



September 27, 2016

Ms. Polly S. Digon  
Board Secretary  
Juniata County School District  
75 South 7<sup>th</sup> Street  
Mifflintown, PA 17059

**RE: PLANCON PART A: PROJECT JUSTIFICATION**

PROJECT NO.: 3882  
PROJECT BUILDING NAME: Monroe Elementary School  
TYPE WORK: Additions/Alterations  
COUNTY: Juniata  
BOARD ACTION: June 18, 2015

Dear Ms. Digon:

The materials for PlanCon Part A, "Project Justification," have been reviewed and approved. 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.

**Full time equivalent and rated pupil capacities for this project building are as follows:**

	Full Time Equivalent Capacity			Rated Pupil Capacity
	<u>New</u>	<u>Existing</u>	<u>Total</u>	
Elementary	577	159	736	994

**Please note the corrections to Pages A04, A07, A09, A10, A11, A12, A18, A19, A20, A21, and A22.**

**Calculations indicate that a public hearing must be held on this construction project in accordance with Act 34 of 1973. Draft copies of the Act 34 hearing advertisement and the project description must be submitted to the Department prior to their publication and public distribution to ensure that all Act 34 of 1973 legal requirements will be met for this project building. Sections 349.12 and 349.13 of the School Building Standards specify the information which must be contained in the notice of public hearing and the project description. We will advise you of the appropriateness of the notice of public hearing and project description as promptly as possible. For a summary of Act 34 requirements, refer to PlanCon Part D, "Project Accounting Based on Estimates," Attachment A, "Act 34 of 1973 Requirements for First Public Hearing."**

As a condition of reimbursement, the entire project building must be brought up to prevailing educational and reasonably current construction standards. For alterations to existing structures, reimbursement for roof replacement and asbestos abatement (if applicable) are each limited to twenty percent (20%) of the remaining assignable alteration costs. Reimbursement for site development is limited to ten percent (10%) of adjusted structure costs for new construction; site development costs for existing structures are non-reimbursable. For

all non-vocational projects, reimbursement for movable fixtures and equipment is limited to five percent (5%) of adjusted structure costs; for all vocational projects, reimbursement for movable fixtures and equipment is limited to twenty percent (20%) of adjusted structure costs. Estimated and actual costs for movable fixtures and equipment, and architect's fee thereon, will not be considered for reimbursement until PlanCon Part J, "Project Accounting Based on Final Costs," is processed by the Division of Budget and School Facilities.

For all projects, a "Prime Contractor Certification" (Page G08) will be required from each prime contractor as part of the PlanCon Part G, "Project Accounting Based on Bids" submission. Specifications should require that such information be provided by the successful bidders.

**Section 731 of the Public School Code of 1949 states that no public school building shall be contracted for, constructed, or reconstructed in any school district of the second, third, or fourth class until plans and specifications have been approved by the Department of Education. Departmental approval of final plans and specifications only occurs upon the issuance of written approval of PlanCon Part F, "Construction Documents." For the Philadelphia City and Pittsburgh School Districts, PlanCon Part F must be approved by the Department prior to entering into contracts as a condition of reimbursement eligibility. Failure to comply with the applicable statutory or Departmental requirement will result in denial of reimbursement for this project.**

**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." The permanent reimbursable percent is calculated at PlanCon Part J, "Project Accounting Based on Final Costs."**

This document and the 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 & School Facilities

Attachments

cc: JPD Architects LLC  
Architectural Consultant  
Project File - 3882  
Log (P1634)

**PROJECT ACCOUNTING BASED ON ESTIMATES**

District/CTC: Juniata County School District	Project Name: Monroe Elementary School	Grades: K - 6
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PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (INCLUDING BUILDING PURCHASE AMOUNT, SITE DEVELOPMENT, ROUGH GRADING TO RECEIVE BUILDING, ROOF REPLACEMENT AND REPAIR, ASBESTOS ABATEMENT, OWNER'S CONTROLLED INSURANCE PROGRAM AND BUILDER'S RISK INSURANCE)	12,507,700	3,975,900	16,483,600
B. ARCHITECT/ENGINEER'S FEE ON STRUCTURE AND EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT	548,200	207,000	755,200
C. MOVABLE FIXTURES AND EQUIPMENT AND ARCHITECT'S FEE	200,000	105,000	305,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A plus B plus C)	13,255,900	4,287,900	17,543,800
E. SANITARY SEWAGE DISPOSAL AND SITE ACQUISITION COSTS	0	0	
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E)	13,255,900	4,287,900	17,543,800
G. ADDITIONAL CONSTRUCTION-RELATED COSTS (INCLUDING PROJECT SUPERVISION, ARCHITECTURAL PRINTING, TOTAL DEMOLITION OF ENTIRE EXISTING STRUCTURES AND RELATED ASBESTOS REMOVAL, CONTINGENCY) Is total demolition of the entire existing building part of this project? If yes, report these costs (including asbestos removal, architect's fees, OCIP and other related costs)			1,877,500
H. FINANCING COSTS (INCLUDING UNDERWRITER'S FEE, LEGAL FEES, FINANCIAL ADVISOR, CAPITALIZED INTEREST AND PRINTING)			150,000
I. TOTAL PROJECT COSTS (F plus G plus H)			19,571,300

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*per district/architect 8/6/15*

DETAILED STRUCTURE COSTS (Breakout costs for Line A. "Existing".)	EXISTING
J. SITE DEVELOPMENT Are changes to existing playgrounds, athletic fields, driveways, sidewalks or other existing site improvements part of this project? If yes, report these costs including architect fees.	2,055,800
K. ASBESTOS ABATEMENT Is asbestos abatement part of this project? If yes, report these costs including EPA-certified project designer fees).	60,000
L. ROOF REPLACEMENT Is roof replacement part of this project? If yes, report these costs including architect fees.	300,000
M. BUILDING PURCHASE AMOUNT	0

*\* COST INC. IN LINE A "EXISTING"*

SITE ACQUISITION COSTS	TOTAL
N. SITE ACQUISITION (INCLUDING CONTRACT SALES PRICE OR JUST COMPENSATION, APPRAISAL FEES AND ALLOWABLE SETTLEMENT COSTS)	0

<b>BID DATE</b>	
O. PROPOSED BID OPENING DATE (MM/YY):	April 2017

ELEMENTARY BUILDING CAPACITY

District/CTC: **Juniata County School District** Project Name: **Monroe Elementary School** Grades: **K - 6**

		SCHOOL: / <b>Fermanagh-Mifflintown ES</b>				SCHOOL: / <b>Monroe ES</b>			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
HALF-TIME KINDRGRTN	50								
FULL-TIME KINDRGRTN	25	/ 2	50	6 /	150	/ 1	25	4 /	100
REG CLSRM 660+ SQ FT	25	9	225	30	750	9	225	26	650
OTHER: _____				34	850			24	600
BUILDING TOTAL	XX	XXXXXX /	275	XXXXXX	1000	XXXXXX /	250	XXXXXX	700

		SCHOOL: / <b>Thompstontown-Delaware ES</b>				SCHOOL: / <b>Mountain View ES 1700</b>			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
HALF-TIME KINDRGRTN	50								
FULL-TIME KINDRGRTN	25	/ 1	25			/ 1	25		
REG CLSRM 660+ SQ FT	25	7	175			7	175		
OTHER: _____									
BUILDING TOTAL	XX	XXXXXX /	200	XXXXXX		XXXXXX /	200	XXXXXX	

		SCHOOL: / <b>Tuscarora Valley ES</b>				SCHOOL: / <b>Lackawanna-Tuscarora ES</b>			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
HALF-TIME KINDRGRTN	50								
FULL-TIME KINDRGRTN	25	/ 1	25			/ 1	25	1	25
REG CLSRM 660+ SQ FT	25	5	125			6	150	6	150
OTHER: _____									
BUILDING TOTAL	XX	XXXXXX /	150	XXXXXX		XXXXXX /	175	XXXXXX /	175

		SCHOOL: / <b>Fayette ES</b>				SCHOOL: / <b>Walker ES</b>			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
HALF-TIME KINDRGRTN	50								
FULL-TIME KINDRGRTN	25	2	50			/ 1	25		
REG CLSRM 660+ SQ FT	25	13	325			7	175		
OTHER: _____									
BUILDING TOTAL	XX	XXXXXX /	375	XXXXXX		XXXXXX /	200	XXXXXX	

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

*per Architect's 9/20/10 EMAIL*

02pc

SUMMARY OF OWNED BUILDINGS AND LAND

District/CTC: Juniata County School District Project Name: Monroe Elementary School Grades: K - 6

#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 COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Fermanagh-Mifflintown ES ✓	1966 /	11 /	K-5 /	275	A & R (8/2017) 12*	11	K-5	1000-900		
Monroe ES /	1957, 1988	7.5	K-6 /	250	A & R (8/2018) /	7.5	K-6	700-250		
Lackawanna-Tuscarora ES /	1959	10	K-5 /	175	Consolidate MAINTAIN	10	K-5	175		
Mountain View ES /	1958	10.6	K-5 /	200	Consolidate	10.6	0			
Tuscarora Valley ES /	1958	9.5	K-5 /	150	Consolidate	9.5	0			
Walker ES /	1958	8.4	K-5 /	200	Consolidate	8.4	0			
Subtotal	XXXXXXXXXX	XXX	XXXX	1,250	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,650		
Thompsontown-Delaware ES /	1942, 1958	4.4	K-6 /	200	Consolidate	4.4	K-6		XXXXXXXXXX	XXXXXXXXXX
Fayette ES	1958, 1987	4.59	K-6 /	375	Consolidate	4.59	0		XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	575	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX		XXXXXXXXXX	XXXXXXXXXX
Tuscarora Jr. High School /	1936, 1991	35.4	6-8	500-550	Maintain /	35.4	6-8	500	XXXXXXXXXX	XXXXXXXXXX
DAO Building					MAINTAIN				XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	550	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX		XXXXXXXXXX	XXXXXXXXXX
Juniata High School /	1972	35.4	9-12	719-799	Maintain /	35.4	9-12	719	XXXXXXXXXX	XXXXXXXXXX
East Juniata High School /	1951, 1962, 1974, 88	31	7-12	532-501	Maintain /	31	7-12	532	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	1,300	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX		XXXXXXXXXX	XXXXXXXXXX
TOTAL	XXXXXXXXXX	XXX	XXXX	3,771	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,650		1,000

ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE AND THE SCHOOL DISTRICT EXPERIENCES EXCESS OR INSUFFICIENT CAPACITY (FTE MINUS PROJECTED ENROLLMENT (Col. 11) > + or - 300) 3000 2011 815

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):

**ENROLLMENT PROJECTIONS BY GRADE LEVEL**

District/CTC: Juniata County School District	Project Name: Monroe Elementary School	Grades: <u>    K    -    6    </u>
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**ENROLLMENT PROJECTIONS FOR PROJECT BUILDING GRADES**

A. Current Elementary/Secondary Public Enrollment For October (See instructions for further direction.)	<u>2014 2011</u>	
1. Current District Enrollment For Grades K-12		<u>2,898 2996</u>
2. Current Enrollment For Project Building Grades (See instructions for further direction.)	<u>K' - 8</u>	<u>1,528 2996</u>
3. Current Enrollment For Project Building Grades + 10% or 15% (A2 times 1.10 For Districts With Total Enrollment > 1500 or A2 times 1.15 For Districts With Total Enrollment =< 1500)		<u>4,087 3296</u>
B. PDE Enrollment Projections, Dated <u>July 2012</u> Highest Projected Enrollment for Project Grades (See instructions for further direction.)		<u>4,028 2946</u>
C. District Projected Enrollment* Source Document(s), Date Prepared and Page Number(s):  _____		_____
D. Highest Projected Enrollment (highest of A3, B or C)		<u>4,087 3296</u>
E. Planned Capacity for Project Grades (A09, Project Grades Subtotal from Col. #9)		<u>4,050 3626</u>
F. Enrollment to Capacity Adjustment Factor (D divided by E)		<u>1.0000 9090</u>
		<small>(ROUND TO 4 DEC PL; MAXIMUM = 1.0000)</small>

\*If this project's Highest Projected Enrollment (line D) is based on district-generated enrollment projections (line C), provide the projections and supporting documentation.

**ACT 34 OF 1973: SUBSTANTIAL ADDITION DETERMINATION**

Act 34 of 1973 applies to all new school buildings, district administration offices, and substantial building additions. A building addition is considered substantial when its planned architectural area divided by the existing structure's architectural area is greater than 20%. If your project includes an addition, use the following calculations to determine the applicability of Act 34.

G. Architectural Area - Addition	<u>62,206</u>	sq. ft.
H. Architectural Area - Existing Structure	<u>14,208</u>	sq. ft.
(G divided by H times 100)	<u>437.82</u>	% HEARING REQUIRED
	<small>(ROUND TO 2 DEC PL)</small>	

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Act 34 of 1973 requires a public hearing and the distribution of specific project information for school construction projects involving the construction of a new building or a substantial addition to an existing structure. If Act 34 hearing requirements apply to this project, draft copies of the Act 34 hearing advertisement and the project description must be submitted to the Department of Education for review and approval prior to advertising for the hearing as well as prior to their publication and public distribution to ensure that all Act 34 requirements will be met for this project.

ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (1 OF 2)

District/CTC:  
Juniata County School District

Project Name:  
Monroe Elementary School

Grades:  
K - 6

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DIVISION OF SCHOOL FACILITIES  
NAME OF SPACE

PROJECT PLANNED SPACES - SCHEDULED AREA ONLY

#2	EXISTING				NEW				TOTAL		
	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	
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	
LIBRARY	XXX	1,525	1.0	1,525	XXXX			XXXX	1,525	XXXXX	
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
FULL-TIME KINDRGRTN	25					1,096	3.0	3,288	75	3,288 75	
FULL-TIME KINDRGRTN	25					1,119	1.0	1,119	25	1,119 25	
FULL-TIME KINDRGRTN	25										
REG CLSRM 660+ SQ FT	25					906	16.0	14,496	400	14,496 400	
REG CLSRM 660+ SQ FT	25					931	1.0	931	25	931 25	
REG CLSRM 660+ SQ FT	25	850	6.0	5,100	150				5,100	150	
REG CLSRM 660+ SQ FT	25	914	1.0	914	25				914	25	
REG CLSRM 660+ SQ FT	25			915					915		
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
SPECIAL ED ROOMS	XXX	SEE PAGE A18				SEE PAGE A18				XXXXXX	XXXXX
SMALL GROUP <850 SQ FT	XXX				XXXX	475	2.0	950	XXXX	950 XXXXX	
SMALL GROUP <850 SQ FT	XXX				XXXX	525	1.0	525	XXXX	525 XXXXX	
LARGE GROUP INS 850+ SQ FT	XXX				XXXX				XXXX	XXXXX	
LARGE GROUP INS 850+ SQ FT	XXX				XXXX				XXXX	XXXXX	
ALTERNATIVE ED ROOM 660+ SQ FT	XXX				XXXX				XXXX	XXXXX	
OTHER: SMALL GROUP /	/					500	1.0	500		500	
OTHER: SMALL GROUP /	/					550	1.0	550		550	
OTHER:											
OTHER:											
OTHER:											
OTHER:											
PAGE A11 SUBTOTAL	XXX	XXXXX	XXXXX	7,500	175	XXXXX	XXXXX	22,359	525	20,898	700

ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 2)

District/CTC:  
Juniata County School District

Project Name:  
Monroe Elementary School

Grades:  
K - 6

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		EXISTING				NEW				TOTAL	
		#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
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	
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXX
ART ROOM	XXX	996	1.0	996	XXXX				XXXX	996	XXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXX
MUSIC ROOM	XXX	789	1.0	789	XXXX				XXXX	789	XXXXX
MUSIC ROOM	XXX				XXXX				XXXX		XXXXX
MUSIC ROOM	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
MULTI-PURPOSE RM	XXX				XXXX	7,689	1.0	7,689	XXXX	7,689	XXXXX
STAGE/PLATFORM	XXX				XXXX	1,000	1.0	1,000	XXXX	1,000	XXXXX
LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX				XXXX				XXXX		XXXXX
LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX				XXXX				XXXX		XXXXX
NATATORIUM	XXX	SEE PAGE A19				SEE PAGE A19				XXXXX	XXXXX
KITCHEN & STORAGE	XXX				XXXX				XXXX		XXXXX
# OF SERVINGS: <u>3</u>	XXX				XXXX	2163		2163	XXXX	2163	XXXXX
MEALS PREPARED PER SERVING: <u>200</u>	XXX				XXXX	2,815	1.0	2,815	XXXX	2,815	XXXXX
CAFETERIA	XXX				XXXX	3464		3464	XXXX	3464	XXXXX
TO SEAT: <u>250</u>	XXX				XXXX	4,227	1.0	4,227	XXXX	4,227	XXXXX
FACULTY DINING ROOM	XXX				XXXX	390	1.0	390	XXXX	390	XXXXX
FACULTY ROOM	XXX				XXXX	400	2.0	800	XXXX	800	XXXXX
HEALTH SUITE (NURSE)	XXX	685	1.0	685	XXXX				XXXX	685	XXXXX
BLDG ADMIN/GUIDANCE	XXX	1857	.5	935	XXXX	1857	.5	922	XXXX	1,857	XXXXX
TOTAL STAFF: <u>3</u>	XXX	985	1.0		XXXX	822	1.0		XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXX
PAGE A12 SUBTOTAL	XXX	XXXXXX	XXXXXX	3,405	XXXX	XXXXXX	XXXXXX	47,643	XXXX	21,048	XXXXX
PAGE A11 SUBTOTAL	XXX	XXXXXX	XXXXXX	7,539	'175	XXXXXX	XXXXXX	22,359	'525	20,898	'700
BUILDING TOTAL	XXX	XXXXXX	XXXXXX	10,944	'175	XXXXXX	XXXXXX	40,002	'525	50,946	'700



**ROOM SCHEDULE ADJUSTMENTS**

District/CTC:  
Juniata County School District

Project Name:  
Monroe Elementary School

Grades:  
    K    -    6    

RECEIVED		PROJECT PLANNED SPACES - SCHEDULED AREA ONLY										
		EXISTING				NEW				TOTAL		
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
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	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX
PROJECT ELEM CAP		XXX	XXXXXX	XXXXXX	10,944	175	XXXXXX	XXXXXX	40,000	525	50,944	700
KINDERGARTEN DEDUCT FOR HALF-TIME PRGM		-25	XXXXXX	XXXXXX	XXXXXX		XXXXXX	XXXXXX	30,787	49,732	XXXXXX	XXXXXX
ADJUSTED ELEM CAP		XXX	XXXXXX	XXXXXX	XXXXXX	175	XXXXXX	XXXXXX	XXXXXX	525	XXXXXX	700
ENR/CAP ADJ FACTOR		XXX	XXXXXX	XXXXXX	XXXXXX	1.0000	XXXXXX	XXXXXX	XXXXXX	1.0000	XXXXXX	1.0000
JUSTIFIED ELEM		XXX	XXXXXX	XXXXXX	XXXXXX	175	XXXXXX	XXXXXX	XXXXXX	525	XXXXXX	700
REG PRE-SCHOOL 660+*		25				159				477		636
SP ED PRE-SCHOOL 660+*		25										
SP ED 660+ SQ FT		25					906	3.0	2,718	75	2,718	75
SP ED 660+ SQ FT		25					1,165	1.0	1,165	25	1,165	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				XXXX				XXXX	XXXXXX	XXXXXX
SP ED < 401 SQ FT		XXX				XXXX			577	XXXX	XXXXXX	XXXXXX
SP ED < 401 SQ FT		XXX			10,945	XXXX	159		42,670	XXXX	53,615	XXXXXX
ADJUSTED ELEMENTARY		XXX	XXXXXX	XXXXXX	10,044	175	XXXXXX	XXXXXX	43,000	625	54,029	800
MIDDLE/SECONDARY		XXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL		XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX				736
ENR/CAP ADJ FACTOR		XXX	XXXXXX	XXXXXX	XXXXXX	1.0000	XXXXXX	XXXXXX	XXXXXX	1.0000	XXXXXX	1.0000
JUSTIFIED MS/SEC		XXX	XXXXXX	XXXXXX	XXXXXX		XXXXXX	XXXXXX	XXXXXX		XXXXXX	
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				XXXX				XXXX	XXXXXX	XXXXXX
SP ED < 401 SQ FT		XXX				XXXX				XXXX	XXXXXX	XXXXXX
SP ED < 401 SQ FT		XXX				XXXX				XXXX	XXXXXX	XXXXXX
ADJUSTED MS/SEC		XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX				

\* 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.

\*\* 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: Juniata County School District	Project Name: Monroe Elementary School	Grades: <u>    K    </u> - <u>    6    </u>
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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	XXXXX	XXXX	10,944	159175	XXXX	XXXX	43,885	577625	54,829	800
ADJUSTED MS/SEC	XXX	XXXXX	XXXX	610945		XXXXXX	XXXX	42670		53615	6726
NATATORIUM *		XXXXX	XXXX			XXXX	XXXX				
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX XXX	XXXXX XXXXX	XXXX XXXX		XXXXX XXXXX XXXXX		XXXX XXXX XXXX		XXXXX XXXXX XXXXX		XXXXXX XXXXXX XXXXXX
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX XXX	XXXXX XXXXX	XXXX XXXX		XXXXX XXXXX XXXXX	XXXX XXXX XXXX	XXXX XXXX XXXX		XXXXX XXXXX XXXXX		XXXXXX XXXXXX XXXXXX
DIST ADMIN OFFICE	XXX	XXXXX	XXXX			XXXX	XXXX				
VOCATIONAL	XXX	XXXXX	XXXX			XXXX	XXXX				
PRJT BUILDING TOTAL	XXX	XXXXX	XXXX	10,944	XXXXX	XXXX	XXXX	43,885	XXXXX	54,829	XXXXXX

610945
42670
53615

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

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**COMPARATIVE DESIGN ANALYSIS**

District/CTC: <b>Juniata County School District</b>	Project Name: <b>Monroe Elementary School</b>	Grades: <b>K - 6</b>
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**SCHEDULED AREA**

A. Planned Scheduled Area - Total	<u>54,829</u> <small>(A19, ADJ ELEM)</small>	<u>53,615</u> <small>(A19, ADJ MS/SEC)</small>	=	<u>54,829</u> <small>(A19, ADJ MS/SEC)</small>	sq. ft.
B. Recommended Scheduled Area					
1. Adjusted FTE - Total	<u>800</u> <small>(A19, ADJ ELEM)</small>	<u>736</u> <small>(A19, ADJ MS/SEC)</small>			
2. Recommended Square Feet per student	58	78			
3. Recommended Scheduled Area (B1 times B2)	<u>46,400</u>	+	<u>42,688</u>	=	<u>46,400</u> sq. ft.
C. Difference between Planned and Recommended Scheduled Areas (A minus B3)				<u>10,927</u> <del>8,429</del>	sq. ft.
D. Difference as a Percent of Recommended Scheduled Area (C divided by B3 times 100)				<u>25.60</u> <u>48.17</u>	%
				PROVIDE JUSTIFICATION	(CARRY TO 2 DEC PL)

If Line D is greater than minus 10%, refer to instructions for the Comparative Design Analysis Adjustment calculation on A22 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 (A10, Line F)
- OTHER (DESCRIBE): \_\_\_\_\_

**ARCHITECTURAL TO SCHEDULED AREA**

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E. Planned Architectural Area for Total Building		<b>SEP 26 2016</b>
1. Existing	<u>14,208</u> <small>(A10, LINE H)</small>	sq. ft.
2. New/Addition	<u>62,206</u> <small>(A10, LINE G)</small>	sq. ft.
3. Total	<u>76,414</u> sq. ft.	
F. Planned Scheduled Area for Total Building	<u>53,615</u> <del>54,829</del> sq. ft. <small>(A19, PRJT BLDG TOT)</small>	
G. Planned Architectural Area divided by Planned Scheduled Area (E3 divided by F)	<u>1.425</u> <del>1.394</del> <small>(CARRY TO 3 DEC PL)</small>	

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 CORRIDORS /
- LARGER THAN NORMAL STAIRWAYS

**20% RULE FOR ALTERATION COSTS FOR NON-VOCATIONAL PROJECTS**

District/CTC: Juniata County School District	Project Name: Monroe Elementary School	Grades: K - 6
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A. Estimated Alteration Costs			\$ / 4,287,900 <small>(A04, Line F-EXIST)</small>
B- 1. Movable Fixtures & Equipment and Architect's Fee	\$ 105,000		<small>(A04, Line C-EXIST)</small>
2. Site Development and Architect's Fee	\$ 2,055,800		<small>(A04, Line J-EXIST)</small>
3. Asbestos Abatement and EPA-Certified Designer's Fee	\$ 60,000		<small>(A04, Line K-EXIST)</small>
4. Roof Replacement and Architect's Fee	\$ 300,000		<small>(A04, Line L-EXIST)</small>
5. Building Purchase	\$		<small>(A04, Line M)</small>
6. Adjustment (B-1 plus B-2 and B-3 and B-4 and B-5)			\$ / 2,520,800
C. Adjusted Estimated Alteration Costs (line A minus line B-6)			\$ / 1,767,100
D- 1. Adjusted FTE	<u>175-159</u>		
	<small>(A19, ADJ ELEM-EXIST)</small>	<small>(A19, ADJ MS/SEC-EXIST + NAT/DAO-EXIST)</small>	
2. Recommended Square Feet per student	92	123	
3. Recommended Architectural Area (D-1 times D-2)	<u>14628</u> <del>16,100</del>	+	<u>14628</u> <del>16,100</del> sq. ft.
E. Median Construction Cost Per Square Foot			\$174
F. Replacement Costs (D-3 times E)			\$ <del>2,804,400</del> 2,545,272
G. 20% Rule (F times .20)			\$ <del>560,280</del> 509,054

If the Adjusted Estimated Alteration Costs (line C) are less than line G, provide information justifying a variance from this Departmental requirement. The justification must include an explanation as to why this is the best option for the district. Please note that based on the provisions of Basic Education Circular (BEC) 24 P.S. § 7-733, "School Construction Reimbursement Criteria," if the Adjusted Estimated Alteration Costs for this project fall below 20% of the replacement value at the time this project is bid, the alteration work will be non-reimbursable. If the project is not voided and the District still receives reimbursement for any additions, the project building will not be eligible for reimbursement for alterations for the next 20 years unless a request for a variance is approved by the Department.

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FULL TIME EQUIVALENTS CONVERTED TO RATED PUPIL CAPACITY

District/AVTS: Junata County School District	Project Name: Monroe Elementary School	Grades: K - 6
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COMPARATIVE DESIGN ANALYSIS ADJUSTMENT -  
ONLY COMPLETE THIS SECTION IF A20, LINE D IS GREATER THAN -10%

- |  |         |
|--|---------|
| I. DIFFERENCE AS PERCENT OF RECOMMENDED SCHEDULED AREA<br>(only enter A20, line D if value is greater than -10%) | _____   |
| II. MINIMUM VARIANCE (A20)   | -10.00% |
| III. DIFFERENCE  | _____   |

ELEMENTARY

	EXISTING	NEW	TOTAL
A. ADJUSTED ELEMENTARY FTE (A19, ADJ ELEM)	159 <del>175</del>	<del>825</del> 577	
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 A13-A15)	_____		
2. Total Number of Grades (K-12) on the Middle/Secondary Room Schedule (Pages A13-A15)	_____		
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 (A19, 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)	159 <del>175</del>	+ <del>825</del> 577	= <del>800</del> 736
2. Elementary FTE Reduction (if III < 0%, III times C-1; else 0)	_____	+	_____
3. Total Elementary FTE based on Comparative Design Analysis	159 <del>175</del>	+ <del>825</del> 577	= <del>800</del> 736 (FTE)
4. Rated Pupil Capacity Factor			<del>1.3364</del> 1.3500
5. Elementary Rated Pupil Capacity (C-3 times C-4)			<del>1,069</del> 994 (RPC)

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SECONDARY

D. ADJUSTED MIDDLE/SECONDARY FTE (A19, ADJ MS/SEC)	_____	_____	
E. LESS: MS Elementary FTE (B-5)	_____	_____	
F-1. TOTAL MIDDLE/SECONDARY FTE (D minus E)	_____	+	= _____
2. Middle/Secondary FTE Reduction (if III < 0%, III times F-1; else 0)	_____	+	= _____
3. Total Middle/Secondary FTE based on Comparative Design Analysis	_____	+	= _____ (FTE)
4. Rated Pupil Capacity Factor			_____
5. Middle/Secondary Rated Pupil Capacity (F-3 times F-4)			_____ (RPC)
G-1. NATATORIUM FTE (A19, NAT)	_____	+	= _____
2. Natatorium Rated Pupil Capacity (G-1 times 1.11)			_____ (RPC)
H-1. CENTRAL DISTRICT ADMIN OFFICE FTE (A19, DAO)	_____	+	= _____
2. DAO Rated Pupil Capacity (H-1 times 1.11)			_____ (RPC)
I. TOTAL SECONDARY (F-5 plus G-2 and H-2)	_____	+	= _____ (FTE)

VOCATIONAL

J. VOCATIONAL	_____	X	= _____
	(A19, VOC FTE)	(RPC FACTOR)	(RPC)



September 28, 2016

Ms. Polly S. Digon  
Board Secretary  
Juniata County School District  
75 South 7<sup>th</sup> Street  
Mifflintown, PA 17059

**RE: PLANCON PART B: SCHEMATIC DESIGN**

PROJECT NO.: 3882  
PROJECT BUILDING NAME: Monroe Elementary School  
TYPE WORK: Additions/Alterations  
COUNTY: Juniata

Dear Ms. Digon:

The materials for PlanCon Part B, "Schematic Design," have been reviewed for the general overall organization and relationships of the spaces, circulation patterns, and the utilization and adequacy of the site. The Schematic Design of the project is approved subject to further refinement in preparation for PlanCon Part E, "Design Development".

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.

You are advised that in all school buildings erected after May 1, 1925, or buildings leased or used for school purposes, all entrance and exit doors, as well as all doors leading to or from all regular, special, or general rooms, shall open outward, in accordance with 24 P.S. § 7-739.

Where exterior walkways will abut the building, window swings onto these walkways should be evaluated further in order to eliminate the possibility of a person hitting a window in an open position.

Consideration should be given to provide the Nurse's Suite with day lighting.

**Section 731 of the Public School Code of 1949 states that no public school building shall be contracted for, constructed, or reconstructed, in any school district of the second, third, or fourth class until plans and specifications have been approved by the Department of Education. Departmental approval of final plans and specifications only occurs upon the issuance of written approval of PlanCon Part F, "Construction Documents." For the Philadelphia City and Pittsburgh School Districts, PlanCon Part F must be approved by the Department prior to entering into contracts for a school construction project to qualify for state reimbursement. Failure to comply with the applicable statutory or Departmental requirement will result in denial of reimbursement for this project.**

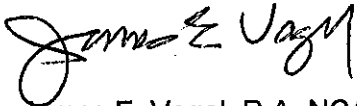
**The district should be aware that Departmental approval of PlanCon Part F for this project does not guarantee reimbursement for this project. This project will be deemed eligible for reimbursement only upon written approval of PlanCon Part G, "Project**

Ms. Digon  
Page 2  
September 28, 2016

**Accounting Based on Bids.” Calculation of the temporary reimbursable percent for the project’s financing occurs at PlanCon Part H, “Project Financing.” The permanent reimbursable percent is calculated at PlanCon Part J, “Project Accounting Based on Final Costs.”**

This document should be entered into the minutes of the next board meeting.

Sincerely,



James E. Vogel, R.A. NCARB  
Architectural Consultant  
Division of Budget & School Facilities

cc: JPD Architects LLC  
Project File - 3882  
Architectural File  
Log