



October 23, 2014

Ms. Ruth A. Huck
Board Secretary
Warren County School District
589 Hospital Drive, Suite A
Warren, PA 16463

RE: PLANCON PART F: CONSTRUCTION DOCUMENTS

***Correction**

(F03 Form update to
delete Russell ES)

PROJECT NO.: 3640
PROJECT BUILDING NAME: Eisenhower K-12
TYPE WORK: Additions/Alterations
COUNTY: Warren
BOARD ACTION: December 3, 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."

Ms. Huck
Page 2
October 23, 2014

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	397	66	463	648
*Middle/Secondary	16	525	541	601

***Please note the corrections to Pages F03, F11, F12, F13, F14 and F19.**

*The maximum reimbursable amount for "rough grading to receive the building" is \$86,277 and for "sanitary sewage" is \$401,600.

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

	<u>New</u>	<u>Existing</u>	<u>Total</u>
Scheduled Area	23,910	75,325	99,235
Architectural Area	37,282	122,946	160,228

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
Hallgren, Restifo, Loop & Coughlin Architects
Project File - 3640
Log

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

DISTRICT/CTC: Warren County COUNTY: Warren
PRJT BLDG NAME: Eisenhower K-12 (Revision 10/23/14) PROJECT #: 3640

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)

PLANCON-F03

ROOM SCHEDULE ADJUSTMENTS

District/CTC:
Warren County

Project Name:
Eisenhower K-12 (Revision 10/23/14)

Grades: K - 12

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	42,266	75	XXXXX	XXXXX	22,048	450	64,314	525
KINDERGARTEN DEDUCT FOR HALF-TIME PRGM	-25	XXXXX XXXXX		XXXXX XXXXX		XXXXX XXXXX		XXXXX XXXXX		XXXXXXX XXXXXXX	
ADJUSTED ELEM CAP	XXX	XXXXX	XXXXX	XXXXX	75	XXXXX	XXXXX	XXXXX	450	XXXXXXX	525
ENR/CAP ADJ FACTOR	XXX	XXXXX	XXXXX	XXXXX	0.8824	XXXXX	XXXXX	XXXXX	0.8824	XXXXXXX	0.8824
JUSTIFIED ELEM	XXX	XXXXX	XXXXX	XXXXX	66	XXXXX	XXXXX	XXXXX	397	XXXXXXX	463
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 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	390	2.0	780	XXXX	780	XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED ELEMENTARY	XXX	XXXXX	XXXXX	42,266	66	XXXXX	XXXXX	22,828	397	65,094	463
MIDDLE/SECONDARY	XXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL	XXX	XXXXX	XXXXX	32,149	567	XXXXX	XXXXX	1,082	18	33,231	585
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	500	XXXXX	XXXXX	XXXXX	16	XXXXXX	516
SP ED 660+ SQ FT	25	910	1.0	910	25					910	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	XXXXX	XXXXX	33,059	525	XXXXX	XXXXX	1,082	16	34,141	541

* 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: Eisenhower K-12 (Revision 10/23/14)						Grades: K - 12	
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	42,266	66	XXXXXX	XXXXXX	22,828	397	65,094	463
ADJUSTED MS/SEC	XXX	XXXXXX	XXXXXX	33,059	525	XXXXXX	XXXXXX	1,082	16	34,141	541
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	75,325	XXXXXX	XXXXXX	XXXXXX	23,910	XXXXXX	99,235	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 <u>plus</u> 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 <u>PLUS</u> EXISTING)											
ELEMENTARY						80,114	sq. ft.				
SECONDARY (INCLUDING VOCATIONAL)						80,114	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)						160,228	sq. ft.				

COMPARATIVE DESIGN ANALYSIS				
District/CTC: Warren County	Project Name: Eisenhower K-12 (Revision 10/23/14)	Grades: <u> K </u> - <u> 12 </u>		
SCHEDULED AREA				
A. Planned Scheduled Area - Total	<u>65,094</u> (F12, ADJ ELEM)	+	<u>34,141</u> (F12, ADJ MS/SEC)	= <u>99,235</u> sq. ft.
B. Recommended Scheduled Area				
1. Adjusted FTE - Total	<u>463</u> (F12, ADJ ELEM)		<u>541</u> (F12, ADJ MS/SEC)	
2. Recommended Square Feet per student	<u>58</u>		<u>78</u>	
3. Recommended Scheduled Area (B-1 times B-2)	<u>26,854</u>	+	<u>42,198</u>	= <u>69,052</u> sq. ft.
C. Difference between Planned and Recommended Scheduled Areas (A minus B-3)				<u>30,183</u> sq. ft.
D. Difference as a Percent of Recommended Scheduled Area (C divided by B-3 times 100)			PROVIDE JUSTIFICATION <u>43.71</u> % (CARRY TO 2 DEC PL)	
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. ☐ LARGER THAN NORMAL SCHEDULED AREAS REQUIRED TO ACCOMMODATE EDUCATIONAL PROGRAMS AND COMMUNITY NEEDS ☐ LARGER THAN NORMAL SCHEDULED AREAS DUE TO EXISTING BUILDING CONDITIONS ☐ RELATIVELY LOW ENROLLMENT TO CAPACITY ADJUSTMENT FACTOR (F03, Line F) ☐ OTHER (DESCRIBE): _____				
ARCHITECTURAL TO SCHEDULED AREA				
E. Planned Architectural Area for Total Building				
1. Existing	<u>122,946</u>	sq. ft.	THIS PROJECT MUST COMPLY WITH ACT 34 OF 1973	
2. New/Addition	<u>37,282</u>	sq. ft.		
3. Total				
F. Planned Scheduled Area for Total Building			<u>160,228</u>	sq. ft.
G. Planned Architectural Area divided by Planned Scheduled Area (E-3 divided by F)			PROVIDE JUSTIFICATION <u>99,235</u> (F12, PRJT BLDG TOT)	sq. ft.
			PROVIDE JUSTIFICATION <u>1.615</u> (CARRY TO 3 DEC PL)	
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: ☐ LARGER THAN NORMAL LOBBIES AND ENTRANCE AREAS ☐ LARGER THAN NORMAL STORAGE AREAS ☐ OTHER (DESCRIBE): _____ ☐ SINGLE-LOADED COORIDORS ☐ LARGER THAN NORMAL STAIRWAYS				

FULL TIME EQUIVALENTS CONVERTED TO RATED PUPIL CAPACITY				
District/AVTS:	Project Name:	Grades: _____		
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				
	EXISTING	NEW	TOTAL	
A. ADJUSTED ELEMENTARY FTE (F12, ADJ ELEM)	66	397		
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) _____				
2. Total Number of Grades (K-12) on the Middle/Secondary Room Schedule (Pages F06-F08) _____				
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 (F12, 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)	66	+	397	= 463
2. Elementary FTE Reduction (if III < 0%, III times C-1; else 0) _____				
3. Total Elementary FTE based on Comparative Design Analysis	66	+	397	= 463 (FTE)
4. Rated Pupil Capacity Factor	1.4000			
5. Elementary Rated Pupil Capacity (C-3 times C-4)	648 (RPC)			
SECONDARY				
D. ADJUSTED MIDDLE/SECONDARY FTE (F12, ADJ MS/SEC)	525		16	
E. LESS: MS Elementary FTE (B-5) _____				
F-1. TOTAL MIDDLE/SECONDARY FTE (D minus E)	525	+	16	= 541
2. Middle/Secondary FTE Reduction (if III < 0%, III times F-1; else 0) _____				
3. Total Middle/Secondary FTE based on Comparative Design Analysis	525	+	16	= 541 (FTE)
4. Rated Pupil Capacity Factor	1.1100			
5. Middle/Secondary Rated Pupil Capacity (F-3 times F-4)	601 (RPC)			
G-1. NATATORIUM FTE (F12, NAT) _____ + _____ = _____				
2. Natatorium Rated Pupil Capacity (G-1 times 1.11) _____ (RPC)				
H-1. CENTRAL DISTRICT ADMIN OFFICE FTE (F12, DAO) _____ + _____ = _____				
2. DAO Rated Pupil Capacity (H-1 times 1.11) _____ (RPC)				
I. TOTAL SECONDARY (F-5 plus G-2 and H-2)	525 (FTE)		16 (FTE)	601 (RPC)
VOCATIONAL				
J. VOCATIONAL	(F10, VOC FTE)	X	(RPC FACTOR)	= (RPC)

SANITARY SEWAGE DISPOSAL		
District/CTC:	Project Name:	Project #:
Warren County	Eisenhower K-12 (Revision 10/23/14)	3640

Project Name:	Eisenhower K-12 (Revision 10/23/14)
---------------	-------------------------------------

Project #:	3640
------------	------

Reimbursement may be requested for: (1.) a sewage system or plant or the waste line extension from the building to connect to a local sewer authority to serve a new school building; or (2.) the modification or replacement of an existing system or plant or on-site line extension, as required by the Pennsylvania Department of Environmental Protection. Only the district's prorated share of the costs to extend a sewer line or to construct a new treatment plant should be requested for reimbursement.

Provide actual documentation, including the cost in dollars, from the sewer authority to support any claims for tap-in fees or reserve capacity charges.

[illegible]

COMPLETE THIS SECTION ONLY IF REQUESTING AN EXCEPTION TO THE MAXIMUM ALLOWANCE FOR SANITARY SEWAGE DISPOSAL	
The maximum allowance for sanitary sewage disposal is limited to the project building's FTE-New unless an exception to use the New and Existing FTE is requested and approved in writing. Provide a justification if requesting an exception.	

[illegible]

3. REQUIREMENTS FOR SANITARY SEWAGE DISPOSAL

RESERVE CAPACITY CHARGES REQUIRED BY LOCAL SEWER AUTHORITY YES _____ NO x

LINEAL FEET - 127 / NUMBER OF MANHOLES - 1

LINEAL FEET - _____ / NUMBER OF MANHOLES - _____

B. MAXIMUM ALLOWABLE COSTS

EXCEPTION REQUESTED: YES x NO YES OR NO

Adjusted MS/Sec	Natatorium	1.004
-----------------	------------	-------

2. REIMBURSEMENT FACTOR \$400

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