

**PART E: DESIGN DEVELOPMENT  
BOARD TRANSMITTAL**

DISTRICT/CTC: Northern York County COUNTY: York  
 PRJT BLDG NAME: Wellsville Elementary School PROJECT #: 3844

<u>ALL PRJTS</u>	<u>PAGE #</u>	<u>GENERAL INFORMATION / AGENCY EVALUATIONS</u>
<u>X</u>	<u>E02</u>	<u>Rough Grading to Receive the Building</u>
<u>X</u>	<u>E03</u>	<u>Sanitary Sewage Disposal</u>
<u>X</u>	<u>E04-E05</u>	<u>General Site Description</u>
<u>NA</u>	<u>E06</u>	<u>Request for Phased Bidding (if applicable)</u>
<u>NA</u>	<u>E07</u>	<u>Pennsylvania Department of Environmental Protection Mine Subsidence Evaluation Report (if applicable)</u>
<u>X</u>	<u>E08-E13</u>	<u>Project Information Survey</u>
<u>X</u>		<u>Outline Specifications for Building Materials, Equipment and Systems</u>
<u>X</u>		<u>A <u>Separate Floor Plan</u> Drawing Identifying Spaces Listed on Room Schedule with Calculated Area Noted Therein and Perimeter of Each Scheduled Area Clearly Marked in a Contrasting Color</u>

**DESIGN DEVELOPMENT DRAWINGS**

<u>X</u>	<u>Project Site Plan Drawing</u>
<u>X</u>	<u>Project Building Floor Plan Drawings</u>
<u>X</u>	<u>Composite Floor Plan Drawings Showing Structural, Mechanical, Plumbing, Electrical and Lighting Systems</u>
<u>X</u>	<u>Building Elevation Drawings</u>
<u>X</u>	<u>Room and Equipment Layout for the Library</u>
<u>X</u>	<u>Room and Equipment Layout for a Typical Classroom</u>
<u>NA</u>	<u>Room and Equipment Layout for Family/Consumer Science</u>
<u>NA</u>	<u>Room and Equipment Layout for Technology Labs/Industrial Arts Shops</u>
<u>NA</u>	<u>Room and Equipment Layout for Locker Rooms</u>
<u>X</u>	<u>Room and Equipment Layout for the Kitchen and Cafeteria</u>
<u>X</u>	<u>Room and Equipment Layout for the Administrative, Guidance and Health Suite</u>
<u>X</u>	<u>Room and Equipment Layouts for Other Spaces (if prepared)</u>

The architectural firm for this project is: Crabtree Rohrbaugh & Associates, Architects  
 The architect to be contacted if there are any questions about Part E is:  
Scott Vencil Sr Prj Manager 717-458-0272 717-458-0047  
Architect's Name and Position Phone Number Fax Number

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

The district/CTC's representative(s) at the Design Development conference(s) will be:  
Mail in only  
Name and Position Name and Position

The district/CTC representative's e-mail address is: \_\_\_\_\_

The district/CTC administrator to be contacted about Part E is:  
Dr. Eric Eshbach, Superintendent 717-432-8691 717-432-2336  
District/CTC Administrator's Name and Position Phone Number Fax Number

The district/CTC administrator's e-mail address is: eeshbach@nycsd.k12.pa.us

This certifies that the attached materials were approved for submission to the Pennsylvania Department of Education by board action. If phased bidding approval is being requested for this project on page E06, the board acknowledges that this project will not be eligible for reimbursement until the bids are opened for the final construction phase and PlanCon Part G for the entire project building is approved by PDE.

BOARD ACTION DATE: 6/23/2016  
 VOTING: AYE \_\_\_\_\_ NAY \_\_\_\_\_ ABSTENTIONS \_\_\_\_\_ ABSENT \_\_\_\_\_

Ms. Maureen Ross  
Signature, Board Secretary Board Secretary's Name, Printed or Typed

650 South Baltimore Street, Dillsburg Pa 17019 \_\_\_\_\_  
District/CTC Address Date

**ROUGH GRADING TO RECEIVE THE BUILDING**

District/CTC: Northern York County	Project Name: Wellsville Elementary School	Project #: 3844
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Briefly describe the proposed work needed for rough grading to receive the building, defined as the earth excavation and compacted fill needed to prepare a rough plain that will permit contractors to stake out the building to an elevation of one foot below the finished floor and to a line ten feet beyond the exterior of the proposed building or sizeable addition(s).

Reimbursement may be requested for earth excavation and compacted fill necessary to prepare the rough plane defined above; stripping of a maximum of six inches of topsoil will also be considered for reimbursement.

The following work is not eligible for reimbursement: (1.) minimal grading for additions where the present grade is relatively near the floor elevation; (2.) excessive cut and fill where other design or structural considerations should have been made; (3.) special grading for stages, auditoriums, swimming pools, boiler rooms, and crawl spaces; (4.) excavation of unsuitable materials and fill; (5.) rock excavation or boulder removal; (6.) trucking costs for additional fill; (7.) clearing of natural growth; (8.) stabilization of mine areas; (9.) demolition of buildings and roads, etc.; (10.) construction in courtyards and crawl spaces; and (11.) where the total volume of earth movement is less than 500 cubic yards.

The proposed building will be constructed over existing sloping land. The site preparation will involve the removal of the existing topsoil and cut/fill activities to establish the required building sub-grade elevations.

**ESTIMATED MAXIMUM REIMBURSABLE COSTS**

A. ESTIMATED AREA BASED ON THE NEW BUILDING/ADDITION FOOTPRINT + 10' BEYOND = 34,132 Sq. Ft.

B. ESTIMATED MAXIMUM ALLOWABLE COSTS

1. STRIP TOP SOIL	<u>632</u>	cu. yds.	X	\$9.00 /cu.yd.	=	\$ <u>5,688</u>
2. CUT	<u>353</u>	cu. yds.	X	\$9.00 /cu.yd.	=	\$ <u>3,177</u>
3. COMPACTED FILL	<u>2,067</u>	cu. yds.	X	\$17.00 /cu.yd.	=	\$ <u>35,139</u>
4. ESTIMATED MAXIMUM ALLOWABLE COSTS (B-1 plus B-2 and B-3)						\$ <u>44,004</u>

**SANITARY SEWAGE DISPOSAL**

District/CTC: Northern York County	Project Name: Wellsville Elementary School	Project #: 3844
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Briefly 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; (3.) tap-in to a municipal sewer authority; and (4.) reserve capacity charges required by a local sewer authority. 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 are 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).

**ACTUAL DOCUMENTATION, INCLUDING THE COSTS IN DOLLARS, FROM THE SEWER AUTHORITY TO SUPPORT ANY CLAIMS FOR TAP-IN FEES OR RESERVE CAPACITY CHARGES MUST BE PROVIDED WITH PLANCON PART F.**

The existing sanitary sewer lateral will be removed and re-routed around the proposed addition. All work will be in accordance with the Wellsville Municipal Authority.

**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.

**ESTIMATED MAXIMUM REIMBURSABLE COSTS**

**A. REQUIREMENTS FOR SANITARY SEWAGE DISPOSAL**

CHARGES FOR TAP-IN TO MUNICIPAL SEWER AUTHORITY	YES	NO	<u>X</u>
RESERVE CAPACITY CHARGES REQUIRED BY LOCAL SEWER AUTHORITY	YES	NO	<u>X</u>
ON-SITE SEWER LINE EXTENSION (enter "N/A" or "None" where applicable)			
LINEAL FEET -	<u>420</u>	/	NUMBER OF MANHOLES - <u>2</u>
OFF-SITE SEWER LINE EXTENSION (enter "N/A" or "None" where applicable)			
LINEAL FEET -	<u>N/A</u>	/	NUMBER OF MANHOLES - <u>N/A</u>
OTHER:	<u>N/A</u>		

**B. ESTIMATED MAXIMUM ALLOWABLE COSTS**

1. BUILDING FTE - NEW (Part A Approval Letter); EXISTING & NEW IF EXCEPTION GRANTED	<u>228</u>
2. REIMBURSEMENT FACTOR	<u>\$400</u>
3. ESTIMATED MAXIMUM ALLOWABLE COSTS (line B-1 times B-2)	<u>\$ 91,200</u>

**GENERAL SITE DESCRIPTION (1 of 2)**

<b>District/CTU:</b> Northern York County	<b>Project Name:</b> Wellsville Elementary School	<b>Project #:</b> 3844
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MUNICIPALITY: Dillsburg Borough

NUMBER OF ACRES - EXISTING SITE: 10.8

NUMBER OF ACRES - TO BE ACQUIRED: \_\_\_\_\_

<b>PROJECT BUILDING STATISTICS:</b>	<b>PROJECT BUILDING STATISTICS:</b>
Total Number of Students <u>236</u>	Total Number of Buses <u>5</u>
Total Number of Teachers <u>20</u>	Parking Spaces Needed <u>69</u>
Total Number of Administrators and Support Staff <u>6</u>	

**UTILITY SERVICE PROVIDED BY:**

WATER: On-Site

SEWAGE DISPOSAL: Municipal Authority

ELECTRICITY: Met Ed

GAS: Columbia Gas - proposed new service

**FOR EACH ITEM INDICATE YES OR NO FOR THE PROJECT SITE**

**SITE HAS:**

YES  NO  Existing or potentially acceptable road entrance from an improved public road

YES  NO  Relatively safe pedestrian approach

**SITE PROVIDES ADEQUATE SPACE FOR BUILDING SERVICES AND EDUCATIONAL PROGRAMS**

YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Project building	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Landscaping	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Track
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Service areas	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Ecology area	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Football field
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Parking areas	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Future additions	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Baseball field
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Bus loading	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Practice fields	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Soccer/Hockey field
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Elementary play areas		

**INTERIOR FACILITIES AVAILABLE FOR COMMUNITY USE:**

YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Multi-purpose Room	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Gymnasium	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Cafeteria
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Auditorium	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Swimming Pool	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Library

**SITE AREAS AVAILABLE FOR COMMUNITY USE:**

YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Elementary Play Areas	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Football Field	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Soccer/Hockey Field
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Ecology Area	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Baseball Field	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Practice Fields
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Track		

**GENERAL SITE DESCRIPTION (2 of 2)**

<b>District/CRC:</b> Northern York County	<b>Project Name:</b> Wellsville Elementary School	<b>Project #:</b> 3844
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**DISTANCE RELATIVE TO PROJECT SITE:**

Nearest railroad	12	miles	Sanitary sewer system	150	feet
Nearest airport	13	miles	Storm sewer system	150	feet
Nearest shopping center	7	miles	Stream drainage	2000	feet
Nearest business center	1	miles	Fire protection	500	feet
Nearest industrial center	9	miles			

**GENERAL SITE GRADIENT FOR TOTAL ACREAGE:**

<u>Gradient</u>	<u>CURRENT CONDITION</u>		<u>AFTER ROUGH GRADING</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
1 - 10%	9.78	90.6%	9.19	85.1%
				<small>(ROUND TO 1 DEC PL)</small>
11 - 20%	0.8	7.4%	0.8	7.4%
				<small>(ROUND TO 1 DEC PL)</small>
Greater than 20%	0.22	2.0%	0.81	7.5%
				<small>(ROUND TO 1 DEC PL)</small>
<b>Total</b>	<b>10.8</b>	<b>100.0%</b>	<b>10.8</b>	<b>100.0%</b>

Provide a brief explanation in the space below if the total acreage includes land that exceeds a twenty percent (20%) gradient.

A very small portion of the existing site does exceed twenty (20) percent. These areas are comprised of naturally occurring slopes that will not be disturbed. Portions of the site will exceed twenty (20) percent after rough grading. These areas are slopes associated with installation of the required stormwater management system and tying slopes back to existing grade. These slopes will not exceed 3:1 or 33.33% slope.

**FOR EACH ITEM INDICATE YES OR NO FOR THE PROJECT SITE**

**CURRENT SITE USE:**

YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Existing school site	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Farmland	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Grassland
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Industrial site	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> City or borough lot	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Timberland

**SITE HAS SUFFICIENT ELEVATION TO:**

YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Avoid flooding from stream
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Avoid flooding from surface water
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Avoid excessive storm water from properties at higher elevations
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Permit good natural drainage

**SITE IS REMOVED FROM:**

YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Objectionable noise	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Non-fireproof structures	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Heavy traffic
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Objectionable odors	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Unsightly structures	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Solid waste landfill

**SITE SHOWS EVIDENCE OF:**

YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Soil erosion	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Sinkholes	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Active mines
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Swampy or wet areas	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Abandoned wells/cisterns	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Active gas wells
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Recent fill	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Abandoned cesspools	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Active oil wells
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Toxic gases	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Abandoned mines	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Inactive mines
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Toxic smoke	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Abandoned quarries	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Inactive gas wells
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Obnoxious Odors	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> High pressure gas lines	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Inactive oil wells
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> High tension power lines	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> High pressure oil lines	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Land Fill

**PROJECT INFORMATION SURVEY (1 of 6)**

District/CDC: <b>Northern York County</b>	Project Name: <b>Wellsville Elementary School</b>	Project #: <b>3844</b>
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**COMPLETE ALL ITEMS; IF NOT APPLICABLE, INDICATE IN SPACE PROVIDED**

**PROJECT SITE PLAN DRAWING:**

1. Has the scope of work for the site, building, and/or educational program changed since the PlanCon Part B, Schematic Design, review? If Yes, describe the changes below.

Yes   X      No       

The number of general classrooms has been reduced from 15 to 12 classrooms.
2. Is the bus loading/unloading area separate from the visitor drop-off area? If No, describe method of separation (traffic patterns, signage, personnel directing traffic, etc.).

Yes   X      No
3. How many students walk to the site?

      2
4. How many buses are on the site at one time during the school day?

      5
5. Is student drop-off and pick-up by automobile separate from bus areas? If No, describe method of separation.

Yes   X      No
6. Is service delivery access restricted during daytime hours? If Yes, describe method.

Yes           No   X  

Only milk deliveries are made typically between 5-6 am.
7. Is there any site acquisition anticipated for this project? If Yes, provide information on the acquisition.

Yes           No   X
8. Are there separate structures on this site that contribute to the educational program of this project building such as a field house or adaptive gym? If Yes, describe.

Yes           No   X
9. Are the locations of all existing and planned buildings, wells, underground storage tanks, on-site sanitary sewage plants, storm water basins, flood plains, wetlands, potential environmental hazards, right-of-ways, easements, and utility crossings shown on the site plan? If No, describe the location of items not on

Yes   X      No

**PROJECT INFORMATION SURVEY (2 of 6)**

District/CDC: <b>Northern York County</b>	Project Name: <b>Wellsville Elementary School</b>	Project #: <b>3844</b>
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**COMPLETE ALL ITEMS; IF NOT APPLICABLE, INDICATE IN SPACE PROVIDED**

10. Describe the methods used to minimize potential hazards associated with storm water detention or retention basins:  
  
Stormwater management facilities will have perimeter fencing.
11. Are there any modular classrooms located on the site. If Yes, describe the timeline for removing the modular classrooms. Yes  X  No       
  
Removal of one existing modular classroom to be removed prior to the start of construction.
12. Describe the type of resilient surface (i.e., sand, gravel, wood chips, etc.) used on the play fields and the method of maintenance of loose material.  
  
Wood chip carpet. Raking as required to provide smooth surface.
13. List the design standards used in the design of playground equipment.  
  
N/A
14. List the age groups for which playground equipment is designed,  K-5
15. Are physical barriers installed at outer perimeter of the site to exclude trespassers? If Yes, describe. Yes      No  X
16. Describe the signage posted on site directing staff and students where to park.  
  
Directional signage to be posted during construction to advise of parking and deliveries
- 17-a. Describe signage placed at key locations indicating name and address of the school and directing visitors to the main office.  
  
Directional signage to be installed during construction to direct visitors to main office.
- 17-b. Is signage illuminated at night? If No, please explain. Yes  X  No
18. Are PennDOT, county or municipal permits required for changes to roads adjoining the site? If Yes, describe the scope of work and status of permit review. Yes      No  X

**PROJECT INFORMATION SURVEY (3 of 6)**

District/CDC: <b>Northern York County</b>	Project Name: <b>Wellsville Elementary School</b>	Project #: <b>3844</b>
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**COMPLETE ALL ITEMS; IF NOT APPLICABLE, INDICATE IN SPACE PROVIDED**

**BUILDING SECURITY ISSUES:**

19. If a security analysis of the project building and site has been performed by law enforcement authorities or a security consultant, have their recommendations been adopted? If Yes, describe recommendations. Yes  X  No
- Secure vestibule with multiple security technology and visual supervision will be implemented at the administration suite as well as other areas of the building.
20. Will project building plans and specifications be forwarded to local law enforcement agencies and fire departments for their future reference? Yes  X  No
21. Are hinges on exterior doors, windows, roof hatches, boiler room doors and power supply room doors fitted with hinge pin protection? Yes  X  No
22. Do dumpster locations near a one-story exterior wall provide easy access for students or trespassers to the roof? If Yes, describe means for restricting access to roof. Yes      No  X
23. Does the project building contain an emergency power back-up system? Yes  X  No
24. Is the building locked during school hours? Yes  X  No
25. Describe the methods of security surveillance.
- CCTV, Intercom, locked security vestibule
26. Describe the method(s) of communication between the building administration office and the classrooms, duty stations and remote portions of the building or site for general public address, as well as emergency, purposes.
- Phone - PA System

**PROJECT BUILDING FLOOR PLAN DRAWING:**

27. What documentation was used to determine existing architectural area?
- X  Field Measurements       X  As-Built Drawings           N/A           Other: \_\_\_\_\_
28. Does the project building share any educational program(s), cafeteria, health suite (nurse), heating, mechanical plumbing or electrical systems with another building on the same or an adjacent site? If Yes, describe. Yes  X  No
- The Kindergarten program is currently located in the adjacent W. Wells Building. Proposed plans are to relocate the Kindergarten program to the project building as part of this building improvement project.



**PROJECT INFORMATION SURVEY (4 of 6)**

District/City: Northern York County	Project Name: Wellsville Elementary School	Project #: 3844
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**COMPLETE ALL ITEMS; IF NOT APPLICABLE, INDICATE IN SPACE PROVIDED**

29. List the building codes that are applicable to this project.  
IBC, ADA, L&I
30. Can portions of the building be closed off before and after hours during community activities? If Yes, describe method. Yes  X  No    
Doors can be installed to limit circulation throughout building after hours
31. Are there existing or new unventilated crawl spaces in the project building? If Yes, describe the methods designed to reduce the formation of mold or fungus. Yes   No  X
32. Is any portion of the building more than one story and does that portion of the building have a Department of Labor and Industry classification of ordinary or wood frame construction? If Yes, describe the methods designed to meet health and safety standards related to the use of wood in this building. Yes   No  X
33. Is the nurse's telephone acoustically private from the waiting area and exam rooms? Yes  X  No
34. Is the health suite near an exterior entrance for ambulance access? Yes  X  No
35. Describe safety and security considerations regarding the presence of skylights in the new and/or existing building, if applicable.  
N/A
36. Describe the methods planned to eliminate glare on computer screens, playing courts or water surfaces from clerestory windows or skylights in the library, gymnasium or natatorium.  
Use of window treatments - blinds or shades.
37. Describe the durability of materials on exterior and interior wall surfaces near high pedestrian and/or vehicular traffic areas.  
Exterior walls will have a masonry veneer. Interior walls shall be either CMU or abuse resistant gypsum wallboard.
- PLANCON PROCESSING:**
- 38-a. Is this project subject to Act 34 of 1973? Yes  X  No
- 38-b. If yes, when was the first Act 34 hearing held (M/D/YYYY)?  3/17/2016
39. What is the anticipated bid opening date (M/D/YYYY)?  10/17/2016

**PROJECT INFORMATION SURVEY (5 of 6)**

District/CTC: Northern York County	Project Name: Wellsville Elementary School	Project #: 3844
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**COMPLETE ALL ITEMS; IF NOT APPLICABLE, INDICATE IN SPACE PROVIDED**

40. Are bid alternates anticipated that will affect capacity, scheduled area or architectural area? If Yes, describe. Yes  No
- 41-a. Have PlanCon Parts A-D been approved by PDE? If No, describe outstanding issues that are affecting PDE approval. Yes  No   
 Plancon A/B approved. Plancon C - N/A. Plancon D submitted. No outstanding issues are affecting PDE approval.
- 41-b. Does the planned project include any of the following spaces: natatorium, district administration offices, daycare/preschool, non-district use (health clinic, public library, etc.)? If Yes, describe. Yes  No
- 41-c. Have there been any changes to the educational specifications for this project since the Part B review? If Yes, describe. Yes  No   
 Page 3 - The inclusion of students to NYCSD from the Washington Township / Dover ASD was denied. As a result, the project scope of work was reduced.
42. Is the District/CTC planning to complete any other work on the project building or site while this PlanCon project is under construction? If Yes, describe. Yes  No
43. Is the District planning combined bidding for this project and any other reimbursable or non-reimbursable project? If Yes, submit draft language describing how the individual and combined projects will be bid and how the District intends to choose the lowest responsible bidder for the individual and/or combined bid. Yes  No
44. For any asbestos abatement and any other work that's part of the scope of this PlanCon project, are the drawings and specifications being prepared by a consultant directly contracted with the district/CTC and not contracted with the Architect of Record? If Yes, describe. Refer to the instructions for additional guidance. Yes  No
45. Is there an adopted municipal comprehensive land use plan, as per the Pennsylvania Municipalities Planning Code? Yes  No
46. Is there an adopted county comprehensive land use plan? Yes  No
47. Is this project consistent with applicable local and county plans and ordinances? Yes  No
48. Is there an adopted multi-municipal or multi-county comprehensive land use plan? Yes  No
49. Is there an adopted county or municipal zoning ordinance or a joint municipal zoning ordinance? Yes  No
50. Is the proposed project consistent with these comprehensive plans and/or zoning ordinances? Yes  No
51. Will this project be financed in whole or in part with QSCB and/or QZAB federal loan? If yes, describe below. Refer to Part F instructions for bid document requirements. Yes  No

PROJECT INFORMATION SURVEY (5 of 6)

District/CTC: Northern York County	Project Name: Wellsville Elementary School	Project #: 3844
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COMPLETE ALL ITEMS, IF NOT APPLICABLE, INDICATE IN SPACE PROVIDED

52. Indicate the anticipated prime contracts (attach additional list if more primes specified).

<input checked="" type="checkbox"/> General	<input checked="" type="checkbox"/> Plumbing	<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> HVAC	<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> Educational Technology	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

53. Is the architectural area of the addition between 18-20% of the existing building's architectural area? If Yes, verification drawings must be submitted with PlanCon Part F, Construction Documents. Yes \_\_\_\_\_ No

54. Is bidding to be phased? If Yes, submit PlanCon Page E06, Request for Phased Bidding. NOTE: the Board Action date for PlanCon Part F-Phased Bidding must be after the PlanCon Part E, Design Development, Board Action date and before the PlanCon Part F, Construction Documents, Board Action date. Yes \_\_\_\_\_ No

55. Are sanitary sewage tap-in or reserve capacity fees anticipated? If Yes, a letter from the sewer authority indicating the cost and project building name must be submitted prior to PlanCon Part F, Construction Documents, approval. Yes \_\_\_\_\_ No

56. Are sanitary sewage extension costs anticipated? If Yes, a scaled site plan showing the extent of on- and off-site waste line extension from the building to connect to the local sewer authority must be included with the PlanCon Part F, Construction Documents, submission. Yes  No \_\_\_\_\_

57. Are there any buildings, structures, site conditions or site features that are more than 50 years old on this site? If Yes, has the school district contacted the Bureau for Historic Preservation in the Pennsylvania Historical and Museum Commission for an evaluation to determine if the building is of historical significance? If Yes, describe status of review. Yes  No \_\_\_\_\_

PHMC has completed their review and determined the building eligible for listing in the National Register of Historic Places

58. Are delays anticipated regarding any state or local reviews (such as BOCA exceptions, storm water management issues, planning commission reviews, etc.) of the project that could affect the anticipated bid opening date or the date of entering into contracts? If Yes, describe. Yes \_\_\_\_\_ No

59. Are all general, HVAC, electrical, plumbing, mechanical, fire suppression, security and technology systems that are required to make the project building fully operational included in the base bid? If No, explain. Yes  No \_\_\_\_\_

60. Does the school district/CTC plan to specify an owner's controlled insurance program (OCIP)? If Yes, describe. Yes \_\_\_\_\_ No

61. Does the school district/CTC plan to utilize any state or IU contract for equipment, materials and/or labor? If Yes, describe. Yes \_\_\_\_\_ No

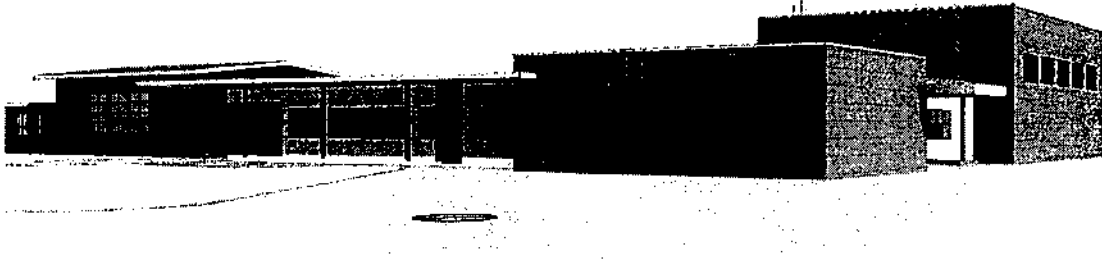
62. Does the school district/CTC plan to obtain silver, gold or platinum LEED-NC or two, three or four Green Globes certification for this project building? If Yes, describe. Yes \_\_\_\_\_ No

63. Does the school district/CTC plan to use an approved school facility design published on the Department's School Design Clearinghouse? If Yes, describe. Yes \_\_\_\_\_ No

64. Does the school district/CTC plan to perform any work in/on this facility by way of Act ??? If Yes, describe. Yes \_\_\_\_\_ No

ADDITIONS & RENOVATIONS to  
**WELLSVILLE ELEMENTARY  
SCHOOL**

NORTHERN YORK COUNTY SCHOOL DISTRICT  
CRA PROJECT No. 2812  
MAY 27, 2016



**CRABTREE, ROHRBAUGH & ASSOCIATES - ARCHITECTS**

401 EAST WINDING HILL ROAD  
MECHANICSBURG, PENNSYLVANIA 17051  
Phone: (717) 438-0222  
Fax: (717) 438-0047  
[www.cra-architects.com](http://www.cra-architects.com)

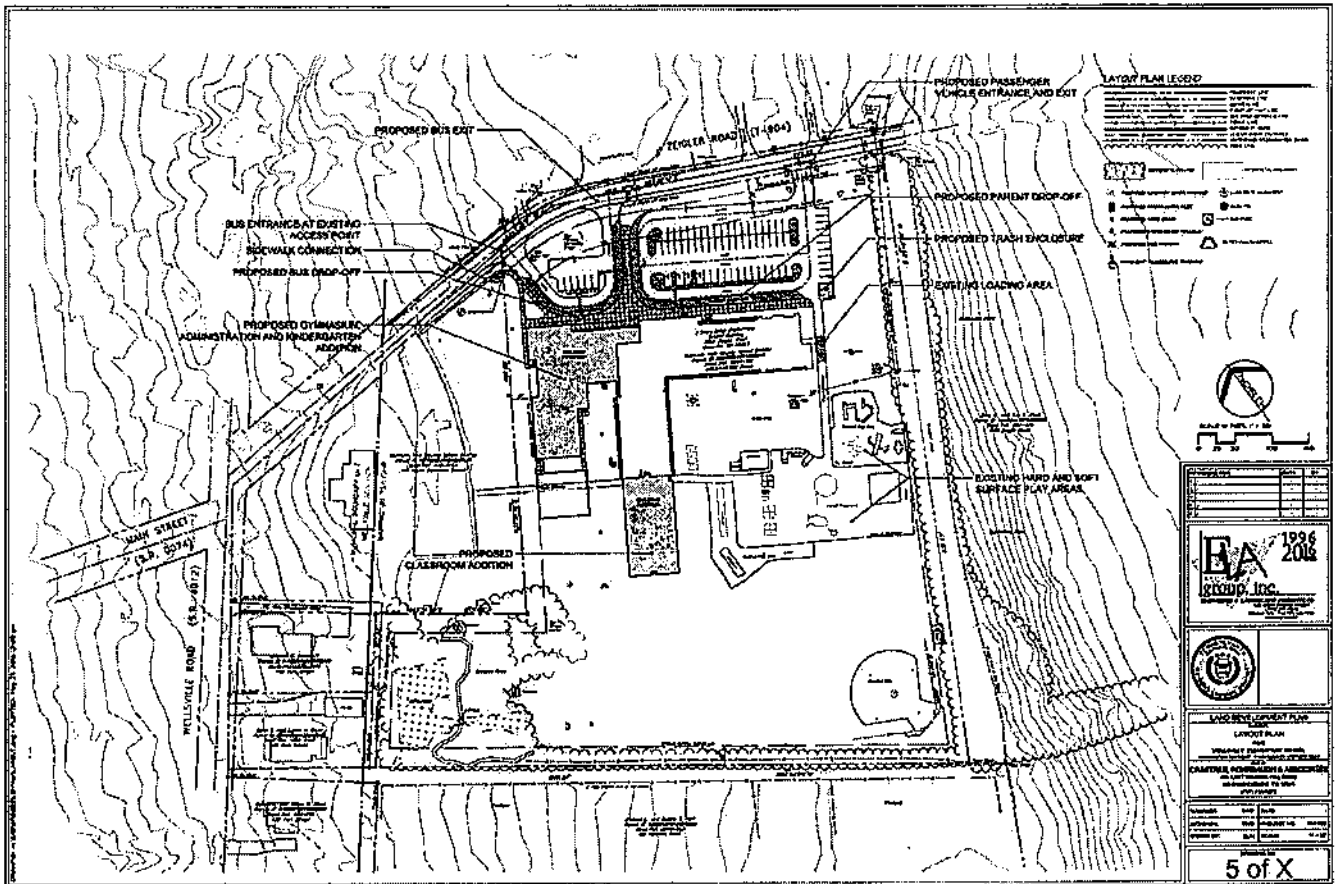


**MEP ENGINEER**  
BROWN ENGINEERING CO.  
387 COLLEGE AVENUE  
LARGESVILLE, PA 17052  
717 262 3441  
217 296 3843  
[www.moonlightengineering.com](http://www.moonlightengineering.com)

**STRUCTURAL ENGINEER**  
E. S. DAVIDSON, INC.  
319 DUNE ST  
TOWNSHIP OF WYOMING  
P.O. BOX 4386  
217 896 5611  
[www.esdavidson.com](http://www.esdavidson.com)

**CIVIL ENGINEER**  
J. R. GROUP, INC.  
245 SOUTH BROAD STREET  
LITTLE HARTS  
217 676 7772  
217 628 7900  
[www.jrgroup.com](http://www.jrgroup.com)

**FOOD SERVICE CONSULTANT**  
WIZARD AND WHITE EBI ASSOCIATES, INC.  
PINE PLAZA  
1140 PENNSYLVANIA BLVD STE 110  
PITTSBURGH, PA 15222  
412 381 1903  
412 381 6162

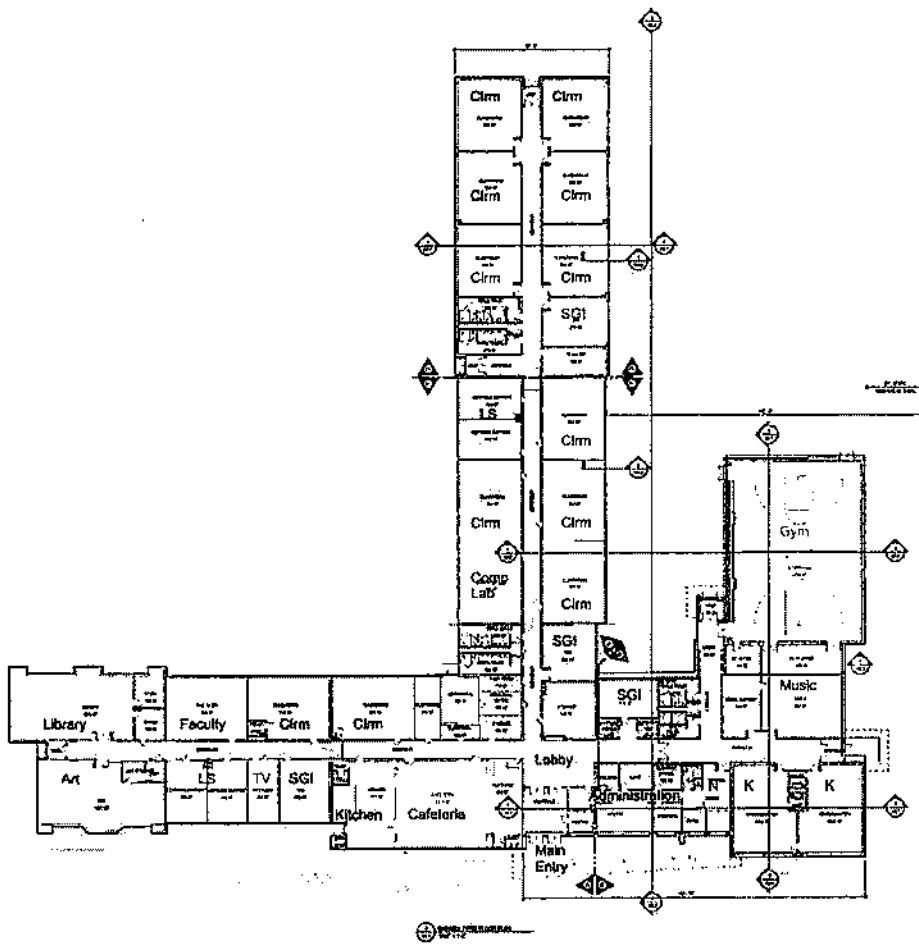


**LAYOUT PLAN LEGEND**

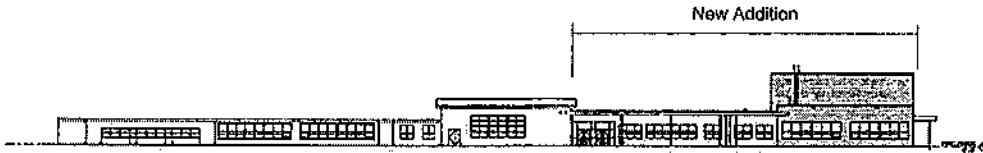
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[Symbol]	Proposed Play Area
[Symbol]	Proposed Fencing
[Symbol]	Proposed Landscaping
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[Symbol]	Proposed Survey Tract
[Symbol]	Proposed Survey District
[Symbol]	Proposed Survey County
[Symbol]	Proposed Survey State
[Symbol]	Proposed Survey Country
[Symbol]	Proposed Survey World

**EA** 1906 2008  
**Studio, Inc.**  
 12345 Main Street  
 Suite 100  
 Charlotte, NC 28204  
 Phone: (704) 555-1234  
 Fax: (704) 555-5678  
 Email: info@ea1906.com

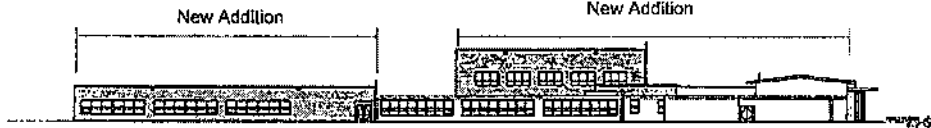
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 CLIENT: [Client Name]  
 DATE: [Date]  
 SCALE: [Scale]  
 SHEET: 5 of X



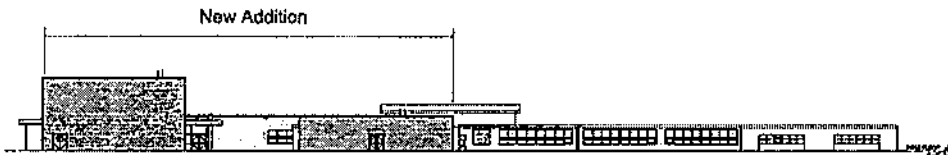
<b>KEY PLAN</b>	
<b>REVISIONS</b>	
<b>CRABTREE ROHRBAUGH &amp; ASSOCIATES - ARCHITECTS</b> 25 WEST MAIN STREET, SUITE 30 CHARLESTON, WEST VIRGINIA (800) 225-7900 FAX (304) 725-7204 <a href="http://www.craa.com">www.craa.com</a>	
<b>ADDITIONS &amp; RENOVATIONS to</b> WELLSVILLE ELEMENTARY SCHOOL NORTHERN YORK COUNTY SCHOOL DISTRICT WELLSVILLE, PENNSYLVANIA	
	<b>PROJECT</b> 2011 <b>A1.1</b>



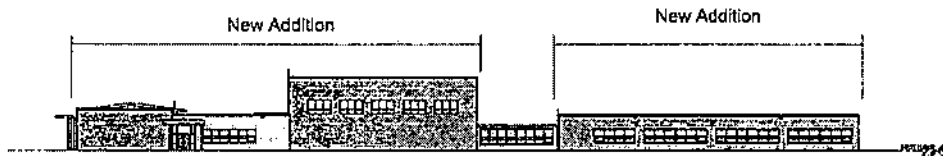
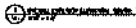
Front Elevation - View from Zeigler Road



Side Elevation



Rear Elevation



Side Elevation - View from William Wells Bldg



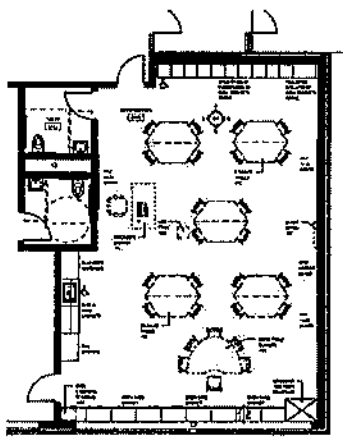

REVISIONS	

**CRABTREE ROHRBACH & ASSOCIATES - ARCHITECTS**  
 27 WEST MAIN STREET, SUITE 200  
 CHARLOTTE, NC 28202  
 704.375.1000  
 www.crabtree-rohrbach.com

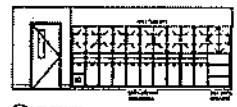
ADDITORS & RENOVATIONS R  
 WELLSVILLE ELEMENTARY SCHOOL  
 NORTHEAST YORK COUNTY SCHOOL DISTRICT  
 1000 BROADWAY WELLSVILLE, PA 16740

**CR**

PROJECT #00  
**A2.1**



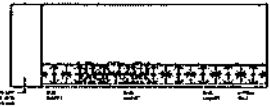
Kindergarten Classroom Layout



01-2101-001



01-2101-002



01-2101-003



01-2101-004

- GENERAL NOTES TO APPLY TO ALL DRAWINGS:**
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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REVISIONS	

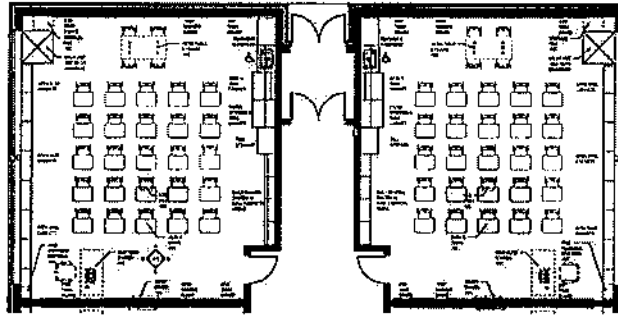
**CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS**  
 29 WEST WASHINGTON STREET, SUITE 200  
 MECHANICSBURG, PA 17055  
 717-688-8877 FAX 717-688-8887  
 www.craa.com

ADDITIONAL RENOVATIONS BY  
**WELLSVILLE ELEMENTARY SCHOOL**  
 NORTHWEST YORK COUNTY SCHOOL DISTRICT  
 1000 HAZELWOOD WELLSVILLE, PA 17257

**CR**

PROJECT NO.	14.1
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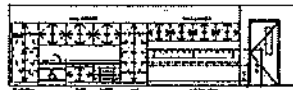




Typical Classroom Layout



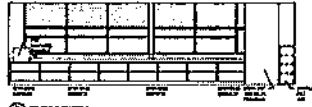
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SECTION



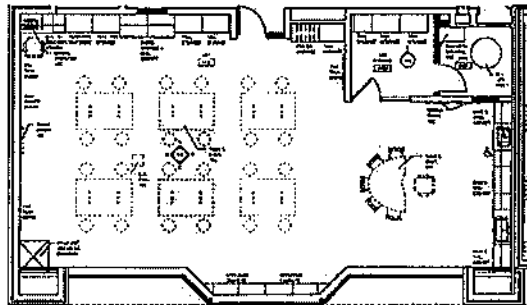
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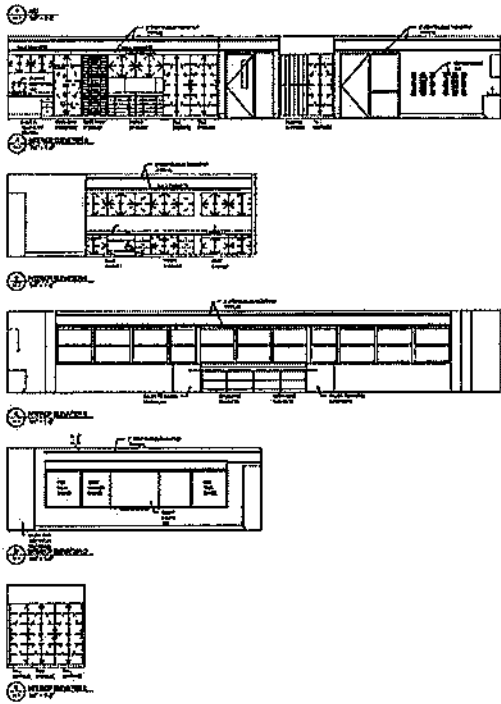
SECTION


<b>CRABTREE ROHRBAUGH &amp; ASSOCIATES - ARCHITECTS</b> 401 EAST WINDING HILL ROAD WELLSVILLE, MISSISSIPPI 39228 PHONE: 662-237-3331 FAX: 662-237-3332 WWW.CRABTREE-ROHRBAUGH.COM		<b>ADDITIONS &amp; RENOVATIONS TO</b> WELLSVILLE ELEMENTARY SCHOOL NORTHWIND COUNTY SCHOOL DISTRICT WELLSVILLE, MISSISSIPPI	
		<b>PROJECT</b> 14.6	

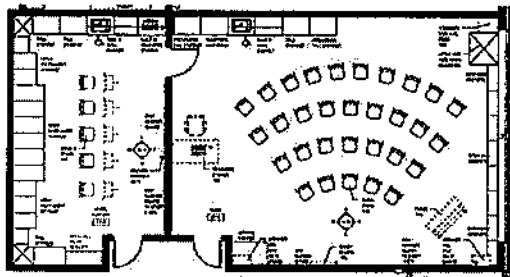




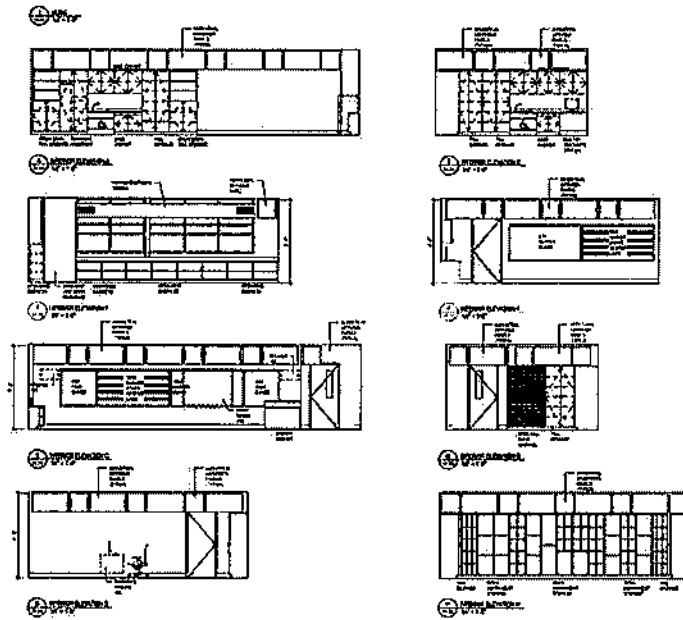
Art Room Layout



REVISIONS	
NO.	DATE
<b>CRABTREE ROHRBAUGH &amp; ASSOCIATES - ARCHITECTS</b> 38 WEST MARKET STREET, SUITE 200 GARFIELDVILLE, PENNSYLVANIA 17921 PH: 717-521-1234 FAX: 717-521-1235 <a href="http://www.craa.com">www.craa.com</a>	
ADDITIONS & RENOVATIONS TO <b>WELLSVILLE ELEMENTARY SCHOOL</b> NORTH HAVEN COUNTY SCHOOLS DISTRICT WELLSVILLE, PENNSYLVANIA 17984	
	
PROJECT NO.	14.9



Music Room Layout



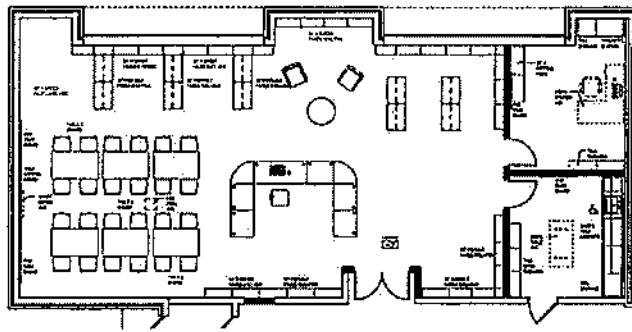
REVISIONS	
NO.	DESCRIPTION

**CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS**  
 25 WEST MAIN STREET, SUITE 220  
 CINCINNATI, OHIO 45202  
 PH: (513) 241-7100 FAX: (513) 241-7101  
 WWW.CRABTREE-ROHRBAUGH.COM

ADDITONS & RENOVATIONS TO  
 WELLSVILLE ELEMENTARY SCHOOL  
 NORTH-HENRY COUNTY SCHOOLS DISTRICT  
 10000 WELLSVILLE ROAD, WELLSVILLE, OHIO 43081

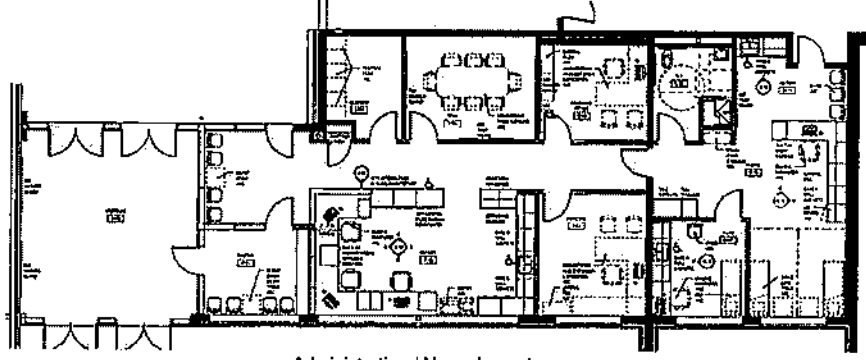
**CR**

PROJECT  
 NO. 14.10



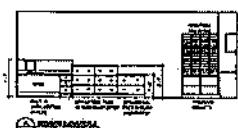
Library Layout

<p><b>CRABTREE ROHRBAUGH &amp; ASSOCIATES • ARCHITECTS</b>          25 WEST MAIN STREET, SUITE 200          CHARLOTTEVILLE, VA 22903          703-444-4272 FAX 703-444-0077  <a href="http://www.craa-architects.com">www.craa-architects.com</a></p>	
<p>ADDITIONAL REPRESENTATION IN          WELLSVILLE ELEMENTARY SCHOOL          NORTHERN VIRGINIA COUNTY SCHOOL DISTRICT          HARRISON ST. WELLSVILLE, VA</p>	
<p>PROJECT          2012  <b>14.11</b></p>	<p>REVISIONS</p>

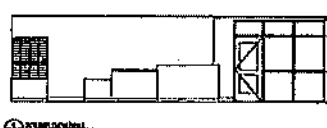


Administration / Nurse Layout

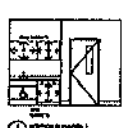
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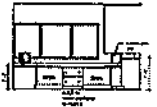
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REVISIONS	
NO.	DESCRIPTION

**CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS**  
 20 WEST 156th STREET, SUITE 410  
 CHATEAUXVILLE, NJ 07074  
 908-857-2100 FAX 908-857-2101

ADDITIONS & RENOVATIONS TO  
 WELLSVILLE ELEMENTARY SCHOOL  
 NORTH HAVEN COUNTY SCHOOLS DISTRICT  
 1400 HAVENWAY WELLSVILLE, PA 16740



PROJECT 2612  
 14.12