

**PART C: SITE ACQUISITION
BOARD TRANSMITTAL**

DISTRICT/CTC: _____ COUNTY: _____
PRJT BLDG NAME: _____ PROJECT #: _____

ALL PRJTS PAGE #

_____	C02	Site Acquisition Justification
_____	C03	Elementary Building Capacity
_____	C04	Middle/Secondary Building Capacity
_____	C05	Summary of Owned Buildings and Land
_____	C06-C10	Comparative Site Evaluation
_____		Independent Appraisal Report #1
_____		(only for properties on chosen site)
_____		Independent Appraisal Report #2
_____		(only for properties on chosen site)
_____		Request by Municipality/Recreation Board for
_____		Community Recreation Areas
_____		Advertisement and Proof of Publication Notice
_____		for Public Meeting
_____		Minutes of Public Meeting on Site Acquisition and
_____		Written Public Comments
_____		Boundary Survey Showing Acreage of Property to be Acquired
_____		Boundary Survey Showing Acreage of Existing Site (if applicable)
_____		Sales Agreement, Purchase Option Contract or
_____		Board Resolution to Condemn Property
_____		Sketch of Site and Physical Characteristics
_____		(for Each Site on Comparative Site Evaluation)
_____		Sketch of School District with All Existing School Buildings and
_____		Owned Sites Identified <u>plus</u> Properties Considered for Acquisition

The architectural firm for this project is: _____

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

Architect's Name and Position

Phone Number

Fax Number

The architect's e-mail address is: _____

The architectural firm's address is: _____

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

District/CTC Administrator's Name and Position

Phone Number

Fax Number

The SD/CTC administrator's e-mail address is: _____

This certifies that the attached materials were approved for submission to the Pennsylvania Department of Education by board action. The attached materials are being submitted prior to the purchase or taking by condemnation of the selected property in order to gain conditional approval for state reimbursement subject to the acquisition of all requisite approvals and permits. The board certifies that written PDE approval will be obtained prior to the date of settlement or the filing date of the Declaration of Taking.

BOARD ACTION DATE: _____

VOTING: AYE _____ NAY _____ ABSTENTIONS _____ ABSENT _____

Signature, Board Secretary

Board Secretary's Name, Printed or Typed

District/CTC Address

Date

ELEMENTARY BUILDING CAPACITY										
District/CTC:				Project Name:				Grades: _____ - _____		
		SCHOOL: _____								
		PRESENT		PLANNED						
		#3	#4	#5	#6					
#1	#2	#3	#4	#5	#6					
NAME OF SPACE		UNIT CAP	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE				
HALF-TIME KINDRGRTN		50								
FULL-TIME KINDRGRTN		25								
REG CLSRM 660+ SQ FT		25								
NATATORIUM		XX		XXXXXX		XXXXXX				
BUILDING TOTAL		XX	XXXXXX		XXXXXX					
		SCHOOL: _____								
		PRESENT		PLANNED						
		#3	#4	#5	#6					
#1	#2	#3	#4	#5	#6					
NAME OF SPACE		UNIT CAP	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE				
HALF-TIME KINDRGRTN		50								
FULL-TIME KINDRGRTN		25								
REG CLSRM 660+ SQ FT		25								
NATATORIUM		XX		XXXXXX		XXXXXX				
BUILDING TOTAL		XX	XXXXXX		XXXXXX					
		SCHOOL: _____								
		PRESENT		PLANNED						
		#3	#4	#5	#6					
#1	#2	#3	#4	#5	#6					
NAME OF SPACE		UNIT CAP	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE				
HALF-TIME KINDRGRTN		50								
FULL-TIME KINDRGRTN		25								
REG CLSRM 660+ SQ FT		25								
NATATORIUM		XX		XXXXXX		XXXXXX				
BUILDING TOTAL		XX	XXXXXX		XXXXXX					
		SCHOOL: _____								
		PRESENT		PLANNED						
		#3	#4	#5	#6					
#1	#2	#3	#4	#5	#6					
NAME OF SPACE		UNIT CAP	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE				
HALF-TIME KINDRGRTN		50								
FULL-TIME KINDRGRTN		25								
REG CLSRM 660+ SQ FT		25								
NATATORIUM		XX		XXXXXX		XXXXXX				
BUILDING TOTAL		XX	XXXXXX		XXXXXX					
		SCHOOL: _____								
		PRESENT		PLANNED						
		#3	#4	#5	#6					
#1	#2	#3	#4	#5	#6					
NAME OF SPACE		UNIT CAP	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE				
HALF-TIME KINDRGRTN		50								
FULL-TIME KINDRGRTN		25								
REG CLSRM 660+ SQ FT		25								
NATATORIUM		XX		XXXXXX		XXXXXX				
BUILDING TOTAL		XX	XXXXXX		XXXXXX					

Only kindergarten and regular classrooms 660 square feet or greater, and natatoriums 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 rooms or labs, computer rooms, art rooms, music rooms, small and large group instruction rooms, and multi-purpose rooms.

MIDDLE/SECONDARY BUILDING CAPACITY									
District/CTC:				Project Name:				Grades:	
		SCHOOL:				SCHOOL:			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT CAP	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE
REG CLSRM 660+ SQ FT	25								
SCIENCE CLSRM 660+ SQ FT	25								
SCIENCE LAB	20								
PLANETARIUM W/CLSRM	20								
ALTERNATIVE ED ROOM	20								
BUSINESS CLSRM 660+	25								
BUSINESS LAB	20								
COMPUTER LAB	20								
TV INSTRUCTIONAL STUDIO	20								
ART CLASSROOM	20								
MUSIC CLASSROOM	25								
BAND ROOM	25								
ORCHESTRA ROOM	25								
CHORAL ROOM	25								
FAMILY/CONSMR SCIENCE	20								
IA/SHOP 1800+ SQ FT	20								
TECH ED 1800+ SQ FT	20								
VO AG SHOP W/CLRM	20								
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66								
2500 SQ FT AUX GYM	33								
NATATORIUM	XXX		XXXXXX		XXXXXX		XXXXXX		XXXXXX
OTHER:									
BUILDING TOTAL	XXX	XXXXXX		XXXXXX		XXXXX		XXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX		XXXXXX		XXXXX		XXXXX	
		SCHOOL:				SCHOOL:			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT CAP	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE
REG CLSRM 660+ SQ FT	25								
SCIENCE CLSRM 660+ SQ FT	25								
SCIENCE LAB	20								
PLANETARIUM W/CLSRM	20								
ALTERNATIVE ED ROOM	20								
BUSINESS CLSRM 660+	25								
BUSINESS LAB	20								
COMPUTER LAB	20								
TV INSTRUCTIONAL STUDIO	20								
ART CLASSROOM	20								
MUSIC CLASSROOM	25								
BAND ROOM	25								
ORCHESTRA ROOM	25								
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FAMILY/CONSMR SCIENCE	20								
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VO AG SHOP W/CLRM	20								
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66								
2500 SQ FT AUX GYM	33								
NATATORIUM	XXX		XXXXXX		XXXXXX		XXXXXX		XXXXXX
OTHER:									
BUILDING TOTAL	XXX	XXXXXX		XXXXXX		XXXXX		XXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX		XXXXXX		XXXXX		XXXXX	

[illegible]

SITE ACQUISITION JUSTIFICATION														
District/CTC:	Project Name:	Project #:												
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/AVTS and the reasons why these sites were deemed inappropriate by the board of directors.														
If the district or AVTS is requesting reimbursement for land to be used for cooperative-community recreation programs, please provide a brief justification.														
Briefly describe all tax liens, easements, 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.														
Indicate the type of acquisition: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%; text-align: left; padding: 5px;"><u>Name of Property:</u></th> <th style="width: 30%; text-align: center; padding: 5px;"><u>Indicate if Purchase or Condemnation</u></th> <th style="width: 30%; text-align: center; padding: 5px;"><u>Estimated Settlement/ Condemnation Date</u></th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </tbody> </table>			<u>Name of Property:</u>	<u>Indicate if Purchase or Condemnation</u>	<u>Estimated Settlement/ Condemnation Date</u>									
<u>Name of Property:</u>	<u>Indicate if Purchase or Condemnation</u>	<u>Estimated Settlement/ Condemnation Date</u>												
Are there any district-owned sites or school buildings adjacent/contiguous to the subject site? If Yes, please explain. Yes ____ No ____														
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 ____ No ____														
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 ____ No ____														
Is this project consistent with applicable local and county plans and ordinances? If No, please explain. Yes ____ No ____														

COMPARATIVE SITE EVALUATION (1 OF 5)			
District/CRC:	Project Name:	Project #:	
SITE NAME			
Location			
Distance from Center of Proposed Attendance Area			
Site Size (Total Acreage)			
Site Adequate for Present Program			
Site Adequate for Expanded Secondary Facilities			
Site Adequate for Future Elementary Facilities			
General Land Character (gentle, moderate or steep slopes)			
Current Usage (ex. residential, agricultural, commercial, industrial)			
% Open			
% Wooded			
Natural Drainage			
Flooding Potential			
Wetlands			
Current Zoning			
School Permitted Under Current Zoning			
Adjacent Property Use - North			
Adjacent Property Use - East			
Adjacent Property Use - South			
Adjacent Property Use - West			
Vehicular Access: Location, State or Local Road, Quality in Terms of Site Lines, Traffic Control, Etc.			
Pedestrian Access			

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

COMPARATIVE SITE EVALUATION (3 OF 5)				
District/CTC:	Project Name:		Project #:	
SITE NAME				
ESTIMATED COSTS (if applicable)				
SITE ACQUISITION COSTS				
A. Contract Sales Price or Estimated Just Compensation for Land and Improvements Thereon				
B. Title Insurance, Recording and Transfer Charges and Other Costs to be Paid at Settlement				
C. Moving/Relocation Expenses and Other Damages Awarded by Board of View/Court				
D. Legal Costs				
E. Appraisal Fees				
F. Surveying, Testing, Boring & Drilling				
G. Other Costs Related to Site Acquisition				
H. Total Site Acquisition Costs (lines A through G)				
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 Wooded 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)				

COMPARATIVE SITE EVALUATION (4 OF 5)

District/CTC:		Project Name:		Project #:	
SITE NAME		*** ESTIMATED MAXIMUM REIMBURSABLE SITE COSTS ***			
A. SITE ACQUISITION					
1-a. Site Purchase Price or Estimated Just Compensation for Land and Improvements Thereon (C08, line A)					
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)	(ROUND TO 4 DEC PL)
2-a. Total Acres to be Acquired					
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 35 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)	(ROUND TO 4 DEC PL)
3. Site Reimbursement Factor(1-d times 2-c; max = 1.00)		(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)
4. Allowable Site Acquisition Costs (C08, sum of lines A, B and E)					
5. Maximum Reimbursable Site Acquisition Costs (line A-3 times line A-4)					
B. RELATED COSTS					
1-a. Rough Grading to Receive the Building					
b. PDE-Maximum Allowance for Cut (\$8/cu. yd.) and Fill (\$16/cu. yd.)					
c. Adjusted Rough Grading to Receive the Building (lesser of 1-a or 1-b)					
2-a Allowable Sanitary Sewage Disposal Costs (C08, sum of lines I, J, K and L)					
b. PDE-Maximum Allowance for Sanitary Sewage Disposal (\$370/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)					
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

COMPARATIVE SITE EVALUATION (5 OF 5)			
District/CTC:	Project Name:		Project #:
ADVANTAGES			
DISADVANTAGES			