



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

PLANCON PART F: CONSTRUCTION DOCUMENTS

June 12, 2007
 *revised due to
 June 6, 2007 letter
 from school district

Ms. Jane C. Guelich
 Board Secretary
 Lower Merion School District
 301 E. Montgomery Avenue
 Ardmore, PA 19003

PROJECT NO.: 3233
 PROJECT BUILDING NAME: Harriton High School
 TYPE WORK: New Construction
 COUNTY: Montgomery
 BOARD ACTION: November 20, 2006

Dear Ms. Guelich:

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

Calculation of the temporary reimbursable percent for the project's financing occurs at PlanCon Part H, Project Financing. Microfilm of the drawings and specifications for all contracts, including phased work, asbestos removal, etc., if applicable, must be submitted with Part H documents. The permanent reimbursable percent is calculated at PlanCon Part J, Project Accounting Based on Final Costs.

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

Ms. Guelich
Page 2
June 12, 2007

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
	Existing	New	Total	
*Middle/Secondary	0	1647	1647	1820

Please note the corrections to Pages F03, F06, F08, F11, F12, F13, F14 and F19.

Costs for the total demolition of the entire existing building should be listed at Part 3 on Page G03, Line G3, and Page G08 under "Total Demolition of Entire Existing Structure".

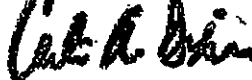
*The maximum reimbursable amount for "rough grading to receive the building" is \$248,857, and for "sanitary sewage" is \$551,745.

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

	Existing	New	Total
*Scheduled Area	0	181,042	181,042
*Architectural Area	0	335,055	335,055

This document and appended materials should be entered into the minutes of the next board meeting. The architectural documents were reviewed by Jim Vogel, Architectural Consultant and the Room Schedule documents were reviewed by Esther Phillips, who may be reached at (717) 787-5480.

Sincerely,



Carl A. Dixon, Chief
Division of School Facilities
Bureau of Budget and Fiscal Management

Attachments

cc: / KCBA Architects, Inc.
Project File - 3233
Chronological File

CAD/eap

MIDDLE/SECONDARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 3)

District/AVTS: LOWER MERION (pde input)		Project Name: HARRITON HIGH SCHOOL								Grade: 9 - 12	
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
#1	#2	EXISTING				NEW				TOTAL	
		#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	TOTAL AREA SQ FT	TOTAL FTE
BUSINESS CLSRM 660+	25										
BUSINESS CLSRM 660+	25										
BUSINESS LAB:	20					940	2.0	1,880	40	1,880	40
BUSINESS LAB:	20					960	2.0	1,920	40	1,920	40
BUSINESS LAB:	20										
COMPUTER LAB	20					900	2.0	1,800	40	1,800	40
COMPUTER LAB	20					970	1.0	970	20	970	20
COMPUTER LAB	20										
OTHER:											
OTHER:											
ART CLASSROOM	20					1,170	1.0	1,170	20	1,170	20
ART CLASSROOM	20					1,150	1.0	1,150	20	1,150	20
MUSIC CLASSROOM	25					865	1.0	865	25	865	25
MUSIC CLASSROOM	25										
BAND ROOM	25					1,585	1.0	1,585	25	1,585	25
ORCHESTRA ROOM	25										
C L ROOM	25					1,735	1.0	1,735	25	1,735	25
OTHER: ART CLASSROOM	20					1,200	1.0	1,200	20	1,200	20
OTHER: ART CLASSROOM	20					700	1.0	700	20	700	20
FAMILY/CONSMR SCIENCE	20					1,300	1.0	1,300	20	1,300	20
FAMILY/CONSMR SCIENCE	20					1,275	1.0	1,275	20	1,275	20
FAMILY/CONSMR SCIENCE	20										
I A/SHOP 1800+ SQ FT	20										
I A/SHOP 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
IA <1800 SQ FT	XXX				XXXX				XXXX		XXXXX
TECH ED <1800 SQ FT	XXX				XXXX	1,453	1.0	1,453	XXXX	1,453	XXXXX
VO AG SHOP W/CLRM	20										
DRIVER'S ED 660+	20					800	1.0	800	20	800	20
OTHER: ART CLASSROOM	20					1,845	1.0	1,845	20	1,845	20
OTHER: ART CLASSROOM	20					1,140	1.0	1,140	20	1,140	20
OTHER:											
OTHER: SMALL GROUP INSTR						675	1.0	675		675	
OTHER: SMALL GROUP INSTR						700	2.0	1,400		1,400	
OTHER: SMALL GROUP INSTR						660	2.0	1,320		1,320	
OTHER: TECH ED						1,247	1.0	1,247		1,247	
PAGE F07 SUBTOTAL	XXX	XXXXX	XXXXX			XXXXX	XXXXX	27,230	395	27,230	395

MIDDLE/SECONDARY ROOM SCHEDULE FOR PROJECT BUILDING (3 OF 3)

DISTRICT/AVTS: LOWER MERION (pde input)		Project Name: HARRITON HIGH SCHOOL								Grades: 9 - 12	
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
#1	#2	EXISTING				NEW				TOTAL	
		#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	TOTAL AREA SQ FT	TOTAL FTE
GYM 6500-7500 SQ FT	66					13,220	1.0	13,220	66	13,220	66
GYM 6500-7500 SQ FT	66					6,500	1.0	6,500	66	6,500	66
2500 SQ FT AUX GYM	33					2,515	1.0	2,515	33	2,515	33
1000 SQ FT ADAPT GYM	XXX				XXXX				XXXX		XXXXXX
WRESTLING ROOM	XXX				XXXX				XXXX		XXXXXX
WEIGHT ROOM	XXX				XXXX	1,868	1.0	1,868	XXX	1,868	XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX				XXXX	1,200	1.0	1,200	XXX	1,200	XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX				XXXX	1,200	1.0	1,200	XXX	1,200	XXXXXX
TEAM ROOM	XXX				XXXX	450	1.0	450	XXX	450	XXXXXX
TEAM ROOM	XXX				XXXX	960	1.0	960	XXX	960	XXXXXX
INSTRUCTOR'S OFFICE	XXX				XXXX	190	2.0	380	XXX	380	XXXXXX
INSTRUCTOR'S OFFICE	XXX				XXXX				XXX		XXXXXX
OTHER: COACHES LOCKERS						250	2.0	500		500	
OTHER: TRAINER						610	1.0	610		610	
OTHER: COACHES OFFICE						270	2.0	540		540	
OTHER: TEAM CONFERENCE						400	1.0	400		400	
FORIUM	XXX	SEE PAGE F12				SEE PAGE F12				XXXX	XXXXXX
KITCHEN & STORAGE	XXX				XXXX				XXXX		XXXXXX
# OF SERVINGS:	XXX				XXXX				XXXX		XXXXXX
MEALS PREPARED PER SERVING:	XXX				XXXX	8,300	1.0	8,300	XXX	8,300	XXXXXX
CAFETERIA TO BEAT:	XXX				XXXX	6,300	1.0	6,300	XXX	6,300	XXXXXX
FACULTY DINING ROOM	XXX				XXXX	745	1.0	745	XXX	745	XXXXXX
FACULTY ROOM	XXX				XXXX				XXX		XXXXXX
INSTR PLANNING CTR	XXX				XXXX	725	2.0	1,450	XXX	1,450	XXXXXX
INSTR PLANNING CTR	XXX				XXXX	240	2.0	480	XXX	480	XXXXXX
CONFERENCE ROOM	XXX				XXXX				XXX		XXXXXX
STUDENT ACTIVITY RM	XXX				XXXX				XXX		XXXXXX
HEALTH SUITE (NURSE)	XXX				XXXX	900	1.0	900	XXX	900	XXXXXX
BLDG ADMIN/GUIDANCE	XXX				XXXX				XXX		XXXXXX
TOTAL STAFF:	XXX				XXXX	11,531	1.0	11,531	XXX	11,531	XXXXXX
OTHER:											
OTHER: YEARBOOK NEWSPAPER						342	1.0	342		342	
OTHER: SCHOOL STORE						255	1.0	255		255	
OTHER: IPC						640	1.0	640		640	
OTHER: IPC						740	1.0	740		740	
OTHER: OCCUPATIONAL THERAPY						180	1.0	180		180	
PAGE F08 SUBTOTAL	XXX	XXXXX	XXXXX			XXXXX	XXXXX	62,204	165	62,204	165
PAGE F06 SUBTOTAL	XXX	XXXXX	XXXXX			XXXXX	XXXXX	68,713	1,360	80,713	1,360
PAGE F07 SUBTOTAL	XXX	XXXXX	XXXXX			XXXXX	XXXXX	27,230	395	27,230	395
BUILDING TOTAL	XXX	XXXXX	XXXXX			XXXXX	XXXXX	176,147	1,820	170,147	1,820
MS/SEC UTILIZATION (BLDG TOTAL TIMES .9)	XXX	XXXXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX	1,728	XXXXXX	1,728

86,816
171,747

ROOM SCHEDULE ADJUSTMENTS

District/AVRS: LOWER MERION (pde Input) Project Name: HARRITON HIGH SCHOOL Grade: 9 - 12

PROJECT PLANNED SPACES - SCHEDULED AREA ONLY

Table with columns: #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12. Rows include: ELEMENTARY, PROJECT ELEM CAP, KINDERGARTEN DEDUCT FOR HALF-TIME PRGM, ADJUSTED ELEM CAP, ENR/CAP ADJ FACTOR, JUSTIFIED ELEM, REG PRE-SCHOOL 660+, SP ED PRE-SCHOOL 660+, SP ED 660+ SQ FT, SP ED RESOURCE ROOM > 400 SQ FT, MIDDLE/SECONDARY, PROJECT MS/SEC UTIL, ENR/CAP ADJ FACTOR, JUSTIFIED MS/SEC, SP ED 660+ SQ FT, SP ED RESOURCE ROOM > 400 SQ FT, ADJUSTED MS/SEC.

1 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 B.

2a 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.

Revisions per Arch's 6/7/07 e-mail (esp. sq. qualifications)

6/8/07

PROJECT FULL TIME EQUIVALENTS

District/AVTs: LOWER MERION (pde input)		Project Name: HARRITON HIGH SCHOOL								Grades: 9 - 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 CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	TOTAL AREA SQ FT	TOTAL FTE
ADJUSTED ELEMENTARY	XXX	XXXXX	XXXXX			XXXXX	XXXXX	181,042	1,706	181,042	1,706
ADJUSTED MS/SEC	XXX	XXXXX	XXXXX			XXXXX	XXXXX	181,042	1,706	181,042	1,706
NATATORIUM	31	XXXXX	XXXXX			XXXXX	XXXXX				
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX XXX	XXXXX XXXXX	XXXXX XXXXX		XXXXX XXXXX	XXXXX XXXXX	XXXXX XXXXX		XXXXX XXXXX		XXXXXX XXXXXX
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX XXX	XXXXX XXXXX	XXXXX XXXXX		XXXXX XXXXX	XXXXX XXXXX	XXXXX XXXXX		XXXXX XXXXX		XXXXXX XXXXXX
DIST ADMIN OFFICE	XXX	XXXXX	XXXXX			XXXXX	XXXXX				
VOCATIONAL	XXX	XXXXX	XXXXX			XXXXX	XXXXX				
PRJT BUILDING TOTAL	XXX	XXXXX	XXXXX		XXXXX	XXXXX	XXXXX	181,042	XXXXX	181,042	XXXXXX

181,042
181,042

COMPARATIVE DESIGN ANALYSIS			
District/AVTA: Lower Merion School District	Project Name: Harrison High School	GEOPHASE: 9	12
SCHEDULED AREA			
A. Planned Scheduled Area - Total	_____	180,984	180,984 sq. ft.
	(F12, ADJ ELEM)	(F12, ADJ HS/SEC)	
B. Recommended Scheduled Area			
1. Adjusted FTE - Total	_____	1731	16.47
	(F12, ADJ ELEM)	(F12, ADJ HS/SEC)	
2. Recommended Square Feet per student	59	78	
3. Recommended Scheduled Area (B-1 times B-2)	_____	136,578	136,578 sq. ft.
C. Difference between Planned and Recommended Scheduled Areas (A minus B-3)		44,406	44,406 sq. ft.
D. Difference as a Percent of Recommended Scheduled Area (C divided by B-3 times 100)		32.51	32.51%
		PROVIDE JUSTIFICATION	(CARRY TO 2 DEC PL)
<p>If Line D is greater than plus or minus 10%, justification for the excess scheduled area must be provided. Check the following if applicable:</p> <p><input checked="" type="checkbox"/> LARGER THAN NORMAL SCHEDULED AREAS REQUIRED TO ACCOMMODATE EDUCATIONAL PROGRAMS AND COMMUNITY NEEDS</p> <p><input type="checkbox"/> LARGER THAN NORMAL SCHEDULED AREAS DUE TO EXISTING BUILDING CONDITIONS</p> <p><input type="checkbox"/> RELATIVELY LOW ENROLLMENT TO CAPACITY ADJUSTMENT FACTOR (A10, Line F)</p> <p><input type="checkbox"/> OTHER (DESCRIBE): _____</p>			
ARCHITECTURAL TO SCHEDULED AREA			
E. Planned Architectural Area for Total Building			
1. Existing	_____	335,055	335,055 sq. ft.
2. New/Addition	_____	322,800	322,800 sq. ft.
3. Total	_____	657,855	657,855 sq. ft.
F. Planned Scheduled Area for Total Building	_____	180,984	180,984 sq. ft.
G. Planned Architectural Area divided by Planned Scheduled Area (E-3 divided by F)		3.63	3.63
		PROVIDE JUSTIFICATION	(CARRY TO 3 DEC PL)
<p>If the above ratio of architectural area to scheduled area for this building is greater than 1.58, justification for excess architectural area must be provided. Check the following if applicable:</p> <p><input checked="" type="checkbox"/> LARGER THAN NORMAL LOBBIES AND ENTRANCE AREAS</p> <p><input checked="" type="checkbox"/> SINGLE-LOADED CORRIDORS</p> <p><input type="checkbox"/> LARGER THAN NORMAL STORAGE AREAS</p> <p><input checked="" type="checkbox"/> LARGER THAN NORMAL STAIRWAYS</p> <p><input checked="" type="checkbox"/> OTHER (DESCRIBE): <u>mechanical spaces, data closets, handicapped accessibility requirements</u></p>			

FULL TIME EQUIVALENTS CONVERTED TO RATED PUPIL CAPACITY			
District/AVTS: Lower Merion School District	Project Name: Harrison High School	Grades: <u>9</u> - <u>12</u>	
ELEMENTARY			
A. ADJUSTED ELEMENTARY FTE (FTE, ADJ ELEM)			
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	_____	(FTE, ADJ MS/SEC)	
5. MS Elementary FTE (B-3 times B-4)	_____	(ROUND TO WHOLE NO.)	
TOTAL ELEMENTARY (A plus B-5)	_____	X	= _____ (RPC)
	(FTE)	(RPC FACTOR)	
SECONDARY			
D. ADJUSTED MIDDLE/SECONDARY FTE	1647 4751 (FTE, ADJ MS/SEC)		
E. LESS: MS Elementary FTE (B-5)	1647		1820 (RPC)
F. TOTAL MIDDLE/SECONDARY FTE (D minus E)	4751	X	1.1050 (RPC FACTOR) = 1.935 (RPC)
G. NATATORIUM FTE	_____	X	1.11 (RPC)
H. CENTRAL DISTRICT ADMIN OFFICE FTE	_____	X	1.11 (RPC)
I. TOTAL SECONDARY (F plus G and H)	4751 (FTE)		1.935 (RPC)
VOCATIONAL			
J. VOCATIONAL	_____	X	= _____ (RPC)
	(FTE, VOC FTE)	(RPC FACTOR)	
Refer to the Part A Instructions, Attachment F, FTE Adjustment for Additions to a Middle School, for the middle school projection of existing and new FTE's, and Attachment G for the Comparative Design Analysis Adjustment. Attachments F and G are for district/avts use only and are not to be submitted to DOE.			

SANITARY SEWAGE DISPOSAL

School District

Project Name: Hamilton High School

Project #: 3233

Describe the work involved in providing the project building with sanitary sewage disposal, defined as a sewage treatment plant or system required by the Pennsylvania Department of Environmental Protection (DEP), or an extension of the sanitary sewer lines from 5 feet outside the project building to connect to a DEP-approved municipal sewage system.

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.

The following is not eligible for reimbursement: (1.) rock excavation; (2.) interior waste disposal lines or excessive exterior lines; (3.) grease, chemical or oil receptors; and (4.) system, plant or line costs for capacity charges beyond this project building's requirements, such as additional capacity for other school buildings or future community capacity needs (costs to be shared by the school district and other current or future property owners are to be prorated).

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

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.

MAXIMUM REIMBURSABLE COSTS

A. REQUIREMENTS FOR SANITARY SEWAGE DISPOSAL

CHARGES FOR TAP-IN TO MUNICIPAL SEWER AUTHORITY YES ___ NO X
RESERVE CAPACITY CHARGES REQUIRED BY LOCAL SEWER AUTHORITY YES ___ NO X
ON-SITE SEWER LINE EXTENSION LINEAL FEET - 4165 3870 / NUMBER OF MANHOLES - 22
OFF-SITE SEWER LINE EXTENSION LINEAL FEET - N/A / NUMBER OF MANHOLES - N/A
OTHER: N/A

B. MAXIMUM ALLOWABLE COSTS

EXCEPTION REQUESTED: YES ___ NO X

1. BUILDING FTE - NEW F12, Adjusted Elem, Adjusted MS/Sec, Natatorium, Dist Admin Office, or Vocational FTE-NEW unless an exception to use the total FTE is granted)

2. REIMBURSEMENT FACTOR:

3. MAXIMUM ALLOWABLE COSTS (line B-1 times B-2)

CHECK 1645
\$335
\$588,588
1,751
1,745