



COMMONWEALTH OF PENNSYLVANIA  
 DEPARTMENT OF EDUCATION  
 333 MARKET STREET  
 HARRISBURG, PA 17126-0333  
 www.pde.state.pa.us

PLANCON PART C: SITE ACQUISITION

December 20, 2010

Ms. Paula E. Howard  
 Board Secretary  
 Penn Manor School District  
 P.O. Box 1001  
 Millersville, PA 17551

PROJECT NO.: Adv 92  
 PROJECT BUILDING NAME: New Elementary School  
 COUNTY: Lancaster  
 BOARD ACTION: October 12, 2010

Dear Ms. Howard:

Based on the information submitted, the costs related to the acquisition of the Abram and Nancy Fisher and Christian Willis Herr, II properties, for the above-referenced project, is eligible for state reimbursement. 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.

The Site Reimbursement Factor has been calculated as follows:

	<u>Approval Requested</u>	<u>Approved</u>	<u>Approved as % of Requested</u>
A. Site Acreage Based on Part A Building Capacity			*
B. Reimbursable Cost for Land and Improvements Thereon	\$5,375,000	\$4,833,800	89.93%
C. Site Reimbursement Factor (A times B)			*

\*PlanCon Part A, Project Justification, for this project has not been approved. The Site Reimbursement Factor will be revised at the time Part A is approved to reflect the project's building capacity.

Ms. Howard  
Page 2  
December 20, 2010

When the PlanCon Part A, Project Justification, for this project is submitted to the Department, the above-referenced "PS" project number must be referenced to ensure that the appropriate site reimbursement is applied to this project.

Reimbursable Site Acquisition Costs are calculated by multiplying the Site Reimbursement Factor times the Allowable Site Acquisition Costs. Allowable Site Acquisition Costs are limited to the contract sales price or just compensation for the land and improvements thereon, appraisal fees, and title, transfer and recording fees at settlement. The Reimbursable Site Acquisition Costs must then be multiplied by the Market Value Aid Ratio, the Capital Account Reimbursement Fraction or Density, whichever is higher, to determine the state subsidy for site acquisition.

Please note that the Site Reimbursement Factor will be adjusted based on the FTE capacity of the project building calculated at PlanCon Part F, Construction Documents. This means that if the FTE building capacity increases, reimbursable site acquisition costs will increase proportionally; however, if the FTE building capacity decreases based on the construction specifications, reimbursable site acquisition costs will also decrease.

This document and appended materials should be entered into the minutes of the next board meeting. This material was reviewed by Jason Drayer, who may be contacted at (717) 787-5480.

Sincerely,



Patricia A. Dengel, Chief  
Division of School Facilities  
Bureau of Budget and Fiscal Management

Attachment

cc: Hal Hart, Crabtree, Rohrbaugh & Associates  
Project File - Adv 92  
Chronological File  
Log

PAD/skv

REIMBURSABLE SITE ACQUISITION COSTS

SD/AVTS NAME: PENN MANOR	BUILDING NAME: NEW ELEMENTARY			PROJECT #: ADV92
PROPERTY NAME	COST FACTOR FISHER	HERR	XXXX	TOTAL
A. Contract Sales Price or Just Compensation for Land & Improvements Thereon	\$1,500,000	\$3,875,000	\$0	\$5,375,000
B. Appraisal #1-Appraiser's Name	SNYDER	TRACY	XXXX	XXXXXXXXXX
Appraisal #1-Appraised Value	\$958,800	\$4,000,000	\$0	XXXXXXXXXX
C. Appraisal #2-Appraiser's Name	EBERLY	SNYDER	XXXX	XXXXXXXXXX
Appraisal #2-Appraised Value	\$700,000	\$3,558,400	\$0	XXXXXXXXXX
D. Highest Appraised Value (Greater of B or C)	\$958,800	\$4,000,000	\$0	XXXXXXXXXX
E. Approved Cost (Lesser of A or D)	\$958,800	\$3,875,000	\$0	\$4,833,800
F. Cost Factor (E divided by A) (max = 1.0000)	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	0.8993
	SITE FACTOR			
G. Total Number of Acres Acquired	26.6270	44.4815	0.0000	71.1085
H. Number of Acres Based on Project Building's Planned Capacity				0
1. Approved FTE (Part A Approval Letter; "0" for Advance Site Acq & DAO)				0
2. Building FTE for Other School Buildings on Existing Site("0" for DAO)				676
PENN MANOR MIDDLE SCHOOL				0
3. Approved FTE divided by 100 (H-1 plus H-2 divided by 100)				6.7600
4. PLUS: 10 for Elementary Project Building				10.0000
5. PLUS: 20 for Middle School Project Building				20.0000
6. PLUS: 35 for Secondary or Comprehensive Vocational-Technical Project Building				0.0000
7. PLUS: 15 for Part-Time Vocational-Technical Project Building				0.0000
8. Total Acres Based on Planned Capacity (H-3 plus H-4, H-5, H-6 & H-7)				36.7600
I. Number of Acres for Cooperative Community Recreational Use				0.0000
J. Maximum Number of Acres Reimbursable (H-8 plus I)				36.7600
K. LESS: Number of Acres on Existing Site				49.9970
L. Number of Acres Reimbursable (J minus K; min = 0)				0.0000
M. Site Factor (L divided by G (max = 1.0000))				0.0000
	SITE REIMBURSEMENT FACTOR			
N. Site Reimbursement Factor (line F times line M (max = 1.0000))				0.0000

NOTES:

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REVISED ON 12/20/2010

PLANCON - CW02



COMMONWEALTH OF PENNSYLVANIA  
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PLANCON PART C: SITE ACQUISITION

December 20, 2010  
 \*Revision

Ms. Paula E. Howard  
 Board Secretary  
 Penn Manor School District  
 P.O. Box 1001  
 Millersville, PA 17551

PROJECT NO.: Adv 89  
 PROJECT BUILDING NAME: New Elementary School  
 COUNTY: Lancaster  
 BOARD ACTION: June 12, 2006

Dear Ms. Howard:

Based on the information submitted, the costs related to the acquisition of the Abram and Nancy Fisher and Christian Willis Herr, II properties, for the above-referenced project, is eligible for state reimbursement. 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.

The Site Reimbursement Factor has been calculated as follows:

	<u>Approval Requested</u>	<u>Approved</u>	<u>Approved as % of Requested</u>
A. Site Acreage Based on Part A Building Capacity			*
B. Reimbursable Cost for Land and Improvements Thereon	\$5,375,000	\$4,833,800	89.93%
C. Site Reimbursement Factor (A times B)			*

\*PlanCon Part A, Project Justification, for this project has not been approved. The Site Reimbursement Factor will be revised at the time Part A is approved to reflect the project's building capacity.

Ms. Howard  
Page 2  
December 20, 2010

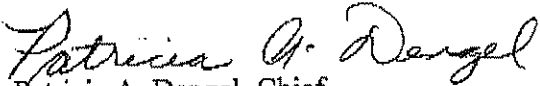
When the PlanCon Part A, Project Justification, for this project is submitted to the Department, the above-referenced "PS" project number must be referenced to ensure that the appropriate site reimbursement is applied to this project.

Reimbursable Site Acquisition Costs are calculated by multiplying the Site Reimbursement Factor times the Allowable Site Acquisition Costs. Allowable Site Acquisition Costs are limited to the contract sales price or just compensation for the land and improvements thereon, appraisal fees, and title, transfer and recording fees at settlement. The Reimbursable Site Acquisition Costs must then be multiplied by the Market Value Aid Ratio, the Capital Account Reimbursement Fraction or Density, whichever is higher, to determine the state subsidy for site acquisition.

Please note that the Site Reimbursement Factor will be adjusted based on the FTE capacity of the project building calculated at PlanCon Part F, Construction Documents. This means that if the FTE building capacity increases, reimbursable site acquisition costs will increase proportionally; however, if the FTE building capacity decreases based on the construction specifications, reimbursable site acquisition costs will also decrease.

This document and appended materials should be entered into the minutes of the next board meeting. This material was reviewed by Jason Drayer, who may be contacted at (717) 787-5480.

Sincerely,

  
Patricia A. Dengel, Chief  
Division of School Facilities  
Bureau of Budget and Fiscal Management

Attachment

cc: Project File – Adv 89  
Chronological File  
Log

PAD/skv

REIMBURSABLE SITE ACQUISITION COSTS

SD/AVTS NAME: BUILDING NAME: PROJECT #:  
 PENN MANOR NEW ELEMENTARY ADV89

PROPERTY NAME	COST FACTOR			TOTAL
	FISHER	HERR	XXXX	
A. Contract Sales Price or Just Compensation for Land & Improvements Thereon	\$1,500,000	\$3,875,000	\$0	\$5,375,000
B. Appraisal #1-Appraiser's Name	SNYDER	TRACY	XXXX	XXXXXXXXXX
Appraisal #1-Appraised Value	\$958,800	\$4,000,000	\$0	XXXXXXXXXX
C. Appraisal #2-Appraiser's Name	EBERLY	SNYDER	XXXX	XXXXXXXXXX
Appraisal #2-Appraised Value	\$700,000	\$3,558,400	\$0	XXXXXXXXXX
D. Highest Appraised Value (Greater of B or C)	\$958,800	\$4,000,000	\$0	XXXXXXXXXX
E. Approved Cost (Lesser of A or D)	\$958,800	\$3,875,000	\$0	\$4,833,800
F. Cost Factor (E divided by A) (max = 1.0000)	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	0.8993
	SITE FACTOR			
G. Total Number of Acres Acquired	26.6270	44.4815	0.0000	71.1085
H. Number of Acres Based on Project Building's Planned Capacity				
1. Approved FTE (Part A Approval Letter; "0" for Advance Site Acq & DAO)				0
2. Building FTE for Other School Buildings on Existing Site("0" for DAO)				676
PENN MANOR MIDDLE SCHOOL				0
3. Approved FTE divided by 100 (H-1 plus H-2 divided by 100)				6.7600
4. PLUS: 10 for Elementary Project Building				10.0000
5. PLUS: 20 for Middle School Project Building				20.0000
6. PLUS: 35 for Secondary or Comprehensive Vocational-Technical Project Building				0.0000
7. PLUS: 15 for Part-Time Vocational-Technical Project Building				0.0000
8. Total Acres Based on Planned Capacity (H-3 plus H-4, H-5, H-6 & H-7)				36.7600
I. Number of Acres for Cooperative Community Recreational Use				0.0000
J. Maximum Number of Acres Reimbursable (H-8 plus I)				36.7600
K. LESS: Number of Acres on Existing Site				49.9970
L. Number of Acres Reimbursable (J minus K; min = 0)				0.0000
M. Site Factor (L divided by G (max = 1.0000))				0.0000
	SITE REIMBURSEMENT FACTOR			
N. Site Reimbursement Factor (line F times line M (max = 1.0000))				0.0000

NOTES:  
 If payback occurs in 15 years it will not be eligible for reimbursement.

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PLANCON PART C: SITE ACQUISITION

December 20, 2010

Ms. Paula E. Howard  
 Board Secretary  
 Penn Manor School District  
 P.O. Box 1001  
 Millersville, PA 17551

PROJECT NO.: Adv 93  
 PROJECT BUILDING NAME: New High School  
 COUNTY: Lancaster  
 BOARD ACTION: October 12, 2010

Dear Ms. Howard:

Based on the information submitted, the costs related to the acquisition of the Abram and Nancy Fisher and Christian Willis Herr, II properties, for the above-referenced project, is eligible for state reimbursement. 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.

The Site Reimbursement Factor has been calculated as follows:

	<u>Approval Requested</u>	<u>Approved</u>	<u>Approved as % of Requested</u>
A. Site Acreage Based on Part A Building Capacity			*
B. Reimbursable Cost for Land and Improvements Thereon	\$5,375,000	\$4,833,800	89.93%
C. Site Reimbursement Factor (A times B)			*

\*PlanCon Part A, Project Justification, for this project has not been approved. The Site Reimbursement Factor will be revised at the time Part A is approved to reflect the project's building capacity.

Ms. Howard  
Page 2  
December 20, 2010

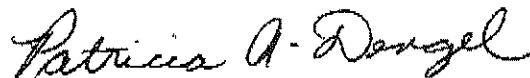
When the PlanCon Part A, Project Justification, for this project is submitted to the Department, the above-referenced "PS" project number must be referenced to ensure that the appropriate site reimbursement is applied to this project.

Reimbursable Site Acquisition Costs are calculated by multiplying the Site Reimbursement Factor times the Allowable Site Acquisition Costs. Allowable Site Acquisition Costs are limited to the contract sales price or just compensation for the land and improvements thereon, appraisal fees, and title, transfer and recording fees at settlement. The Reimbursable Site Acquisition Costs must then be multiplied by the Market Value Aid Ratio, the Capital Account Reimbursement Fraction or Density, whichever is higher, to determine the state subsidy for site acquisition.

Please note that the Site Reimbursement Factor will be adjusted based on the FTE capacity of the project building calculated at PlanCon Part F, Construction Documents. This means that if the FTE building capacity increases, reimbursable site acquisition costs will increase proportionally; however, if the FTE building capacity decreases based on the construction specifications, reimbursable site acquisition costs will also decrease.

This document and appended materials should be entered into the minutes of the next board meeting. This material was reviewed by Jason Drayer, who may be contacted at (717) 787-5480.

Sincerely,



Patricia A. Dengel, Chief  
Division of School Facilities  
Bureau of Budget and Fiscal Management

Attachment

cc: Hal Hart, Crabtree, Rohrbaugh & Associates  
Project File – Adv 93  
Chronological File  
Log

PAD/skv



REIMBURSABLE SITE ACQUISITION COSTS

SD/AVTS NAME:  
PENN MANOR

BUILDING NAME:  
NEW HIGH SCHOOL

PROJECT #:  
ADV93

PROPERTY NAME	COST FACTOR			TOTAL
	FISHER	HERR	XXXX	
A. Contract Sales Price or Just Compensation for Land & Improvements Thereon	\$1,500,000	\$3,875,000	\$0	\$5,375,000
B. Appraisal #1-Appraiser's Name	SNYDER	TRACY	XXXX	XXXXXXXXXX
Appraisal #1-Appraised Value	\$958,800	\$4,000,000	\$0	XXXXXXXXXX
C. Appraisal #2-Appraiser's Name	EBERLY	SNYDER	XXXX	XXXXXXXXXX
Appraisal #2-Appraised Value	\$700,000	\$3,558,400	\$0	XXXXXXXXXX
D. Highest Appraised Value (Greater of B or C)	\$958,800	\$4,000,000	\$0	XXXXXXXXXX
E. Approved Cost (Lesser of A or D)	\$958,800	\$3,875,000	\$0	\$4,833,800
F. Cost Factor (E divided by A) (max = 1.0000)	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	0.8993

G. Total Number of Acres Acquired	SITE FACTOR			71.1085
	26.6270	44.4815	0.0000	
H. Number of Acres Based on Project Building's Planned Capacity				
1. Approved FTE (Part A Approval Letter; "0" for Advance Site Acq & DAO)				0
2. Building FTE for Other School Buildings on Existing Site("0" for DAO)				676
PENN MANOR MIDDLE SCHOOL				0
3. Approved FTE divided by 100 (H-1 plus H-2 divided by 100)				6.7600
4. PLUS: 10 for Elementary Project Building				0.0000
5. PLUS: 20 for Middle School Project Building				20.0000
6. PLUS: 35 for Secondary or Comprehensive Vocational-Technical Project Building				35.0000
7. PLUS: 15 for Part-Time Vocational-Technical Project Building				0.0000
8. Total Acres Based on Planned Capacity (H-3 plus H-4, H-5, H-6 & H-7)				61.7600
I. Number of Acres for Cooperative Community Recreational Use				0.0000
J. Maximum Number of Acres Reimbursable (H-8 plus I)				61.7600
K. LESS: Number of Acres on Existing Site				49.9970
L. Number of Acres Reimbursable (J minus K; min = 0)				11.7630
M. Site Factor (L divided by G (max = 1.0000))				0.1654

SITE REIMBURSEMENT FACTOR				
N. Site Reimbursement Factor (line F times line M (max = 1.0000))				0.1487

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REVISED ON 12/20/2010

PLANCON - CW02