

October 23, 2014

Ms. Ruth A. Huck
Board Secretary
Warren County School District
589 Hospital Drive, Suite A
Warren, PA 16365

RE: PLANCON PART F: CONSTRUCTION DOCUMENTS

*** Correction**
(F03 Form update to
delete Russell ES)

PROJECT NO.: 3639
PROJECT BUILDING NAME: Beaty-Warren Middle School
TYPE WORK: Alterations
COUNTY: Warren
BOARD ACTION: May 21, 2012

Dear Ms. Huck:

The materials for PlanCon Part F, "Construction Documents," have been reviewed and approved as meeting the requirements of the school laws of Pennsylvania and the policies and regulations of the State Board of Education. This approval authorizes the proper bidding of the project and constitutes approval for entering into contracts.

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.

In issuing this approval, the Department of Education relies upon the school board's certification that all necessary approvals from local, regional, and state agencies, including compliance with the Prevailing Wage Act, have been or will be obtained prior to entering into construction contracts.

The school district should be aware that 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." Microfilm of the drawings and specifications for all contracts, including phased work, asbestos removal, etc., if applicable, must be submitted with Part H documents. The permanent reimbursable percent is calculated at PlanCon Part J, "Project Accounting Based on Final Costs."

This approval does not relieve the architect or engineer of record from professional or legal responsibility for the project design. Any deviations from the approved final drawings and specifications (construction documents) that result in any change in space allocation or building structure, the health and safety of the pupils, or any changes that require the approval of another agency shall not be initiated until approved by the Department of Education with the submission of PlanCon Part I, "Interim Reporting."

Reimbursement calculations are based on the rated pupil capacity. The full time equivalent and rated pupil capacity for this project building are as follows:

	Full Time Equivalent Capacity			Rated Pupil Capacity
	<u>New</u>	<u>Existing</u>	<u>Total</u>	
*Elementary	0	290	290	406
*Middle/Secondary	0	581	581	645

***Please note the corrections to Pages F03, F11, F12, F13 and F14.**

There is no allowance for "rough grading to receive the building" or "sanitary sewage" for this project.

Other relevant project statistics, as presented by the school district's architect are:

	<u>New</u>	<u>Existing</u>	<u>Total</u>
Scheduled Area	0	79,593	79,593
Architectural Area	0	140,900	140,900

This document and appended materials should be entered into the minutes of the next board meeting. If you have any questions, please contact James Vogel at 717.787.5993.

Sincerely,



Jeannine J. Weiser, Chief
Division of Budget and School Facilities

Attachments

cc: WTW Architects
Project File - 3639
Log

PART F: CONSTRUCTION DOCUMENTS
BOARD TRANSMITTAL (1 of 2)

DISTRICT/CTC: Warren County COUNTY: Warren
PRJT BLDG NAME: Beaty-Warren MS (Revision 10/23/14) PROJECT #: 3639

The architectural firm for this project is: _____
The architect to be contacted if there are any questions about Part F is: _____

Architect's Name and Position Phone Number Fax Number
The architectural firm's address is: _____
The architect's e-mail address is: _____

The district/CTC administrator to be contacted about Part F 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. This also certifies that the
architect has been directed to insure that all plans related to this project conform
to generally accepted codes or guidelines as set forth in Section 349.16 of the
Department of Education Standards.

BOARD ACTION DATE: _____

VOTING: AYE _____ NAY _____ ABSTENTIONS _____ ABSENT _____

Signature, Board Secretary Board Secretary's Name, Printed or Typed

District/CTC Address Date

UPDATED FORMS AND RELATED INFORMATION

ALL PRJTS

PAGE #

_____	F03	Enrollment Projections by Grade level
_____	F04-F05	Elementary Room Schedule for Project Building
_____	F06-F08	Middle/Secondary Room Schedule for Project Building
_____	F09	Central District Administration Office
_____	F10	Vocational Room Schedule for Project Building
_____	F11	Room Schedule Adjustments
_____	F12	Project Full Time Equivalents
_____	F13	Comparative Design Analysis
_____	F14	Full Time Equivalents Converted to Rated Pupil Capacity
_____	F15	Certificate of Ownership (if applicable)
_____	F16	Project Building Characteristics
_____	F17	Construction Specification Requirements
_____	F18	Rough Grading to Receive the Building
_____	F19	Sanitary Sewage Disposal
_____	F20	Certification in Lieu of Agency Approvals, Permits & Service Availability Letters
_____		Letter or Equivalent Written Certification from Municipality of Project's Conformance with Applicable Comprehensive Plan and Zoning Ordinances (if applicable)
_____		Letter or Equivalent Written Certification from County Planning Agency of Project's Conformance with Applicable Comprehensive Plan and Zoning Ordinances (if applicable)
_____		A Separate Floor Plan Drawing Identifying Spaces Listed on Room Schedule with Calculated Area Noted Therein and Perimeter of Each Scheduled Area Clearly Marked in a Contrasting Color
_____		Board Response to Part E, Design Development, Comments From PDE's Architect Requiring Board Response (if applicable)
_____		EPA/DOE Target Finder "Statement of Energy Design Intent"

(CONTINUED ON THE NEXT PAGE)

District/CTC: Warren County	Project Name: Beaty-Warren MS (Revision 10/23/14)	Grades: -
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ENROLLMENT PROJECTIONS FOR PROJECT BUILDING GRADES

- | | | | |
|----|--|--------|--------------|
| A. | Current Elementary/Secondary Public Enrollment For October | | <u>2009</u> |
| | ("October 1 Enrollment, Low Income, and LEP Data Profile and ACS" PIMS Report) | | |
| 1. | Current District Enrollment For Grades K-12 | | <u>5,143</u> |
| 2. | Current Enrollment For Project Building Grades | K - 12 | <u>5,143</u> |
| 3. | Current Enrollment For Project Building Grades + 10% <u>or</u> 15% | | <u>5,657</u> |
| | (A-2 times 1.10 For Districts With Total Enrollment > 1500 <u>or</u> | | |
| | A-2 times 1.15 For Districts With Total Enrollment =< 1500) | | |
| B. | PDE Enrollment Projections, Dated _____ | | |
| | Highest Projected Enrollment for Project Grades | | <u>5,016</u> |
| | (refer to Part A instructions for further direction) | | |
| C. | District Projected Enrollment | | |
| | Source Document(s), Date Prepared and Page Number(s) : | | |
| | _____ | | |
| | _____ | | |
| | _____ | | |
| D. | Highest Projected Enrollment (highest of A3, B or C) | | <u>5,657</u> |
| | If this project's Highest Projected Enrollment (line D) is based on district-generated enrollment projections (line C), provide the projections and supporting documentation. | | |
| E. | Planned Capacity for Project Grades (list all buildings, including this project building, with <u>any of the same grades</u> , i.e. if the project building houses grades K-6, list all buildings which house 1st, 2nd, 3rd, 4th, 5th or 6th grade, or kindergarten). See the Part F instructions for additional information about calculating the Planned Building FTE. | | |

[illegible]

Planned Capacity Total:

- F. Enrollment to Capacity Adjustment (D divided by E, Total)

6,411

0.8824

(ROUND TO 4 DEC PL;
MAXIMUM = 1.0000)

ROOM SCHEDULE ADJUSTMENTS

District/CTC: Warren County	Project Name: Beaty-Warren MS (Revision 10/23/14)	Grades: _____ - _____
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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
ELEMENTARY	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		XXXXX XXXXX		XXXXX XXXXX		XXXXXXX XXXXXXX	
ADJUSTED ELEM CAP	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX		XXXXXXX	
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX	0.8824	XXXXX	XXXXX	XXXXX	0.8824	XXXXXXX	0.8824
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 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	XXXXX	XXXXX			XXXXX	XXXXX				
MIDDLE/SECONDARY	XXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL	XXX	XXXXX	XXXXX	76,132	874	XXXXX	XXXXX			76,132	874
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX	0.8824	XXXXX	XXXXX	XXXXX	0.8824	XXXXXX	0.8824
JUSTIFIED MS/SEC	XXX	XXXXX	XXXXX	XXXXX	771	XXXXX	XXXXX	XXXXX		XXXXXX	771
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25	835	1.0	835	25					835	25
SP ED 660+ SQ FT	25	757	1.0	757	25					757	25
SP ED 660+ SQ FT	25	860	1.0	860	25					860	25
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED RESOURCE ROOM > 400 SQ FT	**	470	1.0	470	25					470	25 (MAX=25)
SP ED RESOURCE ROOM > 400 SQ FT	XXX XXX				XXXX XXXX				XXXX XXXX		XXXXXX XXXXXX
SP ED < 401 SQ FT	XXX	311	1.0	311	XXXX				XXXX	311	XXXXXX
SP ED < 401 SQ FT	XXX	228	1.0	228	XXXX				XXXX	228	XXXXXX
ADJUSTED MS/SEC	XXX	XXXXX	XXXXX	79,593	871	XXXXX	XXXXX			79,593	871

* 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 or Part F.

** 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: Warren County	Project Name: Beaty-Warren MS (Revision 10/23/14)	Grades: _____ - _____
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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	XXXXXX			XXXXXX	XXXXXX				
ADJUSTED MS/SEC	XXX	XXXXXX	XXXXXX	79,593	871	XXXXXX	XXXXXX			79,593	871
NATATORIUM *		XXXXXX	XXXXXX			XXXXXX	XXXXXX				
NATATORIUM LOCKER					XXXXXX				XXXXXX		XXXXXX
ROOM, DRYING & SHOWER RM - BOYS	XXX XXX	XXXXXX XXXXXX	XXXXXX XXXXXX		XXXXXX XXXXXX	XXXXXX XXXXXX	XXXXXX XXXXXX		XXXXXX XXXXXX		XXXXXX XXXXXX
NATATORIUM LOCKER					XXXXXX				XXXXXX		XXXXXX
ROOM, DRYING & SHOWER RM - GIRLS	XXX XXX	XXXXXX XXXXXX	XXXXXX XXXXXX		XXXXXX XXXXXX	XXXXXX XXXXXX	XXXXXX XXXXXX		XXXXXX XXXXXX		XXXXXX XXXXXX
DIST ADMIN OFFICE	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX				
VOCATIONAL	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX				
PRJT BUILDING TOTAL	XXX	XXXXXX	XXXXXX	79,593	XXXXXX	XXXXXX	XXXXXX		XXXXXX	79,593	XXXXXX

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

PLANNED ARCHITECTURAL AREA FOR TOTAL BUILDING

For the purpose of determining square footage for a construction project in applying for a referendum exception under Special Session Act 1 of 2006, Section 333 (f)(2)(iii)(C), academic secondary square footage includes secondary and vocational architectural area. For academic buildings housing both elementary and secondary grades, assign architectural area for the entire academic building based on the room schedule(s) completed for this project.

If a room schedule includes spaces for both elementary and secondary, then the architectural area must be prorated based on the number of elementary and secondary grades. For example, for a middle school housing sixth, seventh and eighth grades, one-third of the architectural area for the entire academic building would be reported as elementary and two-thirds as secondary. For a K-12 building with elementary (K-5) and middle/secondary (6-12) room schedules completed, the architectural area for all of the spaces on the elementary room schedule plus the prorated architectural area for sixth grade included on the middle/secondary room schedule would be reported as elementary.

If there any questions, contact the Division of School Facilities for further direction.

PLANNED ARCHITECTURAL AREA (NEW PLUS EXISTING)

ELEMENTARY	46,962	sq. ft.
SECONDARY (INCLUDING VOCATIONAL)	93,938	sq. ft.
NATATORIUM		sq. ft.
DISTRICT ADMINISTRATION OFFICE		sq. ft.
DAY CARE/PRE-SCHOOL (NONACADEMIC)		sq. ft.
NON-DISTRICT USE (HEALTH CLINIC, PUBLIC LIBRARY, ETC.)		sq. ft.
PROJECT BUILDING TOTAL (MUST EQUAL F13, LINE E-3)	140,900	sq. ft.

COMPARATIVE DESIGN ANALYSIS			
District/CTC: Warren County	Project Name: Beaty-Warren MS (Revision 10/23/14)	Grades: _____ - _____	
SCHEDULED AREA			
A. Planned Scheduled Area - Total	_____ (F12, ADJ ELEM)	+ <u>79,593</u> (F12, ADJ MS/SEC)	= <u>79,593</u> sq. ft.
B. Recommended Scheduled Area			
1. Adjusted FTE - Total	_____ (F12, ADJ ELEM)	<u>871</u> (F12, ADJ MS/SEC)	
2. Recommended Square Feet per student	58	78	
3. Recommended Scheduled Area (B-1 times B-2)	_____	+ <u>67,938</u>	= <u>67,938</u> sq. ft.
C. Difference between Planned and Recommended Scheduled Areas (A minus B-3)			_____ <u>11,655</u> sq. ft.
D. Difference as a Percent of Recommended Scheduled Area (C divided by B-3 times 100)		PROVIDE JUSTIFICATION	_____ <u>17.16</u> % (CARRY TO 2 DEC PL)
<p>If Line D is greater than minus 10%, refer to instructions for the Comparative Design Analysis Adjustment calculation on F14 form. If Line D is greater than plus 10%, justification for the excess scheduled area must be provided. Check the following if applicable.</p> <p>_____ LARGER THAN NORMAL SCHEDULED AREAS REQUIRED TO ACCOMMODATE EDUCATIONAL PROGRAMS AND COMMUNITY NEEDS</p> <p>_____ LARGER THAN NORMAL SCHEDULED AREAS DUE TO EXISTING BUILDING CONDITIONS</p> <p>_____ RELATIVELY LOW ENROLLMENT TO CAPACITY ADJUSTMENT FACTOR (F03, Line F)</p> <p>_____ OTHER (DESCRIBE): _____</p>			
ARCHITECTURAL TO SCHEDULED AREA			
E. Planned Architectural Area for Total Building			
1. Existing	_____ <u>140,900</u>	sq. ft.	
2. New/Addition	_____	sq. ft.	
3. Total		_____ <u>140,900</u>	sq. ft.
F. Planned Scheduled Area for Total Building		_____ <u>79,593</u>	sq. ft.
G. Planned Architectural Area divided by Planned Scheduled Area (E-3 divided by F)		PROVIDE JUSTIFICATION	_____ <u>1.770</u> (F12, PRJT BLDG TOT) (CARRY TO 3 DEC PL)
<p>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:</p> <p>_____ LARGER THAN NORMAL LOBBIES AND _____ SINGLE-LOADED COORIDORS ENTRANCE AREAS</p> <p>_____ LARGER THAN NORMAL STORAGE AREAS _____ LARGER THAN NORMAL STAIRWAYS</p> <p>_____ OTHER (DESCRIBE): _____</p>			

FULL TIME EQUIVALENTS CONVERTED TO RATED PUPIL CAPACITY				
District/AVTS: Mifflinburg Area SD	Project Name: Mifflinburg Area IES	Grades: <u>3</u> - <u>5</u>		
COMPARATIVE DESIGN ANALYSIS ADJUSTMENT - ONLY COMPLETE THIS SECTION IF F13, LINE D IS LESS THAN -10%				
I. DIFFERENCE AS PERCENT OF RECOMMENDED SCHEDULED AREA (only enter F13, line D if value is less than -10%)		_____		
II. MINIMUM VARIANCE (F13)		-10.00%		
III. DIFFERENCE		_____		
ELEMENTARY				
A. ADJUSTED ELEMENTARY FTE (F12, ADJ ELEM)	EXISTING _____	NEW _____	TOTAL _____	
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 F06-F08)	<u>1</u>			
2. Total Number of Grades (K-12) on the Middle/Secondary Room Schedule (Pages F06-F08)	<u>3</u>			
3. Elementary Grades Divided By Total Number of Grades (B-1 divided by B-2)	<u>0.3333</u> <small>(ROUND TO 4 DEC PL)</small>			
4. Adjusted MS/SEC FTE (F12, ADJ MS/SEC)	<u>871</u>	+	_____	
5. MS Elementary FTE (B-3 times B-4; round to whole number)	<u>290</u>			
C-1. Total Elementary FTE (A plus B-5)	<u>290</u>	+	_____	= <u>290</u>
2. Elementary FTE Reduction (if III < 0%, III times C-1; else 0)	_____			
3. Total Elementary FTE based on Comparative Design Analysis	<u>290</u>	+	_____	= <u>290</u> <small>(FTE)</small>
4. Rated Pupil Capacity Factor				<u>1.4000</u>
5. Elementary Rated Pupil Capacity (C-3 times C-4)				<u>406</u> <small>(RPC)</small>
SECONDARY				
D. ADJUSTED MIDDLE/SECONDARY FTE (F12, ADJ MS/SEC)	<u>871</u>			
E. LESS: MS Elementary FTE (B-5)	<u>290</u>			
F-1. TOTAL MIDDLE/SECONDARY FTE (D minus E)	<u>581</u>	+	_____	= <u>581</u>
2. Middle/Secondary FTE Reduction (if III < 0%, III times F-1; else 0)	_____			
3. Total Middle/Secondary FTE based on Comparative Design Analysis	<u>581</u>	+	_____	= <u>581</u> <small>(FTE)</small>
4. Rated Pupil Capacity Factor				<u>1.1100</u>
5. Middle/Secondary Rated Pupil Capacity (F-3 times F-4)				<u>645</u> <small>(RPC)</small>
G-1. NATATORIUM FTE (F12, NAT)	_____	+	_____	= _____
2. Natatorium Rated Pupil Capacity (G-1 times 1.11)				_____ <small>(RPC)</small>
H-1. CENTRAL DISTRICT ADMIN OFFICE FTE (F12, DAO)	_____	+	_____	= _____
2. DAO Rated Pupil Capacity (H-1 times 1.11)				_____ <small>(RPC)</small>
I. TOTAL SECONDARY (F-5 plus G-2 and H-2)	<u>581</u> <small>(FTE)</small>	_____	_____ <small>(FTE)</small>	<u>645</u> <small>(RPC)</small>
VOCATIONAL				
J. VOCATIONAL	_____ <small>(F10, VOC FTE)</small>	X	_____ <small>(RPC FACTOR)</small>	= _____ <small>(RPC)</small>

Vogel, James

From: Vogel, James
Sent: Wednesday, October 22, 2014 3:11 PM
To: kennerknechtn@wcsdpa.org
Subject: Warren County (Russell facility repurposing)(PDE # 2905)

Norbert,

Good afternoon. I'm writing to follow-up on our 7/10/14 meeting concerning the repurposing of the Russell facility.

During our meeting, you provided two Board acted Resolutions confirming that the following uses would utilize the facility in locations noted on the 6/23/14 floor plan prepared by BASCO Associates:

- 1) Effective 6/30/14, the facility would cease to operate as Russell Elementary School
- 2) Effective 7/1/14, the facility would begin to operate as the district administration office and as the location for the district's Learning Enrichment Center

The background to this matter is School Code Section 22 Pa Code 349.28. In this Section, it states "when a school district closes a school building to educational use upon which it is receiving a school construction reimbursement subsidy, said reimbursement shall cease following the amortization payment which next falls due". Please note that a school building would not be considered "closed to educational use" if it can be demonstrated that at least 50% of the facility has been repurposed for PK-12 public school use, PK-12 public charter school use, and/or for district administration office use.

Since at least 50% of the Russell facility has been repurposed for uses meeting the noted criteria, it will not be considered closed to educational use. As such, a reimbursement cessation calculation is not applicable to school construction subsidies still being paid on leases for PDE Project No. 2905.

If there are any questions, please call or e-mail me.

Jim

James E. Vogel | Architectural Consultant
Pennsylvania Department of Education | Bureau of Budget & Fiscal Management
333 Market Street | Harrisburg PA 17126
Phone: 717.787.5993 | Fax: 717.705.6805
www.education.state.pa.us