

# Single Application for Assistance

Web Application Id: 10020381

Single Application Id: 202401115867

Applicant: Chester County Industrial Development Authority

Company: Kennett Consolidated School District

Program Selected: Redevelopment Assistance Capital Program (RACP)

## Applicant Information

Applicant Entity Type:	Non-Profit Corporation
Applicant Name:	Chester County Industrial Development Authority
Charitable organization?	False
NAICS Code	9261
FEIN/SSN Number	XXXXXXXXXX
UEI Number:	n/a
Top Official/Signing Authority:	Michael Grigalonis
Title:	Assistant Secretary
SAP Vendor #:	XXXXXX
Contact Name:	Michael Grigalonis
Contact Title:	Assistant Secretary
Phone:	XXX-XXX-XXXX Ext. XXXX
Fax:	XXX-XXX-XXXX
E-mail:	XXX-XXX-XXXX
Mailing Address:	Eagleview Corporate Center 737 Constitution Drive
City:	Exton
State:	PA
Zip Code:	19341

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**Company Information**

Company Entity Type:	Government
Company Name:	Kennett Consolidated School District
NAICS Code	6111
FEIN:	XXXXXXXXXX
UEI Number:	KSA4EKLECED5
Top Official/Signing Authority:	Dr. Dusty Blakey
Title:	Superintendent of Schools
SAP Vendor #:	XXXXXX
Contact Name:	Mark Tracy
Contact Title:	Chief Financial Officer
Phone:	XXX-XXX-XXXX Ext. XXXX
Fax:	XXX-XXX-XXXX
E-mail:	XXX-XXX-XXXX
Mailing Address:	300 East South Street
City:	Kennett Square
State:	PA
Zip Code:	19348

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## Business Specifics

Current # of Full-time Employees:	
(In PA):	421
(World Wide:)	0
Minority Owned:	No
	Select
Woman Owned:	No
Total Sales \$:	0
Total Export Sales \$:	0
R&D Investment:	0 (% of Budget)
Employee Training Investment:	0 (% of Budget)

## Enterprise Type

Indicate the types of enterprises that describe the organization listed above. You may select more than one type.

<input type="checkbox"/> Advanced Technology	<input type="checkbox"/> Agri-Processor	<input type="checkbox"/> Agri-Producer	<input type="checkbox"/> Authority	<input type="checkbox"/> Biotechnology / Life Sciences
<input type="checkbox"/> Business Financial Services	<input type="checkbox"/> Call Center	<input type="checkbox"/> Child Care Center	<input type="checkbox"/> Commercial	<input type="checkbox"/> Community Dev. Provider
<input type="checkbox"/> Computer & Clerical Operators	<input type="checkbox"/> Defense Related	<input type="checkbox"/> Economic Dev. Provider	<input checked="" type="checkbox"/> Educational Facility	<input type="checkbox"/> Emergency Responder
<input type="checkbox"/> Environment and Conservation	<input type="checkbox"/> Exempt Facility	<input type="checkbox"/> Export Manufacturing	<input type="checkbox"/> Export Service	<input type="checkbox"/> Food Processing
<input checked="" type="checkbox"/> Government	<input type="checkbox"/> Healthcare	<input type="checkbox"/> Hospitality	<input type="checkbox"/> Industrial	<input type="checkbox"/> Manufacturing
<input type="checkbox"/> Mining	<input type="checkbox"/> Other	<input type="checkbox"/> Professional Services	<input type="checkbox"/> Recycling	<input type="checkbox"/> Regional & National Headquarters
<input type="checkbox"/> Research & Development	<input type="checkbox"/> Retail	<input type="checkbox"/> Social Services Provider	<input type="checkbox"/> Tourism Promotion	<input type="checkbox"/> Warehouse & Terminal

Educational Facility, Government,

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## Project Overview

Project Name:

KCSD New Garden Elementary School

Is this project related to another previously submitted project?

No

If yes, indicate previous project name:

Have you contacted anyone at DCED about your project?

No

If yes, indicate who:

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## Project Site Locations

<b>Address:</b>	265 New Garden Road
<b>City:</b>	Toughkenamon
<b>State:</b>	PA
<b>Zip Code:</b>	19374
<b>County:</b>	Chester
<b>Municipality:</b>	New Garden Township
<b>PA House:</b>	Christina Sappey (158)
<b>PA Senate:</b>	John Kane (9)
<b>Current Employees:</b>	78 ♦
<b>Jobs To Be Created:</b>	0 ♦
<b>Designated Areas:</b>	

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## Project Budget

	Redevelopment Assistance Capital Program (RACP)	Total Match Private	Total
Miscellaneous	\$4,000,000.00	\$45,076,000.00	
Total Project Cost	\$4,000,000.00	\$45,076,000.00	\$49,076,000.00
Total	\$4,000,000.00	\$45,076,000.00	
		<b>Budget Total:</b>	\$49,076,000.00

### Basis of Cost

Provide the basis for calculating the costs that are identified in the Project Budget.

Bids/Quotations, Engineer Estimates

### Budget Narrative

The narrative must specifically address each of the cost items identified in the Project Budget section. If an amount is placed in any of the OTHER categories, you must specify what the money will be used for. **NOTE:** Some programs have specific guidelines regarding the narrative necessary to qualify for that particular resource. Please read the Program Guidelines for details.

The Project Budget was prepared by a Certified Estimating Professional under the oversight of a Licensed Professional Engineer and then updated based on actual Bids Received. The budget based on actual bids received is:

GC: \$ 35,019,000.00

MC: \$ 5,795,000.00

EC: \$ 5,483,000.00

PC: \$ 2,719,000.00

EAC: \$60,000 (Estimated budget – Contract to be bid at a later date)

TOTAL: \$ 49,076,000

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## Project Narrative

### How does this project provide a benefit or improvement to a community?

Identify a problem or need in the community (cultural, recreational, historical, civic). Indicate how that will be rectified with this projects completion.

**The building serves as hub for the community and the existing core spaces limit community use. The new building will provide for a gym, cafeteria, and library that is designed to support and enhance use by the community and reinforce the school as a community hub. The current school has significant infrastructure concerns with most building systems past their useful life. There will be significant improvements to the HVAC and life safety systems as a priority which will improve both the safety and comfort of all building occupants. A new building has the potential to save the District and its taxpayers money as the building will be designed to be energy efficient. Finally, the design of new parking and site circulation provides on-site parent and bus queueing to reduce offsite traffic and provide separation of auto and bus drop off areas for increased safety.**

### What will this project entail?

Give a complete project description. Indicate the construction, renovations or improvements that will take place. Indicate what properties will be used or purchased for use.

**Demolition and abatement of the existing school, and construction of a new facility on the same site. The new building and site will be configured with core spaces to accommodate increased community use and provide security improvements.**

### How do you plan to use the funds?

Should include specific use of funds and reflect the budget provided with the application.

**The funds will be used for the hard construction costs of the project only.**

### Project Schedule and Key Milestones and Dates

A detailed schedule of activities, including key milestones and dates, must accompany this application if applicable to the project.

**Bidding Phase: 10/12/23 – 11/28/23**

**Contracts & Procurement: 01/08/24 – 03/22/24**

**Construction Phase: 04/01/24 – 01/09/26**

**Final Completion: 02/06/26**

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## Addenda

### 1. Fill in your Itemization information.

Click the below link for a list of available itemizations. Identify the appropriate itemization and enter the Item No. in the "primary" box below. The related information will then automatically populate. If an additional itemization is necessary, enter a second Item No. in the "alternative" box. Special note: Act 77 of 2013 imposed a 10-year sunset provision for itemizations between their enactment date and the date of the RACP grant award.

The Item No. can be found in Column B of this Excel spreadsheet link.

#### Primary

Enter Item#

**9190****Year/Act# - 2017-052****County - Chester****Municipality - Chester County Industrial Development Authority****Project Description - Acquisition, infrastructure, rehabilitation, construction and other related costs for an economic development project in Chester County****Act Amount - \$10,000,000.00****Available Amount - \$5,750,000.00**

#### Alternative

Enter Item#

**10776****Year/Act# - 2020-036****County - Chester****Municipality - Chester County Economic Development Council****Project Description - Acquisition, construction, redevelopment, renovation/rehabilitation, infrastructure, abatement of hazardous materials and other related costs for community redevelopment projects in the county****Act Amount - \$9,500,000.00**



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**Available Amount - \$8,000,000.00**

### 2. Financial Necessity.

What were the factors that the Candidate relied on to arrive at the requested amount?

**The hard construction cost for the Project is \$49,076,000. The Project has been subject to significant economic inflation and the School District cannot apply for PlanCon reimbursement due to the moratorium and their budget cannot absorb the full cost, therefore the assistance requested is for a portion of the hard construction costs, the remaining hard construction costs and the soft construction costs will be paid by the School District.**

**3. Are you looking to apply more than 30% of the RACP funding to a combination of acquisition (land/property) and equipment costs?**

**No**

**4. Is at least 50% of the RACP total project cost to be paid by a non-state funding source(s)?**

**Yes**

**5. Does your project involve a housing component?**

**No**

**If yes, does the project generate economic activity and part of a revitalization plan?**

**No**

**6. Download and Complete RDAs & Construction Cost breakdown Document**

**Download RDA 300-301 and Construction Cost Breakdown Forms.xls**

### Uploaded Documents

**RDA 300-301-302 Forms\_040002.pdf** [View](#)

### 7. Qualified Professional

The Capital Facilities Debt Act requires a RACP grant recipient to identify who produced the cost estimates for their project. It further requires that such project cost estimate must be prepared by a qualified professional.

Please identify who prepared the project's cost estimate, and give their title and/or professional qualifications below  
**William W. Watkins II, Certified Professional Estimator, Chief Estimator, D'Huy Engineering, Inc. M. Arif Fazil, Professional Engineer, President, D'Huy Engineering, Inc.**

**8. Confirmation that the Funding Recipient understands the RACP Compliance Requirements by uploading a signed Statement of Compliance.**

**Download Statement of Compliance Acknowledgement for eApp.pdf**

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### Uploaded Documents

Statement of Compliance\_Fully EXEC\_040002.pdf [View](#)

9. Which of the following best describes your construction status?

b. Construction start date within 1 year

10. Has the bidding process started for your project?

Yes

Describe, in general, the bidding process the project utilized or intends to utilize to satisfy RACP bid solicitation requirements.

Bids were solicited via Advertisement to Bid through an advertisement placed in the local newspaper for the following contracts: Contract 1: General/Site Construction Contract 2: HVAC Contract 3: Electrical Contract 4: Plumbing Contract 5: Environmental Abatement A mandatory pre-bid meeting was conducted by D'Huy Engineering (DEI), the Architect, and their consultants during which they reviewed an informational presentation and agenda at the time and location indicated on the Invitation to Bid. The Bidding Documents package was created by D'Huy Engineering containing all Project Requirements (drawings, specifications, prevailing wage rates, etc.) and distributed to contractors & plan rooms. Sealed bids were received and publicly opened on the date and time specified in the Ad. Bids received were tabulated and reviewed by DEI and the Architect and awards recommendations were made to School Board based on the lowest-priced, qualified, responsible bidder based on the Contract Documents.

11. Is your project eligible for City Revitalization and Improvement Zone (CRIZ) benefits?

No

12. Additional Grantee / Applicant Information - Please include additional contacts including name, title, organization, mailing address, email address, and phone number. It is recommended to include at least 2 monitored email addresses.

This section may contain personal contact information; therefore, all information supplied has been withheld for personal privacy

13. Additional Sub-Grantee / Company Information - Please include additional contacts including name, title, organization, mailing address, email address, and phone number. It is recommended to include at least 2 monitored email addresses.

This section may contain personal contact information; therefore, all information supplied has been withheld for personal privacy

14. Please identify prior RACP grants awarded to the entity applying for the grant.

Provide the grant ME number (XXXX-XX), name of the project, award amount, and funding round.

None

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### 15. Other commonwealth Assistance

A. Have you or a related company received an economic benefit in the form of a grant, loan or tax credit from a Commonwealth program within the last 2 years for this project?

No

If so, please provide details

B. Do you or a related company currently have an application for economic benefits in the form of a grant, loan or tax credit pending with a Commonwealth program for this project?

No

If so, please provide details

C. Have you been in contact with the Governor's Action Team (GAT) regarding this specific project?

No

If yes, please provide the name of the GAT staff member

16. Per Executive Order 2021-06, Worker Protection and Investment (October 21, 2021), all funding recipients must certify compliance with this order by signing and uploading the attached form for contracting purposes. Select yes stating you will comply with Executive Order 2021-06.

Yes

Please Download, complete and upload the Worker Protection Form. Use the link below:

[Download Worker Protection Form.pdf](#)

#### Uploaded Documents

[Worker Protection Cert\\_CCIDA\\_EXEC.pdf](#) View

17. Upload any available community or legislative support letters.

#### Uploaded Documents

[PA House Rep Letter of Support\\_EXEC\\_040002.pdf](#) View

[PA Senate Letter of Support\\_EXEC\\_040002.pdf](#) View

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## Requirements

### e-RACP Application Submission Fee

The program requires a \$500 e-Application fee to be paid at the time of submission. Payment must be made online by credit card through a secure, third-party vendor. Only MasterCard, Visa, and Discover are accepted.

#### Applicants/Applicant Tab

Funding award notifications will be addressed to the entity identified under the Applicant Tab. Applicants should ensure that any prospective grantee entity listed in the Applicant Tab will fully endorse the proposed project and act as the eligible grantee. If this support is not available at the time of submission, the e-Application should be submitted without a prospective grantee entity being listed. Please refer to the step-by-step instructions on the RACP website when completing the Applicant and Company Tabs of the e-RACP application.

### Please review the following program reminders and click the acknowledgement:

#### To be RACP eligible, a project MUST have:

An eligible itemization line item.

Total project costs of at least \$1 million which contains construction.

At least 50% of the RACP total project costs to be paid by a non-state funding source(s).

At least 50% of RACP eligible match expenses.

#### RACP Scope

**If awarded**, the RACP scope will be reviewed and possibly adjusted during the development of a grant agreement.

The RACP scope must include a construction component.

Combined Acquisition (Land/Property) and Equipment reimbursement cannot exceed 30% of the awarded amount and must meet itemization line item eligibility.

The RACP scope is not officially approved until RDA forms are executed by the Office of the Budget.

#### Grant compliance requirements include, but are **not limited to**:

Competitive bidding requirements (3 written solicitations).

Pennsylvania Prevailing Wage Act.

Steel Products Procurement Act.

Public Works Contractors' Bond Law (payment & performance bonds).

Insurance (worker's comp, general liability, & property).

By selecting yes, you are acknowledging the above. Then click continue.

Yes



# Pennsylvania Department of Community and Economic Development

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This page must accompany all required supplemental information **Mail to:**

**PLEASE NOTE:**

**RACP applicants do not need to print and mail hard copies of the e-Application.**

I hereby certify that all information contained in the single application and supporting materials submitted to DCED via the Internet, Single Application # 202401115867 and its attachments are true and correct and accurately represent the status and economic condition of the Applicant, and I also certify that, if applying on behalf of the applicant, I have verified with an authorized representative of the Applicant that such information is true and correct and accurately represents the status and economic condition of the Applicant. I also understand that if I knowingly make a false statement or overvalue a security to obtain a grant and/or loan from the Commonwealth of Pennsylvania, I may be subject to criminal prosecution in accordance with 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities) and 31 U.S.C. §§ 3729 and 3802 (relating to false claims and statements).



**Signature: M. Arif Fazil**

The Pennsylvania Department of Community and Economic Development reserves the right to accept or reject any or all applications submitted on the Single Application for Assistance contingent upon available funding sources and respective applicant eligibility.