

Please enter the Grade levels here: (Note: This will not print on this form): 3 - 5

PART C: SITE ACQUISITION
BOARD TRANSMITTAL

REVISED JULY 1, 2007
FORM EXPIRES 06-30-09

DISTRICT/CTC: Camp Hill COUNTY: Cumberland
PRJT BLDG NAME: Eisenhower Elementary -Additions and Renovations PROJECT #: _____

ALL PRJTS PAGE #

- C02 Site Acquisition Justification
- C03 Elementary Building Capacity
- C04 Middle/Secondary Building Capacity
- C05 Summary of Owned Buildings and Land
- C06-C10 Comparative Site Evaluation
 - Independent Appraisal Report #1
(only for properties on chosen site)
 - Independent Appraisal Report #2
(only for properties on chosen site)
 - Request by Municipality/Recreation Board for
Community Recreation Areas
 - Advertisement and Proof of Publication Notice
for Public Meeting
 - Minutes of Public Meeting on Site Acquisition and
Written Public Comments
 - Boundary Survey Showing Acreage of Property to be Acquired
 - Boundary Survey Showing Acreage of Existing Site (if applicable)
 - Sales Agreement, Purchase Option Contract or
Board Resolution to Condemn Property
 - Sketch of Site and Physical Characteristics
(for Each Site on Comparative Site Evaluation)
 - Sketch of School District with All Existing School Buildings and
Owned Sites Identified plus 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:

Paul Taylor, Director of Education Architecture 717-458-0272 717-458-0047
Architect's Name and Position Phone Number Fax Number

The architect's e-mail address is: ptaylor@cra-architects.com

The architectural firm's address is: 401 East Winding Hill Road, Mechanicsburg, PA 17055

The district/CTC administrator to be contacted about Part C is:

Connie Kindler-Superintendent 717-901-2414
District/CTC Administrator's Name and Position Phone Number Fax Number

The SD/CTC administrator's e-mail address is: ckindler@camphill.k12.pa.us

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: _____

VOTING: AYE _____ NAY _____ ABSTENTIONS _____ ABSENT _____

Signature, Board Secretary Board Secretary's Name, Printed or Typed

District/CTC Address Date

SITE ACQUISITION JUSTIFICATION

District/CTC: Camp Hill	Project Name: Eisenhower Elementary -Additions and Renovations	Project #:
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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.

These two adjacent properties are located on the corner of Routes 11&15 and 21st Street and are immediately adjacent to the Eisenhower elementary school property.
 Acquisition of these properties improves opportunity for traffic flow and safety, allows additional parking area, vehicle turning radii, and increased opportunity for future building expansion relative to required lot coverage.
 No other sites were considered for acquisition.

If the district or AVTS is requesting reimbursement for land to be used for cooperative-community recreation programs, please provide a brief justification.

N/A

Briefly describe all tax liens, easements, rights-of-way, restrictions or mineral rights held

Highway Right-of-Way restrictions are along Route 11&15 and 21st Street.
 Camp Hill zoning / ordinance requirements would apply.

If this project involves the demolition of historically significant structures, including but not limited to school buildings or private residences, please provide a brief description.

There are no historically significant structures on these sites.

Indicate the type of acquisition:

<u>Name of Property:</u>	<u>Indicate if Purchase or Condemnation</u>	<u>Estimated Settlement/ Condemnation Date</u>
<u>350/356 N. 21st Street</u>	<u>Purchase</u>	<u>30-Nov-07</u>
_____	_____	_____
_____	_____	_____

Are there any district-owned sites or school buildings adjacent/contiguous to the subject site? If Yes, please explain. Yes No

These two adjacent properties are located on the corner of Routes 11&15 and 21st Street and are bounded by the Eisenhower elementary school property on the northeast corner of the Eisenhower site.

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. Yes No

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. Yes No

Is this project consistent with applicable local and county plans and ordinances? If No, please explain. Yes No

ELEMENTARY BUILDING CAPACITY

District/CTC: Camp Hill	Project Name: Eisenhower Elementary -Additions and Renovatio	Grades: 3 - 5
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		SCHOOL: Hoover			
		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				
FULL-TIME KINDRGRTN	25				
REG CLSRM 660+ SQ FT	25	12	300	12	300
NATATORIUM	XX		XXXXXX		XXXXXX
BUILDING TOTAL	XX	XXXXXX	300	XXXXXX	300

		SCHOOL: Schaeffer			
		PRESENT		PLANNED	
#3	#4	#5	#6		
NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE		
2	100	UNOCCUPIED			
		UNOCCUPIED			
8	200	UNOCCUPIED			
		UNOCCUPIED			
		XXXXXX		UNOCCUPIED	
XXXXXX	300	XXXXXX			

		SCHOOL: Eisenhower			
		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	UNOCCUPIED			
FULL-TIME KINDRGRTN	25	UNOCCUPIED			
REG CLSRM 660+ SQ FT	25	UNOCCUPIED		15	375
NATATORIUM	XX	UNOCCUPIED			XXXXXX
BUILDING TOTAL	XX	XXXXXX		XXXXXX	375

		SCHOOL:			
		PRESENT		PLANNED	
#3	#4	#5	#6		
NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE		
		XXXXXX		XXXXXX	
XXXXXX		XXXXXX			

		SCHOOL:			
		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				
FULL-TIME KINDRGRTN	25				
REG CLSRM 660+ SQ FT	25				
NATATORIUM	XX		XXXXXX		XXXXXX
BUILDING TOTAL	XX	XXXXXX		XXXXXX	

		SCHOOL:			
		PRESENT		PLANNED	
#3	#4	#5	#6		
NO. OF UNITS	TOTAL FTE	NO. OF UNITS	TOTAL FTE		
		XXXXXX		XXXXXX	
XXXXXX		XXXXXX			

		SCHOOL:			
		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				
FULL-TIME KINDRGRTN	25				
REG CLSRM 660+ SQ FT	25				
NATATORIUM	XX		XXXXXX		XXXXXX
BUILDING TOTAL	XX	XXXXXX		XXXXXX	

		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: **Camp Hill** Project Name: **Eisenhower Elementary -Additions and Renovations** Grades: **3 - 5**

		SCHOOL: Middle/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	23	575	23	575				
SCIENCE CLSRM 660+ SQ FT	25	6	150	6	150				
SCIENCE LAB	20								
PLANETARIUM W/CLSRM	20								
ALTERNATIVE ED ROOM	20								
BUSINESS CLSRM 660+	25								
BUSINESS LAB	20								
COMPUTER LAB	20	5	100	5	100				
TV INSTRUCTIONAL STUDIO	20								
ART CLASSROOM	20	1	20	1	20				
MUSIC CLASSROOM	25								
BAND ROOM	25	1	25	1	25				
ORCHESTRA ROOM	25								
CHORAL ROOM	25	1	25	1	25				
FAMILY/CONSMR SCIENCE	20	2	40	2	40				
IA/SHOP 1800+ SQ FT	20								
TECH ED 1800+ SQ FT	20	1	20	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	1,021	XXXXXX	1,021	XXXXXX		XXXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	919	XXXXXX	919	XXXXXX		XXXXXX	

		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								
SCIENCE CLSRM 660+ SQ FT	25								
SCIENCE LAB	20								
PLANETARIUM W/CLSRM	20								
ALTERNATIVE ED ROOM	20								
BUSINESS CLSRM 660+	25								
BUSINESS LAB	20								
COMPUTER LAB	20								
TV INSTRUCTIONAL STUDIO	20								
ART CLASSROOM	20								
MUSIC CLASSROOM	25								
BAND ROOM	25								
ORCHESTRA ROOM	25								
CHORAL ROOM	25								
FAMILY/CONSMR SCIENCE	20								
IA/SHOP 1800+ SQ FT	20								
TECH ED 1800+ SQ FT	20								
VO AG SHOP W/CLRM	20								
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66								
2500 SQ FT AUX GYM	33								
NATATORIUM	XXX		XXXXXX		XXXXXX		XXXXXX		XXXXXX
OTHER:									
BUILDING TOTAL	XXX	XXXXXX		XXXXXX		XXXXXX		XXXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX		XXXXXX		XXXXXX		XXXXXX	

COMPARATIVE SITE EVALUATION (1 OF 5)

District/City:		Project Name:		Project #:	
Camp Hill		Eisenhower Elementary - Additions and Renovations			
SITE NAME			None	None	
Location		356/350 N. 21st St.			
Distance from Center of Proposed Attendance Area		356/350 N. 21ST Street		N/A	N/A
Site Size (Total Acreage)		1/2 mile			
		.48 A			
Site Adequate for Present Program		yes			
Site Adequate for Expanded Secondary Facilities		N/A			
Site Adequate for Future Elementary Facilities		yes			
General Land Character (gentle, moderate or steep slopes)		gentle slope, raised			
Current Usage (ex. residential, agricultural, commercial, industrial)		commercial			
% Open		95%			
% Wooded		5%			
Natural Drainage		yes			
Flooding Potential		no			
Wetlands		no			
Current Zoning		HDRO		(Office/Apartment)	
School Permitted Under Current Zoning		by special exception			
Adjacent Property Use - North		Route 11&15			
Adjacent Property Use - East		21st Street			
Adjacent Property Use - South		Elem School			
Adjacent Property Use - West		Elem School			
Vehicular Access: Location, State or Local Road, Quality in Terms of Site Lines, Traffic Control, Etc.		State roads, corner of a busy intersection with signals and turning lanes			
Pedestrian Access		yes			

COMPARATIVE SITE EVALUATION (2 OF 5)

District/CDC: **Camp Hill** Project Name: **Eisenhower Elementary -Additions and Renovations** Project #:

SITE NAME	356/350 N. 21st St.	None	None
Basic Subsurface Soil Type #1	Bedington shaly silt loam		
Basic Subsurface Soil Type #2	Channery silty clay loam		
Underlying Stratum	sedimentary rock		
Mines, Oil or Gas Wells	no		
Recent Fill	no		
Proximity to Air or Water Pollution	none		
Proximity to Objectionable Noise	adjacent to highway		
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	N/A		
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	yes		
Demolition to Clear Structures	yes		
Asbestos Removal Related to Clearing Structures	yes		
General Site Rough Grading	yes		
Special Structures (such as tunnels or bridges)	no		
Access Road to Site	no		
Interior Roads & Parking	yes		
Athletic Facilities	no		
Storm Water Management	yes		

COMPARATIVE SITE EVALUATION (3 OF 5)			
District/CTC: Camp Hill	Project Name: Eisenhower Elementary -Additions and Renovations	Project #:	
SITE NAME	356/350 N. 21st St.	None	None
ESTIMATED COSTS (if applicable)			
SITE ACQUISITION COSTS			
A. Contract Sales Price or Estimated Just Compensation for Land and Improvements Thereon	\$650,000		
B. Title Insurance, Recording and Transfer Charges and Other Costs to be Paid at Settlement	\$5,000		
C. Moving/Relocation Expenses and Other Damages Awarded by Board of View/Court	N/A		
D. Legal Costs	\$10,000		
E. Appraisal Fees	\$8,000		
F. Surveying, Testing, Boring & Drilling	\$3,680		
G. Other Costs Related to Site Acquisition			
H. Total Site Acquisition Costs (lines A through G)	\$676,680		
RELATED COSTS			
I. On-Site Sewage Treatment Plant	N/A		
J. Charges for Tap-In to Sewer Authority	N/A		
K. Reserve Capacity Charge	N/A		
L. On-Site Extension of Sewer Lines	N/A		
M. Municipal Water	N/A		
N. On-Site Water Well	N/A		
O. Clearing of Wooded Areas	\$10,000		
P. Demolition to Clear Structures	\$40,000		
Q. Asbestos Removal related to Clearing Structures	\$10,000		
R. Rough Grading to Receive the Building (10' perimeter)	N/A		
S. Rough Grading for Playfields and Parking	\$25,000		
T. Special Structures (such as tunnels or bridges)	N/A		
U. Access Road to Site	N/A		
V. Total Related Costs (lines I through U)	\$85,000		
TOTAL ESTIMATED COSTS (line H plus line V)	\$761,680		

COMPARATIVE SITE EVALUATION (4 OF 5)			
DISTRICT/CD/C:	PROJECT Name:	Project #:	
Camp Hill	Eisenhower Elementary -Additions and Renovations		
SITE NAME	356/350 N. 21st St.	None	None
*** 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)	\$650,000		
b. Highest Appraised Value for the Site	\$430,000		
c. PDE-Approved Cost (lesser of 1-a or 1-b)	\$430,000		
d. Cost Factor (1-c divided by 1-a; max = 1.00)	0.6615 (ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)	(ROUND TO 4 DEC PL)
2-a. Total Acres to be Acquired	0.48		
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)	13.75		
c. Site Factor (2-b divided by 2-a; max = 1.00)	1.0000 (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)	0.6615 (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)	\$663,000		
5. Maximum Reimbursable Site Acquisition Costs (line A-3 times line A-4)	\$438,575		
B. RELATED COSTS			
1-a. Rough Grading to Receive the Building	N/A		
b. PDE-Maximum Allowance for Cut (\$8/cu. yd.) and Fill (\$16/cu. yd.)	N/A		
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)	N/A	N/A	N/A
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)	\$438,575		
D. APPLICABLE AID RATIO	0.3579	0.3579	0.3579
E. ESTIMATED STATE SUBSIDY FOR SITE COSTS (C TIMES D)	\$156,966		

COMPARATIVE SITE EVALUATION (5 OF 5)

District/CTC: Camp Hill		Project Name: Eisenhower Elementary -Additions and Renovations	Project #: None
356/350 N. 21st St.	None	None	None
ADVANTAGES			
These two properties are adjacent and contiguous to the Eisenhower elementary school property. Improves opportunity for traffic flow and safety, improve sight lines adjacent to busy intersection for improved vehicular and pedestrian safety onto school property allows additional parking area, vehicle turning radii, and increased opportunity for future building expansion relative to required lot coverage.	No other sites were considered for this project.	No other sites were considered for this project.	No other sites were considered for this project.
DISADVANTAGES			
Acquisition costs. Demolition Costs.	No other sites were considered for this project.	No other sites were considered for this project.	No other sites were considered for this project.