENCE 660+ SQ FT	20								
IA/SHOP 1800+ SQ FT	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								
AUX GYM 2500 SQ FT	33								
OTHER: _____									
OTHER: _____									
BUILDING TOTAL	XXX	XXXXXX		XXXXXX		XXXXX		XXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX		XXXXXX		XXXXX		XXXXX	

SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: Plum Borough School District				Project Name: Regency Park Elementary School				Grades: K - 6		
		PRESENT			PLANNED					
#1	#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)
Center ES	B 1970 A/R 2000	16.5	K-6	525	Status Quo	16.5	K-6	525	XXXXXXXXXX	XXXXXXXXXX
Holiday Park ES	B 1962 A/R 1998	7.7	K-6	525	Possible Closure 2016	7.7	K-6		XXXXXXXXXX	XXXXXXXXXX
New Holiday Park ES (* Shared campus w/ AE Oblock)					New 2015	23*	K-6	725	XXXXXXXXXX	XXXXXXXXXX
Pivik ES (** Shared campus w/ New Pivik)	B 1939 R 1998	58.8	K-6	525	Possible Closure 2016	58.8	K-6		XXXXXXXXXX	XXXXXXXXXX
New Pivik ES (** Shared campus w/ Pivik)	B 2012	58.8	K-6	725	Status Quo	58.8	K-6	725	XXXXXXXXXX	XXXXXXXXXX
Regency Park ES	B 1962 A/R 2000	10.8	K-6	350	Alterations/Additions 2016	10.8	K-6	350	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	2,650	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,325	1,602	723
A.E. Oblock JHS (Shared campus w/ New HPES)	B 1969 A/R 2000	23*	7-8	883	Status Quo	23*	7-8	883	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	883	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	883	582	301
Plum SHS	B 1968 A/R 2003	42.2	9-12	1,637	Status Quo	42.2	9-12	1,637	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	1,637	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,637	1,164	473
									XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXXX	XXX	XXXX	5,170	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	4,845	3,348	1,497

**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)

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: Plum Borough School District	Project Name: Regency Park Elementary School	Grades: <u> K </u> - <u> 6 </u>
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ENROLLMENT PROJECTIONS FOR PROJECT BUILDING GRADES

A. Current Elementary/Secondary Public Enrollment For October (See instructions for further direction.)	<u>2014</u>	
1. Current District Enrollment For Grades K-12		<u>3,875</u>
2. Current Enrollment For Project Building Grades (See instructions for further direction)	<u> K </u> - <u> 6 </u>	<u>1,998</u>
3. Current Enrollment For Project Building Grades + 10% <u>or</u> 15% (A2 times 1.10 For Districts With Total Enrollment > 1500 <u>or</u> A2 times 1.15 For Districts With Total Enrollment =< 1500)		<u>2,198</u>
B. PDE Enrollment Projections, Dated <u>July 2012</u> Highest Projected Enrollment for Project Grades (See instructions for further direction)		<u>2,010</u>
C. District Projected Enrollment* Source Document(s), Date Prepared and Page Number(s): _____ _____ _____		<u> </u>
D. Highest Projected Enrollment (highest of A3, B or C)		<u>2,198</u>
E. Planned Capacity for Project Grades (A09, Project Grades Subtotal from Col. #9)		<u>2,325</u>
F. Enrollment to Capacity Adjustment Factor (D divided by E)		<u>0.9454</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	<u>10,520</u>	sq. ft.
H. Architectural Area - Existing Structure	<u>36,708</u>	sq. ft.
(G divided by H times 100)	<u>28.66</u> <small>(ROUND TO 2 DEC PL)</small>	% HEARING REQUIRED

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: Plum Borough School District				Project Name: Regency Park Elementary School						Grades: K - 6	
		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				XXXX				XXXX		XXXXX
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
FULL-TIME KINDRGRTN	25	936	1.0	936	25					936	25
FULL-TIME KINDRGRTN	25	843	1.0	843	25					843	25
FULL-TIME KINDRGRTN	25										
REG CLSRM 660+ SQ FT	25	840	1.0	840	25					840	25
REG CLSRM 660+ SQ FT	25	845	1.0	845	25					845	25
REG CLSRM 660+ SQ FT	25	843	1.0	843	25					843	25
REG CLSRM 660+ SQ FT	25	802	1.0	802	25					802	25
REG CLSRM 660+ SQ FT	25	870	1.0	870	25					870	25
REG CLSRM 660+ SQ FT	25	885	1.0	885	25					885	25
REG CLSRM 660+ SQ FT	25	841	1.0	841	25					841	25
REG CLSRM 660+ SQ FT	25	839	1.0	839	25					839	25
REG CLSRM 660+ SQ FT	25	810	1.0	810	25					810	25
REG CLSRM 660+ SQ FT	25	739	1.0	739	25					739	25
REG CLSRM 660+ SQ FT	25					831	2.0	1,662	50	1,662	50
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	839	1.0	839	XXXX				XXXX	839	XXXXX
SMALL GROUP <850 SQ FT	XXX	532	1.0	532	XXXX				XXXX	532	XXXXX
LARGE GROUP INS 850+ SQ FT	XXX	910	1.0	910	XXXX				XXXX	910	XXXXX
LARGE GROUP INS 850+ SQ FT	XXX	1,271	1.0	1,271	XXXX				XXXX	1,271	XXXXX
ALTERNATIVE ED ROOM 660+ SQ FT	XXX				XXXX				XXXX		XXXXX
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
OTHER: _____											
PAGE A11 SUBTOTAL	XXX	XXXXX	XXXXX	13,645	300	XXXXXX	XXXXXX	1,662	50	15,307	350

ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 2)

District/CTC: Plum Borough School District				Project Name: Regency Park Elementary School						Grades: <u> K </u> - <u> 6 </u>	
		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	729	1.0	729	XXXX	729	XXXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXXX
ART ROOM	XXX				XXXX	842	1.0	842	XXXX	842	XXXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXXX
MUSIC ROOM	XXX	942	1.0	942	XXXX				XXXX	942	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	4,906	1.0	4,906	XXXX				XXXX	4,906	XXXXXX
STAGE/PLATFORM	XXX				XXXX				XXXX		XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX XXX				XXXX XXXX				XXXX XXXX		XXXXXX XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX XXX				XXXX XXXX				XXXX XXXX		XXXXXX XXXXXX
NATATORIUM	XXX	SEE PAGE A19				SEE PAGE A19				XXXXXX	XXXXXX
KITCHEN & STORAGE # OF SERVINGS: <u> 3 </u> MEALS PREPARED PER SERVING: <u> 125 </u>	XXX XXX XXX XXX	769	1.0	769	XXXX XXXX XXXX XXXX				XXXX XXXX XXXX XXXX	769	XXXXXX XXXXXX XXXXXX XXXXXX
CAFETERIA TO SEAT: <u> 125 </u>	XXX XXX	1,336	1.0	1,336	XXXX XXXX				XXXX XXXX	1,336	XXXXXX XXXXXX
FACULTY DINING ROOM	XXX				XXXX				XXXX		XXXXXX
FACULTY ROOM	XXX	233	1.0	233	XXXX				XXXX	233	XXXXXX
HEALTH SUITE(NURSE)	XXX	242	1.0	242	XXXX				XXXX	242	XXXXXX
BLDG ADMIN/GUIDANCE TOTAL STAFF: <u> 4 </u>	XXX XXX				XXXX XXXX	1,433	1.0	1,433	XXXX XXXX	1,433	XXXXXX XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
PAGE A12 SUBTOTAL	XXX	XXXXXX	XXXXXX	8,428	XXXX	XXXXXX	XXXXXX	3,004	XXXX	11,432	XXXXXX
PAGE A11 SUBTOTAL	XXX	XXXXXX	XXXXXX	13,645	300	XXXXXX	XXXXXX	1,662	50	15,307	350
BUILDING TOTAL	XXX	XXXXXX	XXXXXX	22,073	300	XXXXXX	XXXXXX	4,666	50	26,739	350

ROOM SCHEDULE ADJUSTMENTS

District/CTC: Plum Borough School District	Project Name: Regency Park Elementary School	Grades: <u> K </u> - <u> 6 </u>
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		PROJECT PLANNED SPACES - SCHEDULED AREA ONLY									
		EXISTING				NEW				TOTAL	
		#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
#1	#2	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
NAME OF SPACE											
ELEMENTARY	XXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXXX	XXXXXX
PROJECT ELEM CAP	XXX	XXXXX	XXXXX	22,073	300	XXXXX	XXXXX	4,666	50	26,739	350
KINDERGARTEN DEDUCT FOR HALF-TIME PRGM	-25	XXXXXX		XXXXXX		XXXXXX		XXXXXX		XXXXXXXX	
ADJUSTED ELEM CAP	XXX	XXXXX	XXXXX	XXXXX	300	XXXXX	XXXXX	XXXXX	50	XXXXXXXX	350
ENR/CAP ADJ FACTOR	XXX	XXXXXX	XXXXXX	XXXXXX	0.9454	XXXXXX	XXXXXX	XXXXXX	0.9454	XXXXXXXX	0.9454
JUSTIFIED ELEM	XXX	XXXXXX	XXXXXX	XXXXXX	284	XXXXXX	XXXXXX	XXXXXX	47	XXXXXXXX	331
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 XXX				XXXX XXXX				XXXX XXXX		XXXXXX XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED ELEMENTARY	XXX	XXXXXX	XXXXXX	22,073	284	XXXXXX	XXXXXX	4,666	47	26,739	331
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	0.9454	XXXXXX	XXXXXX	XXXXXX	0.9454	XXXXXX	0.9454
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 XXX				XXXX XXXX				XXXX XXXX		XXXXXX 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: Plum Borough School District				Project Name: Regency Park Elementary School						Grades: K - 6	
		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	22,073	284	XXXX	XXXX	4,666	47	26,739	331
ADJUSTED MS/SEC	XXX	XXXXXX	XXXX			XXXXXX	XXXX				
NATATORIUM *		XXXXXX	XXXX			XXXX	XXXX				
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX XXX	XXXXXX XXXXXX	XXXX XXXX		XXXXXX XXXXXX	XXXX XXXX	XXXX XXXX		XXXXXX XXXXXX		XXXXXX XXXXXX
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX XXX	XXXXXX XXXXXX	XXXX XXXX		XXXXXX XXXXXX	XXXX XXXX	XXXX XXXX		XXXXXX XXXXXX		XXXXXX XXXXXX
DIST ADMIN OFFICE	XXX	XXXXXX	XXXX			XXXX	XXXX				
VOCATIONAL	XXX	XXXXXX	XXXX			XXXX	XXXX				
PRJT BUILDING TOTAL	XXX	XXXXXX	XXXX	22,073	XXXXXX	XXXX	XXXX	4,666	XXXXXX	26,739	XXXXXX

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

20% RULE FOR ALTERATION COSTS FOR NON-VOCATIONAL PROJECTS

District/CTC:

Plum Borough School District

Project Name:

Regency Park Elementary School

Grades:

 K - 6

A. Estimated Alteration Costs

\$ 5,799,524
(A04, Line F-EXIST)

B- 1. Movable Fixtures & Equipment
and Architect's Fee

\$ 75,000
(A04, Line C-EXIST)

2. Site Development and
Architect's Fee

\$ 58,000
(A04, Line J-EXIST)

3. Asbestos Abatement and
EPA-Certified Designer's Fee

\$ 150,000
(A04, Line K-EXIST)

4. Roof Replacement and
Architect's Fee

\$ 750,000
(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)

\$ 1,033,000

C. Adjusted Estimated Alteration Costs
(line A minus line B-6)

\$ 4,766,524

D- 1. Adjusted FTE

284
(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)

26,128 + _____ = 26,128 sq. ft.

E. Median Construction Cost Per Square Foot

\$174

F. Replacement Costs (D-3 times E)

\$ 4,546,272

G. 20% Rule (F times .20)

\$ 909,254

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: Plum Borough School District	Project Name: Regency Park Elementary School	Grades: K - 6	
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)	284	47	
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)	_____		
2. Total Number of Grades (K-12) on the Middle/Secondary Room Schedule (Pages A13-A15)	_____		
3. Elementary Grades Divided By Total Number of Grades (B-1 divided by B-2)	(ROUND TO 4 DEC PL)		
4. Adjusted MS/SEC FTE (A19, ADJ MS/SEC)	_____	+	_____
5. MS Elementary FTE (B-3 times B-4; round to whole number)	_____	_____	
C-1. Total Elementary FTE (A plus B-5)	284	+	47 = 331
2. Elementary FTE Reduction (if III < 0%, III times C-1; else 0)	_____	_____	_____
3. Total Elementary FTE based on Comparative Design Analysis	284	+	47 = 331 (FTE)
4. Rated Pupil Capacity Factor	1.4000		
5. Elementary Rated Pupil Capacity (C-3 times C-4)	463 (RPC)		
SECONDARY			
D. ADJUSTED MIDDLE/SECONDARY FTE (A19, ADJ MS/SEC)	_____	_____	
E. LESS: MS Elementary FTE (B-5)	_____	_____	
F-1. TOTAL MIDDLE/SECONDARY FTE (D minus E)	_____	+	_____ = _____
2. Middle/Secondary FTE Reduction (if III < 0%, III times F-1; else 0)	_____	_____	_____
3. Total Middle/Secondary FTE based on Comparative Design Analysis	_____	+	_____ = _____ (FTE)
4. Rated Pupil Capacity Factor	_____		
5. Middle/Secondary Rated Pupil Capacity (F-3 times F-4)	_____ (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)	(FTE)	(FTE)	(RPC)
VOCATIONAL			
J. VOCATIONAL	(A19, VOC FTE)	X (RPC FACTOR)	= _____ (RPC)

DISTRICT-WIDE FACILITY STUDY CERTIFICATION

District/CTC: Plum Borough School District	Project Name: Regency Park Elementary School	Grades: <u> K </u> - <u> 6 </u>
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The Board of Directors certifies that it has accepted a district-wide facility study pursuant to Basic Education Circular (BEC) 24 P.S. § 7-733, "School Construction Reimbursement Criteria,". At least two copies of the study will be available for public inspection throughout the PlanCon process for this project at Plum Borough School District, District Administration Office, 900 Elicker Road, Plum, PA 15239

(Building or location where facility study will be available for public review)

The district-wide facility study must have been completed within the preceding two years of the Department's receipt of the Part A submittal for this project building.

The completion date of the district-wide facility study is: 11/3/2014
(mm/dd/yyyy)

The authors are: Steven N. Ackerman, Project Manager, LR Kimball
(INCLUDE NAME, POSITION, SCHOOL DISTRICT OR FIRM NAME & ADDRESS)
Henry D. Brunett III, Director of Design, LR Kimball
(INCLUDE NAME, POSITION, SCHOOL DISTRICT OR FIRM NAME & ADDRESS)

The following information summarizes the nature and contents of the study.

STUDY PAGE(S)

- | | |
|-------------------|---|
| <u>1.1 - 1.5</u> | 1. An overview of the school district that considers such factors as geography, population, wealth. The overview must include: <ul style="list-style-type: none"> - population and wealth statistics - a map showing the general location of the school district in the state or geographic region - a map of the school district showing the general location of all existing buildings and owned sites in the school district - information on any distinguishing characteristics, such as geographically separate population centers, that will have an impact on facilities |
| <u>2.1 - 2.7</u> | 2. An overview of the school district's educational program. The overview must address for <u>all grades (K-12)</u> : <ul style="list-style-type: none"> - instructional practices or planned curriculums by grade structure (elementary, middle, secondary, etc.) - special facility needs, if applicable, needed to support planned curriculums |
| <u>3.1</u> | 3. An analysis of projected enrollment. The analysis must include: <ul style="list-style-type: none"> - the likely enrollment for each grade structure ten years into the future - a discussion of the reliability of the enrollment projections |
| <u>4.1 - 4.2</u> | 4. An analysis of each building's capacity as it relates to the educational program. The analysis must address: <ul style="list-style-type: none"> - how many students a building can house - the types of educational spaces required by the educational program described above - length of the school day and number of classes per day, if applicable - size of particular rooms and adequacy of those rooms, if applicable - grade alignments |
| <u>5.1 - 5.38</u> | 5. An analysis of <u>each</u> building's condition. The analysis must address: <ul style="list-style-type: none"> - the building's physical condition - the projected useful life of each building's major components (electrical, HVAC, plumbing, etc.) - code violations - universal accessibility - Energy Portfolio Surveys (See Attachment C in Part A Instructions.) - the cost to upgrade <u>each</u> building to current standards |
| <u>6.1 - 6.9</u> | 6. An analysis of construction options. The analysis must address: <ul style="list-style-type: none"> - the alternatives available to the district based on the above analysis - cost estimates for each alternative - the pros and cons for each alternative - a summary page depicting options and costs - Energy Portfolio Surveys (See Attachment C in Part A Instructions.) |
| <u>7.1 - 7.8</u> | 7. Documentation regarding the author's credentials including education, registration or licensure and experience for each author |