State College Area School District
Office of Physical Plant
Ed Poprik, Director

To: Board of School Directors

From: Ed Poprik

RE: **Elementary Projects Update**

Date: May 8, 2017

On June 26, the Board is scheduled to have ACT 34 hearings for the 3 Elementary School projects. Consequently, as required by the Pennsylvania Department of Education (PDE), the Board will need to approve ACT 34 booklets and advertise the hearings. In order to meet the associated deadlines, action to approve these booklets should occur at the May 22 meeting. Draft booklets are attached for discussion and review. Final booklets will be part of the May 22 action item. (Calendar is attached).

The project team will be at the meeting to discuss the ACT 34 process, which has specific PDE requirements including transcription of the proceedings.

Additionally, the project team will present the first version of the 3 dimensional project models. The electronic 3-D model allows the team to review perspectives of the exterior building plan from an unlimited number of angles. This interactive tool is not available for preview but will be used at upcoming meetings to help the Board and public understand the planned look of each building.

Attachments
DRAFT ACT 34 booklet for Corl Street Elementary
DRAFT ACT 34 booklet for Radio Park Elementary
DRAFT ACT 34 booklet for Houserville Elementary

Elementary Project Calendar; May 3, 2017 update

Projected Date	Meeting	Activitiy
Thursday, April 13, 2017	CAC for Facilities	Cancel
Monday, April 24, 2017	Board Meeting	**Review NEW calendar**
Monday, May 1, 2017	Board Work session	Cancel
Tuesday, May 2 or 9, 2017	Public Forum	Cancel
Wednesday, May 3, 2017	F&G	Review draft 3-D models
Monday, May 8, 2017	Board Meeting	Review draft Act 34 booklet
Thursday, May 11, 2017	CAC for Facilities	Project update - cxl?
Monday, May 22, 2017	Board meeting	Approve Act 34 booklet
Monday, June 5, 2017	Board Work Session	60% Review
Thursday, June 8, 2017	CAC for Facilities	Review 60%
Thursday, June 8, 2017	Public Forum	1 night for all 3 buildings
Monday, June 12, 2017	Board Meeting	
Friday, June 16, 2017	F&G	Discuss Forums
Monday, June 26, 2017	Board Meeting	Approve 60% and ACT 34 hearing
Wednesday, July 5, 2017	F&G	
Monday, July 10, 2017	Board Meeting	Hearing to close Lemont Elementary
Thursday, July 13, 2017	CAC for Facilities	
Monday, July 24, 2017	Board meeting	Approve PlanCon D and E
Wednesday, August 2, 2017	F&G	
Monday, August 7, 2017	Board work session	90% review
Tuesday, Aug. 8 or 15, 2017	Public Forum	1 night for all 3 buildings
Thursday, August 10, 2017	CAC for Facilities	
Monday, August 14, 2017	Board Meeting	
Monday, August 28, 2017	Board meeting	Approve 90% and PlanCon Part F
Wednesday, September 6, 2017	F&G	
Monday, September 11, 2017	Board Meeting	
Thursday, September 14, 2017	CAC for Facilities	
Monday, September 25, 2017	Board meeting	Approve final documents/permission to bid
Wednesday, October 4, 2017	F&G	
Monday, October 9, 2017	Board Meeting	
Thursday, October 12, 2017	CAC for Facilities	
Monday, October 23, 2017	Board Meeting	
Wednesday, November 1, 2017	F&G	
Thursday, November 2, 2017	open bids	
Thursday, November 9, 2017	CAC for Facilities	
Monday, November 13, 2017	Board meeting	Award bids and PlanCon part G

STATE COLLEGE AREA SCHOOL DISTRICT

PUBLIC HEARING

on the proposed

ADDITIONS AND RENOVATIONS TO CORL STREET ELEMENTARY SCHOOL

at the
State College Area District Administration Office
240 Villa Crest Drive, State College, PA 16801
Board Room

on
Monday, June 26th, 2017, 6:30 PM

ACT 34 PUBLIC HEARING
Additions and Renovations to
Corl Street Elementary School

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ACT 34 PUBLIC HEARING
Additions and Renovations to
Corl Street Elementary School

AGENDA

1.	**CALL TO ORDER / INTRODUCTION**	Ed Poprik **Director of Physical Plant** **State College Area School District**
2.	**PROJECT DESCRIPTION** **By Crabtree, Rohrbaugh & Associates**	Mr. R. Jeffrey Straub, AIA **Project Architect**
3.	**FINANCIAL ANALYSIS** **By North West Financial Group, LLC**	Mr. Tom Beckett **Financial Advisor**

4. PUBLIC COMMENT
Question and Answer Period

- **A. Pre-registered speakers / comments**
- **B. Please raise hand, stand, and state name, address**
- **C. One question at a time - five minute limitation per speaker**

5. ADJOURNMENT

INTRODUCTION

The School Board of the State College Area School District for Corl Street Elementary School, State College, Pennsylvania is providing this opportunity to inform the public as to the State College Area School District's consideration of a project to construct additions and renovations to the existing facility.

The project is in response to a review of the physical facility and academic & technical program needs for the school population.

This public hearing is being held in accordance with Act 34 of 1973 of the Commonwealth of Pennsylvania. The purpose is to have the school administration, architect and financial advisors present a proposal for the construction of additions and renovations to the existing facility.

The specific purposes for this hearing are as follows:

1. Establish the need for the project by reviewing events leading to the State College Area School Board's consideration to initiate the building improvement project.
2. Review the various options considered by the State College Area School District prior to the decision to proceed with the current project proposal.
3. Describe the type of building additions to be constructed and the educational programs that serve as the basis for the project under consideration.
4. Present the estimated construction cost, the total project cost, indirect costs and the financial needs and estimate of the local tax impact of the project.
5. Provide citizens and residents an opportunity to offer comments and written testimony concerning the project.

Please feel free to participate during the comment period at the latter part of the presentation. An official transcript of the hearing is being recorded in order for the State College Area School Board to consider and study your constructive comments, insights and observations.

PROJECT NEED

The State College Area School District (SCASD) desires to undertake a building improvements project at Corl Street Elementary School in order to improve existing infrastructure, academic and technical program functions as identified in the building facility study. Existing conditions relative to program capacity, spatial limitations, as well as the overall physical condition of the building, justify a need for building improvements. The majority of the school has not been modernized since its construction in 1952 and renovations and new construction are needed to provide equity to the educational program throughout the school district and facilitate the academic achievement of the students. These issues support the need for this building improvements program.

The school building, located in State College, Centre County, has existed on this site for more than 65 years. The original building was constructed in 1963 as documented by the PA Department of Education.

Currently, the building houses approximately 14 classrooms, library and multi-purpose room serving gym and cafeteria functions. The building is also served by 1 modular classroom. While the existing classrooms are adequately sized, they do not accommodate the removal of the modular classroom which are in moderate condition, requiring upkeep and are not energy efficient.

In addition to the existing classrooms there is little or no support educational space within the existing building including special education, small group instruction, faculty preparation and art/music dedicated program.

Over the past 16 years SCASD has renovated 5 of their 9 elementary schools. As part of district facility planning, SCASD has completed District-Wide Facility Master Plans (DWFMP) which they have periodically updated over the past 17 years. As part of the DWFMP's, SCASD has planned to address their 4 remaining elementary schools which on average are 64 years old. SCASD recently completed design and is currently in construction of their high school as part of the DWFMP and began conversations about the 4 elementary schools over the past few years which were planned as the next phase of the DWFMP. These conversations moved into more formal planning in 2016 due to Pennsylvania funding opportunities with the Department of Community and Economic Development (DCED) and Department of Education PlanCON funding.

There is limited designation for bus, visitor, faculty, parent and pedestrian traffic. Due to this mingling of traffic, a safety hazard exists that needs to be addressed for the safety of students and staff.

The exterior envelope and a number of systems were found substandard. These include a roof that is at the end of its life expectancy and has limited roof insulation and adequate slope for drainage; windows and door systems that are not thermally efficient and are at the end of their life expectancy, masonry repointing as well to the existing façade. While these corrections need to occur, once done the building envelope will be sound. The "bones" or structure and masonry veneer are sound and will last for another 40 years if maintained correctly.

PROJECT NEED

Interior finishes are dated and beyond their life expectancy. While the staff has maintained the building well it has been 65 years since the building was originally constructed. Asbestos is being monitored within the existing building and poses no current threat to students or faculty. It is recommended any large project remove the remaining asbestos which is planned to occur concurrently with the main renovation and addition project.

The engineering systems (mechanical, plumbing and electrical), many of which are past their life expectancy, are in need of repair and replacement. Existing building system deficiencies include the following: electrical capacity, energy efficiency, lighting, emergency lighting, fire alarm, communications, and air quality / ventilation, heating, air conditioning, plumbing and handicapped accessibility.

The above noted factors indicate that the existing building is currently being used beyond its maximum capabilities and will be unable to accommodate the services required by both the students and the community moving forward.

PROJECT NEED

State reimbursement criteria is an important consideration when defining the scope of building improvements. The Pennsylvania Department of Education (PDE) encourages all schools wishing to implement a building improvement project to bring the entire building up to prevailing educational and reasonably current construction standards and code compliance as a condition of reimbursement. PDE recognizes that every 20 year period a building facility should be brought up to the above noted standards. That is why measures for reimbursement are set in place at that time to help with the financial burden. The existing Corl Street Elementary School has never been renovated by PA Department of Education records, with the completion of the anticipated project in 2019, the completed project will be 47 years over the 20 year time period.

No additional capital improvement reimbursement from PDE will be available to this building for the next twenty year period after this construction project. It is imperative that the building project plan for all building improvements, because it is unlikely another construction project will occur for 20 years and may not occur for up to 30-40 years.

Because the building is being designed to U.S. Green Building Council LEED Gold Standards or higher, future building expansion is being planned for through a Site Master Plan. The primary focus of this building expansion would be a classroom wing addition to the South of the two story classroom addition and to the east of the Kindergarten wing. While it is not anticipated the building will need additions beyond 4 classrooms per grade, these long range additions would accommodate 5 classrooms per grade allowing for 6 additional future classrooms.

OPTIONS CONSIDERED

A feasibility study was started in the spring of 2016 and completed in May of 2016 and received PDE PlanCON Part A&B approval in June of 2016 which identified eight primary options.

Of the eight options presented, Option 5 was ultimately selected in the fall of 2016. Initially, it was determined that Corl Street would be renovated, and an in-depth analysis of new construction versus additions/renovations occurred for Radio Park Elementary and Houserville Schools leading up to the Option 5 selection.

All eight options in the DWFMP- Elementary Update looked at 4 elementary schools in the school district. The following is an analysis of each elementary school separately as they related to the eight options.

- **Corl Street Elementary School-** Corl Street was evaluated to either receive additions and renovations or be repurposed and no longer utilized as a K-5 school. **Option 5 has Corl Street Elementary School continue as a K-5 school and receive additions and renovations.**

- **Lemont Elementary School-** All 8 options planned that Lemont Elementary School would be combined with the students of Houserville Elementary School and not be used as a K-5 elementary school. **Option 5 combines Lemont Elementary School with Houserville Elementary School.**

- **Houserville Elementary School-** Houserville was evaluated to become a full K-5 school , bringing the Lemont Elementary School into the building which is currently a K-2 building. Houserville was evaluated as both a new construction and an addition/ renovation project. **Option 5 has Houserville Elementary School replaced with a New Construction school accommodating the students of both Houserville and Lemont in a new K-5 school.**

- **Radio Park Elementary School-** Radio Park was evaluated to remain a K-5. The options developed for Radio Park were whether it should be a new construction or addition/ renovation school. Radio Park was also evaluated whether it should have 3 or 4 classrooms per grade. **Option 5 has Radio Park Elementary School modernized with additions and renovations. Ultimately, it was also determined Radio Park would have 3 classrooms per grade as a base bid project and the six additional classrooms would be bid as an alternate.**

PROJECT DESCRIPTION

Site - Located @ 235 South Corl Street, State College, PA.

Site Size: Approximately 4,7 Acres (Existing)
Current Site Usage: Educational
Topography: Immediate building site is level to moderate slope in vicinity of additions, there is a substantial slope to the south of the building, however this is not affected by the building.
Wetlands: Low Points on the site exist that experience flooding on a regular basis and are below the 100 year flood plain. The school and associated parking areas do not encroach on these areas of the site.
Available Utilities: Electricity, Gas, Water, Sewer
Site Access: Adequate Access.
Community Use: School accommodates limited community activities during non school hours
Parking: Parking will be expanded under current design to relieve overcrowding and a larger parking area will be located at the back of the site to the west of the building for staff alleviating parking issue along the north alley of the site. Visitor parking is also planned at the main entrance along Corl Street.
Existing Conditions Adjacent Site Affecting Health and Safety: None
Bus & Automobile Drop Off / Pick Up Areas: A new parent/ visitor drop-off loop is being added to the west of the building along Corl Street at the main entrance, a second drop off lane is also being added on the north side of the building. Both drop off lanes can accommodate busses and cars but are not specifically being defined to allow the school the flexibility of use of the site once the project is complete.
Loading and Receiving Area: Will remain at the north side of the building.
School Play Areas: Play areas will remain at their current location

Building

Program: Additions and Renovation to Existing Facility

Total Square Footage: Existing – 27,780 SF; Renovated- 11,505 SF; New – 52,502 SF; Final Completed Building- 64,007 SF

Building Structure: Two Story Masonry/Steel Framed Structure.

The renovated Corl Street Elementary School will serve Kindergarten through 5th grades. The building has been programmed with SCASD educational staff to accommodate not only SCASD's current educational program throughout the school district but also incorporate flexibility for the building to evolve educationally over the coming 20 years. To this end, classrooms are designed for flexibility whether they are used for 1st grade, 5th grade or special education.

The building is being designed to have (3) classrooms per grade.

Classrooms are organized into educational "houses" typically grouping 2 grades together including small group instruction, faculty support, storage and restroom facilities directly adjacent to the classrooms to facilitate quick movement between education and activities

PROJECT DESCRIPTION

increasing educational instruction time. Grade grouping are not specific per grade creating the opportunities for varied groupings (example 5th grade could be grouped with Kindergarten for teaching opportunities as readily as Kindergarten/ 1st Grade).

Public Spaces being renovated include converting the existing multipurpose space to a dedicated Cafeteria, a New Gymnasium that will also serve multi-purpose use and an expanded library.

Security is a primary focus for the project, which will include a security vestibule that only allows access to the building directly through the building administration office once school is in progress. Each zone of the building will be isolated from the remainder of the building with security doors that are magnetically held open, but also allow sectors of the building to be utilized after hours for community use. Security cameras, new door hardware, electronic key hardware will also be incorporated into the project and discussed with SCASD staff and emergency services personnel.

The building will have mechanical, electrical and plumbing replaced throughout the building as described in the following building system pages. Full asbestos abatement will occur concurrently with the PDE construction project. Building finishes, including painting throughout, new flooring, new ceiling, white boards and tack boards, and casework (cabinetry) will be replaced throughout the facility.

ADA upgrades will occur throughout the building. Bathrooms will be modernized, exterior windows will be replaced and brick repointed. Additionally, roof replacement will be part of the project.

All new and renovated spaces will meet PDE recommended sizes.

The building is being designed to meet LEED Gold sustainable and energy efficient standards. This includes an increased efficiency to the thermal envelope to the building, reduction in energy and water use, daylighting of classrooms and primary educational spaces, improved indoor air quality levels, acoustic performance, mold prevention, reduction in construction waste and use of recycled materials to create a durable facility for the next 40 years.

PROJECT DESCRIPTION

Building Systems:

Improvements include:

- Domestic water, sanitary, and storm water service will be relocated to accommodate new building construction.
- A new fire water service will be extended to the building. A fire pump will be installed to provide adequate system pressure.
- The replacement of the existing gas-fired domestic water heating system with a new energy efficient system.
- Replacement of the existing plumbing fixtures where required to accommodate existing building renovation areas.
- New plumbing systems and fixtures where required to accommodate the new building additions and renovations.
- A new fire protection sprinkler system to serve the existing building and additions.
- Replacement of the existing domestic water distribution system.
- Replacement of the existing sanitary waste system.
- Replacement of the existing HVAC systems to accommodate the renovations and additions.
- Replacement of the existing boilers with new energy efficient gas- fired units.
- Replacement of the existing controls with a new direct digital DDC system throughout the building.
- Replacement of the existing hot water piping throughout the building with new loop water piping systems.
- Removal of existing HVAC equipment, piping, and controls throughout the building.
- New HVAC systems throughout the building.
- New water source heat pump system with an evaporative cooler supplemented with a thermal storage system.
- New air distribution system throughout the building.
- The water system will be chemically treated to prevent corrosion.
- The entire air and water distribution system will be balanced to meet the specified criteria.
- A new secondary metered electrical service will be installed utilizing a new pad-mounted transformer. Underground trenching and raceway system will be installed to accommodate the electrical utility requirements. The service voltage will be 208/120V, 3 Phase, 4 Wire. The pad mounted transformer will supply a switchboard sized to handle the building and backfeed the existing electrical distribution in the portions of the existing building not being renovated or demolished during Phase 1 before being removed in Phase 2.
- Panelboards supplied from the switchboard will be installed throughout the building and will be strategically located to accommodate building load requirements. All existing electrical panelboards in the existing building will be removed.
- Portable temporary modular classrooms will be supplied with electrical power, data, clock, paging and fire alarm connections as required during construction and renovation of the existing school.
-

PROJECT DESCRIPTION

A roof mounted photovoltaic system will be installed and tied into the building's electrical distribution system via a 480-208 volt step down transformer.

- Receptacles will be provided throughout the building as required.
- The lighting system shall meet the current International Energy Conservation Code as required and designed to accommodate building space requirements.
- All lighting will be illuminated using LEDs. All existing interior and exterior lights will be removed or replaced with LEDs.
- Classrooms, Offices, and the Corridors will be primarily illuminated using recess-mounted LED lighting fixtures with lenses.
- All rooms will be equipped with a vacancy-sensing device to provide automatic shut-off where permitted.
- Storage and Utility Rooms will be illuminated by surface or chain mounted lighting fixtures.
- Library, Gymnasium and the Front Vestibule area shall be illuminated using pendant mounted fixtures.
- Stage lighting and sound system will be provided for the stage as directed by the school district.
- Egress lighting will be provided to meet the requirements of the IBC Building Code.
- Exit lights shall be internally illuminated LED type with directional arrows.
- Four button low voltage switches will be provided in each classroom to control the front and back of the room independently. Generally, the row of lights nearest to the whiteboard shall be switched separately. Day lighting controls shall be incorporated where deemed necessary.
- Parking areas will be illuminated using LED wall and/or pole mounted lighting fixtures. No bollard lighting fixtures shall be used.
- Site lighting shall be controlled through a lighting control panel with a manual override switch, contactors, time control, and a photocell. Light fixtures shall be provided over each exterior door to provide normal light controlled by a lighting control panel 'on' and programmable time clock 'off'. The fixture shall also include an emergency light connected to the building generator.
- Light fixtures shall also be provided around the perimeter of the building to provide general illuminations. Building lighting shall be controlled by a lighting control panel 'on' and programmable time clock 'off'.
- Emergency power shall be provided by a gas fired emergency generator.
- New data wiring closets to accommodate the existing and addition building requirements will be installed. The existing data closets and services will be maintained during Phase 1 until those existing closets or closet fed outlets are either refed or removed. All existing data systems will be removed during Phase 2.
- An underground conduit will be installed between the building and the roadway where system services will be supplied from.
- A new addressable and voice-type fire alarm system capable of meeting current code standards will be installed. The new and existing fire alarm systems will be temporarily interfaced during Phase 1 until the existing fire alarm system has been completely removed during Phase 2.
- A rescue assistance system will be installed in the building as required.

SUMMARY OF OWNED BUILDINGS AND LAND

District/CTC: State College Area School District

Project Name: Corl Street Elementary School

Grades: K - 5

	PRESENT				PLANNED					
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Easterly Elementary School	1955	11.4	K-5	450	Maintain	11.4	K-5	450	XXXXXXXX	XXXXXXXX
Corl Street Elementary	1952	4.7	K-5	325	Renovation and addition	4.7	K-5	450	XXXXXXXX	XXXXXXXX
Ferguson Township Elementary	1931/ 2011	9.2	K-5	450	Maintain	9.2	K-5	450	XXXXXXXX	XXXXXXXX
Houserville Elementary	1959	30	3-5	300	New Construction & Grade Rec	30	K-5	450	XXXXXXXX	XXXXXXXX
Lemont Elementary	1939	6.8	K-2	300	Convert to other district use	6.8	N/A		XXXXXXXX	XXXXXXXX
Park Forest Elementary	2007	25	K-5	525	Maintain	25	K-5	525	XXXXXXXX	XXXXXXXX
Radio Park Elementary School	1963	26	K-5	450	Renovation and addition	26	K-5	600	XXXXXXXX	XXXXXXXX
Gray's Woods Elementary	2002/ 2011	15	K-5	450	Maintain	15	K-5	450	XXXXXXXX	XXXXXXXX
Mount Nittany Elementary	2011	60.6	K-5	450	Maintain	60.6	K-5	450	XXXXXXXX	XXXXXXXX
Park Forest Middle School	1971	30	6-8	1,094	Maintain	30	6-8	1,094	XXXXXXXX	XXXXXXXX
Mount Nittany Middle School	1995	60.6	6-8	1,076	Maintain	60.6	6-8	1,076	XXXXXXXX	XXXXXXXX
State Collge Area High School	1962 / 2015	70.4	5-12	2,556	Maintain	70.4	5-12	2,556	XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX	8,426	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	8,551	7,392	1,159
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
									XXXXXXXX	XXXXXXXX
DAO- Central Office	1924	0.48	N/A	N/A	Maintain	0.48	N/A	N/A	XXXXXXXX	XXXXXXXX
Memorial Field		2	N/A	N/A	Maintain	2	N/A	N/A	XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Bus Garage	1973	5	N/A	N/A	Maintain	5	N/A	N/A	XXXXXXXX	XXXXXXXX
Maintenance Storage Building	1980	25	N/A	N/A	Maintain	25	N/A	N/A	DESCRIPT	ION OF
Panorama Village	1959	60.6	N/A	N/A	Maintain	60.6	N/A	N/A	BOARD	ACTIONS
									REQUIRED	BELOW
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXX	XXX	XXXX	8,426	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	8,551	7,392	1,159

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

CHECK IF APPLICABLE:

_____ EXPAND PROGRAMS OR COURSE OFFERINGS

_____ PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES

_____ OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL

_____ REDUCE CLASS SIZE

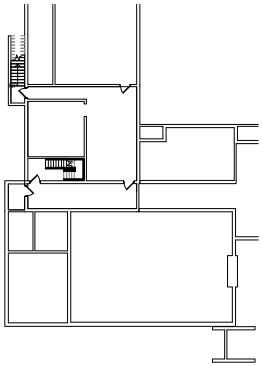
_____ CLOSE SCHOOL(S)

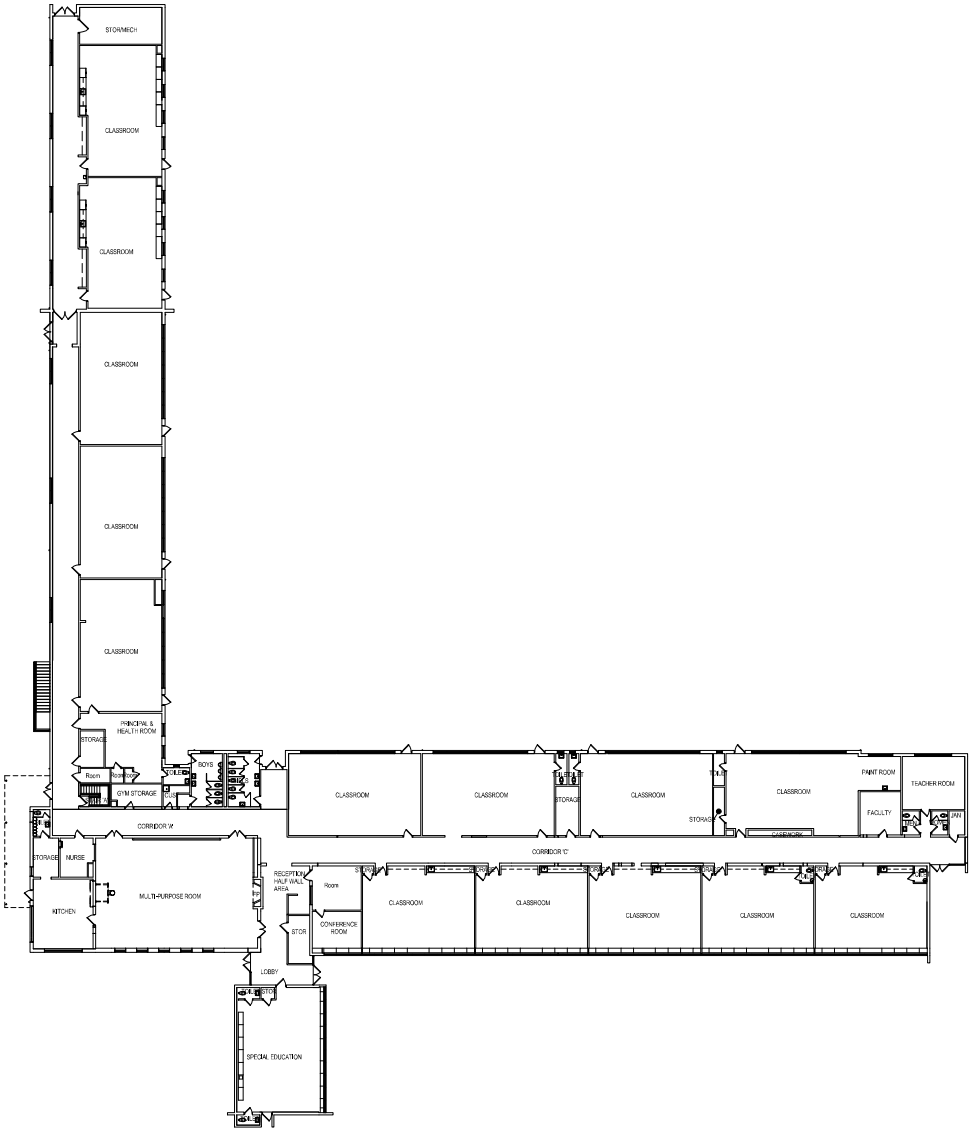
_____ OTHER (DESCRIBE): _____

Corl Street Elementary School

State College Area School District

State College, Pennsylvania





2 EXISTING BASEMENT PLAN
E1.1 1/16" = 1'-0"

1 OVERALL EXISTING FIRST FLOOR PLAN
E1.1 1/16" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS

MARK	BY	DATE	DESCRIPTION OF CHANGES

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272 FAX 717-458-0047
250 WEST MAIN STREET, SUITE 200
CHARLOTTESVILLE VA 22902
434-975-7262 FAX 434-975-7263
www.cra-architects.com

ADDITIONS & RENOVATIONS
CORL STREET ELEMENTARY
STATE COLLEGE AREA SCHOOL DISTRICT
235 S CORL STREET, STATE COLLEGE, PA 16801

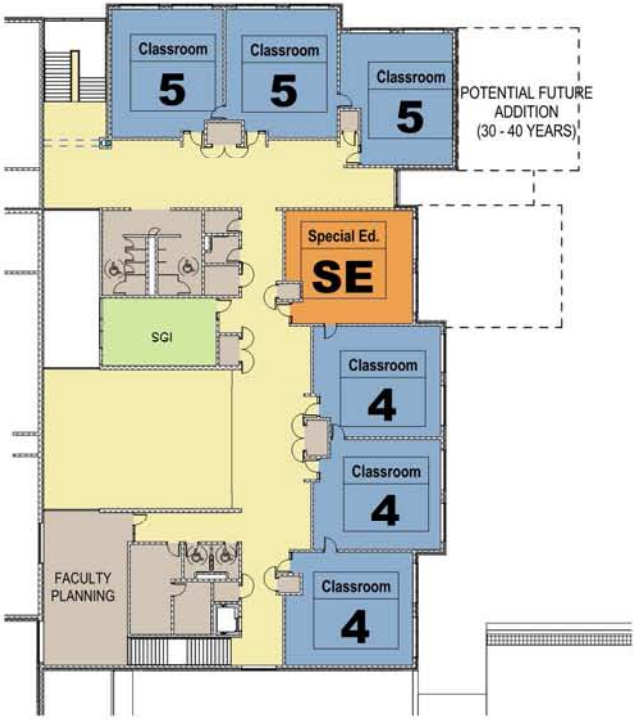
OVERALL EXISTING BASEMENT AND FIRST FLOOR PLANS

FLOOR SCALE: 1/16" = 1'-0"
DRAWN BY:
DATE: 03/07/17

PROJECT
2995

E1.1

PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

Legend

- ADMIN
- ART
- CLASSROOM
- CIRCULATION
- GYMNASIUM
- CAFETERIA
- OPEN SMALL GROUP INSTRUCTION
- SMALL GROUP INSTRUCTION
- SPECIAL EDUCATION
- STAGE
- SUPPORT
- LIBRARY
- MUSIC

Corl Street Elementary School

State College Area School District

State College, Pennsylvania

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)

District/CTC:	Project Name:	Project #:
State College Area School District	Corl Street Elementary School	3868

ROUND FIGURES TO NEAREST DOLLAR

PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General **(Report costs for sanitary sewage disposal on line E-1.)**	7,233,567	809,824	8,043,391
2. Heating and Ventilating	1,572,819	299,280	1,872,099
3. Plumbing **(Report costs for sanitary sewage disposal on line E-1.)**	757,283	144,098	901,381
4. Electrical	1,398,061	266,026	1,664,087
5. Asbestos Abatement (D04, line C-3)	X X X X X X		
6. Building Purchase Amount	X X X X X X		
7. Other * **(Exclude test borings and site survey)**			
a. Fire Protection	160,195	30,482	190,677
b.			
c.			
d.			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	11,121,925	1,549,710	12,671,635
8. Construction Insurance			
a. Owner Controlled Insurance Program on Structure Costs **(Exclude asbestos abatement, building purchase and other structure costs not covered by the program)**			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	11,121,925	1,549,710	12,671,635
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	747,045	146,856	893,901
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		
3. TOTAL - Architect's Fee	747,045	146,856	893,901
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	48,000	198,000	246,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	48,000	198,000	246,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	11,916,970	1,894,566	13,811,536
E. SITE COSTS			
1. Sanitary Sewage Disposal	12,002		12,002
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	50,000		50,000
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	3,720		3,720
5. Site Acquisition Costs		X X X X X X X X X X X X X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation			
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs	65,722		65,722
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	11,982,692	1,894,566	13,877,258

* **Type "No Fee" beside each item for which no design fee is charged.**

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)

District/CTC:	Project Name:	Project #:
State College Area School District	Corl Street Elementary School	3868

ROUND FIGURES TO NEAREST DOLLAR

PROJECT COSTS (CONT.)	**TOTAL**
G. ADDITIONAL CONSTRUCTION-RELATED COSTS	
1. Project Supervision (inc. Asbestos Abatement Project Supervision)	
2. Construction Manager Fee and Related Costs	400,000
3. Total Demolition of Entire Existing Structures and Related Asbestos Removal to Prepare Project Site for Construction of New School Building and Related AHERA Clearance Air Monitoring and EPA-Certified Project Designer's Fee on Asbestos Abatement (Exclude costs for partial demolition.)	
4. Architectural Printing	42,907
5. Test Borings	25,000
6. Site Survey	3,500
7. Other (attach schedule if needed)	
a. Testing/ Inspection, Regulatory Fees, Commissioning, Consultant Fees	706,890
b. PlanCon-D-Add't Costs, Total	
8. Contingency	639,001
9. TOTAL - Additional Construction-Related Costs	1,817,298

H. FINANCING COSTS *FOR THIS PROJECT ONLY*	**BOND ISSUE/NOTE SERIES OF** 2018	**BOND ISSUE/NOTE SERIES OF** _____	**BOND ISSUE/NOTE SERIES OF** _____	X X X X X X X X X X X X
1. Underwriter Fees	78,450			78,450
2. Legal Fees	20,000			20,000
3. Financial Advisor	15,000			15,000
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	3,000			3,000
6. Capitalized Interest				
7. Printing	1,200			1,200
8. CUSIP & Rating Fees	10,000			10,000
9. Other				
a. Filing Fees & Misc.	4,977			4,977
b. _____				
10. TOTAL-Financing Costs	132,627			132,627
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				15,827,183

REVENUE SOURCES	**BOND ISSUE/NOTE SERIES OF** 2018	**BOND ISSUE/NOTE SERIES OF** _____	**BOND ISSUE/NOTE SERIES OF** _____	**TOTAL**
J. AMOUNT FINANCED *FOR THIS PROJECT ONLY*	15,690,000			15,690,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM *FOR THIS PROJECT ONLY*				
L. INTEREST EARNINGS *FOR THIS PROJECT ONLY*	137,183			137,183
M. BUILDING INSURANCE RECEIVED				
N. PROCEEDS FROM SALE OF BUILDING OR LAND				
O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)				
P. OTHER FUNDS (ATTACH SCHEDULE)				
Q. TOTAL REVENUE SOURCES				15,827,183

DETAILED COSTS

District/CTC:	Project Name:	Project #:
State College Area School District	Corl Street Elementary School	3868

	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS **(exclude Sanitary Sewage Disposal)**			
1. General **(include Rough Grading to Receive Building)**	500,000		500,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	50,000		50,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	550,000		550,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Subtotal			
9. Site Development Costs - Total	550,000		550,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	34,375		34,375

	EXISTING
C. ASBESTOS ABATEMENT	
1. Asbestos Abatement	
2. AHERA Clearance Air Monitoring	
3. Asbestos Abatement - Total (D02, line A-5)	
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)	
E. ROOF REPLACEMENT/REPAIR	
1. Roof Replacement Repair	50,000
2. Owner Controlled Insurance Program on Roof Replacement/Repair	
3. Builder's Risk Insurance (if not included in primes)	
4. Roof Replacement/Repair - Total	50,000
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR	

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST
FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY

District/CTC:	Project Name:	Project #:
State College Area School District	Corl Street Elementary School	3868

Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should not be included in the following calculations.

A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW) $ 11,916,970

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) $ 550,000
2. Architect's Fees on the above excludable costs $ 34,375
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW) $
4. Total Excludable Costs (B-1 plus B-2 and B-3) $ 584,375

THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.

C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) $ 11,332,595

THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.

IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.

D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08) $ 12,239,203

THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.

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SOURCES AND USES OF FUNDS

State College Area School District
General Obligation Bonds, Series of 2018 (Corl Street Elementary)

Sources:	
Bond Proceeds:	
Par Amount	15,690,000.00
Other Sources of Funds:	
Investment earnings	137,183.00
	15,827,183.00
Uses:	
Project Fund Deposits:	
Project Fund	15,694,556.00
Delivery Date Expenses:	
Cost of Issuance	50,000.00
Underwriter's Discount	78,450.00
	128,450.00
Other Uses of Funds:	
Additional Proceeds/Rounding	4,177.00
	15,827,183.00

BOND DEBT SERVICE

State College Area School District
General Obligation Bonds, Series of 2018 (Corl Street Elementary)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/15/2018	245,000	4.000%	209,200	454,200	
06/30/2018					454,200
11/15/2018			308,900	308,900	
05/15/2019	370,000	4.000%	308,900	678,900	
06/30/2019					987,800
11/15/2019			301,500	301,500	
05/15/2020	385,000	4.000%	301,500	686,500	
06/30/2020					988,000
11/15/2020			293,800	293,800	
05/15/2021	400,000	4.000%	293,800	693,800	
06/30/2021					987,600
11/15/2021			285,800	285,800	
05/15/2022	415,000	4.000%	285,800	700,800	
06/30/2022					986,600
11/15/2022			277,500	277,500	
05/15/2023	435,000	4.000%	277,500	712,500	
06/30/2023					990,000
11/15/2023			268,800	268,800	
05/15/2024	450,000	4.000%	268,800	718,800	
06/30/2024					987,600
11/15/2024			259,800	259,800	
05/15/2025	470,000	4.000%	259,800	729,800	
06/30/2025					989,600
11/15/2025			250,400	250,400	
05/15/2026	490,000	4.000%	250,400	740,400	
06/30/2026					990,800
11/15/2026			240,600	240,600	
05/15/2027	510,000	4.000%	240,600	750,600	
06/30/2027					991,200
11/15/2027			230,400	230,400	
05/15/2028	530,000	4.000%	230,400	760,400	
06/30/2028					990,800
11/15/2028			219,800	219,800	
05/15/2029	550,000	4.000%	219,800	769,800	
06/30/2029					989,600
11/15/2029			208,800	208,800	
05/15/2030	570,000	4.000%	208,800	778,800	
06/30/2030					987,600
11/15/2030			197,400	197,400	
05/15/2031	595,000	4.000%	197,400	792,400	
06/30/2031					989,800
11/15/2031			185,500	185,500	
05/15/2032	620,000	4.000%	185,500	805,500	
06/30/2032					991,000
11/15/2032			173,100	173,100	
05/15/2033	640,000	4.000%	173,100	813,100	
06/30/2033					986,200
11/15/2033			160,300	160,300	
05/15/2034	670,000	4.000%	160,300	830,300	
06/30/2034					990,600
11/15/2034			146,900	146,900	
05/15/2035	695,000	4.000%	146,900	841,900	
06/30/2035					988,800
11/15/2035			133,000	133,000	

BOND DEBT SERVICE

State College Area School District
General Obligation Bonds, Series of 2018 (Corl Street Elementary)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/15/2036	720,000	4.000%	133,000	853,000	
06/30/2036					986,000
11/15/2036			118,600	118,600	
05/15/2037	750,000	4.000%	118,600	868,600	
06/30/2037					987,200
11/15/2037			103,600	103,600	
05/15/2038	780,000	4.000%	103,600	883,600	
06/30/2038					987,200
11/15/2038			88,000	88,000	
05/15/2039	810,000	4.000%	88,000	898,000	
06/30/2039					986,000
11/15/2039			71,800	71,800	
05/15/2040	845,000	4.000%	71,800	916,800	
06/30/2040					988,600
11/15/2040			54,900	54,900	
05/15/2041	880,000	4.000%	54,900	934,900	
06/30/2041					989,800
11/15/2041			37,300	37,300	
05/15/2042	915,000	4.000%	37,300	952,300	
06/30/2042					989,600
11/15/2042			19,000	19,000	
05/15/2043	950,000	4.000%	19,000	969,000	
06/30/2043					988,000
	15,690,000		9,480,200	25,170,200	25,170,200

PROJECT FUND

State College Area School District
General Obligation Bonds, Series of 2018 (Corl Street Elementary)

Project Fund (PROJNET)

Date	Deposit	Interest @ 1.25%	Principal	Scheduled Draws	Balance
01/15/2018	15,557,373		2,394,556.00	2,394,556	13,162,817.00
02/15/2018		13,675.70	686,324.30	700,000	12,476,492.70
03/15/2018		12,962.63	687,037.37	700,000	11,789,455.33
04/15/2018		12,248.82	687,751.18	700,000	11,101,704.15
05/15/2018		11,534.27	688,465.73	700,000	10,413,238.42
06/15/2018		10,818.98	689,181.02	700,000	9,724,057.40
07/15/2018		10,102.95	689,897.05	700,000	9,034,160.35
08/15/2018		9,386.17	690,613.83	700,000	8,343,546.52
09/15/2018		8,668.65	691,331.35	700,000	7,652,215.17
10/15/2018		7,950.38	692,049.62	700,000	6,960,165.55
11/15/2018		7,231.36	692,768.64	700,000	6,267,396.91
12/15/2018		6,511.60	693,488.40	700,000	5,573,908.51
01/15/2019		5,791.09	694,208.91	700,000	4,879,699.60
02/15/2019		5,069.83	694,930.17	700,000	4,184,769.43
03/15/2019		4,347.83	695,652.17	700,000	3,489,117.26
04/15/2019		3,625.07	696,374.93	700,000	2,792,742.33
05/15/2019		2,901.56	697,098.44	700,000	2,095,643.89
06/15/2019		2,177.30	697,822.70	700,000	1,397,821.19
07/15/2019		1,452.29	698,547.71	700,000	699,273.48
08/15/2019		726.52	699,273.48	700,000	
	15,557,373	137,183.00	15,557,373.00	15,694,556	

Yield To Receipt Date:	1.2500000%
Arbitrage Yield:	4.0004077%
Value of Negative Arbitrage:	292,550.26

PROJECT DESCRIPTION

A new master clock and intercom program/paging system will be installed. The existing clock and intercom system will be operated in parallel during construction until the existing system has been removed.

- Classrooms and cafeteria areas will be provided with local sound reinforcing for voice and audio-visual sound reinforcement. Assisted listening systems will be provided for cafeteria and stage areas.
- Relocation of the existing telephone system head end (by the Owner). Extension for new devices into the building addition. (In Contract).
- A new CATV system will be installed to accommodate existing building and new addition. The existing CATV system will be refed until the existing system can be removed.

This building will be designed under the following code requirements:
PA Uniform Construction Code, IBC, ADA, L&I

ACT 34 PUBLIC HEARING
Additions and Renovations to
Corl Street Elementary School

STATE COLLEGE AREA SCHOOL DISTRICT

MAXIMUM PROJECT COST
MAXIMUM BUILDING CONSTRUCTION COST

Be it resolved that the State College Area School Board, acting as operating agent of the State College Area School District approves the maximum building construction cost and maximum project cost listed below for the proposed additions and renovations to the existing facility of the Corl Street Elementary School.

Be it further resolved that the following maximum project costs have been estimated:

- **Maximum Building Construction Cost for New Additions Only** **$ 11,332,595**
  (D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs** **$ 4,494,588**
  (Sitework, Renovations, Financing, A&E Fees, Contingency)
- **Maximum Project Cost** (page 16, D03, line I) **$ 15,827,183**

Adopted this 22nd day of May, 2017, by Roll Call Vote, Yes and No, as follows:

Mrs. Amy Bader	_____	**Mrs. Penni Fishbaine**	_____
Mrs. Gretchen Brandt	_____	**Mr. Scott Fozard**	_____
Mrs. Amber Concepcion	_____	**Mr. David Hutchinson**	_____
Mr. Daniel Duffy	_____	**Mr. Jim Leous**	_____

Mrs. Laurel Zydney _____

Corl Street Elementary School

Attest: _____
Mrs. Mary Jenn Dorman, Board Secretary
State College Area School District

ACT 34 PUBLIC HEARING
Additions and Renovations to
Corl Street Elementary School

PUBLIC HEARING NOTICE

Please take notice that a public hearing will be held at the State College Area School District Board Room located at 240 Villa Crest Drive, State College, PA on Monday, June 26, 2017 at 6:30 p.m. for the purpose of reviewing all relevant matters relating to the construction and equipping of the proposed Additions and Renovations to the Corl Street Elementary School, (the "Project").

This public hearing is being held pursuant to the requirements of PA Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act 34 of the session of 1973 of the General Assembly.

A description of the Project, including facts relative to educational, physical, administrative, budgetary and fiscal matters of the Project, will be presented and will be available for consideration at this public hearing, and, beginning Tuesday, May 23, 2017, a description booklet will be available during business hours at the State College Area School District Administrative Offices located at the District Administration Building, 240 Villa Crest Drive, State College, PA.

The State College Area School Board, acting as operating agent of the Corl Street Elementary School, by resolution duly adopted has authorized the following maximum project costs in connection with the Project:

- **Maximum Building Construction Cost for New Additions Only** **$ 11,332,595**
  (D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs** **$ 4,494,588**
  (Sitework, Renovations, Financing, A&E Fees, Contingency)
- **Maximum Project Cost** (page 16, D03, line I) **$ 15,827,183**

Any and all interested parties may appear at and attend the public hearing and may be heard at such public hearing and / or may submit testimony to the District Administration Office until 12:00 noon on Monday, June 26, 2017. All testimony will be limited to five minutes per speaker. Additional testimony will be received from the floor at the hearing.

Public Comment will also be received in written format after the public hearing until 12:00 noon on Monday, July 27, 2017 at the State College Area District Administrative Offices (address listed above).

STATE COLLEGE AREA SCHOOL DISTRICT

PUBLIC HEARING

on the proposed

ADDITIONS AND RENOVATIONS TO RADIO PARK ELEMENTARY SCHOOL

at the
State College Area District Administration Office
240 Villa Crest Drive, State College, PA 16801
Board Room

on
Monday, June 26th, 2017, 6:00 PM

ACT 34 PUBLIC HEARING
Additions and Renovations to
Radio Park Elementary School

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ACT 34 PUBLIC HEARING
Additions and Renovations to
Radio Park Elementary School

AGENDA

1.	**CALL TO ORDER / INTRODUCTION**	Ed Poprik **Director of Physical Plant** **State College Area School District**
2.	**PROJECT DESCRIPTION** **By Crabtree, Rohrbaugh & Associates**	Mr. R. Jeffrey Straub, AIA **Project Architect**
3.	**FINANCIAL ANALYSIS** **By North West Financial Group, LLC**	Mr. Tom Beckett **Financial Advisor**

4. PUBLIC COMMENT
Question and Answer Period

- **A. Pre-registered speakers / comments**
- **B. Please raise hand, stand, and state name, address**
- **C. One question at a time - five minute limitation per speaker**

5. ADJOURNMENT

INTRODUCTION

The School Board of the State College Area School District for Radio Park Elementary School, State College, Pennsylvania is providing this opportunity to inform the public as to the State College Area School District's consideration of a project to construct additions and renovations to the existing facility.

The project is in response to a review of the physical facility and academic & technical program needs for the school population.

This public hearing is being held in accordance with Act 34 of 1973 of the Commonwealth of Pennsylvania. The purpose is to have the school administration, architect and financial advisors present a proposal for the construction of additions and renovations to the existing facility.

The specific purposes for this hearing are as follows:

1. Establish the need for the project by reviewing events leading to the State College Area School Board's consideration to initiate the building improvement project.
2. Review the various options considered by the State College Area School District prior to the decision to proceed with the current project proposal.
3. Describe the type of building additions to be constructed and the educational programs that serve as the basis for the project under consideration.
4. Present the estimated construction cost, the total project cost, indirect costs and the financial needs and estimate of the local tax impact of the project.
5. Provide citizens and residents an opportunity to offer comments and written testimony concerning the project.

Please feel free to participate during the comment period at the latter part of the presentation. An official transcript of the hearing is being recorded in order for the State College Area School Board to consider and study your constructive comments, insights and observations.

PROJECT NEED

The State College Area School District (SCASD) desires to undertake a building improvements project at Radio Park Elementary School in order to improve existing infrastructure, academic and technical program functions as identified in the building facility study. Existing conditions relative to program capacity, spatial limitations, as well as the overall physical condition of the building, justify a need for building improvements. The majority of the school has not been modernized since its construction in 1963 and renovations and new construction are needed to provide equity to the educational program throughout the school district and facilitate the academic achievement of the students. These issues support the need for this building improvements program.

The school building, located in State College, Centre County, has existed on this site for more than 54 years. The original building was constructed in 1963 as documented by the PA Department of Education.

Currently, the building houses approximately 22 classrooms, library, multi-purpose room serving gym and cafeteria functions, and 1 lower level music classroom. The building is also served by 3 modular classrooms. While the existing classrooms are adequately sized, they do not accommodate the removal of the modular classrooms which are in moderate condition, requiring upkeep and are not energy efficient.

In addition to the existing classrooms there is little or no support educational space within the existing building including special education, small group instruction, faculty preparation and art/music dedicated program.

Over the past 16 years SCASD has renovated 5 of their 9 elementary schools. As part of district facility planning, SCASD has completed District-Wide Facility Master Plans (DWFMP) which they have periodically updated over the past 17 years. As part of the DWFMP's, SCASD has planned to address their 4 remaining elementary schools which on average are 64 years old. SCASD recently completed design and is currently in construction of their high school as part of the DWFMP and began conversations about the 4 elementary schools over the past few years which were planned as the next phase of the DWFMP. These conversations moved into more formal planning in 2016 due to Pennsylvania funding opportunities with the Department of Community and Economic Development (DCED) and Department of Education PlanCON funding.

There is limited designation for bus, visitor, faculty, parent and pedestrian traffic. Due to this mingling of traffic, a safety hazard exists that needs to be addressed for the safety of students and staff.

The exterior envelope and a number of systems were found substandard. These include a roof that is at the end of its life expectancy and has limited roof insulation and adequate slope for drainage; windows and door systems that are not thermally efficient and are at the end of their life expectancy, masonry repointing as well to the existing façade. While these corrections need to occur, once done the building envelope will be sound. The "bones" or structure and masonry veneer are sound and will last for another 40 years if maintained correctly.

PROJECT NEED

Interior finishes are dated and beyond their life expectancy. While the staff has maintained the building well it has been 54 years since the building was originally constructed. Asbestos is being monitored within the existing building and poses no current threat to students or faculty. It is recommended any large project remove the remaining asbestos which is planned to occur concurrently with the main renovation and addition project.

The engineering systems (mechanical, plumbing and electrical), many of which are past their life expectancy, are in need of repair and replacement. Existing building system deficiencies include the following: electrical capacity, energy efficiency, lighting, emergency lighting, fire alarm, communications, and air quality / ventilation, heating, air conditioning, plumbing and handicapped accessibility.

The above noted factors indicate that the existing building is currently being used beyond its maximum capabilities and will be unable to accommodate the services required by both the students and the community moving forward.

PROJECT NEED

State reimbursement criteria is an important consideration when defining the scope of building improvements. The Pennsylvania Department of Education (PDE) encourages all schools wishing to implement a building improvement project to bring the entire building up to prevailing educational and reasonably current construction standards and code compliance as a condition of reimbursement. PDE recognizes that every 20 year period a building facility should be brought up to the above noted standards. That is why measures for reimbursement are set in place at that time to help with the financial burden. The existing Radio Park Elementary School has never been renovated by PA Department of Education records, with the completion of the anticipated project in 2019, the completed project will be 36 years over the 20 year time period.

No additional capital improvement reimbursement from PDE will be available to this building for the next twenty year period after this construction project. It is imperative that the building project plan for all building improvements, because it is unlikely another construction project will occur for 20 years and may not occur for up to 30-40 years.

Because the building is being designed to U.S. Green Building Council LEED Gold Standards or higher, future building expansion is being planned for through a Site Master Plan. The primary focus of this building expansion would be a classroom wing addition to the South of the two story classroom addition and to the east of the Kindergarten wing. While it is not anticipated the building will need additions beyond 4 classrooms per grade, these long range additions would accommodate 5 classrooms per grade allowing for 6 additional future classrooms.

OPTIONS CONSIDERED

A feasibility study was started in the spring of 2016 and completed in May of 2016 and received PDE PlanCON Part A&B approval in June of 2016 which identified eight primary options.

Of the eight options presented, Option 5 was ultimately selected in the fall of 2016. Initially, it was determined that Corl Street would be renovated, and an in-depth analysis of new construction versus additions/renovations occurred for Radio Park Elementary and Houserville Schools leading up to the Option 5 selection.

All eight options in the DWFMP- Elementary Update looked at 4 elementary schools in the school district. The following is an analysis of each elementary school separately as they related to the eight options.

- **Corl Street Elementary School-** Corl Street was evaluated to either receive additions and renovations or be repurposed and no longer utilized as a K-5 school. **Option 5 has Corl Street Elementary School continue as a K-5 school and receive additions and renovations.**

- **Lemont Elementary School-** All 8 options planned that Lemont Elementary School would be combined with the students of Houserville Elementary School and not be used as a K-5 elementary school. **Option 5 combines Lemont Elementary School with Houserville Elementary School.**

- **Houserville Elementary School-** Houserville was evaluated to become a full K-5 school , bringing the Lemont Elementary School into the building which is currently a K-2 building. Houserville was evaluated as both a new construction and an addition/ renovation project. **Option 5 has Houserville Elementary School replaced with a New Construction school accommodating the students of both Houserville and Lemont in a new K-5 school.**

- **Radio Park Elementary School-** Radio Park was evaluated to remain a K-5. The options developed for Radio Park were whether it should be a new construction or addition/ renovation school. Radio Park was also evaluated whether it should have 3 or 4 classrooms per grade. **Option 5 has Radio Park Elementary School modernized with additions and renovations. Ultimately, it was also determined Radio Park would have 3 classrooms per grade as a base bid project and the six additional classrooms would be bid as an alternate.**

PROJECT DESCRIPTION

Site - Located @ 800 West Cherry Lane, State College, PA.

Site Size: Approximately 26 Acres (Existing)
Current Site Usage: Educational
Topography: Immediate building site is level to moderate slope in vicinity of additions, there is a substantial slope to the south of the building, however this is not affected by the building.
Wetlands: Low Points on the site exist that experience flooding on a regular basis and are below the 100 year flood plain. The school and associated parking areas do not encroach on these areas of the site.
Available Utilities: Electricity, Gas, Water, Sewer
Site Access: Adequate Access.
Community Use: School accommodates limited community activities during non school hours
Parking: Parking will be expanded under current design to relieve overcrowding and separate visitor, staff and bus traffic for safety purposes.
Existing Conditions Adjacent Site Affecting Health and Safety: None
Bus & Automobile Drop Off / Pick Up Areas: A new parent/ visitor drop-off loop is being added to the north-west side of the site in front of the building. The existing parking area in front of the building will become dedicated to bussing and staff parking for safety.
Loading and Receiving Area: Will remain at the west side of the building, a new receiving addition will be added to allow for bulk deliveries to the building.
School Play Areas: As part of the project, the grassed and hardscaped play area to the south of the building will be reworked for current student play and play equipment is currently be evaluated for replacement.

Building

Program: Additions and Renovation to Existing Facility

Total Square Footage: Existing – 56,697 SF; Renovated- 33,916; New – 46,212 SF; Final Completed Building- 80,128 SF; Alternate for Additional (6) Classrooms – 8,865 SF

Building Structure: Two Story Masonry/Steel Framed Structure.

The renovated Radio Park Elementary School will serve Kindergarten through 5th grades. The building has been programmed with SCASD educational staff to accommodate not only SCASD's current educational program throughout the school district but also incorporate flexibility for the building to evolve educationally over the coming 20 years. To this end, classrooms are designed for flexibility whether they are used for 1st grade, 5th grade or special education.

The building is being designed to have (3) classrooms per grade, with an alternate to add an additional (6) classrooms allowing the building to house (4) classrooms per grade.

Classrooms are organized into educational "houses" typically grouping 2 grades together including small group instruction, faculty support, storage and restroom facilities directly adjacent to the classrooms to facilitate quick movement between education and activities

PROJECT DESCRIPTION

increasing educational instruction time. Grade grouping are not specific per grade creating the opportunities for varied groupings (example 5th grade could be grouped with Kindergarten for teaching opportunities as readily as Kindergarten/ 1st Grade).

Public Spaces being renovated include converting the existing multipurpose space to a dedicated Cafeteria, a New Gymnasium that will also serve multi-purpose use and an expanded library.

Security is a primary focus for the project, which will include a security vestibule that only allows access to the building directly through the building administration office once school is in progress. Each zone of the building will be isolated from the remainder of the building with security doors that are magnetically held open, but also allow sectors of the building to be utilized after hours for community use. Security cameras, new door hardware, electronic key hardware will also be incorporated into the project and discussed with SCASD staff and emergency services personnel.

The building will have mechanical, electrical and plumbing replaced throughout the building as described in the following building system pages. Full asbestos abatement will occur concurrently with the PDE construction project. Building finishes, including painting throughout, new flooring, new ceiling, white boards and tack boards, and casework (cabinetry) will be replaced throughout the facility.

ADA upgrades will occur throughout the building. Bathrooms will be modernized, exterior windows will be replaced and brick repointed. Additionally, roof replacement will be part of the project.

All new and renovated spaces will meet PDE recommended sizes.

The building is being designed to meet LEED Gold sustainable and energy efficient standards. This includes an increased efficiency to the thermal envelope to the building, reduction in energy and water use, daylighting of classrooms and primary educational spaces, improved indoor air quality levels, acoustic performance, mold prevention, reduction in construction waste and use of recycled materials to create a durable facility for the next 40 years.

PROJECT DESCRIPTION

Building Systems:

Improvements include:

- Domestic water, sanitary, and storm water service will be relocated to accommodate new building construction.
- A new fire water service will be extended to the building. (2 locations, (1) for each building)
- The replacement of the existing gas-fired domestic water heating system with a new energy efficient system.
- Replacement of the existing plumbing fixtures where required to accommodate existing building renovation areas.
- New plumbing systems and fixtures where required to accommodate the new building additions.
- A new fire protection sprinkler system to serve the existing building and additions.
- Replacement of the existing domestic water distribution system.
- Replacement of the existing sanitary waste system.
- Replacement of the existing HVAC systems to accommodate the renovations and additions.
- Replacement of the existing boilers with new energy efficient gas- fired units.
- Replacement of the existing controls with a new direct digital DDC system throughout the building.
- Replacement of the existing hot water piping throughout the building with new loop water piping systems.
- Removal of existing HVAC equipment, piping, and controls throughout the building.
- New HVAC systems throughout the building.
- New water source heat pump system with evaporative cooler supplemented with the new boiler system.
- New air distribution system.
- The water system will be chemically treated to prevent corrosion.
- The entire air and water distribution system will be balanced to meet the specified criteria.
- A new secondary metered electrical service will be installed utilizing a new pad-mounted transformer. Underground trenching and raceway system will be installed to accommodate the electrical utility requirements. The service voltage will be 208/120V, 3 Phase, 4 Wire. The pad mounted transformer will supply a switchboard sized to handle the building and back feed the existing electrical distribution in the portions of the existing building not being renovated or demolished during Phase 1 before being removed in Phase 2.
- Panelboards supplied from the switchboard will be installed throughout the building and will be strategically located to accommodate building load requirements. All existing electrical panelboards in the existing building will be removed.

PROJECT DESCRIPTION

- Portable temporary modular classrooms will be supplied with electrical power, data, clock, paging and fire alarm connections as required during construction and renovation of the existing school.
- Portions of the existing electrical and systems installed in the adjacent Bus Maintenance Building will be refed from the addition's new electrical service and data closets.
- A roof mounted photovoltaic system will be installed and tied into the building's electrical distribution system via a 480-208 volt step down transformer.
- Receptacles will be provided throughout the building as required.
- The lighting system shall meet the current International Energy Conservation Code as required and designed to accommodate building space requirements.
- All lighting will be illuminated using LEDs. All existing interior and exterior lights will be removed or replaced with LEDs.
- Classrooms, Offices, and the Corridors will be primarily illuminated using recess-mounted LED lighting fixtures with lenses.
- All rooms will be equipped with a vacancy-sensing device to provide automatic shut-off where permitted.
- Storage and Utility Rooms will be illuminated by surface or chain mounted lighting fixtures.
- Library, Gymnasium and the Front Vestibule area shall be illuminated using pendant mounted fixtures.
- Stage lighting and sound system will be provided for the stage as directed by the school district.
- Egress lighting will be provided to meet the requirements of the IBC Building Code.
- Exit lights shall be internally illuminated LED type with directional arrows.
- Four button low voltage switches will be provided in each classroom to control the front and back of the room independently. Generally, the row of lights nearest to the whiteboard shall be switched separately. Day lighting controls shall be incorporated where deemed necessary.
- Parking areas will be illuminated using LED wall and/or pole mounted lighting fixtures. No bollard lighting fixtures shall be used.
- Site lighting shall be controlled through a lighting control panel with a manual override switch, contactors, time control, and a photocell. Light fixtures shall be provided over each exterior door to provide normal light controlled by a lighting control panel 'on' and programmable time clock 'off'. The fixture shall also include an emergency light connected to the building generator.
- Light fixtures shall also be provided around the perimeter of the building to provide general illuminations. Building lighting shall be controlled by a lighting control panel 'on' and programmable time clock 'off'.
- Emergency power shall be provided by a gas fired emergency generator.
- New data wiring closets to accommodate the existing and addition building requirements will be installed. The existing data closets and services will be maintained during Phase 1 until those existing closets or closet fed outlets are either refed or removed. All existing data systems will be removed during Phase 2.
- An underground conduit and manhole system will be installed between the building and the roadway where system services will be supplied from.
- A new addressable and voice-type fire alarm system capable of meeting current code standards will be installed. The new and existing fire alarm systems will be temporarily

PROJECT DESCRIPTION

interfaced during Phase 1 until the existing fire alarm system has been completely removed during Phase 2.

- A rescue assistance system will be installed in the building as required.
- A new master clock and intercom program/paging system will be installed. The existing clock and intercom system will be operated in parallel during construction until the existing system has been removed.
- Classrooms and cafeteria areas will be provided with local sound reinforcing for voice and audio-visual sound reinforcement. Assisted listening systems will be provided for cafeteria and stage areas.
- Relocation of the existing telephone system head end (by the Owner). Extension for new devices into the building addition. (In Contract).
- A new CATV system will be installed to accommodate existing building and new addition. The existing CATV system will be refed until the existing system can be removed.

This building will be designed under the following code requirements:
PA Uniform Construction Code, IBC, ADA, L&I

SUMMARY OF OWNED BUILDINGS AND LAND

District/CTC: State College Area School District

Project Name: Radio Park Elementary School

Grades: K - 5

	PRESENT				PLANNED					
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Easterly Elementary School	1955	11.4	K-5	450	Maintain	11.4	K-5	450	XXXXXXXX	XXXXXXXX
Corl Street Elementary	1952	4.7	K-5	325	Renovation and addition	4.7	K-5	450	XXXXXXXX	XXXXXXXX
Ferguson Township Elementary	1931/ 2011	9.2	K-5	450	Maintain	9.2	K-5	450	XXXXXXXX	XXXXXXXX
Houserville Elementary	1959	30	3-5	300	New Construction & Grade Rec	30	K-5	450	XXXXXXXX	XXXXXXXX
Lemont Elementary	1939	6.8	K-2	300	convert to other district use	6.8	N/A		XXXXXXXX	XXXXXXXX
Park Forest Elementary	2007	25	K-5	525	Maintain	25	K-5	525	XXXXXXXX	XXXXXXXX
Radio Park Elementary School	1963	26	K-5	450	Renovation and addition	26	K-5	600	XXXXXXXX	XXXXXXXX
Gray's Woods Elementary	2002/ 2011	15	K-5	450	Maintain	15	K-5	450	XXXXXXXX	XXXXXXXX
Mount Nittany Elementary	2011	60.6	K-5	450	Maintain	60.6	K-5	450	XXXXXXXX	XXXXXXXX
Park Forest Middle School	1971	30	6-8	1,094	Maintain	30	6-8	1,094	XXXXXXXX	XXXXXXXX
Mount Nittany Middle School	1995	60.6	6-8	1,076	Maintain	60.6	6-8	1,076	XXXXXXXX	XXXXXXXX
State Collge Area High School	1962 / 2015	70.4	5-12	2,556	Maintain	70.4	5-12	2,556	XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX	8,426	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	8,551	7,392	1,159
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
									XXXXXXXX	XXXXXXXX
DAO- Central Office	1924	0.48	N/A	N/A	Maintain	0.48	N/A	N/A	XXXXXXXX	XXXXXXXX
Memorial Field		2	N/A	N/A	Maintain	2	N/A	N/A	XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Bus Garage	1973	5	N/A	N/A	Maintain	5	N/A	N/A	XXXXXXXX	XXXXXXXX
Maintenance Storage Building	1980	25	N/A	N/A	Maintain	25	N/A	N/A	DESCRIPT	ION OF
Panorama Village	1959	60.6	N/A	N/A	Maintain	60.6	N/A	N/A	BOARD	ACTIONS
									REQUIRED	BELOW
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXX	XXX	XXXX	8,426	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	8,551	7,392	1,159

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

CHECK IF APPLICABLE:

_____ EXPAND PROGRAMS OR COURSE OFFERINGS

_____ PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES

_____ OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL

_____ REDUCE CLASS SIZE

_____ CLOSE SCHOOL(S)

_____ OTHER (DESCRIBE): _____

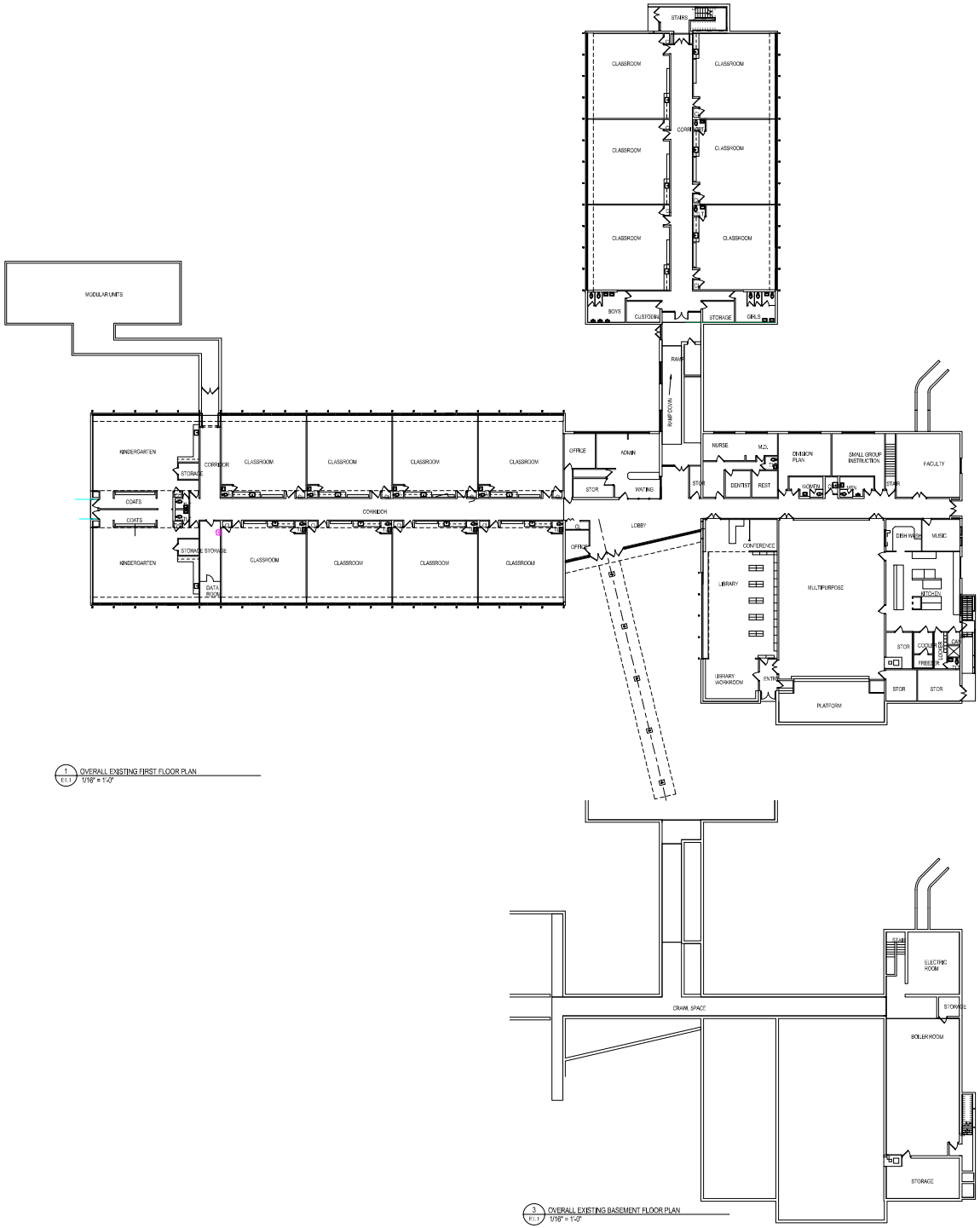
EA group, inc. 1996 2016 ENGINEERS + LANDSCAPE ARCHITECTS

Radio Park Elementary School

State College Area School District

State College, Pennsylvania

State College RADIO PARK we are the future



1 E1.1 OVERALL EXISTING FIRST FLOOR PLAN
1/16" = 1'-0"

2 E1.1 OVERALL EXISTING SECOND FLOOR PLAN
1/16" = 1'-0"

3 E1.1 OVERALL EXISTING BASEMENT FLOOR PLAN
1/16" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS

MARK	BY	DATE	DESCRIPTION OF CHANGES

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272 FAX 717-458-0047
250 WEST MAIN STREET, SUITE 200
CHARLOTTESVILLE VA 22902
434-975-7262 FAX 434-975-7263
www.cra-architects.com

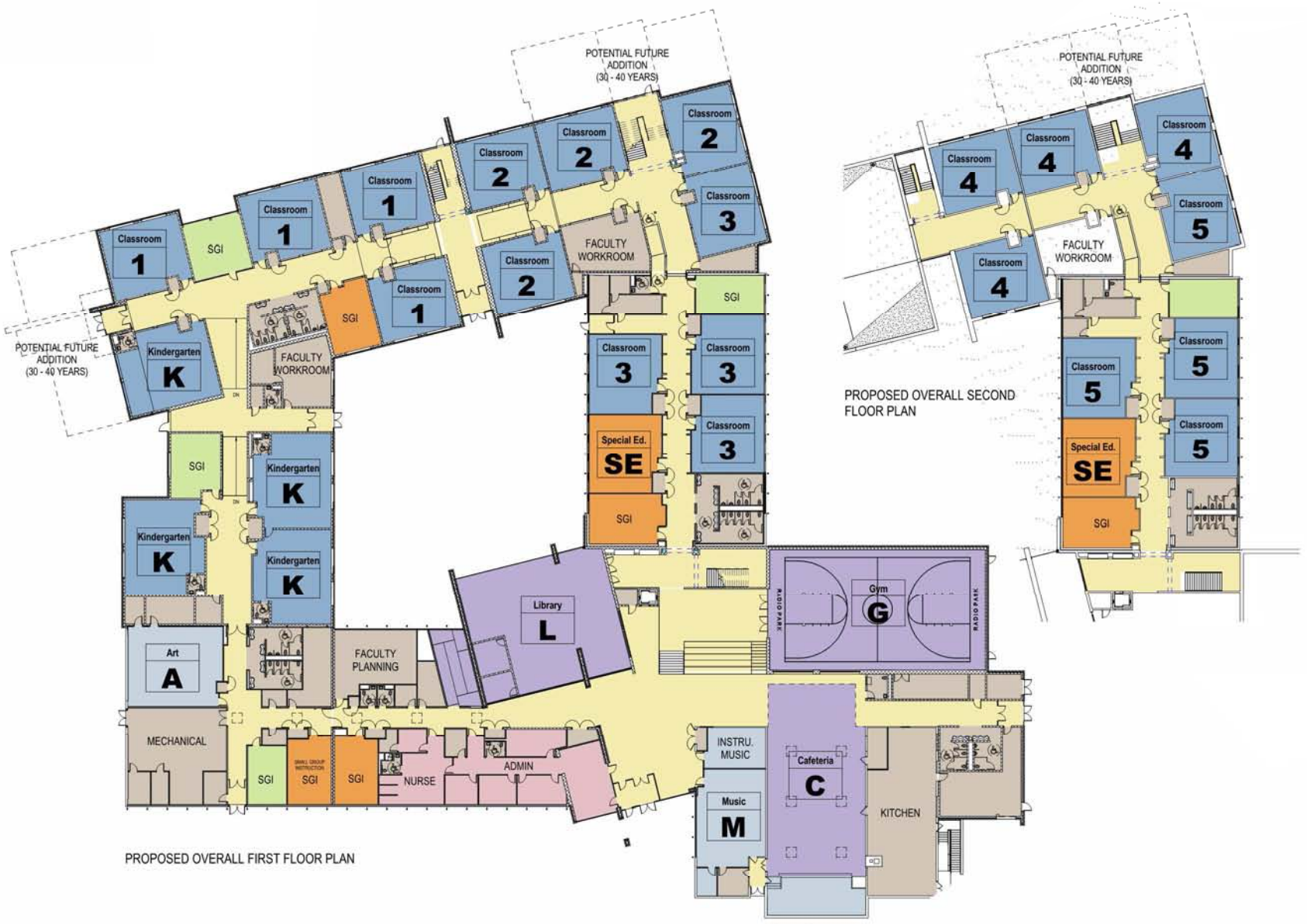
ADDITIONS & RENOVATIONS
RADIO PARK ELEMENTARY
STATE COLLEGE AREA SCHOOL DISTRICT
800 W CHERRY LANE, STATE COLLEGE, PA 16803

OVERALL EXISTING FIRST FLOOR PLANS

PLOT SCALE: 1/16" = 1'-0"
FILENAME: 2993
DATE: 03/07/17

PROJECT 2993

E1.1



Radio Park Elementary School

State College Area School District

State College, Pennsylvania

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)

District/CTC:	Project Name:	Project #:
State College Area School District	Radio Park Elementary School	3869

ROUND FIGURES TO NEAREST DOLLAR

PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General **(Report costs for sanitary sewage disposal on line E-1.)**	7,498,872	2,665,743	10,164,615
2. Heating and Ventilating	1,533,728	1,001,192	2,534,920
3. Plumbing **(Report costs for sanitary sewage disposal on line E-1.)**	738,461	482,055	1,220,516
4. Electrical	1,363,313	889,948	2,253,261
5. Asbestos Abatement (D04, line C-3)	X X X X X X		
6. Building Purchase Amount	X X X X X X		
7. Other * **(Exclude test borings and site survey)**			
a. Fire Protection	156,213	101,973	258,186
b.			
c.			
d.			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	11,290,587	5,140,911	16,431,498
8. Construction Insurance			
a. Owner Controlled Insurance Program on Structure Costs **(Exclude asbestos abatement, building purchase and other structure costs not covered by the program)**			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	11,290,587	5,140,911	16,431,498
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	779,922	367,022	1,146,944
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		
3. TOTAL - Architect's Fee	779,922	367,022	1,146,944
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	110,000	136,000	246,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	110,000	136,000	246,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	12,180,509	5,643,933	17,824,442
E. SITE COSTS			
1. Sanitary Sewage Disposal	65,005		65,005
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	50,000		50,000
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	6,900		6,900
5. Site Acquisition Costs		X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X X X X X X X	
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs	121,905		121,905
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	12,302,414	5,643,933	17,946,347

* **Type "No Fee" beside each item for which no design fee is charged.**

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)

District/CTC:	Project Name:	Project #:
State College Area School District	Radio Park Elementary School	3869

ROUND FIGURES TO NEAREST DOLLAR

PROJECT COSTS (CONT.)	**TOTAL**
G. ADDITIONAL CONSTRUCTION-RELATED COSTS	
1. Project Supervision (inc. Asbestos Abatement Project Supervision)	
2. Construction Manager Fee and Related Costs	472,000
3. Total Demolition of Entire Existing Structures and Related Asbestos Removal to Prepare Project Site for Construction of New School Building and Related AHERA Clearance Air Monitoring and EPA-Certified Project Designer's Fee on Asbestos Abatement (Exclude costs for partial demolition.)	
4. Architectural Printing	55,053
5. Test Borings	25,000
6. Site Survey	23,000
7. Other (attach schedule if needed)	
a. Testing/ Inspection, Regulatory Fees, Commissioning, Consultant Fees	731,822
b. PlanCon-D-Add't Costs, Total	
8. Contingency	664,640
9. TOTAL - Additional Construction-Related Costs	1,971,515

H. FINANCING COSTS *FOR THIS PROJECT ONLY*	**BOND ISSUE/NOTE SERIES OF** 2018	**BOND ISSUE/NOTE SERIES OF**	**BOND ISSUE/NOTE SERIES OF**	X X X X X X X X X X X X
1. Underwriter Fees	89,675			89,675
2. Legal Fees	20,000			20,000
3. Financial Advisor	15,000			15,000
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	3,000			3,000
6. Capitalized Interest				
7. Printing	1,200			1,200
8. CUSIP & Rating Fees	11,000			11,000
9. Other				
a. Filing and Misc.	3,842			3,842
b.				
10. TOTAL-Financing Costs	143,717			143,717
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				20,061,579

REVENUE SOURCES	**BOND ISSUE/NOTE SERIES OF** 2018	**BOND ISSUE/NOTE SERIES OF**	**BOND ISSUE/NOTE SERIES OF**	**TOTAL**
J. AMOUNT FINANCED *FOR THIS PROJECT ONLY*	17,935,000			17,935,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM *FOR THIS PROJECT ONLY*				
L. INTEREST EARNINGS *FOR THIS PROJECT ONLY*	166,579			166,579
M. BUILDING INSURANCE RECEIVED				
N. PROCEEDS FROM SALE OF BUILDING OR LAND				
O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)				
P. OTHER FUNDS (ATTACH SCHEDULE)				1,960,000
Q. TOTAL REVENUE SOURCES				20,061,579

DETAILED COSTS

District/CTC:	Project Name:	Project #:
State College Area School District	Radio Park Elementary School	3869

	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS **(exclude Sanitary Sewage Disposal)**			
1. General **(include Rough Grading to Receive Building)**	1,000,000		1,000,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	50,000		50,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	1,050,000		1,050,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Subtotal			
9. Site Development Costs - Total	1,050,000		1,050,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	65,625		65,625

	EXISTING
C. ASBESTOS ABATEMENT	
1. Asbestos Abatement	
2. AHERA Clearance Air Monitoring	
3. Asbestos Abatement - Total (D02, line A-5)	
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)	
E. ROOF REPLACEMENT/REPAIR	
1. Roof Replacement Repair	
2. Owner Controlled Insurance Program on Roof Replacement/Repair	
3. Builder's Risk Insurance (if not included in primes)	
4. Roof Replacement/Repair - Total	
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR	

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST
FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY

District/CTC:	Project Name:	Project #:
State College Area School District	Radio Park Elementary School	3869

Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should not be included in the following calculations.

A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW) $ 12,180,509

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) $ 1,050,000
2. Architect's Fees on the above excludable costs $ 65,625
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW) $
4. Total Excludable Costs (B-1 plus B-2 and B-3) $ 1,115,625

THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.

C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) $ 11,064,884

THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.

IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.

D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08) $ 11,950,075

THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.

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General Obligation Bonds, Series of 2018 (Radio Park Elementary)

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Bond Debt Service	2
Project Fund	4

SOURCES AND USES OF FUNDS

State College Area School District
General Obligation Bonds, Series of 2018 (Radio Park Elementary)

Sources:	
Bond Proceeds:	
Par Amount	17,935,000.00
Other Sources of Funds:	
Investment earnings	166,579.34
	18,101,579.34
Uses:	
Project Fund Deposits:	
Project Fund	17,957,862.00
Delivery Date Expenses:	
Cost of Issuance	50,000.00
Underwriter's Discount	89,675.00
	139,675.00
Other Uses of Funds:	
Additional Proceeds/Rounding	4,042.34
	18,101,579.34

BOND DEBT SERVICE

State College Area School District
General Obligation Bonds, Series of 2018 (Radio Park Elementary)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/15/2018	280,000	4.000%	239,133.33	519,133.33	
06/30/2018					519,133.33
11/15/2018			353,100.00	353,100.00	
05/15/2019	425,000	4.000%	353,100.00	778,100.00	
06/30/2019					1,131,200.00
11/15/2019			344,600.00	344,600.00	
05/15/2020	440,000	4.000%	344,600.00	784,600.00	
06/30/2020					1,129,200.00
11/15/2020			335,800.00	335,800.00	
05/15/2021	460,000	4.000%	335,800.00	795,800.00	
06/30/2021					1,131,600.00
11/15/2021			326,600.00	326,600.00	
05/15/2022	475,000	4.000%	326,600.00	801,600.00	
06/30/2022					1,128,200.00
11/15/2022			317,100.00	317,100.00	
05/15/2023	495,000	4.000%	317,100.00	812,100.00	
06/30/2023					1,129,200.00
11/15/2023			307,200.00	307,200.00	
05/15/2024	515,000	4.000%	307,200.00	822,200.00	
06/30/2024					1,129,400.00
11/15/2024			296,900.00	296,900.00	
05/15/2025	535,000	4.000%	296,900.00	831,900.00	
06/30/2025					1,128,800.00
11/15/2025			286,200.00	286,200.00	
05/15/2026	560,000	4.000%	286,200.00	846,200.00	
06/30/2026					1,132,400.00
11/15/2026			275,000.00	275,000.00	
05/15/2027	580,000	4.000%	275,000.00	855,000.00	
06/30/2027					1,130,000.00
11/15/2027			263,400.00	263,400.00	
05/15/2028	605,000	4.000%	263,400.00	868,400.00	
06/30/2028					1,131,800.00
11/15/2028			251,300.00	251,300.00	
05/15/2029	625,000	4.000%	251,300.00	876,300.00	
06/30/2029					1,127,600.00
11/15/2029			238,800.00	238,800.00	
05/15/2030	650,000	4.000%	238,800.00	888,800.00	
06/30/2030					1,127,600.00
11/15/2030			225,800.00	225,800.00	
05/15/2031	680,000	4.000%	225,800.00	905,800.00	
06/30/2031					1,131,600.00
11/15/2031			212,200.00	212,200.00	
05/15/2032	705,000	4.000%	212,200.00	917,200.00	
06/30/2032					1,129,400.00
11/15/2032			198,100.00	198,100.00	
05/15/2033	735,000	4.000%	198,100.00	933,100.00	
06/30/2033					1,131,200.00
11/15/2033			183,400.00	183,400.00	
05/15/2034	765,000	4.000%	183,400.00	948,400.00	
06/30/2034					1,131,800.00
11/15/2034			168,100.00	168,100.00	
05/15/2035	795,000	4.000%	168,100.00	963,100.00	
06/30/2035					1,131,200.00
11/15/2035			152,200.00	152,200.00	
05/15/2036	825,000	4.000%	152,200.00	977,200.00	

BOND DEBT SERVICE

State College Area School District
General Obligation Bonds, Series of 2018 (Radio Park Elementary)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/30/2036					1,129,400.00
11/15/2036			135,700.00	135,700.00	
05/15/2037	860,000	4.000%	135,700.00	995,700.00	
06/30/2037					1,131,400.00
11/15/2037			118,500.00	118,500.00	
05/15/2038	895,000	4.000%	118,500.00	1,013,500.00	
06/30/2038					1,132,000.00
11/15/2038			100,600.00	100,600.00	
05/15/2039	930,000	4.000%	100,600.00	1,030,600.00	
06/30/2039					1,131,200.00
11/15/2039			82,000.00	82,000.00	
05/15/2040	965,000	4.000%	82,000.00	1,047,000.00	
06/30/2040					1,129,000.00
11/15/2040			62,700.00	62,700.00	
05/15/2041	1,005,000	4.000%	62,700.00	1,067,700.00	
06/30/2041					1,130,400.00
11/15/2041			42,600.00	42,600.00	
05/15/2042	1,045,000	4.000%	42,600.00	1,087,600.00	
06/30/2042					1,130,200.00
11/15/2042			21,700.00	21,700.00	
05/15/2043	1,085,000	4.000%	21,700.00	1,106,700.00	
06/30/2043					1,128,400.00
	17,935,000		10,838,333.33	28,773,333.33	28,773,333.33

PROJECT FUND

State College Area School District
General Obligation Bonds, Series of 2018 (Radio Park Elementary)

Project Fund (PROJNET)

Date	Deposit	Interest @ 1.25%	Principal	Scheduled Draws	Balance
01/15/2018	17,791,282.66		1,807,862.00	1,807,862	15,983,420.66
02/15/2018		16,606.20	833,393.80	850,000	15,150,026.86
03/15/2018		15,740.34	834,259.66	850,000	14,315,767.20
04/15/2018		14,873.57	835,126.43	850,000	13,480,640.77
05/15/2018		14,005.90	835,994.10	850,000	12,644,646.67
06/15/2018		13,137.34	836,862.66	850,000	11,807,784.01
07/15/2018		12,267.87	837,732.13	850,000	10,970,051.88
08/15/2018		11,397.49	838,602.51	850,000	10,131,449.37
09/15/2018		10,526.21	839,473.79	850,000	9,291,975.58
10/15/2018		9,654.03	840,345.97	850,000	8,451,629.61
11/15/2018		8,780.94	841,219.06	850,000	7,610,410.55
12/15/2018		7,906.94	842,093.06	850,000	6,768,317.49
01/15/2019		7,032.04	842,967.96	850,000	5,925,349.53
02/15/2019		6,156.23	843,843.77	850,000	5,081,505.76
03/15/2019		5,279.50	844,720.50	850,000	4,236,785.26
04/15/2019		4,401.87	845,598.13	850,000	3,391,187.13
05/15/2019		3,523.32	846,476.68	850,000	2,544,710.45
06/15/2019		2,643.86	847,356.14	850,000	1,697,354.31
07/15/2019		1,763.49	848,236.51	850,000	849,117.80
08/15/2019		882.20	849,117.80	850,000	
	17,791,282.66	166,579.34	17,791,282.66	17,957,862	

Yield To Receipt Date:	1.2499998%
Arbitrage Yield:	4.0004076%
Value of Negative Arbitrage:	355,239.62

ACT 34 PUBLIC HEARING
Additions and Renovations to
Radio Park Elementary School

STATE COLLEGE AREA SCHOOL DISTRICT

MAXIMUM PROJECT COST
MAXIMUM BUILDING CONSTRUCTION COST

Be it resolved that the State College Area School Board, acting as operating agent of the State College Area School District approves the maximum building construction cost and maximum project cost listed below for the proposed additions and renovations to the existing facility of the Radio Park Elementary School.

Be it further resolved that the following maximum project costs have been estimated:

- **Maximum Building Construction Cost for New Additions Only** **$ 11,064,884**
  (D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs** **$ 8,952,978**
  (Sitework, Renovations, Financing, A&E Fees, Contingency)
- **Maximum Project Cost** (page 16, D03, line I) **$ 20,017,862**

Adopted this 22nd day of May, 2017, by Roll Call Vote, Yes and No, as follows:

Mrs. Amy Bader	_____	**Mrs. Penni Fishbaine**	_____
Mrs. Gretchen Brandt	_____	**Mr. Scott Fozard**	_____
Mrs. Amber Concepcion	_____	**Mr. David Hutchinson**	_____
Mr. Daniel Duffy	_____	**Mr. Jim Leous**	_____

Mrs. Laurel Zydney _____

Radio Park Elementary School

Attest: _____
Mrs. Mary Jenn Dorman, Board Secretary
State College Area School District

ACT 34 PUBLIC HEARING
Additions and Renovations to
Radio Park Elementary School

PUBLIC HEARING NOTICE

Please take notice that a public hearing will be held at the State College Area School District Board Room located at 240 Villa Crest Drive, State College, PA on Monday, June 26, 2017 at 6:00 p.m. for the purpose of reviewing all relevant matters relating to the construction and equipping of the proposed Additions and Renovations to the Radio Park Elementary School, (the "Project").

This public hearing is being held pursuant to the requirements of PA Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act 34 of the session of 1973 of the General Assembly.

A description of the Project, including facts relative to educational, physical, administrative, budgetary and fiscal matters of the Project, will be presented and will be available for consideration at this public hearing, and, beginning Tuesday, May 23, 2017, a description booklet will be available during business hours at the State College Area School District Administrative Offices located at the District Administration Building, 240 Villa Crest Drive, State College, PA.

The State College Area School Board, acting as operating agent of the Radio Park Elementary School, by resolution duly adopted has authorized the following maximum project costs in connection with the Project:

- **Maximum Building Construction Cost for New Additions Only** **$ 11,064,884**
  (page 20, D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs** **$ 8,952,978**
  (Sitework, Renovations, Financing, A&E Fees, Contingency)
- **Maximum Project Cost** (page 18, D03, line I) **$ 20,017,862**

Any and all interested parties may appear at and attend the public hearing and may be heard at such public hearing and / or may submit testimony to the District Administration Office until 12:00 noon on Monday, June 26, 2017. All testimony will be limited to five minutes per speaker. Additional testimony will be received from the floor at the hearing.

Public Comment will also be received in written format after the public hearing until 12:00 noon on Monday, July 27, 2017 at the State College Area District Administrative Offices (address listed above).

STATE COLLEGE AREA SCHOOL DISTRICT

PUBLIC HEARING

on the proposed

NEW CONSTRUCTION OF HOUSERVILLE ELEMENTARY SCHOOL

at the
State College Area District Administration Office
240 Villa Crest Drive, State College, PA 16801
Board Room

on
Monday, June 26th, 2017, 6:15 PM

ACT 34 PUBLIC HEARING
New Construction of
Houserville Elementary School

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ACT 34 PUBLIC HEARING
New Construction of
Houserville Elementary School

AGENDA

1.	**CALL TO ORDER / INTRODUCTION**	Ed Poprik **Director of Physical Plant** **State College Area School District**
2.	**PROJECT DESCRIPTION** **By Crabtree, Rohrbaugh & Associates**	Mr. R. Jeffrey Straub, AIA **Project Architect**
3.	**FINANCIAL ANALYSIS** **By North West Financial Group, LLC**	Mr. Tom Beckett **Financial Advisor**

4. PUBLIC COMMENT
Question and Answer Period

- **A. Pre-registered speakers / comments**
- **B. Please raise hand, stand, and state name, address**
- **C. One question at a time - five minute limitation per speaker**

5. ADJOURNMENT

INTRODUCTION

The School Board of the State College Area School District for Houserville Elementary School, State College, Pennsylvania is providing this opportunity to inform the public as to the State College Area School District's consideration of a project to construct additions and renovations to the existing facility.

The project is in response to a review of the physical facility and academic & technical program needs for the school population.

This public hearing is being held in accordance with Act 34 of 1973 of the Commonwealth of Pennsylvania. The purpose is to have the school administration, architect and financial advisors present a proposal for the construction of additions and renovations to the existing facility.

The specific purposes for this hearing are as follows:

1. Establish the need for the project by reviewing events leading to the State College Area School Board's consideration to initiate the building improvement project.
2. Review the various options considered by the State College Area School District prior to the decision to proceed with the current project proposal.
3. Describe the type of building additions to be constructed and the educational programs that serve as the basis for the project under consideration.
4. Present the estimated construction cost, the total project cost, indirect costs and the financial needs and estimate of the local tax impact of the project.
5. Provide citizens and residents an opportunity to offer comments and written testimony concerning the project.

Please feel free to participate during the comment period at the latter part of the presentation. An official transcript of the hearing is being recorded in order for the State College Area School Board to consider and study your constructive comments, insights and observations.

PROJECT NEED

The State College Area School District (SCASD) desires to undertake a building improvements project at Houserville Elementary School in order to improve existing infrastructure, academic and technical program functions as identified in the building facility study. Existing conditions relative to program capacity, spatial limitations, as well as the overall physical condition of the building, justify a need for building improvements. The majority of the school has not been modernized since its construction in 1959 and renovations and new construction are needed to provide equity to the educational program throughout the school district and facilitate the academic achievement of the students. These issues support the need for this building improvements program.

The school building, located in State College, Centre County, has existed on this site for more than 58 years. The original building was constructed in 1959 as documented by the PA Department of Education.

Currently, the building houses approximately 14 classrooms, library and multi-purpose room serving gym and cafeteria functions.

In addition to the existing classrooms there is little or no support educational space within the existing building including special education, small group instruction, faculty preparation and art/music dedicated program.

Over the past 16 years SCASD has renovated 5 of their 9 elementary schools. As part of district facility planning, SCASD has completed District-Wide Facility Master Plans (DWFMP) which they have periodically updated over the past 17 years. As part of the DWFMP's, SCASD has planned to address their 4 remaining elementary schools which on average are 64 years old. SCASD recently completed design and is currently in construction of their high school as part of the DWFMP and began conversations about the 4 elementary schools over the past few years which were planned as the next phase of the DWFMP. These conversations moved into more formal planning in 2016 due to Pennsylvania funding opportunities with the Department of Community and Economic Development (DCED) and Department of Education PlanCON funding.

There is limited designation for bus, visitor, faculty, parent and pedestrian traffic. Due to this mingling of traffic, a safety hazard exists that needs to be addressed for the safety of students and staff.

The exterior envelope and a number of systems were found substandard. These include a roof that is at the end of its life expectancy and has limited roof insulation and adequate slope for drainage; windows and door systems that are not thermally efficient and are at the end of their life expectancy, masonry repointing as well to the existing façade.

Interior finishes are dated and beyond their life expectancy. While the staff has maintained the building well it has been 65 years since the building was originally constructed. Asbestos is

PROJECT NEED

being monitored within the existing building and poses no current threat to students or faculty. It is recommended any large project remove the remaining asbestos which is planned to occur concurrently with the main construction project.

The engineering systems (mechanical, plumbing and electrical), many of which are past their life expectancy, are in need of repair and replacement. Existing building system deficiencies include the following: electrical capacity, energy efficiency, lighting, emergency lighting, fire alarm, communications, and air quality / ventilation, heating, air conditioning, plumbing and handicapped accessibility.

The above noted factors indicate that the existing building is currently being used beyond its maximum capabilities and will be unable to accommodate the services required by both the students and the community moving forward.

PROJECT NEED

State reimbursement criteria is an important consideration when defining the scope of building improvements. The Pennsylvania Department of Education (PDE) encourages all schools wishing to implement a building improvement project to bring the entire building up to prevailing educational and reasonably current construction standards and code compliance as a condition of reimbursement. PDE recognizes that every 20 year period a building facility should be brought up to the above noted standards. That is why measures for reimbursement are set in place at that time to help with the financial burden. The existing Houserville Elementary School has never been renovated by PA Department of Education records, with the completion of the anticipated project in 2019, the completed project will be 40 years over the 20 year time period.

No additional capital improvement reimbursement from PDE will be available to this building for the next twenty year period after this construction project. It is imperative that the building project plan for all building improvements, because it is unlikely another construction project will occur for 20 years and may not occur for up to 30-40 years.

Because the building is being designed to U.S. Green Building Council LEED Gold Standards or higher, future building expansion is being planned for through a Site Master Plan. The primary focus of this building expansion would be a classroom wing addition to the east of the two story classroom addition and to the east of the Kindergarten wing. While it is not anticipated the building will need additions beyond 3 classrooms per grade, these long range additions would accommodate 4 classrooms per grade allowing for 6 additional future classrooms.

OPTIONS CONSIDERED

A feasibility study was started in the spring of 2016 and completed in May of 2016 and received PDE PlanCON Part A&B approval in June of 2016 which identified eight primary options.

Of the eight options presented, Option 5 was ultimately selected in the fall of 2016. Initially, it was determined that Corl Street would be renovated, and an in-depth analysis of new construction versus additions/renovations occurred for Radio Park Elementary and Houserville Schools leading up to the Option 5 selection.

All eight options in the DWFMP- Elementary Update looked at 4 elementary schools in the school district. The following is an analysis of each elementary school separately as they related to the eight options.

- **Corl Street Elementary School-** Corl Street was evaluated to either receive additions and renovations or be repurposed and no longer utilized as a K-5 school. **Option 5 has Corl Street Elementary School continue as a K-5 school and receive additions and renovations.**

- **Lemont Elementary School-** All 8 options planned that Lemont Elementary School would be combined with the students of Houserville Elementary School and not be used as a K-5 elementary school. **Option 5 combines Lemont Elementary School with Houserville Elementary School.**

- **Houserville Elementary School-** Houserville was evaluated to become a full K-5 school , bringing the Lemont Elementary School into the building which is currently a K-2 building. Houserville was evaluated as both a new construction and an addition/ renovation project. **Option 5 has Houserville Elementary School replaced with a New Construction school accommodating the students of both Houserville and Lemont in a new K-5 school.**

- **Radio Park Elementary School-** Radio Park was evaluated to remain a K-5. The options developed for Radio Park were whether it should be a new construction or addition/ renovation school. Radio Park was also evaluated whether it should have 3 or 4 classrooms per grade. **Option 5 has Radio Park Elementary School modernized with additions and renovations. Ultimately, it was also determined Radio Park would have 3 classrooms per grade as a base bid project and the six additional classrooms would be bid as an alternate.**

PROJECT DESCRIPTION

Site - Located @ 217 School Street, State College, PA.

Site Size: Approximately 30 Acres (Existing)
Current Site Usage: Educational
Topography: Immediate building site is level to moderate slope in vicinity of new building.
Wetlands: There are no defined wetlands on the site.
Available Utilities: Electricity, Gas, Water, Sewer
Site Access: Adequate Access.
Community Use: School accommodates limited community activities during non school hours
Parking: Parking will be expanded under current design to relieve overcrowding and separate visitor, staff and bus traffic for safety purposes.
Existing Conditions Adjacent Site Affecting Health and Safety: None
Bus & Automobile Drop Off / Pick Up Areas: A new parent/ visitor drop-off loop is being added to the west side of the site in front of the building. The existing parking area in front of the building will become dedicated to bussing and staff parking for safety.
Loading and Receiving Area: Will occur at the north side of the building.
School Play Areas: As part of the project, the grassed and hardscaped play area to the east of the building will be reworked for current student play and play equipment is currently be evaluated for replacement.

Building

Program: Additions and Renovation to Existing Facility

Total Square Footage: Existing (To be Removed from the Site) – 36,952 SF; New Construction School- 70,881 SF

Building Structure: Two Story Masonry/Steel Framed Structure.

The new construction of the Houserville Elementary School will serve Kindergarten through 5th grades. The building has been programmed with SCASD educational staff to accommodate not only SCASD's current educational program throughout the school district but also incorporate flexibility for the building to evolve educationally over the coming 20 years. To this end, classrooms are designed for flexibility whether they are used for 1st grade, 5th grade or special education.

The building is being designed to have (3) classrooms per grade, with an alternate to add an additional (6) classrooms allowing the building to house (4) classrooms per grade.

Classrooms are organized into educational "houses" typically grouping 2 grades together including small group instruction, faculty support, storage and restroom facilities directly adjacent to the classrooms to facilitate quick movement between education and activities

PROJECT DESCRIPTION

increasing educational instruction time. Grade grouping are not specific per grade creating the opportunities for varied groupings (example 5th grade could be grouped with Kindergarten for teaching opportunities as readily as Kindergarten/ 1st Grade).

Public Spaces being built include a dedicated Cafeteria, a New Gymnasium that will also serve multi-purpose use and an expanded library from the existing building.

Security is a primary focus for the project, which will include a security vestibule that only allows access to the building directly through the building administration office once school is in progress. Each zone of the building will be isolated from the remainder of the building with security doors that are magnetically held open, but also allow sectors of the building to be utilized after hours for community use. Security cameras, new door hardware, electronic key hardware will also be incorporated into the project and discussed with SCASD staff and emergency services personnel.

The building will have mechanical, electrical and plumbing throughout the building as described in the following building system pages. Full asbestos abatement will occur in the existing building being demolished, concurrently with the PDE construction project. Building finishes, including painting throughout, new flooring, new ceiling, white boards and tack boards, and casework (cabinetry) throughout the facility will be designed to meet district standards for elementary education, including Radio Park and Corl Street elementary schools.

The new building will be fully ADA compliant for accessibility.

All spaces will meet PDE recommended sizes.

The building is being designed to meet LEED Gold sustainable and energy efficient standards. This includes an increased efficiency to the thermal envelope to the building, reduction in energy and water use, daylighting of classrooms and primary educational spaces, improved indoor air quality levels, acoustic performance, mold prevention, reduction in construction waste and use of recycled materials to create a durable facility for the next 40 years.

PROJECT DESCRIPTION

Building Systems:

Improvements include:

- Domestic water, sanitary, and storm water service will be relocated to accommodate new building construction.
- A new fire water service will be extended to the building. (2 locations, (1) for each building)
- The replacement of the existing gas-fired domestic water heating system with a new energy efficient system.
- Replacement of the existing plumbing fixtures where required to accommodate existing building renovation areas.
- New plumbing systems and fixtures where required to accommodate the new building additions.
- A new fire protection sprinkler system to serve the existing building and additions.
- Replacement of the existing domestic water distribution system.
- Replacement of the existing sanitary waste system.
- Replacement of the existing HVAC systems to accommodate the renovations and additions.
- Replacement of the existing boilers with new energy efficient gas- fired units.
- Replacement of the existing controls with a new direct digital DDC system throughout the building.
- Replacement of the existing hot water piping throughout the building with new loop water piping systems.
- Removal of existing HVAC equipment, piping, and controls throughout the building.
- New HVAC systems throughout the building.
- New water source heat pump system with evaporative cooler supplemented with the new boiler system.
- New air distribution system.
- The water system will be chemically treated to prevent corrosion.
- The entire air and water distribution system will be balanced to meet the specified criteria.
- A new secondary metered electrical service will be installed utilizing a new pad-mounted transformer. Underground trenching and raceway system will be installed to accommodate the electrical utility requirements. The service voltage will be 208/120V, 3 Phase, 4 Wire. The pad mounted transformer will supply a switchboard sized to handle the building and back feed the existing electrical distribution in the portions of the existing building not being renovated or demolished during Phase 1 before being removed in Phase 2.
- Panelboards supplied from the switchboard will be installed throughout the building and will be strategically located to accommodate building load requirements. All existing electrical panelboards in the existing building will be removed.

PROJECT DESCRIPTION

Building Systems:

Improvements include:

- Domestic water, sanitary sewer, and storm water service construction.
- A new fire water service will be extended to the building. (2 locations, (1) for each building)
- Energy efficient gas-fired domestic water heating system.
- New plumbing systems and fixtures to accommodate the new building floor plan.
- A new fire protection sprinkler system to serve the building.
- New energy efficient boiler system.
- New direct digital DDC system throughout the building.
- New HVAC systems throughout the building.
- New water source heat pump system with an evaporative cooler supplemented with the boiler system.
- New water source loop piping system.
- New air distribution system throughout the building.
- The water system will be chemically treated to prevent corrosion.
- The entire air and water distribution system will be balanced to meet the specified criteria.
- A new secondary metered electrical service will be installed utilizing a new pad-mounted transformer. Underground trenching and raceway system will be installed to accommodate the electrical utility requirements. The service voltage will be 208/120V, 3 Phase, 4 Wire. The pad mounted transformer will supply a switchboard sized to handle the building.
- Panelboards supplied from the switchboard will be installed throughout the building and will be strategically located to accommodate building load requirements.
- A roof mounted photovoltaic system will be installed and tied into the building's electrical distribution system via a 480-208 volt step down transformer.
- Receptacles will be provided throughout the building as required.
- The lighting system shall meet the current International Energy Conservation Code as required and designed to accommodate building space requirements.
- All lighting will be illuminated using LEDs.
- Classrooms, Offices, and the Corridors will be primarily illuminated using recess-mounted LED lighting fixtures with lenses.
- All rooms will be equipped with a vacancy-sensing device to provide automatic shut-off where permitted.
- Storage and Utility Rooms will be illuminated by surface or chain mounted lighting fixtures.
- Library, Gymnasium and the Front Vestibule area shall be illuminated using pendant mounted fixtures.
- Stage lighting and sound system will be provided for the stage as directed by the school district.
- Egress lighting will be provided to meet the requirements of the IBC Building Code.
- Exit lights shall be internally illuminated LED type with directional arrows.
- Four button low voltage switches will be provided in each classroom to control the front and back of the room independently. Generally, the row of lights nearest to the

PROJECT DESCRIPTION

whiteboard shall be switched separately. Day lighting controls shall be incorporated where deemed necessary.

- Parking areas will be illuminated using LED wall and/or pole mounted lighting fixtures. No bollard lighting fixtures shall be used.
- Site lighting shall be controlled through a lighting control panel with a manual override switch, contactors, time control, and a photocell. Light fixtures shall be provided over each exterior door to provide normal light controlled by a lighting control panel 'on' and programmable time clock 'off'. The fixture shall also include an emergency light connected to the building generator.
- Light fixtures shall also be provided around the perimeter of the building to provide general illuminations. Building lighting shall be controlled by a lighting control panel 'on' and programmable time clock 'off'.
- Emergency power shall be provided by a gas fired emergency generator.
- Data wiring closets to accommodate building requirements will be installed.
- An underground conduit and manhole system will be installed between the building and the roadway where system services will be supplied from.
- An addressable and voice-type fire alarm system capable of meeting current code standards will be installed.
- Rescue assistance systems will be installed in the building as required.
- A master clock and intercom program/paging system will be installed.
- Classrooms and cafeteria areas will be provided with local sound reinforcing for voice and audio-visual sound reinforcement. Assisted listening systems will be provided for cafeteria and stage areas.
- A CATV system to accommodate building requirements will be installed.

This building will be designed under the following code requirements:
PA Uniform Construction Code, IBC, ADA, L&I

SUMMARY OF OWNED BUILDINGS AND LAND

District/CTC: State College Area School District

Project Name: Houserville Elementary School

Grades: K - 5

	PRESENT				PLANNED					
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Easterly Elementary School	1955	11.4	K-5	450	Maintain	11.4	K-5	450	XXXXXXXX	XXXXXXXX
Corl Street Elementary	1952	4.7	K-5	325	Renovation and addition	4.7	K-5	450	XXXXXXXX	XXXXXXXX
Ferguson Township Elementary	1931/ 2011	9.2	K-5	450	Maintain	9.2	K-5	450	XXXXXXXX	XXXXXXXX
Houserville Elementary	1959	30	3-5	300	New Construction & Grade Rec	30	K-5	450	XXXXXXXX	XXXXXXXX
Lemont Elementary	1939	6.8	K-2	300	convert to other district use	6.8	N/A		XXXXXXXX	XXXXXXXX
Park Forest Elementary	2007	25	K-5	525	Maintain	25	K-5	525	XXXXXXXX	XXXXXXXX
Radio Park Elementary School	1963	26	K-5	450	Renovation and addition	26	K-5	600	XXXXXXXX	XXXXXXXX
Gray's Woods Elementary	2002/ 2011	15	K-5	450	Maintain	15	K-5	450	XXXXXXXX	XXXXXXXX
Mount Nittany Elementary	2011	60.6	K-5	450	Maintain	60.6	K-5	450	XXXXXXXX	XXXXXXXX
Park Forest Middle School	1971	30	6-8	1,094	Maintain	30	6-8	1,094	XXXXXXXX	XXXXXXXX
Mount Nittany Middle School	1995	60.6	6-8	1,076	Maintain	60.6	6-8	1,076	XXXXXXXX	XXXXXXXX
State Collge Area High School	1962 / 2015	70.4	5-12	2,556	Maintain	70.4	5-12	2,556	XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX	8,426	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	8,551	7,392	1,159
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
									XXXXXXXX	XXXXXXXX
DAO- Central Office	1924	0.48	N/A	N/A	Maintain	0.48	N/A	N/A	XXXXXXXX	XXXXXXXX
Memorial Field		2	N/A	N/A	Maintain	2	N/A	N/A	XXXXXXXX	XXXXXXXX
									XXXXXXXX	XXXXXXXX
Bus Garage	1973	5	N/A	N/A	Maintain	5	N/A	N/A	XXXXXXXX	XXXXXXXX
Maintenance Storage Building	1980	25	N/A	N/A	Maintain	25	N/A	N/A	DESCRIPT	ION OF
Panorama Village	1959	60.6	N/A	N/A	Maintain	60.6	N/A	N/A	BOARD	ACTIONS
									REQUIRED	BELOW
Subtotal	XXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXX	XXX	XXXX	8,426	XXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	8,551	7,392	1,159

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

CHECK IF APPLICABLE:

_____ EXPAND PROGRAMS OR COURSE OFFERINGS

_____ PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES

_____ OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL

_____ REDUCE CLASS SIZE

_____ CLOSE SCHOOL(S)

_____ OTHER (DESCRIBE): _____

Houserville Elementary School

State College Area School District

State College, Pennsylvania

1 E1.1 OVERALL EXISTING FIRST FLOOR PLAN
1/16" = 1'-0"

NOT FOR CONSTRUCTION

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS

401 EAST WINDING HILL ROAD
MECHANICSBURG PA 17055
717-458-0272 FAX 717-458-0047

250 WEST MAIN STREET, SUITE 200
CHARLOTTESVILLE VA 22902
434-975-7262 FAX 434-975-7263

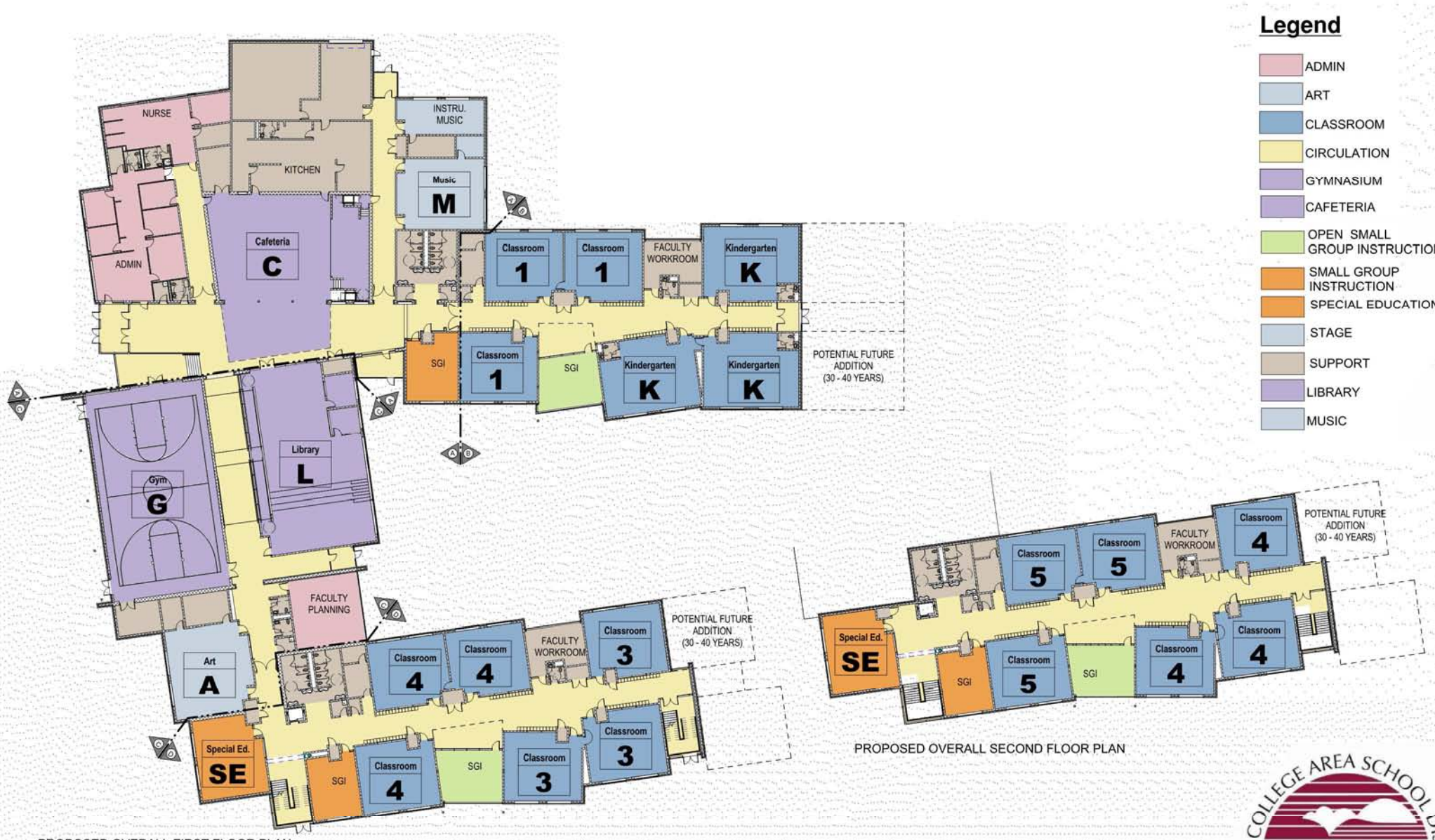
www.cra-architects.com

NEW CONSTRUCTION
HOUSERVILLE ELEMENTARY SCHOOL
STATE COLLEGE AREA SCHOOL DISTRICT
217 SCHOLL STREET, STATE COLLEGE, PA 16801

REVISIONS

OVERALL EXISTING FLOOR PLAN
SCALE: 1/16" = 1'-0"
DRAWN:
DATE: JUNE 1, 2017

PROJECT 2994
E1.1



Houserville Elementary School

State College Area School District

State College, Pennsylvania

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)

District/CTC:	Project Name:	Project #:
State College Area School District	Houserville Elementary School	3870

ROUND FIGURES TO NEAREST DOLLAR

PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General **(Report costs for sanitary sewage disposal on line E-1.)**	10,578,663		10,578,663
2. Heating and Ventilating	2,080,155		2,080,155
3. Plumbing **(Report costs for sanitary sewage disposal on line E-1.)**	1,001,556		1,001,556
4. Electrical	1,849,026		1,849,026
5. Asbestos Abatement (D04, line C-3)	X X X X X X		
6. Building Purchase Amount	X X X X X X		
7. Other * **(Exclude test borings and site survey)**			
a. Fire Protection	211,868		211,868
b.			
c.			
d.			
e. PlanCon-D-Add't Costs, Total			
A-1 to A-7 - Subtotal	15,721,268		15,721,268
8. Construction Insurance			
a. Owner Controlled Insurance Program on Structure Costs **(Exclude asbestos abatement, building purchase and other structure costs not covered by the program)**			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	15,721,268		15,721,268
B. ARCHITECT'S FEE			
1. Architect's/Engineer's Fee on Structure	991,168		991,168
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X X X		
3. TOTAL - Architect's Fee	991,168		991,168
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	246,000		246,000
2. Architect's Fee			
3. TOTAL - Movable Fixtures & Equipment	246,000		246,000
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)	16,958,436		16,958,436
E. SITE COSTS			
1. Sanitary Sewage Disposal	84,998		84,998
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges	50,000		50,000
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	6,000		6,000
5. Site Acquisition Costs		X X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X X X X X X X	
b. Real Estate Appraisal Fees		X X X X X X	
c. Other Related Site Acquisition Costs		X X X X X X	
d. Site Acquisition Costs - Total		X X X X X X	
6. TOTAL - Site Costs	140,998		140,998
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	17,099,434		17,099,434

* **Type "No Fee" beside each item for which no design fee is charged.**

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)

District/CTC:	Project Name:	Project #:
State College Area School District	Houserville Elementary School	3870

ROUND FIGURES TO NEAREST DOLLAR

PROJECT COSTS (CONT.)	**TOTAL**
G. ADDITIONAL CONSTRUCTION-RELATED COSTS	
1. Project Supervision (inc. Asbestos Abatement Project Supervision)	
2. Construction Manager Fee and Related Costs	460,000
3. Total Demolition of Entire Existing Structures and Related Asbestos Removal to Prepare Project Site for Construction of New School Building and Related AHERA Clearance Air Monitoring and EPA-Certified Project Designer's Fee on Asbestos Abatement (Exclude costs for partial demolition.)	
4. Architectural Printing	52,026
5. Test Borings	25,000
6. Site Survey	13,000
7. Other (attach schedule if needed)	
a. Testing/ Inspection, Regulatory Fees, Commissioning, Consultant Fees	721,715
b. PlanCon-D-Add't Costs, Total	
8. Contingency	474,964
9. TOTAL - Additional Construction-Related Costs	1,746,705

H. FINANCING COSTS *FOR THIS PROJECT ONLY*	**BOND ISSUE/NOTE SERIES OF** _____	**BOND ISSUE/NOTE SERIES OF** _____	**BOND ISSUE/NOTE SERIES OF** _____	X X X X X X X X X X X X
1. Underwriter Fees	84,775			84,775
2. Legal Fees	20,000			20,000
3. Financial Advisor	15,000			15,000
4. Bond Insurance				
5. Paying Agent/Trustee Fees and Expenses	3,000			3,000
6. Capitalized Interest				
7. Printing	1,200			1,200
8. CUSIP & Rating Fees	10,000			10,000
9. Other				
a. Filing & Misc.	1,667			1,667
b.				
10. TOTAL-Financing Costs	135,642			135,642
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				18,981,781

REVENUE SOURCES	**BOND ISSUE/NOTE SERIES OF** 2018	**BOND ISSUE/NOTE SERIES OF** _____	**BOND ISSUE/NOTE SERIES OF** _____	**TOTAL**
J. AMOUNT FINANCED *FOR THIS PROJECT ONLY*	16,955,000			16,955,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM *FOR THIS PROJECT ONLY*				
L. INTEREST EARNINGS *FOR THIS PROJECT ONLY*	156,781			156,781
M. BUILDING INSURANCE RECEIVED				
N. PROCEEDS FROM SALE OF BUILDING OR LAND				
O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)				
P. OTHER FUNDS (ATTACH SCHEDULE)				1,870,000
Q. TOTAL REVENUE SOURCES				18,981,781

DETAILED COSTS

District/CTC:	Project Name:	Project #:
State College Area School District	Houserville Elementary School	3870

	NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS **(exclude Sanitary Sewage Disposal)**			
1. General **(include Rough Grading to Receive Building)**	2,000,000		2,000,000
2. Heating and Ventilating			
3. Plumbing			
4. Electrical	100,000		100,000
5. Other: _____			
6. Other: _____			
7. A-1 thru A-6 - Subtotal	2,100,000		2,100,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Site Development Costs			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Subtotal			
9. Site Development Costs - Total	2,100,000		2,100,000
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	120,750		120,750

	EXISTING
C. ASBESTOS ABATEMENT	
1. Asbestos Abatement	
2. AHERA Clearance Air Monitoring	
3. Asbestos Abatement - Total (D02, line A-5)	
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)	
E. ROOF REPLACEMENT/REPAIR	
1. Roof Replacement Repair	
2. Owner Controlled Insurance Program on Roof Replacement/Repair	
3. Builder's Risk Insurance (if not included in primes)	
4. Roof Replacement/Repair - Total	
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR	

ACT 34 OF 1973: MAXIMUM BUILDING CONSTRUCTION COST
FOR NEW BUILDING OR SUBSTANTIAL ADDITION ONLY

District/CTC:	Project Name:	Project #:
State College Area School District	Houserville Elementary School	3870

Act 34 applies only to costs for new construction. The legal requirements do not address the costs for alterations to existing structures. For this reason, costs associated with the existing structure and other related costs should not be included in the following calculations.

A. STRUCTURE COST, ARCHITECT'S FEE, MOVABLE FIXTURES AND EQUIPMENT (D02, line D-NEW) $ 16,958,436

B. EXCLUDABLE COSTS FOR NEW CONSTRUCTION

1. Site Development Costs (D04, line A-7-NEW) $ 2,100,000
2. Architect's Fees on the above excludable costs $ 120,750
3. Vocational Projects Only - Movable Fixtures & Equipment (D02, line C-3-NEW) $
4. Total Excludable Costs (B-1 plus B-2 and B-3) $ 2,220,750

THE FIGURE ON LINE A SHOULD NOT BE ADOPTED BY THE BOARD.

C. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (A minus B-4) $ 14,737,686

THE BOARD MUST ADOPT THE FIGURE ON LINE C BEFORE SCHEDULING THE FIRST ACT 34 HEARING.

IF THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON BIDS IS EQUAL TO OR GREATER THAN THE MAXIMUM BUILDING CONSTRUCTION COST BASED ON ESTIMATES PLUS EIGHT PERCENT (LINE D), A SECOND PUBLIC HEARING WILL BE REQUIRED BEFORE ENTERING INTO CONTRACTS AND STARTING CONSTRUCTION ON ANY PLANNED WORK.

D. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST TIMES 1.08 (C times 1.08) $ 15,916,701

THE FIGURE ON LINE D SHOULD NOT BE ADOPTED BY THE BOARD.

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State College Area School District
General Obligation Bonds, Series of 2018 (Houserville Elementary)

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SOURCES AND USES OF FUNDS

State College Area School District
General Obligation Bonds, Series of 2018 (Houserville Elementary)

Sources:	
Bond Proceeds:	
Par Amount	16,955,000.00
Other Sources of Funds:	
Investment earnings	156,780.60
	17,111,780.60
Uses:	
Project Fund Deposits:	
Project Fund	16,976,139.00
Delivery Date Expenses:	
Cost of Issuance	50,000.00
Underwriter's Discount	84,775.00
	134,775.00
Other Uses of Funds:	
Additional Proceeds/Rounding	866.60
	17,111,780.60

BOND DEBT SERVICE

State College Area School District
General Obligation Bonds, Series of 2018 (Houserville Elementary)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/15/2018	265,000	4.000%	226,066.67	491,066.67	
06/30/2018					491,066.67
11/15/2018			333,800.00	333,800.00	
05/15/2019	400,000	4.000%	333,800.00	733,800.00	
06/30/2019					1,067,600.00
11/15/2019			325,800.00	325,800.00	
05/15/2020	415,000	4.000%	325,800.00	740,800.00	
06/30/2020					1,066,600.00
11/15/2020			317,500.00	317,500.00	
05/15/2021	435,000	4.000%	317,500.00	752,500.00	
06/30/2021					1,070,000.00
11/15/2021			308,800.00	308,800.00	
05/15/2022	450,000	4.000%	308,800.00	758,800.00	
06/30/2022					1,067,600.00
11/15/2022			299,800.00	299,800.00	
05/15/2023	470,000	4.000%	299,800.00	769,800.00	
06/30/2023					1,069,600.00
11/15/2023			290,400.00	290,400.00	
05/15/2024	490,000	4.000%	290,400.00	780,400.00	
06/30/2024					1,070,800.00
11/15/2024			280,600.00	280,600.00	
05/15/2025	505,000	4.000%	280,600.00	785,600.00	
06/30/2025					1,066,200.00
11/15/2025			270,500.00	270,500.00	
05/15/2026	530,000	4.000%	270,500.00	800,500.00	
06/30/2026					1,071,000.00
11/15/2026			259,900.00	259,900.00	
05/15/2027	550,000	4.000%	259,900.00	809,900.00	
06/30/2027					1,069,800.00
11/15/2027			248,900.00	248,900.00	
05/15/2028	570,000	4.000%	248,900.00	818,900.00	
06/30/2028					1,067,800.00
11/15/2028			237,500.00	237,500.00	
05/15/2029	595,000	4.000%	237,500.00	832,500.00	
06/30/2029					1,070,000.00
11/15/2029			225,600.00	225,600.00	
05/15/2030	615,000	4.000%	225,600.00	840,600.00	
06/30/2030					1,066,200.00
11/15/2030			213,300.00	213,300.00	
05/15/2031	640,000	4.000%	213,300.00	853,300.00	
06/30/2031					1,066,600.00
11/15/2031			200,500.00	200,500.00	
05/15/2032	665,000	4.000%	200,500.00	865,500.00	
06/30/2032					1,066,000.00
11/15/2032			187,200.00	187,200.00	
05/15/2033	695,000	4.000%	187,200.00	882,200.00	
06/30/2033					1,069,400.00
11/15/2033			173,300.00	173,300.00	
05/15/2034	720,000	4.000%	173,300.00	893,300.00	
06/30/2034					1,066,600.00
11/15/2034			158,900.00	158,900.00	
05/15/2035	750,000	4.000%	158,900.00	908,900.00	
06/30/2035					1,067,800.00
11/15/2035			143,900.00	143,900.00	
05/15/2036	780,000	4.000%	143,900.00	923,900.00	

BOND DEBT SERVICE

State College Area School District
General Obligation Bonds, Series of 2018 (Houserville Elementary)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/30/2036					1,067,800.00
11/15/2036			128,300.00	128,300.00	
05/15/2037	810,000	4.000%	128,300.00	938,300.00	
06/30/2037					1,066,600.00
11/15/2037			112,100.00	112,100.00	
05/15/2038	845,000	4.000%	112,100.00	957,100.00	
06/30/2038					1,069,200.00
11/15/2038			95,200.00	95,200.00	
05/15/2039	880,000	4.000%	95,200.00	975,200.00	
06/30/2039					1,070,400.00
11/15/2039			77,600.00	77,600.00	
05/15/2040	915,000	4.000%	77,600.00	992,600.00	
06/30/2040					1,070,200.00
11/15/2040			59,300.00	59,300.00	
05/15/2041	950,000	4.000%	59,300.00	1,009,300.00	
06/30/2041					1,068,600.00
11/15/2041			40,300.00	40,300.00	
05/15/2042	990,000	4.000%	40,300.00	1,030,300.00	
06/30/2042					1,070,600.00
11/15/2042			20,500.00	20,500.00	
05/15/2043	1,025,000	4.000%	20,500.00	1,045,500.00	
06/30/2043					1,066,000.00
	16,955,000		10,245,066.67	27,200,066.67	27,200,066.67

PROJECT FUND

State College Area School District
General Obligation Bonds, Series of 2018 (Houserville Elementary)

Project Fund (PROJNET)

Date	Deposit	Interest @ 1.25%	Principal	Scheduled Draws	Balance
01/15/2018	16,819,358.40		1,776,139.00	1,776,139	15,043,219.40
02/15/2018		15,629.37	784,370.63	800,000	14,258,848.77
03/15/2018		14,814.43	785,185.57	800,000	13,473,663.20
04/15/2018		13,998.66	786,001.34	800,000	12,687,661.86
05/15/2018		13,182.03	786,817.97	800,000	11,900,843.89
06/15/2018		12,364.55	787,635.45	800,000	11,113,208.44
07/15/2018		11,546.23	788,453.77	800,000	10,324,754.67
08/15/2018		10,727.05	789,272.95	800,000	9,535,481.72
09/15/2018		9,907.03	790,092.97	800,000	8,745,388.75
10/15/2018		9,086.15	790,913.85	800,000	7,954,474.90
11/15/2018		8,264.42	791,735.58	800,000	7,162,739.32
12/15/2018		7,441.83	792,558.17	800,000	6,370,181.15
01/15/2019		6,618.39	793,381.61	800,000	5,576,799.54
02/15/2019		5,794.10	794,205.90	800,000	4,782,593.64
03/15/2019		4,968.94	795,031.06	800,000	3,987,562.58
04/15/2019		4,142.94	795,857.06	800,000	3,191,705.52
05/15/2019		3,316.07	796,683.93	800,000	2,395,021.59
06/15/2019		2,488.34	797,511.66	800,000	1,597,509.93
07/15/2019		1,659.76	798,340.24	800,000	799,169.69
08/15/2019		830.31	799,169.69	800,000	
	16,819,358.40	156,780.60	16,819,358.40	16,976,139	

Yield To Receipt Date:	1.2500002%
Arbitrage Yield:	4.0004077%
Value of Negative Arbitrage:	334,343.13

ACT 34 PUBLIC HEARING
New Construction of
Houserville Elementary School

STATE COLLEGE AREA SCHOOL DISTRICT

MAXIMUM PROJECT COST
MAXIMUM BUILDING CONSTRUCTION COST

Be it resolved that the State College Area School Board, acting as operating agent of the State College Area School District approves the maximum building construction cost and maximum project cost listed below for the proposed additions and renovations to the existing facility of the Houserville Elementary School.

Be it further resolved that the following maximum project costs have been estimated:

- **Maximum Building Construction Cost for New Additions Only** **$ 14,737,686**
  (D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs** **$ 4,244,095**
  (Sitework, Renovations, Financing, A&E Fees, Contingency)
- **Maximum Project Cost** (page 16, D03, line I) **$ 18,981,781**

Adopted this 22nd day of May, 2017, by Roll Call Vote, Yes and No, as follows:

Mrs. Amy Bader	_____	**Mrs. Penni Fishbaine**	_____
Mrs. Gretchen Brandt	_____	**Mr. Scott Fozard**	_____
Mrs. Amber Concepcion	_____	**Mr. David Hutchinson**	_____
Mr. Daniel Duffy	_____	**Mr. Jim Leous**	_____

Mrs. Laurel Zydney _____

Houserville Elementary School

Attest: _____
Mrs. Mary Jenn Dorman, Board Secretary
State College Area School District

ACT 34 PUBLIC HEARING
New Construction of
Houserville Elementary School

PUBLIC HEARING NOTICE

Please take notice that a public hearing will be held at the State College Area School District Board Room located at 240 Villa Crest Drive, State College, PA on Monday, June 26, 2017 at 6:15 p.m. for the purpose of reviewing all relevant matters relating to the construction and equipping of the proposed Additions and Renovations to the Houserville Elementary School, (the "Project").

This public hearing is being held pursuant to the requirements of PA Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act 34 of the session of 1973 of the General Assembly.

A description of the Project, including facts relative to educational, physical, administrative, budgetary and fiscal matters of the Project, will be presented and will be available for consideration at this public hearing, and, beginning Tuesday, May 23, 2017, a description booklet will be available during business hours at the State College Area School District Administrative Offices located at the District Administration Building, 240 Villa Crest Drive, State College, PA.

The State College Area School Board, acting as operating agent of the Houserville Elementary School, by resolution duly adopted has authorized the following maximum project costs in connection with the Project:

- **Maximum Building Construction Cost for New Additions Only** **$ 14,737,686**
  (D20, Line C) (Structure Costs, Fees, Movable Fixtures/ Equipment)
- **Other Project Costs** **$ 4,244,095**
  (Sitework, Renovations, Financing, A&E Fees, Contingency)
- **Maximum Project Cost** (page 16, D03, line I) **$ 18,981,781**

Any and all interested parties may appear at and attend the public hearing and may be heard at such public hearing and / or may submit testimony to the District Administration Office until 12:00 noon on Monday, June 26, 2017. All testimony will be limited to five minutes per speaker. Additional testimony will be received from the floor at the hearing.

Public Comment will also be received in written format after the public hearing until 12:00 noon on Monday, July 27, 2017 at the State College Area District Administrative Offices (address listed above).