

PART C: SITE ACQUISITION  
BOARD TRANSMITTAL

DISTRICT/CTC: Penn Manor School District COUNTY: Lancaster  
 PRJT BLDG NAME: School District Master Plan PROJECT #: \_\_\_\_\_

ALL PRJTS	PAGE #	
<u>X</u>	C02	Site Acquisition Justification
<u>X</u>	C03	Elementary Building Capacity
<u>X</u>	C04	Middle/Secondary Building Capacity
<u>X</u>	C05	Summary of Owned Buildings and Land
<u>X</u>	C06-C10	Comparative Site Evaluation
<u>X</u>		Independent Appraisal Report #1 (only for properties on chosen site)
<u>X</u>		Independent Appraisal Report #2 (only for properties on chosen site)
_____		Request by Municipality/Recreation Board for Community Recreation Areas
<u>X</u>		Advertisement and Proof of Publication Notice for Public Meeting
<u>X</u>		Minutes of Public Meeting on Site Acquisition and Written Public Comments
<u>X</u>		Boundary Survey Showing Acreage of Property to be Acquired Boundary Survey Showing Acreage of Existing Site (if applicable)
<u>X</u>		Sales Agreement, Purchase Option Contract or Board Resolution to Condemn Property
<u>X</u>		Sketch of Site and Physical Characteristics (for Each Site on Comparative Site Evaluation)
<u>X</u>		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: Crabtree, Rohrbaugh & Associates  
 The architect to be contacted if there are any questions about Part C is:  
Hal Hart, Director of Project Management (717) 458-0272 (717) 458-0047  
Architect's Name and Position Phone Number Fax Number

The architect's e-mail address is: hhart@cra-architects.com  
 The architectural firm's address is: 401 East Winding Hill Road, Mechanicsburg, PA

The district/CTC administrator to be contacted about Part C is:  
Mike Leichliter, Superintendent (717) 872-9500 (717) 872-9505  
District/CTC Administrator's Name and Position Phone Number Fax Number

The SD/CTC administrator's e-mail address is: mike.leichliter@pennmanor.net

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: 10/12/2010

VOTING: AYE 5 NAY 3 ABSTENTIONS — ABSENT 1

Paula E. Howard Paula E. Howard  
Signature, Board Secretary Board Secretary's Name, Printed or Typed

Penn Manor, P.O. Box 1001, Millersville, PA 17551 10/12/10  
District/CTC Address Date

SITE ACQUISITION JUSTIFICATION														
District/CTC: Penn Manor School District	Project Name: School District Master Plan	Project #:												
<p>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.</p>														
<p>The site was selected due to its ideal location, between and directly adjacent to the Manor Middle School site, and a 26.6 acre site purchased by the school district in 2006. The purchase is the result of a long range facilities master plan analysis being undertaken by the district. Future facilities being considered for this site as part of a long range master plan are a new elementary school, new high school, conversion of Manor Middle School into a high school and possibly an athletic stadium.</p>														
<p>If the district or AVTS is requesting reimbursement for land to be used for cooperative-community recreation programs, please provide a brief justification.</p>														
Not Applicable														
<p>Briefly describe all tax liens, easements, rights-of-way, restrictions or mineral rights held by others.</p>														
<p>If this project involves the demolition of historically significant structures, including but not</p>														
Not applicable														
<p>Indicate the type of acquisition:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%; text-align: center; border-bottom: 1px solid black;">Name of Property:</th> <th style="width: 30%; text-align: center; border-bottom: 1px solid black;">Indicate if Purchase or Condemnation</th> <th style="width: 30%; text-align: center; border-bottom: 1px solid black;">Estimated Settlement/ Condemnation Date</th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black;">Willis Herr Property</td> <td style="border-bottom: 1px solid black; text-align: center;">Purchase</td> <td style="border-bottom: 1px solid black; text-align: center;">December, 2010</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>			Name of Property:	Indicate if Purchase or Condemnation	Estimated Settlement/ Condemnation Date	Willis Herr Property	Purchase	December, 2010						
Name of Property:	Indicate if Purchase or Condemnation	Estimated Settlement/ Condemnation Date												
Willis Herr Property	Purchase	December, 2010												
<p>Are there any district-owned sites or school buildings adjacent/contiguous to the subject site? If Yes, please explain. <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p>														
<p>The school district purchased a 26.6 acre site in 2006 for the construction of a future elementary school, contiguous and to the west of the Willis Herr property. The Manor Middle School is contiguous and located on the east side of the Willis Herr property.</p>														
<p>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. <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p>														
<p>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. <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p>														
<p>Is this project consistent with applicable local and county plans and ordinances? If No, please explain. <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span></p>														

**ELEMENTARY BUILDING CAPACITY**

District/CTC: <b>Penn Manor School District</b>	Project Name: <b>School District Master Plan</b>	Grades: <b>K - 12</b>
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		SCHOOL: <b>Eshleman ES</b>			
		PRESENT		PLANNED	
#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	1	50	1	50
FULL-TIME KINDRGRTN	25				
REG CLSRM 660+ SQ FT	25	12	300	12	300
NATATORIUM	XX		XXXXXX		XXXXXX
BUILDING TOTAL	XX	XXXXXX	350	XXXXXX	350

		SCHOOL: <b>Central Manor ES</b>			
		PRESENT		PLANNED	
#3	#4	#5	#6		
NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE		
2	100	2	100		
27	675	27	675		
	XXXXXX		XXXXXX		
XXXXXX	775	XXXXXX	775		

		SCHOOL: <b>Hambright ES</b>			
		PRESENT		PLANNED	
#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	1	50	1	50
FULL-TIME KINDRGRTN	25	1	25	1	25
REG CLSRM 660+ SQ FT	25	17	425	17	425
NATATORIUM	XX		XXXXXX		XXXXXX
BUILDING TOTAL	XX	XXXXXX	500	XXXXXX	500

		SCHOOL: <b>Letort ES</b>			
		PRESENT		PLANNED	
#3	#4	#5	#6		
NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE		
1	50	1	50		
12	300	12	300		
	XXXXXX		XXXXXX		
XXXXXX	350	XXXXXX	350		

		SCHOOL: <b>Conestoga ES</b>			
		PRESENT		PLANNED	
#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	1	50	1	50
FULL-TIME KINDRGRTN	25				
REG CLSRM 660+ SQ FT	25	12	300	12	300
NATATORIUM	XX		XXXXXX		XXXXXX
BUILDING TOTAL	XX	XXXXXX	350	XXXXXX	350

		SCHOOL: <b>Pequea ES</b>			
		PRESENT		PLANNED	
#3	#4	#5	#6		
NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE		
1	50	1	50		
14	350	14	350		
	XXXXXX		XXXXXX		
XXXXXX	400	XXXXXX	400		

		SCHOOL: <b>Martic ES</b>			
		PRESENT		PLANNED	
#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	1	50	1	50
FULL-TIME KINDRGRTN	25	1	25	1	25
REG CLSRM 660+ SQ FT	25	14	350	14	350
NATATORIUM	XX		XXXXXX		XXXXXX
BUILDING TOTAL	XX	XXXXXX	425	XXXXXX	425

		SCHOOL: _____			
		PRESENT		PLANNED	
#3	#4	#5	#6		
NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE		
	XXXXXX		XXXXXX		
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:			
Penn Manor School District		School District Master Plan				K - 12			
		SCHOOL: Manor Middle School				SCHOOL: Marticville Middle 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	20	500			13	325		
SCIENCE CLSRM 660+ SQ FT	25	4	100			3	75		
SCIENCE LAB	20								
PLANETARIUM W/CLSRM	20								
ALTERNATIVE ED ROOM	20								
BUSINESS CLSRM 660+	25								
BUSINESS LAB	20								
COMPUTER LAB	20	2	40			2	40		
TV INSTRUCTIONAL STUDIO	20								
ART CLASSROOM	20	2	40			1	20		
MUSIC CLASSROOM	25	1	25						
BAND ROOM	25	1	25						
ORCHESTRA ROOM	25								
CHORAL ROOM	25					1	25		
FAMILY/CONSMR SCIENCE	20	2	40			1	20		
IA/SHOP 1800+ SQ FT	20								
TECH ED 1800+ SQ FT	20	2	40			1	20		
VO AG SHOP W/CLRM	20								
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66	1.0	66			1.0	66		
2500 SQ FT AUX GYM	33								
NATATORIUM	XXX		XXXXXX		XXXXXX		XXXXXX		XXXXXX
OTHER:									
BUILDING TOTAL	XXX	XXXXXX	876	XXXXXX		XXXXXX	591	XXXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	788	XXXXXX		XXXXXX	532	XXXXXX	
		SCHOOL: Penn Manor High 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	60	1,500						
SCIENCE CLSRM 660+ SQ FT	25	13	325						
SCIENCE LAB	20	6	120						
PLANETARIUM W/CLSRM	20								
ALTERNATIVE ED ROOM	20								
BUSINESS CLSRM 660+	25								
BUSINESS LAB	20								
COMPUTER LAB	20	3	60						
TV INSTRUCTIONAL STUDIO	20	1	20						
ART CLASSROOM	20	4	80						
MUSIC CLASSROOM	25								
BAND ROOM	25	1	25						
ORCHESTRA ROOM	25	1	25						
CHORAL ROOM	25	1	25						
FAMILY/CONSMR SCIENCE	20	2	40						
IA/SHOP 1800+ SQ FT	20								
TECH ED 1800+ SQ FT	20	2	40						
VO AG SHOP W/CLRM	20	1	20						
VO AG CLRM	25	1	25						
GYM 6500-7500 SQ FT	66	1.0	66						
2500 SQ FT AUX GYM	33	1	33						
NATATORIUM	XXX		XXXXXX		XXXXXX		XXXXXX		XXXXXX
OTHER:									
BUILDING TOTAL	XXX	XXXXXX	2,404	XXXXXX		XXXXXX		XXXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	2,164	XXXXXX		XXXXXX		XXXXXX	

**SUMMARY OF OWNED BUILDINGS AND LAND**

District/CTC: Penn Manor School District      Project Name: School District Master Plan      Grades:      **K** -      **12**

#1	PRESENT				PLANNED					
	#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 CONVERSION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	FTE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Fred S. Eshelman Elementary	1958, 1966, 1986, 2004	12	K-6	350	NO CHANGE	12	K-6	350	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Central Manor Elementary	1936, 1961, 1987	10	K-6	775	NO CHANGE	10	K-6	775	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Conestoga Elementary	1952, 1957, 1966, 1994	11	K-6	350	NO CHANGE	11	K-6	350	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Ann Letort Elementary	1960, 1961, 2002	13.9	K-6	350	NO CHANGE	13.9	K-6	350	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Martic Elementary	1952, 1966, 1986, 1988	10	K-6	425	NO CHANGE	10	K-6	425	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Pequea Elementary	1953, 1955, 1958, 1988	10	K-6	400	NO CHANGE	10	K-6	400	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Hambright Elementary	1936, 51, 58, 1963, 1987	9	K-6	500	NO CHANGE	9	K-6	500	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	3,150	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,150	3,400	(250)
Manor Middle School / District Administration Building	1994	50	7-8	784	NO CHANGE / NO CHANGE	50	7-8	784	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Marticville Middle School	1970, 88, 08	30	7-8	532	NO CHANGE	30	7-8	532	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	1,316	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,316	920	396
Penn Manor High School	1958, 1962, 1997	32	9-12	2,164	NO CHANGE	32	9-12	2,164	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	2,164	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,164	1,818	346
Comet Fieldhouse	1990 (2006)	47			NO CHANGE				XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
District Maintenance Building (* located on Manor Middle School Site)	2006	**			NO CHANGE				XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
<b>TOTAL</b>	XXXXXXXXXX	XXX	XXXX	6,630	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	6,630	6,138	492

**ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE  
AND THE 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): RE-ALIGN ATTENDANCE AREAS

**COMPARATIVE SITE EVALUATION (1 OF 5)**

District/UTC: Penn Manor School District		Project Name: School District Master Plan		Project #:	
<b>SITE NAME</b>		<b>Willis Herr Property</b>			
Location		Manor Township			
Distance from Center of Proposed Attendance Area					
Site Size (Total Acreage)		44.2			
Site Adequate for Present Program		Yes			
Site Adequate for Expanded Secondary Facilities		Yes			
Site Adequate for Future Elementary Facilities		Yes			
General Land Character (gentle, moderate or steep slopes)		gentle to moderate			
Current Usage (ex. residential, agricultural, commercial, industrial)		agricultural			
% Open		98%			
% Wooded		2%			
Natural Drainage		yes			
Flooding Potential		no			
Wetlands		unknown			
Current Zoning		Residential			
School Permitted Under Current Zoning		Yes			
Adjacent Property Use - North		agricultural			
Adjacent Property Use - East		school			
Adjacent Property Use - South		agricultural			
Adjacent Property Use - West		agricultural / residential			
Vehicular Access: Location, State or Local Road, Quality in Terms of Site Lines, Traffic Control, Etc.		Local road, good site lines			
Pedestrian Access		Limited			

**COMPARATIVE SITE EVALUATION (2 OF 5)**

District/CFO:	Project Name:	Project #:
Penn Manor School District	School District Master Plan	

SITE NAME	Willis Herr Property		
Basic Subsurface Soil Type #1	DbB, duffield Silt Loam		
Basic Subsurface Soil Type #2	CnB, Conestoga Silt Loam		
Underlying Stratum	Clay Loam		
Mines, Oil or Gas Wells	no		
Recent Fill	no		
Proximity to Air or Water Pollution	no		
Proximity to Objectionable Noise	no		
Proximity to Objectionable Odors	no		
Proximity to High Pressure Gas Pipelines	no		
Proximity to High Voltage Electric Lines	no		
Proximity to Air Traffic	no		
Sanitary Sewer - Municipal or On-Site	Municipal		
Length of Lateral to Proposed Building	to be determined		
Distance to Stream (if no public sewer is available)	n/a		
Municipal Water	yes		
Gas	yes		
Electricity	yes		
Telephone	yes		
Demolition to Clear Wooded Areas	no		
Demolition to Clear Structures	no		
Asbestos Removal Related to Clearing Structures	no		
General Site Rough Grading	yes		
Special Structures (such as tunnels or bridges)	no		
Access Road to Site	yes		
Interior Roads & Parking	yes		
Athletic Facilities	yes		
Storm Water Management	yes		

**COMPARATIVE SITE EVALUATION (3 OF 5)**

District/CTC: Penn Manor School District	Project Name: School District Master Plan	Project #:
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SITE NAME	Willis Herr Property		
<b>ESTIMATED COSTS (if applicable)</b>			
<b>SITE ACQUISITION COSTS</b>			
A. Contract Sales Price or Estimated Just Compensation for Land and Improvements Thereon	\$3,875,000		
B. Title Insurance, Recording and Transfer Charges and Other Costs to be Paid at Settlement	\$9,128		
C. Moving/Relocation Expenses and Other Damages Awarded by Board of View/Court			
D. Legal Costs	\$3,500		
E. Appraisal Fees	\$2,500		
F. Surveying, Testing, Boring & Drilling	\$6,900		
G. Other Costs Related to Site Acquisition	\$1,475		
H. Total Site Acquisition Costs (lines A through G)	\$3,898,503		
<b>RELATED COSTS</b>			
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)			
<b>TOTAL ESTIMATED COSTS (line H plus line V)</b>	<b>\$3,898,503</b>		



**COMPARATIVE SITE EVALUATION (4 OF 5)**

District/UTC: Penn Manor School District	Project Name: School District Master Plan	Project #:
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SITE NAME	Willis Herr Property
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\*\*\* 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)	\$3,875,000		
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)
2-a. Total Acres to be Acquired	44.2		
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)
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)
4. Allowable Site Acquisition Costs (C08, sum of lines A, B and E)	\$3,886,628		
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	0.4470	0.4470	0.4470
E. ESTIMATED STATE SUBSIDY FOR SITE COSTS (C TIMES D)			

**COMPARATIVE SITE EVALUATION (5 OF 5)**

District/CTC: Penn Manor School District	Project Name: School District Master Plan	Project #:
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Willis Herr Property		
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**ADVANTAGES**

Availability of public sewer and water Adjacency to existing school facility Adjacency to township park Site accommodates long range master plan		
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**DISADVANTAGES**

Natural drainage swale bisects tract of land Pedestrian access presently limited		
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