

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

To: Board of School Directors  
From: Ed Poprik and Vernon Bock  
RE: **Accept 30% Plan Submission**  
Date: February 27, 2017

Recommend that the State College Area School District Board of School Directors accept the 30% Plan Submission for the Corl Street, Houserville, and Radio Park projects. Further recommend that the following direction be given to the design team for incorporation into the 60% documents.

- In order to control costs, authorize administration to work with the design team to identify reductions in building square footage. These reductions should focus on efficiencies, non-dedicated program space (e.g. small group instruction), and any specific areas that may be larger than previous projects.

**Background-**

On February 22, the CAC for Facilities met and reviewed the 30% plan submission. During that meeting the following action items were approved:

- Moved and approved that administration should work with the design team to find reductions in square footage through efficiency and reductions in "non-core" spaces.
- Moved and approved endorsement of the Corl St. site plan as presented, with the suggestion that the buses be removed from the depiction to emphasize the operation flexibility of the design.
- Moved and approved the recommendation that standard sized toilets should be used in the kindergarten classrooms.

Attached are the questions and comments that were received at the 3 public forums, along with collaborated responses that were generated by the design team and administration. Responses to recurring themes and issues are summarized below:

- Grade level configurations and Small Group Instruction (SGI) areas are flexible and are designed to adjust to the building's needs.

## **SCASD, 30 % submission – February 27, 2017**

- SGI areas will be analyzed to determine program need and building square footage affordability.
- The gymnasiums in each design are adequately sized and are consistent with other elementary projects in the district. (summary chart is attached)
- Much of the outside site considerations shown on the site plans are suggestions, certain features may not be finalized until after project completion. All outside learning spaces should be supportive of the curriculum.
- Administration supports the classroom sizes and they are consistent with other recent elementary projects.

Cost estimates generated by Crabtree Rohrbaugh were included in the 30% submission. Massaro Construction Management has generated an independent estimate based on the submission. A summary chart as well as copies of each estimate are attached. (The team intends to include the Massaro estimate as part of both the 60% and 90% submission package and not as a separate item).

Key points to consider when reviewing the estimates:

- Crabtree Rohrbaugh is estimating to what they believe will be the successful low bid total, while Massaro is estimating to what they believe will be the “mid-point” of bids received. Typically, in the current bid climate, Massaro is seeing low bids at 10-12% below their estimate. (This was true for the High School bid).
- Both estimates are for Radio Park as a 4 classrooms per grade building.
- Massaro does not estimate soft costs; consequently, the Crabtree Rohrbaugh soft cost estimate is used for both totals.
- The district has not participated in the soft cost estimate to date. Adjustments are likely for the 60% estimate.
- For the 3 projects combined, the Crabtree Rohrbaugh estimate is \$1.3 million over the established budget.
- The mid-point estimate from Massaro is \$9.3 million over the established budget, further analysis of this estimate against projected low bids will be performed at future phases of design.

### **Attachments**

- Responses to the comments and questions from the public forums
- Gym size analysis
- Cost estimates comparison
- Cost estimate from Crabtree Rohrbaugh
- Cost estimate from Massaro

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
1	HO	Floor Plan	After hour access to art room?	Art rooms generally not used after hours
2	HO	Floor Plan	Clear sight lines down hallways?	Team is evaluating lines of sight that will involve admin and emergency services approval.
3	HO	Floor Plan	In the library, will there be an accessible path next to the multi-purpose stairs?	Yes, all parts of the building will be ADA compliant.
4	HO	Site	Line of sight for teacher supervision - 8' multi-use path?	Sight lines are being evaluated throughout the design process and will be maximized when possible
5	HO	Floor Plan	Proposed First Floor Plan - Are there traffic/flow issues?	Based upon building capacity and corridor widths, traffic flow should not be an issue.
6	HO	Floor Plan	Proposed First Floor Plan - Bathroom in wing?	Team is evaluating with administration proper distances for travel of students and most efficient bathroom locations.
7	HO	Floor Plan	Proposed First Floor Plan - Cots/exam area, next to nurse with visibility?	Final Nurse area will be approved by Nurse including layout of space.
8	HO	Floor Plan	Proposed First Floor Plan - Gym area, should there be exit doors on outside corners?	Yes, this will be added to 60% drawings
9	HO	Floor Plan	Proposed First Floor Plan - Look at locations of Title 1, IST and gifted, where is the best location for each? Which students do they service the most? Are they appropriately located?	Team feels that the SGIs are in the correct location in the plans; one SGI is planned for each two grade configuration.
10	HO	Floor Plan	Proposed First Floor Plan - Stairway, grade concern with steps, lower level, larger steps, ramp?	Floor plan is still in development, team will take this concern into account.
11	HO	Floor Plan	Proposed First Floor Plan -After hour access to art room?	Art rooms generally not used after hours
12	HO	Floor Plan	Proposed First Floor Plan -Expand main secure entrance area?	Team will be evaluating secure areas in the building along with the main entrance, this will include law enforcement.
13	HO	Floor Plan	Proposed First Floor Plan -Footprint doesn't match?	Will be coordinated for 60%

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
14	HO	Floor Plan	Proposed First Floor Plan -Sight lines?	See #2
15	HO	Floor Plan	Proposed Second Floor Plan - Expand 2nd level or upstairs entry to library?	Typically libraries are accessed only on one level for both ADA and security. It is difficult for staff to monitor entrances at 2 levels.
16	HO	Floor Plan	Room for coats in hallways (not in classrooms)?	Yes this is planned
17	HO	Floor Plan	Slope/grade concern in library?	This is still in design as part of 60%.
18	HO	Floor Plan	Watch nurse office layout?	This will be validated with nurse.
19	HO	LEED	High efficiency toilets?	Yes, this will be part of LEED planning
20	HO	LEED	Please consider solar panels and battery back-up.	Will be discussed at 60% and part of LEED planning
21	HO	LEED	Proposed First Floor Plan - High efficiency toilets	Yes this will be part of LEED planning
22	HO	LEED	Proposed First Floor Plan - Solar panels?	Will be discussed at 60% and part of LEED planning
23	HO	LEED	Proposed First Floor Plan -Day lighting in multi-purpose room?	Yes, this is planned
24	HO	MEP	Proposed First Floor Plan - Small toilets for kindergarten?	Other district buildings have been successful with full size toilets
25	HO	MEP	Proposed First Floor Plan -Vestibule needed end of wing?	This will be addressed as part of sustainability and energy savings.
26	HO	MEP	Proposed First Floor Plan -Windows, fresh air ventilation?	Yes, these are planned
27	HO	MEP	Small toilets for Kindergarten?	Other district buildings have been successful with full size toilets
28	HO	MEP	Will classrooms have windows that can open?	Yes, these are planned
29	HO	Other	Bench outside bathroom to help with waiting?	This is a furniture planning issue, not a building design issue
30	HO	Other	Naming the school?	Will follow previous school process
31	HO	Other	Proposed First Floor Plan - Demographic changes will require grade balance to be flexible, don't assume "3 deep" will always be needed/adequate?	So noted, no action required

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
32	HO	Other	Proposed First Floor Plan - Location of Lemont bell?	Design team is reviewing this
33	HO	Other	Proposed First Floor Plan -Feedback from instrumental teacher?	Yes, teachers are being involved in the process
34	HO	Other	Proposed First Floor Plan -We like the name "Spring Creek Elementary"?	Will follow previous school process
35	HO	Other	Remember the Lemont bell?	Design team is reviewing this
36	HO	Other	Time capsule?	Physical Plant will investigate
37	HO	Other	What to salvage from old building?	Physical Plant will investigate
38	HO	Phasing	Proposed First Floor Plan -Will contractors access via Scholl or Oak Lane?	To be reviewed at a later stage
39	HO	Program	More storage? Watch sight lines in hallways?	Will be incorporated.
40	HO	Program	Need sink/fountain in classrooms, and the library too! (or at least a sink in the library, books are dirty)?	Sinks and bubblers will be incorporated into classrooms, review sink in library, this is not typical, but may occur in work area.
41	HO	Program	Proposed First Floor Plan - Add restroom to one 1st grade for ease of buffering larger than expected kindergarten class?	Team does not feel this is necessary.
42	HO	Program	Proposed First Floor Plan - Balance of room size versus small group in hallways? Should/could get bigger if less small group?	Classrooms need to be consistent with other elementary building projects across the district. Team does not support larger class sizes.
43	HO	Program	Proposed First Floor Plan - Bench at end of hall, sinks require plumbing/fixtures, not flexible space, put sink on wall?	So noted, sink shown in hallway furnishings is to be removed
44	HO	Program	Proposed First Floor Plan - Bench outside Kindergarten in end of hallway, to specific and plumbing in middle of hallway, loss of flexibility?	So noted, sink shown in hallway furnishings is to be removed
45	HO	Program	Proposed First Floor Plan - Change square footage of classroom (851 FT <sup>2</sup> , beside gifted room) and add to library FT <sup>2</sup> ?	Library is adequate and is consistent with other elementary projects in district.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
46	HO	Program	Proposed First Floor Plan - Nurse area, include a shower for faculty staff and students?	This is planned
47	HO	Program	Proposed First Floor Plan - Nursing room, more storage?	Team will review
48	HO	Program	Proposed First Floor Plan - Sink needed in Gifted room?	Team will evaluate
49	HO	Program	Proposed First Floor Plan - Storage (242 FT2) more storage?	Noted, team is trying to provide as much storage as possible, while also managing cost.
50	HO	Program	Proposed First Floor Plan -Dedicated modular for science lab space?	Science instruction will occur in the core classrooms and will be supported by a sink in each classroom.
51	HO	Program	Proposed First Floor Plan -I like small hallways for small bodies?	So noted, no action required
52	HO	Program	Proposed First Floor Plan -We like separate lunch and gym space?	So noted, no action required
53	HO	Program	Will the hall space be under utilized?	Hallway instructional areas are still under review.
54	HO	Security	How does communication between office and classrooms work? Telephone and PA systems?	Both telephones and PA system will be available for communication
55	HO	Security	K-1 wing lock down, if kids are in the bathroom (secure doors)?	This will be addressed with full floor plan at 60% submission.
56	HO	Security	Proposed First Floor Plan -How does classroom to office work, intercom, 1-way-, 2-way?	Both telephones and PA system will be available for communication
57	HO	Site	Age/grade appropriate playgrounds?	This will be planned
58	HO	Site	Are there 10 minutes drop-off parking spaces in main lot?	This will be determined by administration when the project is complete
59	HO	Site	Cover outside educational area?	This is outside the scope of the project.
60	HO	Site	Don't put the storm water pond next to the playground because the kids might go in it?	Stormwater management facilities are being located based on drainage patterns of the site.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
61	HO	Site	Explain the vision of the Fogleman field relationship with the school to community? Does this plan think of how it could be versus how we use it now?	The proposed plan situates the school building much closer to Fogleman Field than the current building. Pathways connecting the school site to Fogleman will be maintained. With the closer proximity of the building to the fields there will be a greater opportunity for the elementary programs to utilize the facilities during the school day.
62	HO	Site	Facilities for Fogleman fields?	The project does not include any facilities (other than parking) for Fogleman field
63	HO	Site	How do you determine how many parking spaces?	The team will confirm daily needs
64	HO	Site	How much green area for outside play?	See site plan
65	HO	Site	I hope that there will be ample outdoor play space for all the children-this is my top concern. I love the idea of using storm water control as a teaching feature. I am enthusiastic about the prospect of using solar or geo-thermal energy-hoping for lots of natural light. Thank you for the lovely plan.	So noted, no action required
66	HO	Site	Is there an increase in parking?	Parking is based on District data of use.
67	HO	Site	Is there enough recess area?	Yes, this is planned
68	HO	Site	Look at car layout for maximum use of pavement versus buses?	The priority of the bus area is for the buses to be well guided through the space by formal markings to maintain maximum safety. Secondary markings will be added to the area to highlight passenger vehicle parking opportunities for overflow and after school activities.
69	HO	Site	More outdoor educational area?	Will be designed in coordination with curricular requirements; following project completion additional space/area may be developed
70	HO	Site	More shade?	Noted

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
71	HO	Site	Number of parking spaces? More than current? Look for parking adjacent for fields. More shade? Looking for best location for playgrounds?	Refer to 66, 68 & 70 addressing the first three items of this comment. The playground locations are chosen as a result of site layout, building configuration, site topographic slopes and relationship to the building access doors.
72	HO	Site	Outdoor water fountain?	Yes, this is planned
73	HO	Site	Proposed First Floor Plan - Connect path, from building to parking area?	The pathway is fully connected and maintains access to the building and parking.
74	HO	Site	Proposed First Floor Plan - Locker and/or facility with Fogleman field, dual use?	The project does not include any facilities (other than parking) for Fogleman field
75	HO	Site	Proposed First Floor Plan - Outside lunch/eating area?	Outside the scope of the project.
76	HO	Site	Proposed First Floor Plan - Playground area, how to monitor kids/safety?	Yes, this will be considered in final design
77	HO	Site	Proposed First Floor Plan - Sledding area?	Noted, no action needed at this time
78	HO	Site	Proposed First Floor Plan - Split age/grade appropriate playground?	Yes, this will be considered in final design
79	HO	Site	Proposed First Floor Plan - Walking loop on playground area?	Will be evaluated during design and against existing opportunities for walking throughout the site as well as at Fogleman Fields.
80	HO	Site	Proposed First Floor Plan -Add stop sign for School exit at Fairlawn and Scholl Street.	Stop sign will be included at the intersection.
81	HO	Site	Proposed First Floor Plan -Fencing needed by storm water pond?	It is not anticipated to be needed but will be evaluated during design.
82	HO	Site	Proposed First Floor Plan -Separation/fence to keep kids out of important-storm water area?	See No. 80 above.
83	HO	Site	Proposed First Floor Plan -Sign spots for 5 minute drop off/visitor?	This will be determined by administration when the project is complete



## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
84	HO	Site	Proposed First Floor Plan -Walkers along Fairlawn Avenue (sidewalk)?	Sidewalk and pedestrian access is being reviewed and discussed with the Township during the Land Development review process to ensure adequate and safe facilities for school users and community members.
85	HO	Site	Should there be more parking (bus area) and move storm water?	Need to evaluate and balance the impervious coverage of the site. Will be reviewed during design.
86	HO	Site	Talk with teachers about what is the best place for recess?	Yes, this will be considered in final design
87	RP	Floor Plan	Girls/boys restroom on main floor near gym, flip for priority?	Layout will be reviewed with staff for approval.
88	RP	Floor Plan	I think that we should put 3rd grade on the second floor. We should also put one bathroom on each floor and put some specials on the second floor. This way the floors can be even?	Grade configuration is flexible and each classroom is interchangeable based on the needs of the building.
89	RP	Floor Plan	Location of "K" closer to entrance?	So noted
90	RP	Floor Plan	Location of 1st floor bathrooms?	Team is evaluating with administration, current distance appears to be acceptable.
91	RP	Floor Plan	Placement of group bathrooms in primary?	See answer above.
92	RP	Floor Plan	Proposed first floor plan - alternate travel path?	Not sure what this refers to
93	RP	Floor Plan	Proposed first floor plan - Any thought to another 2nd story to increase green space?	Working with existing building and program organization building is efficient, adding another floor would not be cost effective.
94	RP	Floor Plan	Proposed first floor plan - Anyway to get kindergarten closer to ART room?	So noted
95	RP	Floor Plan	Proposed first floor plan - Concern supervision circulation ADA library?	Team is analyzing grading with site engineer and floor plans, full building will be ADA compliant.
96	RP	Floor Plan	Proposed first floor plan - Consider moving the add alternate classrooms to the ends of the wings?	Administration relies on design team to provide most efficient/cost effective floor plan.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
97	RP	Floor Plan	Proposed first floor plan - Could restrooms get closer to 1st grade?	Team is evaluating, distance is close with typical elementary design
98	RP	Floor Plan	Proposed first floor plan - K travel path -- long distance?	So noted, Administration relies on design team to provide most efficient/cost effective floor plan.
99	RP	Floor Plan	Proposed first floor plan - Library steps - needed?	There is slope in the existing site that needs to be dealt with. Some minimal change in the library appears to be required, will be ADA compliant.
100	RP	Floor Plan	Proposed first floor plan - Library, handicapped issue?	See above
101	RP	Floor Plan	Proposed first floor plan - look at door - small group instruction room?	Layouts of doors are anticipated to be finalized in 60% phase. Preliminary at this time.
102	RP	Floor Plan	Proposed first floor plan - management issues, restrooms away from faculty workroom?	Location of toilets being evaluated with administration.
103	RP	Floor Plan	Proposed first floor plan - Potential distance for toilets?	See above.
104	RP	Floor Plan	Proposed first floor plan - Put 3rd grade on the second floor, I also think you should put one bathroom on each floor?	Grade configuration in the building is flexible and each classroom is interchangeable based on the needs of the building.
105	RP	Floor Plan	Proposed first floor plan - Some classrooms too far from core, cafeteria, office, etc.?	Travel distances are being evaluated. Comparable to other SCASD elementary schools.
106	RP	Floor Plan	Proposed first floor plan - Switch faculty planning with library so library can be one floor?	Change of grade is minimal, library is on main lobby for access from main lobby. Faculty planning is in secondary corridor.
107	RP	Floor Plan	Restroom locations, closer to classrooms (back of building)?	See above.
108	RP	LEED	Covered bike parking, bike friendly, science space?	So noted, will be evaluated during later review
109	RP	LEED	Covered bike parking?	So noted, will be evaluated during later review
110	RP	LEED	Desire to bring lots of natural light?	Yes, this is planned
111	RP	LEED	Solar?	Will be discussed at 60%

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
112	RP	MEP	Drinking fountains - water bottle fillers?	Yes, this is planned
113	RP	MEP	K - Bathrooms - ADA toilets?	Other district buildings have been successful with full size toilets
114	RP	MEP	Kindergarten bathrooms, fixtures & ADA?	Other district buildings have been successful with full size toilets
115	RP	Other	Input from cafeteria/lunch staff?	Staff is involved in design process
116	RP	Other	Input from custodians/janitors?	Staff is involved in design process
117	RP	Other	Integration with PSU programs?	Not a building design issue
118	RP	Other	Proposed first floor plan - Workroom & Multimedia project room - no door?	Will be coordinated for 60%
119	RP	Other	Staff input into planning?	Staff is involved in design process
120	RP	Program	Build the add alternate classrooms?	So noted, Board action at final bid
121	RP	Program	Cafeteria - Bigger for CEEL/Community Programs?	So noted, will be evaluated during later review
122	RP	Program	CEEL storage, admin & programming space?	So noted, will be evaluated during later review
123	RP	Program	Classroom sizes, smaller in design than current?	Designed to be comparable with entire district. Utilizing hallway space for coats, which currently does not exist.
124	RP	Program	Desire for add alternate classrooms?	So noted, Board action at final bid
125	RP	Program	Desire to maintain stage?	Team does plan to maintain stage in cafeteria.
126	RP	Program	Proposed first floor plan - Bathroom in K classrooms?	Yes, this is planned
127	RP	Program	Proposed first floor plan - bigger rooms please!	Classroom size in the design is consistent with other elementary projects.
128	RP	Program	Proposed first floor plan - Cafeteria FT2?	Will be evaluated with Food Service consultant and SCASD.
129	RP	Program	Proposed first floor plan - Cafeteria, we don't fit for assemblies very well in this current size?	Team is evaluating. New gym may be used for large assemblies.
130	RP	Program	Proposed first floor plan - Cafeteria, we eat already from 11:30 am to 1:15 pm? This is still too small?	Appears some kitchen functions are occurring in Cafeteria, being evaluated with staff and kitchen consultant.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
131	RP	Program	Proposed first floor plan - CEEL?	Outside the scope of the project.
132	RP	Program	Proposed first floor plan - Circulation area, really useable?	Hallway instructional areas are still under review.
133	RP	Program	Proposed first floor plan - Gifted and 1st grade rooms, no sinks?	Sinks will be part of 60% submission.
134	RP	Program	Proposed first floor plan - Gray's Woods literacy lounge?	This was created when the old computer lab was decommissioned
135	RP	Program	Proposed first floor plan - Gym (divider?)	A roll down curtain is being planned for the gyms.
136	RP	Program	Proposed first floor plan - Gym, compared to MNE?	New Gyms have equal court size as MNE. School Board is evaluating if these should be larger matching middle/high school size.
137	RP	Program	Proposed first floor plan - Having a couple extra full size classrooms for clubs/newspaper/teams/CEEL/indoor recess space, the 4 classrooms per grade takes care of this for awhile? Elementary kids need direct adult supervision.	This is outside the scope of the project.
138	RP	Program	Proposed first floor plan - hesitant to have ? open SGI's - upper grades?	Hallway instructional areas are still under review.
139	RP	Program	Proposed first floor plan - Kindergarten toilet alternate - really needed?	Other district buildings have been successful with full size toilets
140	RP	Program	Proposed first floor plan - Kitchen/Receiving - can you bring this area out, extend building?	Evaluating kitchen with district staff and kitchen consultant.
141	RP	Program	Proposed first floor plan - Need instrument storage near instrumental room?	Music will be reviewed with music staff for layout approval during 60%.
142	RP	Program	Proposed first floor plan - Open SGI's?	Hallway instructional areas are still under review.
143	RP	Program	Proposed first floor plan - Science integration	Desire to maintain science instruction inside classroom to ensure teacher/student ownership/interaction

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
144	RP	Program	Proposed first floor plan - SGI - spaces-total matches what teachers need? Is it better to have bigger classrooms and do group work there? Is SGI space and orientation driven by a specific instructional plan?	Hallway instructional areas are still under review.
145	RP	Program	Proposed first floor plan - Sinks in "special" rooms(gifted, IST, ESL, TITLE)?	Sinks will be added in 60% as classroom layouts are completed.
146	RP	Program	Proposed first floor plan - Value of classroom space?	Classroom size in the design is consistent with other elementary projects.
147	RP	Program	Proposed first floor plan - We need a bigger cafeteria.	Being evaluated with food service consultant.
148	RP	Program	Proposed first floor plan - Will room sizes shrink as plans develop? Concern over FT2?	Educational specification has been set to match SCASD standards across elementary schools, classrooms are not planned to be lowered in size.
149	RP	Program	Proposed first floor plan - Workroom & Multimedia project room - no sinks?	Cabinets and sinks will be part of interior design in 60% production.
150	RP	Program	Proposed first floor plan - Would be nice to have a raised stage (not just 3 steps)?	Discussing with SCASD at this time, often 3 steps is preferred for elementary age students for safety and scale.
151	RP	Program	Proposed first floor plan -Dedicated CEEL space?	Outside the scope of the project.
152	RP	Program	Proposed first floor plan -Getting rid of skylights in hallways so we have more place for emergency weather locations?	Yes, this is planned
153	RP	Program	Proposed first floor plan -Gym, if this is full sized, the walls can't be 2 feet off the court lines? Windows lose wall space for anchor charts, no seating area in full size?	The court sizes are consistent with other elementary projects in the district. See attached gym analysis.
154	RP	Program	Proposed first floor plan -more in favor of bigger classrooms versus the out of classroom small group breakouts.	Classroom size in the design is consistent with other elementary projects.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
155	RP	Program	Proposed first floor plan -Would all classrooms have closets?	Typically, casework serves this function today and closets are not designed into elementary schools.
156	RP	Program	Use of CEEL? Drop off pick up flow? Space for program?	Outside the scope of the project.
157	RP	Program	Use of space in hallways for breakout space. Good use of space?	Hallway instructional areas are still under review.
158	RP	Security	Ballistic glass entrance? Peace of mind for reception area?	Security glass is planned in key areas
159	RP	Security	Proposed first floor plan - Secure vestibule - security (class time)?	Yes, this is planned
160	RP	Site	Buddy benches?	Not a building design issue, will be designed in furniture process
161	RP	Site	Courtyard use?	Outside the scope of the project. This is an operational decision after project completion.
162	RP	Site	Don't make 2 different separate playgrounds?	This will be considered in final design
163	RP	Site	Don't put blacktop in the middle of the playgrounds?	This will be considered in final design
164	RP	Site	How were parking counts developed? What's the defined need?	Parking is based on zoning requirements, however the Borough permits a reduction through a Conditional Use process. Parking shown is less than required but was targeted to meet operational needs.
165	RP	Site	Move Bus Garage?	The district is studying this
166	RP	Site	Outdoor education?	Outdoor educational areas are still under review and must support the curriculum.
167	RP	Site	parking counts -	See 164, above
168	RP	Site	Play surfaces - no mulch?	Outside the scope of the project.
169	RP	Site	Possible running track?	The "track" shown on the site plan rendering is intended to illustrate a potential "use" on the hard play surfaces.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
170	RP	Site	Proposed first floor plan - Accessibility via foot from College Heights East-crossing Atherton and Cherry Lane sidewalks?	Sidewalk connection to Cherry Lane is incorporated on the site plan.
171	RP	Site	Proposed first floor plan - Courtyard use?	Outside the scope of the project. This is an operational decision after project completion.
172	RP	Site	Proposed first floor plan - Is there flexibility in bus lot footprint to use for RP footprint?	Site and building have ben coordinated at this time and appear to be able to accommodate both the building and drop off areas.
173	RP	Site	Proposed first floor plan - See PSU "Hort Woods" play area for surface materials, not mulch, resign/poured rubber surface.	This will be considered in final design
174	RP	Site	Proposed first floor plan - Where would the staging for parent after-school pick up be?	The building is designed for appropriate drop-off and pick-up areas
175	RP	Site	Research, e.g. pollinator garden?	The property is nearly 26 acres and areas for research opportunities and gardens should be available.
176	RP	Site	Running trail loop?	This will be considered in final design and may be dependent on existing topographical conditions.
177	RP	Site	See Hort Woods play area for surface materials, not mulch, resign/poured rubber surface?	This will be considered in final design
178	RP	Site	Stop sign at Cherry Lane for crossing traffic?	Will be evaluated upon completion of the Traffic Impact Study. If viable, an engineering study will need to be submitted to Ferguson Township for approval.
179	RP	Site	Storm water management?	Not sure what this refers to
180	RP	Site	Use of interior courtyard? Gardening, pollinator garden, science use, bird feeders?	Outside the scope of the project.
181	CS	Floor Plan	Axis to South Corl Street and South Osmond Street?	Not sure what this refers to.
182	CS	Floor Plan	Can the K room that is a single room be pushed out toward the grassy play area to give K an open SGI?	Team is evaluating, however, this adds cost to the project that must be taken into account.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
183	CS	Floor Plan	Doors in classroom should open out to the courtyard or each POD needs more direct access to outside courtyard? Better paper towel placement, proximity to sink and exit?	Security design does not promote classroom courtyard access as in current building layout
184	CS	Floor Plan	Proposed First Floor Plan-Add additional set of doors in corridor between art room and small group instruction room?	This will be evaluated for safety during 60%.
185	CS	Floor Plan	Proposed First Floor Plan-Add additional set of doors in corridor between work room and art room?	See above.
186	CS	Floor Plan	Proposed First Floor Plan-Align sight lines in hallways?	Evaluating with team, please be aware, open breakout areas require some area of main hallway so students are not in middle of hallway.
187	CS	Floor Plan	Proposed First Floor Plan-Distance to bathroom for 1st grade, will there be direct outdoor areas (possibly not)?	Security design does not promote classroom courtyard access as in current building layout
188	CS	Floor Plan	Proposed First Floor Plan-Egress sightline?	See above.
189	CS	Floor Plan	Proposed First Floor Plan-Entrance for kids who are walkers?	A variety of exterior doors are shown, which ones are used for the arrival of student walkers will be determined when the building is open
190	CS	Floor Plan	Proposed First Floor Plan-Extend kindergarten room even with grade 1 rooms on both sides of corridor?	Team will evaluate.
191	CS	Floor Plan	Proposed First Floor Plan-Front porch? Add hallway doors at the 3rd grade pod?	Evaluating for 60% and finished floor plan.
192	CS	Floor Plan	Proposed First Floor Plan-Front porch? The hallway SGI's should function like a front porch to the classrooms?	So noted, no action required
193	CS	Floor Plan	Proposed First Floor Plan-Grade pod access to outside?	Security design does not promote classroom courtyard access as in current building layout



## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
194	CS	Floor Plan	Proposed First Floor Plan-Kindergarten wing, open SGI's?	Hallway instructional areas are still under review.
195	CS	Floor Plan	Proposed First Floor Plan-Library area-rearrange library floor plan to create reading nook (see plan)?	Library will be developed as part of 60%.
196	CS	Floor Plan	Proposed First Floor Plan-Move doorway in 2nd grade room by Special Ed to same area as doorway to Special Ed room?	Team will evaluate.
197	CS	Floor Plan	Proposed First Floor Plan-Move family toilet to end of art corridor behind small group instruction?	Toilet needs to be near Gym for access.
198	CS	Floor Plan	Proposed First Floor Plan-Serving line in gym?	Team will evaluate with SCASD and food service consultant.
199	CS	Floor Plan	Proposed First Floor Plan-Switch small group instruction room and stairway to align with the large group instruction room?	Current stair location is required by building code.
200	CS	LEED	Add solar panels?	Will be discussed at 60%
201	CS	LEED	Consider solar?	Will be discussed at 60%
202	CS	LEED	Covered bike parking?	So noted, will be evaluated during later review
203	CS	LEED	Larger Fuel Efficient Vehicle parking space?	Parking space dimensions meet zoning ordinance requirements and accommodate a wide variety of vehicles.
204	CS	LEED	More lighting outside (dark sky)?	Will be discussed at 60%
205	CS	LEED	Outdoor lighting should be capped and point down for dark night skies and migrating wildlife?	Yes, this will be part of LEED planning
206	CS	LEED	Possible to retain rain water from the roof for the garden and/or facilities maintenance?	Will be discussed at 60%

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
207	CS	LEED	Proposed First Floor Plan-Natural light, move the instrumental music room to outside wall for natural light?	Team will evaluate method of daylighting this space, this may occur through solar tubes or borrowed light across corridor.
208	CS	LEED	Proposed Second Floor Plan-Allow for natural light in faculty planning room, move stairway to other wall and have faculty planning room on outside wall?	Cannot be accommodated due to building code, however, center core of building will be open to clerestory windows lighting the entire core of the building.
209	CS	LEED	Proposed Second Floor Plan-Bump up roof to allow for more natural light between gym and classrooms?	This is planned in the design, see above.
210	CS	LEED	South directed roofs for solar panels over K-1 and over 5th and second floor? Outdoor classroom? Teacher worried about square class? Worried about "community" space in hallways because of kid traffic? Solar panels on the building?	Solar panel use will be evaluated at the 60% design phase.
211	CS	Other	Arboretum water landscape?	Not sure what this refers to
212	CS	Other	Bricks at corner, students leave their mark, hall of 5th graders, can it be preserved?	So noted, will be evaluated during later review
213	CS	Other	Can the entrance from South Corl Street be a more formal approach?	Team is developing main entrance. It will be both functional, easily accessed and highly visible for approach and clear entry point for visitors.
214	CS	Other	Human sun dial?	Not sure what this refers to
215	CS	Other	No formal entrance, South?	One primary entrance is being designed for security, secondary entrances will exist, but will be controlled for security.
216	CS	Other	Opportunity for student personalization?	Not sure what this refers to
217	CS	Other	Proposed First Floor Plan-Bulletin area in front of art room?	Adequate bulletin and display cases will be added for display.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
218	CS	Other	Proposed First Floor Plan-Density of walkers versus vehicular traffic?	Traffic study still under consideration.
219	CS	Other	Proposed First Floor Plan-Girls bathroom off lobby area should be Boys bathroom?	Yes, this will be corrected
220	CS	Other	Scale solar system?	Will be discussed at 60%
221	CS	Other	Warm/libraryish feel, makes Corl Street special?	So noted, no action required
222	CS	Program	Add a room for new special like Spanish so it doesn't push into classroom displacing the classroom teacher during planning time?	This is outside of the scope of the project.
223	CS	Program	Add water bottle filling station?	Yes, this is planned
224	CS	Program	Equipment storage shed for grass play area?	This is outside the scope of the project.
225	CS	Program	Explain the LGI space?	Large Group Instruction allows quick access between floors. Because the gym is 1-1/2 stories high and classrooms are 2 stories this space is created with a high volume main hallway which can be incorporated into a building wide gathering space.
226	CS	Program	Proposed First Floor Plan-Dashed line in hallways, are these gates or walls?	No these are walls above, they may be fire doors sliding horizontally if needed by code, this will be developed in 60% code and security plans.
227	CS	Program	Proposed First Floor Plan-Grade 1 and kindergarten (casework) storage to ceiling?	Casework will be evaluated. Please be aware that casework is not typically taken to the ceiling.
228	CS	Program	Proposed First Floor Plan-Gym, folding wall is important	Team is evaluating.
229	CS	Program	Proposed First Floor Plan-Loading dock at receiving area?	SCASD typically does not provide full loading docks at any of their elementary schools.
230	CS	Program	Proposed First Floor Plan-Storage room off of kitchen, large enough for cafeteria table storage?	Table storage is being planned.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
231	CS	Program	Proposed First Floor Plan-Vote to keep fireplace	Architect will discuss with SCASD, please be aware this may not be achievable due to current building code for safety.
232	CS	Security	Proposed First Floor Plan-Ensure reception area (secretaries) have sight lines for outside the building and inside the building?	Clear lines of approach will be part of the project for safety.
233	CS	Security	Proposed First Floor Plan-Lock down doors at corridor entrance to gym?	Team is evaluating, this will be coordinated with law enforcement.
234	CS	Security	Proposed First Floor Plan-Windows, exit capacity, for emergencies?	Will evaluate, however, today classroom windows are not typically used as emergency egress points in current school design.
235	CS	Site	Afternoon shade for garden?	This is outside the scope of the project.
236	CS	Site	Amount of parking?	Approximately 60% of the parking spaces required by the zoning ordinance are provided. State College Borough Council approval is required for parking reduction.
237	CS	Site	Avoid duplicate drop off locations for busses. Move parking from back lot to side where parking currently works. Decrease size of parking lot in back, so that garden can move away from building into full sun, and reduce impervious surface.	Backing cars into the traffic lane is problematic and creates safety concerns.
238	CS	Site	Bike access to bike racks without having to go through parking lot?	Team will be incorporating bike racks that will be coordinated with vehicular traffic.
239	CS	Site	Bottle filling station outside?	Yes, this is planned
240	CS	Site	Bus line-up area, area is more structured with busses here?	So noted, no action required
241	CS	Site	Consider moving garden to grass play area?	This is outside the scope of the project.
242	CS	Site	Corl Street sign on South Osmond Street at entrance to 8' multi-use path?	Can be discussed at 60% upon sign regulation research.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
243	CS	Site	Create vegetation barrier between parking and playground, garden location?	This will be considered in the final design.
244	CS	Site	Edge planting native pollinators, bike racks in convenient and safe place. Bus traffic leaving West Highland will go to West Beaver, that's a very tight street, change the one-way? Water for garden, garden site?	Plant species will be considered in the final design. Buses currently use Highland Alley. A change to one-way will require municipal and adjacent landowner approval. Change of direction will also put passengers for drop off or pick up on the side away from the building. Water for outdoor use to be provided in the final design.
245	CS	Site	Equal bike racks in front and back of site?	Team will be evaluating and providing bike racks around building for LEED requirements.
246	CS	Site	Faculty/staff parking (56 spaces)?	So noted, no action required
247	CS	Site	Flag and entry plaza, walkway from building sidewalk?	Not sure what this refers to
248	CS	Site	Front drop off and West Highland bus drop off seems redundant. Can busses drop off in the front parallel to South Corl and the drop off at Highland be retained as parking. That would allow the spaces in the back to be minimized, impervious.	Team is evaluating with SCASD, State College Borough and the PA Department of Education. Safety requirements for back up, required vicinity of drop offs to entrances and state mandated on site vehicular access are trying to be balanced on the site. Please be aware that design team is trying to balance multiple requests; however, due to urban sites not all requests can be made. Team is trying to design flexible multiple drop-offs, which will allow staff options when the building opens.
249	CS	Site	Garden and sheds adjacent hard surface play area?	This is outside of the scope of the project.
250	CS	Site	Gathering area (near main entrance and bus line-up area) covered?	It is anticipated there will be a large canopy at entrance for coverage.
251	CS	Site	Grass area near visitor/ADA parking--pollinator and garden?	An allocation of space for this use will be considered in final design.
252	CS	Site	Grass play area--football/soccer area?	This will be considered in final design

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
253	CS	Site	Keep front pedestrian friendly?	So noted, no action required
254	CS	Site	Keep sand pit in playground?	This will be considered in final design
255	CS	Site	Keep shade trees on playground?	Will be done as much as possible
256	CS	Site	Keep shade trees on/near playground?	Will be done as much as possible
257	CS	Site	Keep trees?	Will be done as much as possible
258	CS	Site	Light pollution, control amount of outside lighting?	Yes, this will be part of LEED planning
259	CS	Site	Local garden, adjacent to visitor/ADA parking area?	Will be designed in coordination with curricular requirements; following project completion additional space/area may be developed
260	CS	Site	Local parking area adjacent to bus line-up area?	Will be designed in coordination with curricular requirements; following project completion additional space/area may be developed
261	CS	Site	Locate bike racks at South Corl Street entrance, corner of building?	See above.
262	CS	Site	Move garden for better sun exposure?	This will be considered in the final design.
263	CS	Site	Move garden to sun area?	This will be considered in the final design.
264	CS	Site	Move pollinator garden in front of playground?	This will be considered in the final design.
265	CS	Site	Move surface drainage to wetland in the front instead of the subsurface below playground? Move "natural" features? Solar tubes in some rooms? Less daylight in some rooms?	Preliminary analysis indicates that both subsurface storm water systems as well as the above ground facility in the front are necessary.
266	CS	Site	Need a lot of bike parking?	See above.
267	CS	Site	Need sports equipment storage outside?	Will be designed in coordination with curricular requirements; following project completion additional space/area may be developed
268	CS	Site	Need water fountain?	Yes, this is planned
269	CS	Site	Nutrient cycling, master gardener?	Not sure what this refers to
270	CS	Site	Outside water fountain?	Yes this is planned
271	CS	Site	Plant barrier to parking lot, by sidewalk?	This will be considered in the final design.

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
272	CS	Site	Plant natives along boundary of grass play area, master gardener maintenance in summer?	Plant species will be determined in the final design.
273	CS	Site	Pollinator garden or side field (no sun)?	Will be designed in coordination with curricular requirements; following project completion additional space/area may be developed
274	CS	Site	Pollinator gardens-Front of Corl Street?	Will be designed in coordination with curricular requirements; following project completion additional space/area may be developed
275	CS	Site	Protective barrier between pedestrians and vehicle traffic?	Concrete curbing will be provided along all vehicle areas and sidewalks.
276	CS	Site	Relocate pollinator garden, add 2nd green space/field where garden is on current plan?	Will be designed in coordination with curricular requirements; following project completion additional space/area may be developed
277	CS	Site	Review intersection of South Corl Street and West Highland Alley, no busses on West Highland Alley?	Buses currently use Highland Alley.
278	CS	Site	School garden, sun adequate, good location, have water nearby, and hose bib?	Will be designed in coordination with curricular requirements; following project completion additional space/area may be developed
279	CS	Site	Shift parking, visitor/ADA parking to main secure entrance?	Visitor and ADA parking spaces are provided in close proximity to the main entrance.
280	CS	Site	Space for football and soccer, open spaces (at least one back up)?	This will be considered in the final design
281	CS	Site	Space on Corl Street is great plantings/landscaping opportunity (planters, rocks, steps)?	So noted, no action required
282	CS	Site	The fifth grade class planted and maintains a pollinator garden-it would be great if they could continue to do so.	Will be designed in coordination with curricular requirements; following project completion additional space/area may be developed
283	CS	Site	Use storm water for garden?	This will be part of LEED planning

## Comments from 30% Community Forums; with responses; February 27, 2017

#		Category	Question/Comment	Response
284	CS	Site	Walker access (walker safety) on South Corl Street?	Sidewalks are on South Corl Street within the Borough limits.
285	CS	Site	Walker access from Robin Lane?	There currently is a sidewalk connection from Robin Road to Osmond Street. It is not known if this is for public or private use.
286	CS	Site	Walkway from Osmond should extent towards school with plantings, more formal opportunity?	This will be considered in the final design.
287	CS	Site	We would love an outside drinking fountain, both for kids to use during recess and for kids who are playing after school?	Yes, this is planned
288	CS	Site	Will sheds be relocated on site?	As much as possible



## Existing vs. Proposed Gymnasium comparisons; February 27, 2017

Schools	overall length	overall width	total ft2	court length	end run off	court width	side run off
GW, EP, PFE	86	56	4816	74	6	50	3
FT, MNE	105	58	6090	74	15.5	42	8
New HS (aux)*	90	56	5040	84	3	50	3
Fairmount**	98	46	4508	76.25	15.25 and 6.5	41.5	3 and 1.5
RP proposed***	88	57	<b>5027</b>	74	7	50	3.5
CS proposed***	89	57	<b>5087</b>	74	7.5	50	3.5
HO proposed***	85	55	<b>4644</b>	74	5.5	50	2.5

### For reference, recommended court sizes:

Jr High school	74	42
High school	84	50
NBA	94	50

\*The new High School auxillary gym is listed (will have basketball court). Another larger gym, built with telescoping bleachers, is not listed

\*\*While Fairmount was once a high school gym, court dimensions are Jr. High sized; the court is not centered so the run off distances differ by side

\*\*\*The planned Elementary gyms ft2 are as specified in project documents, the length and width are estimated



## State College Area School District Elementary School Cost Comparisons

### Comparison of Independent 30% Cost estimates

2/27/17

	Corl Street		Houserville		Radio Park**	
	CRA	Massaro*	CRA	Massaro	CRA	Massaro
Site Work						
Renovation						
New Construction						
<b>Total construction***</b>	<b>\$12,774,264</b>	<b>\$14,625,796</b>	<b>\$16,775,089</b>	<b>\$19,338,716</b>	<b>\$17,209,176</b>	<b>\$20,802,119</b>
Soft costs	\$3,156,635	\$3,156,635	\$3,425,338	\$3,425,338	\$3,844,902	\$3,844,902
<b>Total Project cost</b>	<b>\$15,930,899</b>	<b>\$17,782,431</b>	<b>\$20,200,427</b>	<b>\$22,764,054</b>	<b>\$21,054,078</b>	<b>\$24,647,021</b>
<i>Estimate variance</i>		11.62%		12.69%		17.07%
Original Budget	\$15,920,000	\$15,920,000	\$19,580,000	\$19,580,000	\$20,340,000	\$20,340,000
% over/under original budget	0.07%	11.70%	3.17%	16.26%	3.51%	21.18%
Grant (received)		\$0	\$1,750,000		\$1,750,000	
PlanCon (projected)		\$1,236,007	\$1,173,942		\$1,539,966	
<b>SCASD cost</b>	<b>\$14,694,892</b>		<b>\$17,276,485</b>		<b>\$17,764,112</b>	

\* The Massaro estimate is predicting the MID-POINT of construction bids; not the expected low bid

\*\* Radio Park is estimated as 4 classrooms deep

\*\*\* Total construction will be further broken out in future summaries

## Exhibit 12 | 30% Cost Estimates

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**State College Area School District**

**CRA Project # 2957**

**Radio Park Elementary**

**30% Estimate**

**\$ 21.05 Million**

**February 1, 2017**

**General Description of Option (if applicable)**

This Cost Estimate is based on historical average yearly inflation, 2016 RS Means and historical cost data. This estimate may fluctuate based on higher than projected inflation, contractor participation during bidding, and material availability.

<b>COST ESCALATION SET AT:</b>	DESIGN PERIOD	<b>10</b>	MONTHS
<b>2.5% PER YEAR</b>	CONSTRUCTION PERIOD	<b>20</b>	MONTHS
<b>0.21% PER MONTH</b>	CONSTRUCTION MID POINT	<b>20</b>	MONTHS

<b>1</b>	<b>AREA SUMMARY</b>			
	Existing Building Renovation		<b>34,089</b>	SF
	New Building Area - Base Bid		<b>48,421</b>	SF
	New Building Area - Alternate Bid		<b>7,100</b>	
	Square Footage Area Alternates		<b>-</b>	SF
	Total Building Area		<b>82,510</b>	SF
	Building Demolition Area (Building SF)		<b>22,608</b>	SF
<b>2</b>	<b>DEMOLITION COST \$ / SF</b>			
	SELECTIVE DEMOLITION	\$1.25	\$	42,611
	GENERAL BUILDING DEMOLITION	\$8.00	\$	180,864
	<b>SUBTOTAL</b>		<b>\$</b>	<b>223,475</b>
<b>3</b>	<b>RENOVATION COST \$ / SF</b>			
	GENERAL CONSTRUCTION	\$58.00	\$	1,977,162
	HVAC CONSTRUCTION	\$27.00	\$	920,403
	PLUMBING CONSTRUCTION	\$13.00	\$	443,157
	FIRE PROTECTION	\$2.75	\$	93,745
	ELECTRICAL CONSTRUCTION	\$24.00	\$	818,136
	<b>SUBTOTAL</b>	<b>\$124.75</b>	<b>\$</b>	<b>4,252,603</b>
<b>4</b>	<b>NEW CONSTRUCTION COST - BASE BID \$ / SF</b>			
	GENERAL CONSTRUCTION	\$98.50	\$	5,468,819
	HVAC CONSTRUCTION	\$27.00	\$	1,499,067
	PLUMBING CONSTRUCTION	\$13.00	\$	721,773
	FIRE PROTECTION	\$2.75	\$	152,683
	ELECTRICAL CONSTRUCTION	\$24.00	\$	1,332,504
	<b>SUBTOTAL</b>	<b>\$165.25</b>	<b>\$</b>	<b>9,174,845</b>
				Alternate Classrooms built into Budget/ Break-Out Costs once floor plans are fully developed
<b>5</b>	<b>ASBESTOS ABATEMENT COST \$ / SF</b>			
	FLOOR TILE	Prelim.	\$	170,091
	TRANSITE PANELS		\$	-
	PIPE INSULATION		\$	-
	<b>SUBTOTAL</b>		<b>\$</b>	<b>170,091</b>
				<b>Asbestos Quantities</b>
				Floor Tile - SF
				Transite Panels - SF
				Pipe Insulation - LF
<b>6</b>	<b>SITE WORK</b>			
	GENERAL SITE WORK	LS	\$	1,600,000
	DEEP FOUNDATION PREMIUM	LS		
	<b>SUBTOTAL</b>		<b>\$</b>	<b>1,600,000</b>
<b>7</b>	<b>EQUIPMENT AND FURNITURE IN GC BID</b>			
	FOOD SERVICE EQUIPMENT	LS	\$	250,000
	LIBRARY SHELVING AND FURNITURE	LS	\$	150,000
	BUILT-IN FILING SYSTEMS	LS		
	WINDOW TREATMENTS	LS		
	<b>SUBTOTAL</b>		<b>\$</b>	<b>400,000</b>
	<b>SUBTOTAL STRUCTURE COST - BASE BID</b>		<b>\$</b>	<b>15,821,014</b>
<b>8</b>	<b>SUSTAINABLE DESIGN PREMIUM</b>			
	LEED GOLD BUILDING	1.50%	\$	237,315
	<b>SUBTOTAL</b>		<b>\$</b>	<b>237,315</b>
	<b>SUBTOTAL STRUCTURE COST - BASE BID</b>		<b>\$</b>	<b>16,058,329</b>
<b>9</b>	<b>ESCALATION FACTORS</b>			
	REGIONAL CONSTRUCTION FACTOR	100%	\$	-
	ESCALATION TO MID POINT	4.17%	\$	669,097
	ESTIMATING CONTINGENCY	3.00%	\$	481,750
	<b>SUBTOTAL ESCALATION FACTORS</b>	<b>7.17%</b>	<b>\$</b>	<b>1,150,847</b>
	<b>SUBTOTAL ADJUSTED STRUCTURE COST</b>		<b>\$</b>	<b>17,209,176</b>
	<b>SUBTOTAL STRUCTURE COST - BASE BID</b>		<b>\$</b>	<b>17,209,176</b>
	<b>SUBTOTAL STRUCTURE COST - WITH ALTERNATES</b>			

10	<b>CONSTRUCTION RELATED SOFT COSTS - BASE BID</b>					
	CONSTRUCTION CONTINGENCY	4.00%	\$ 688,367			
	CONSTRUCTION TESTING & INSPECTION	1.00%	\$ 172,092	Estimated		
	REGULATORY AGENCY FEES	1.00%	\$ 172,092	Estimated (Consult with AHJ)		
	UTILITY TAP FEES		\$ 100,000	Lump Sum (Consult Utility Authorities) Allow. at this time		
	RESERVE CAPACITY FEES			Lump Sum (Consult Utility Authorities)		
	ASBESTOS MONITORING	0.25%	\$ 43,023	Estimated (Consult with Asbestos Consultant)		
	LEED COMMISSIONING	0.75%	\$ 129,069	MEP to Estimate or Confirm Actual Cost with CxA		
	CONSTRUCTION MANAGER FEES	2.80%	\$ 472,000	Confirm Actual Cost with Owner		
	<b>SUBTOTAL CONSTR. SOFT COSTS</b>	<b>9.80%</b>	<b>\$ 1,776,642</b>			
	<b>SUBTOTAL CONSTR. (COST OF WORK) - BASE BID</b>					<b>\$ 18,985,819</b>
11	<b>ADDITIONAL SOFT COSTS WITH ALTERNATES</b>					
	BASE BID DESIGN FEE	6.25%	\$ 1,186,614			
	ALTERNATES DESIGN FEE	6.25%	\$ -	No Alternates at 30% Defined		
	<b>TOTAL BASIC SERVICE FEES</b>	<b>Total</b>	<b>\$ 1,186,614</b>			
	CONSULTANTS					
	ASBESTOS CONSULTANT	LS	\$ 10,000			
	CIVIL ENGINEER	LS	\$ 152,830			
	SEWER MODULE PLANNING	LS	N/A			
	GEOTECH INVESTIGATION	LS	\$ 15,000			
	SITE SURVEY	LS	\$ 23,000			
	ZONING APPROVALS	LS	\$ 5,000			
	TRAFFIC STUDY	LS	\$ 13,500			
	WETLANDS	LS	\$ 2,000			
	ACOUSTICS CONSULTING	LS	\$ 12,500			
	FOOD SERVICE	LS	\$ 20,000			
	CODE REVIEW ALLOWANCE	LS	\$ 40,000			
	LEED DOCUMENTATION - CRA	LS	\$ 45,000			
	LEED ENGINEERING - Moore	LS	\$ 50,000			
	CLERK OF THE WORKS (Not on this Project)	LS	N/A			
	REIMBURSE/ PRINTING	0.30%	\$ 56,957			
	<b>SUBTOTAL</b>		<b>\$ 1,632,401</b>			
12	<b>FINANCING - BASE BID</b>					
	FINANCING FEES	1.00%	\$ 189,858			
13	<b>MOVEABLE FIXTURES / EQUIPMENT</b>					
	FURNITURE/EQUIPMENT ALLOWANCE	LS	\$ 246,000			
	<b>SUBTOTAL NON-CONSTR. SOFT COSTS</b>	<b>10.89%</b>	<b>\$ 2,068,259</b>			
	<b>ESTIMATED TOTAL PROJECT COSTS - BASE BID</b>					<b>\$ 21,054,078</b>
	<b>OWNER'S BASE BID BUDGET</b>					
	<b>TOTAL PROJECT COSTS - WITH ALL ALTERNATES</b>					
14	Preliminary Base PDE Reimbursement					\$ 1,066,020
	Preliminary PDE Reimbursement for Renovating Existing Facility					\$ 106,602
	Preliminary PDE Reimbursement for LEED Building					\$ 106,602
	Preliminary PDE Reimbursement for Alternate Classrooms					\$ 260,742
	<b>TOTAL REIMBURSEMENT ("ROUGH" Preliminary Reimbursement that must be verified with the Financial Consultant)</b>					<b>\$ 1,539,966</b>
	<b>DCED Grant (Awarded \$1.96M, up to 10% of project Costs, conservative \$1.75M at this time)</b>					<b>\$ 1,750,000</b>
	<b>TOTAL LOCAL CONTRIBUTION AFTER REIMBURSEMENT &amp; DCED</b>					<b>\$ 17,764,112</b>

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30% Estimate

**\$ 20.20 Million**

February 1, 2017

**General Description of Option (if applicable)**

This Cost Estimate is based on historical average yearly inflation, 2016 RS Means and historical cost data. This estimate may fluctuate based on higher than projected inflation, contractor participation during bidding, and material availability.

**COST ESCALATION SET AT:**2.5% PER YEAR  
0.21% PER MONTH

## DESIGN PERIOD

10 MONTHS

## CONSTRUCTION PERIOD

20 MONTHS

## CONSTRUCTION MID POINT

20 MONTHS

**1 AREA SUMMARY**

Existing Building Renovation	-	SF
New Building Area - Base Bid	76,072	SF
Square Footage Area Alternates	-	SF
Total Building Area	76,072	SF
Building Demolition Area (Building SF)	36,952	SF

**2 DEMOLITION COST**

	\$ / SF	
SELECTIVE DEMOLITION	\$1.25	\$ -
GENERAL BUILDING DEMOLITION	\$6.50	\$ 240,188
<b>SUBTOTAL</b>	<b>\$7.75</b>	<b>\$ 240,188</b>

**3 RENOVATION COST**

	\$ / SF	
GENERAL CONSTRUCTION	\$58.00	\$ -
HVAC CONSTRUCTION	\$27.00	\$ -
PLUMBING CONSTRUCTION	\$13.00	\$ -
FIRE PROTECTION	\$2.75	\$ -
ELECTRICAL CONSTRUCTION	\$24.00	\$ -
<b>SUBTOTAL</b>	<b>\$124.75</b>	<b>\$ -</b>

Note: Refer to line item breakdown of major items.

**4 NEW CONSTRUCTION COST - BASE BID**

	\$ / SF	
GENERAL CONSTRUCTION	\$98.50	\$ 7,493,092
HVAC CONSTRUCTION	\$27.00	\$ 2,053,944
PLUMBING CONSTRUCTION	\$13.00	\$ 988,936
FIRE PROTECTION	\$2.75	\$ 209,198
ELECTRICAL CONSTRUCTION	\$24.00	\$ 1,825,728
<b>SUBTOTAL</b>	<b>\$165.25</b>	<b>\$ 12,570,898</b>

**5 ASBESTOS ABATEMENT COST**

	\$ / SF		Asbestos Quantities
FLOOR TILE	Prelim.	\$ 110,856	Floor Tile - SF
TRANSITE PANELS		\$ -	Transite Panels - SF
PIPE INSULATION		\$ -	Pipe Insulation - LF
<b>SUBTOTAL</b>		<b>\$ 110,856</b>	

**6 SITE WORK**

GENERAL SITE WORK	LS	\$ 2,100,000
DEEP FOUNDATION PREMIUM	LS	
<b>SUBTOTAL</b>		<b>\$ 2,100,000</b>

**7 EQUIPMENT AND FURNITURE IN GC BID**

FOOD SERVICE EQUIPMENT	LS	\$ 250,000
LIBRARY SHELVING AND FURNITURE	LS	\$ 150,000
BUILT-IN FILING SYSTEMS	LS	
WINDOW TREATMENTS	LS	
<b>SUBTOTAL</b>		<b>\$ 400,000</b>
<b>SUBTOTAL STRUCTURE COST - BASE BID</b>		<b>\$ 15,421,942</b>

**8 SUSTAINABLE DESIGN PREMIUM**

LEED GOLD BUILDING	1.50%	\$ 231,329
<b>SUBTOTAL</b>		<b>\$ 231,329</b>

**SUBTOTAL STRUCTURE COST - BASE BID \$ 15,653,271****9 ESCALATION FACTORS**

REGIONAL CONSTRUCTION FACTOR	100%	\$ -
ESCALATION TO MID POINT	4.17%	\$ 652,220
ESTIMATING CONTINGENCY	3.00%	\$ 469,598
<b>SUBTOTAL ESCALATION FACTORS</b>	<b>7.17%</b>	<b>\$ 1,121,818</b>
<b>SUBTOTAL ADJUSTED STRUCTURE COST</b>		<b>\$ 16,775,089</b>

**SUBTOTAL STRUCTURE COST - BASE BID \$ 16,775,089****SUBTOTAL CONSTR. (COST OF WORK) - BASE BID****10 CONSTRUCTION RELATED SOFT COSTS - BASE BID**

CONSTRUCTION CONTINGENCY	3.00%	\$ 503,253	
CONSTRUCTION TESTING & INSPECTION	1.00%	\$ 167,751	Estimated
REGULATORY AGENCY FEES	1.00%	\$ 167,751	Estimated (Consult with AHJ)
UTILITY TAP FEES		\$ 100,000	Lump Sum (Consult Utility Authorities) Allow. at this time
RESERVE CAPACITY FEES			Lump Sum (Consult Utility Authorities)
ASBESTOS MONITORING	0.25%	\$ 41,938	Estimated (Consult with Asbestos Consultant)

	LEED COMMISSIONING	0.75%	\$	125,813	MEP to Estimate or Confirm Actual Cost with CxA
	CONSTRUCTION MANAGER FEES	2.80%	\$	460,000	Confirm Actual Cost with Owner
	<b>SUBTOTAL CONSTR. SOFT COSTS</b>	<b>8.80%</b>	<b>\$</b>	<b>1,566,505</b>	
	<b>SUBTOTAL CONSTR. &amp; CONSTR. SOFT COSTS - BASE BID</b>				<b>\$ 18,341,594</b>
<b>11</b>	<b>ADDITIONAL SOFT COSTS WITH ALTERNATES</b>				
	BASE BID DESIGN FEE	5.75%	\$	1,054,642	
	ALTERNATES DESIGN FEE	5.75%	\$	-	No Alternates at 30% Defined
	<b>TOTAL BASIC SERVICE FEES</b>	<b>Total</b>	<b>\$</b>	<b>1,054,642</b>	
	CONSULTANTS				
	ASBESTOS CONSULTANT	LS	\$	10,000	
	CIVIL ENGINEER	LS	\$	136,750	
	SEWER MODULE PLANNING	LS		N/A	
	GEOTECH INVESTIGATION	LS	\$	15,000	
	SITE SURVEY	LS	\$	13,000	
	ZONING APPROVALS	LS	\$	5,000	
	TRAFFIC STUDY	LS	\$	12,500	
	WETLANDS	LS		N/A	
	ACOUSTICS CONSULTING	LS	\$	12,500	
	FOOD SERVICE	LS	\$	20,000	
	CODE REVIEW ALLOWANCE	LS	\$	-	
	LEED DOCUMENTATION - CRA	LS	\$	45,000	
	LEED ENGINEERING - Moore	LS	\$	50,000	
	CLERK OF THE WORKS (Not on this Project)	LS		N/A	
	REIMBURSE/ PRINTING	0.30%	\$	55,025	
	<b>SUBTOTAL</b>		<b>\$</b>	<b>1,429,416</b>	
<b>12</b>	<b>FINANCING - BASE BID</b>				
	FINANCING FEES	1.00%	\$	183,416	
<b>13</b>	<b>MOVEABLE FIXTURES / EQUIPMENT</b>				
	FURNITURE/EQUIPMENT ALLOWANCE	LS	\$	246,000	
	<b>SUBTOTAL NON-CONSTR. SOFT COSTS</b>	<b>10.13%</b>	<b>\$</b>	<b>1,858,832</b>	
	<b>ESTIMATED TOTAL PROJECT COSTS - BASE BID</b>				<b>\$ 20,200,427</b>
	<b>TOTAL PROJECT COSTS - WITH ALL ALTERNATES</b>				
<b>14</b>	Preliminary Base PDE Reimbursement				
	Preliminary PDE Reimbursement for Renovating Existing Facility				\$ 1,067,220
	Preliminary PDE Reimbursement for LEED Building				\$ 106,722
	<b>TOTAL REIMBURSEMENT ("ROUGH" Preliminary Reimbursement that must be verified with the Financial Consultant)</b>				<b>\$ 1,173,942</b>
	<b>DCED Grant (Awarded \$1.875M, up to 10% of project Costs, conserviative \$1.75M at this time)</b>				<b>\$ 1,750,000</b>
	<b>TOTAL LOCAL CONTRIBUTION AFTER REIMBURSEMENT &amp; DCED</b>				<b>\$ 17,276,485</b>





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**State College Area School District**

**CRA Project # 2995**

**Corl Street Elementary School**

30% Estimate

**\$ 15.93 Million**

February 1, 2017

**General Description of Option (if applicable)**

This Cost Estimate is based on historical average yearly inflation, 2016 RS Means and historical cost data. This estimate may fluctuate based on higher than projected inflation, contractor participation during bidding, and material availability.

<b>COST ESCALATION SET AT:</b>	DESIGN PERIOD	<b>10</b>	MONTHS
<b>2.5% PER YEAR</b>	CONSTRUCTION PERIOD	<b>20</b>	MONTHS
<b>0.21% PER MONTH</b>	CONSTRUCTION MID POINT	<b>20</b>	MONTHS

<b>1</b>	<b>AREA SUMMARY</b>			
	Existing Building Renovation		<b>10,190</b>	SF
	New Building Area - Base Bid		<b>53,520</b>	SF
	Square Footage Area Alternates		-	SF
	Total Building Area		<b>63,710</b>	SF
	Building Demolition Area (Building SF)		<b>17,590</b>	SF
<b>2</b>	<b>DEMOLITION COST</b>	<b>\$ / SF</b>		
	SELECTIVE DEMOLITION	\$1.25	\$ 12,738	
	GENERAL BUILDING DEMOLITION	\$8.00	\$ 140,720	
	<b>SUBTOTAL</b>	<b>\$9.25</b>	<b>\$ 153,458</b>	
<b>3</b>	<b>RENOVATION COST</b>	<b>\$ / SF</b>		
	GENERAL CONSTRUCTION	\$58.00	\$ 591,020	Note: Refer to line item breakdown of major items.
	HVAC CONSTRUCTION	\$27.00	\$ 275,130	
	PLUMBING CONSTRUCTION	\$13.00	\$ 132,470	
	FIRE PROTECTION	\$2.75	\$ 28,023	
	ELECTRICAL CONSTRUCTION	\$24.00	\$ 244,560	
	<b>SUBTOTAL</b>	<b>\$124.75</b>	<b>\$ 1,271,203</b>	
<b>4</b>	<b>NEW CONSTRUCTION COST - BASE BID</b>	<b>\$ / SF</b>		
	GENERAL CONSTRUCTION	\$98.50	\$ 5,271,720	
	HVAC CONSTRUCTION	\$27.00	\$ 1,445,040	
	PLUMBING CONSTRUCTION	\$13.00	\$ 695,760	
	FIRE PROTECTION	\$2.75	\$ 147,180	
	ELECTRICAL CONSTRUCTION	\$24.00	\$ 1,284,480	
	<b>SUBTOTAL</b>	<b>\$165.25</b>	<b>\$ 8,844,180</b>	
<b>5</b>	<b>ASBESTOS ABATEMENT COST</b>	<b>\$ / SF</b>		<b>Asbestos Quantities</b>
	FLOOR TILE	Prelim.	\$ 100,000	Floor Tile - SF
	TRANSITE PANELS		\$ -	Transite Panels - SF
	PIPE INSULATION		\$ -	Pipe Insulation - LF
	<b>SUBTOTAL</b>		<b>\$ 100,000</b>	
<b>6</b>	<b>SITE WORK</b>			
	GENERAL SITE WORK	LS	\$ 975,000	
	DEEP FOUNDATION PREMIUM	LS		
	<b>SUBTOTAL</b>		<b>\$ 975,000</b>	
<b>7</b>	<b>EQUIPMENT AND FURNITURE IN GC BID</b>			
	FOOD SERVICE EQUIPMENT	LS	\$ 250,000	
	LIBRARY SHELVING AND FURNITURE	LS	\$ 150,000	
	BUILT-IN FILING SYSTEMS	LS		
	WINDOW TREATMENTS	LS		
	<b>SUBTOTAL</b>		<b>\$ 400,000</b>	
	<b>SUBTOTAL STRUCTURE COST - BASE BID</b>		<b>\$ 11,743,840</b>	
<b>8</b>	<b>SUSTAINABLE DESIGN PREMIUM</b>			
	LEED GOLD BUILDING	1.50%	\$ 176,158	
	<b>SUBTOTAL</b>		<b>\$ 176,158</b>	
	<b>SUBTOTAL STRUCTURE COST - BASE BID</b>		<b>\$ 11,919,998</b>	
<b>9</b>	<b>ESCALATION FACTORS</b>			
	REGIONAL CONSTRUCTION FACTOR	100%	\$ -	
	ESCALATION TO MID POINT	4.17%	\$ 496,667	
	ESTIMATING CONTINGENCY	3.00%	\$ 357,600	
	<b>SUBTOTAL ESCALATION FACTORS</b>	<b>7.17%</b>	<b>\$ 854,266</b>	
	<b>SUBTOTAL ADJUSTED STRUCTURE COST</b>		<b>\$ 12,774,264</b>	
	<b>SUBTOTAL STRUCTURE COST - BASE BID</b>		<b>\$ 12,774,264</b>	
	<b>SUBTOTAL STRUCTURE COST - WITH ALTERNATES</b>			



<b>10</b>	<b>CONSTRUCTION RELATED SOFT COSTS - BASE BID</b>					
	CONSTRUCTION CONTINGENCY	5.00%	\$ 638,713			
	CONSTRUCTION TESTING & INSPECTION	1.00%	\$ 127,743	Estimated		
	REGULATORY AGENCY FEES	1.00%	\$ 127,743	Estimated (Consult with AHJ)		
	UTILITY TAP FEES	0.78%	\$ 100,000	Lump Sum (Consult Utility Authorities) Allow. at this time		
	RESERVE CAPACITY FEES			Lump Sum (Consult Utility Authorities)		
	ASBESTOS MONITORING	0.25%	\$ 31,936	Estimated (Consult with Asbestos Consultant)		
	LEED COMMISSIONING	0.75%	\$ 95,807	MEP to Estimate or Confirm Actual Cost with CxA		
	CONSTRUCTION MANAGER FEES	2.80%	\$ 400,000	Confirm Actual Cost with Owner		
	<b>SUBTOTAL CONSTR. SOFT COSTS</b>	<b>11.58%</b>	<b>\$ 1,521,941</b>			
	<b>SUBTOTAL CONSTR. (COST OF WORK) - BASE BID</b>					<b>\$ 14,296,205</b>
<b>11</b>	<b>ADDITIONAL SOFT COSTS WITH ALTERNATES</b>					
	BASE BID DESIGN FEE	6.25%	\$ 893,513			
	ALTERNATES DESIGN FEE	6.25%	\$ -	No Alternates at 30% Defined		
	<b>TOTAL BASIC SERVICE FEES</b>	<b>Total</b>	<b>\$ 893,513</b>			
	CONSULTANTS					
	ASBESTOS CONSULTANT	LS	\$ 10,000			
	CIVIL ENGINEER	LS	\$ 91,330			
	SEWER MODULE PLANNING	LS	\$ -			
	GEOTECH INVESTIGATION	LS	\$ 15,000			
	SITE SURVEY	LS	\$ 3,500			
	ZONING APPROVALS	LS	\$ 5,000			
	TRAFFIC STUDY	LS	\$ 17,000			
	WETLANDS	LS	\$ -			
	ACOUSTICS CONSULTING	LS	\$ 12,500			
	FOOD SERVICE	LS	\$ 20,000			
	CODE REVIEW ALLOWANCE	LS	\$ 40,000			
	LEED DOCUMENTATION - CRA	LS	\$ 45,000			
	LEED ENGINEERING - Moore	LS	\$ 50,000			
	CLERK OF THE WORKS (Not on this Project)	LS	\$ -			
	REIMBURSE/ PRINTING	0.30%	\$ 42,889			
	<b>SUBTOTAL</b>		<b>\$ 1,245,731</b>			
<b>12</b>	<b>FINANCING - BASE BID</b>					
	FINANCING FEES	1.00%	\$ 142,962			
<b>13</b>	<b>MOVEABLE FIXTURES / EQUIPMENT</b>					
	FURNITURE/EQUIPMENT ALLOWANCE	LS	\$ 246,000			
	<b>SUBTOTAL NON-CONSTR. SOFT COSTS</b>	<b>11.43%</b>	<b>\$ 1,634,693</b>			
	<b>ESTIMATED TOTAL PROJECT COSTS - BASE BID</b>					<b>\$ 15,930,899</b>
	<b>OWNER'S BASE BID BUDGET</b>					
	<b>TOTAL PROJECT COSTS - WITH ALL ALTERNATES</b>					
<b>14</b>	Preliminary Base PDE Reimbursement					\$ 1,030,006
	Preliminary PDE Reimbursement for Renovating Existing Facility					\$ 103,001
	Preliminary PDE Reimbursement for LEED Building					\$ 103,001
	<b>TOTAL REIMBURSEMENT ("ROUGH" Preliminary Reimbursement that must be verified with the Financial Consultant)</b>					<b>\$ 1,236,007</b>
	<b>TOTAL LOCAL CONTRIBUTION AFTER REIMBURSEMENT</b>					<b>\$ 14,694,892</b>

STATE COLLEGE AREA SCHOOL DISTRICT  
**CORL STREET ELEMENTARY SCHOOL**

30% DESIGN PHASE ESTIMATE

**AREA CALCULATION**

New Construction	53,520 SF
Renovation	10,190 SF
<b>TOTAL AREA:</b>	<b>63,710 SF</b>

**NEW CONSTRUCTION**

AREA CALCULATION: **53,520 SF**

General Trades	Massaro	\$5,661,363	\$105.78
Fire Protection	Massaro	\$177,852	\$3.32
Plumbing	Massaro	\$551,718	\$10.31
Mechanical (HVAC)	Massaro	\$1,511,679	\$28.25
Electrical	Massaro	\$1,438,718	\$26.88

**SUBTOTAL NEW CONSTRUCTION:** \$9,341,329 \$174.54

Site work	Massaro	\$1,647,013	\$30.77
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**SUBTOTAL NEW CONSTRUCTION & SITE WORK:** \$10,988,342 \$205.31

Contingency	10.0%	Massaro	\$1,098,834	\$20.53
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Escalation	4.5%	Massaro	\$543,923	\$10.16
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**TOTAL NEW CONSTRUCTION:** \$12,631,099 \$236.01

**RENOVATIONS**

AREA CALCULATION: **10,190 SF**

General Trades	Massaro	\$1,078,195	\$105.81
Fire Protection	Massaro	\$27,642	\$2.71
Plumbing	Massaro	\$98,721	\$9.69
Mechanical (HVAC)	Massaro	\$285,253	\$27.99
Electrical	Massaro	\$245,463	\$24.09

**SUBTOTAL RENOVATIONS:** \$1,735,274 \$170.29

Contingency	10.0%	Massaro	\$173,527	\$17.03
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Escalation	4.5%	Massaro	\$85,896	\$1.60
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**TOTAL RENOVATIONS:** \$1,994,697 \$195.75

**SUBTOTAL NEW + RENOVATIONS:** \$14,625,796 \$229.57

LEED - Commissioning (Additional Cost)		\$63,486	\$1.19
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**ALTERNATES (LINKED TO ALTERNATE TAB) (PRICING NOT INCLUDED IN ABOVE TOTALS)**

**ADD ALTERNATE #1**  
**Rock Excavation Allowance** **\$38,738**



STATE COLLEGE AREA SCHOOL DISTRICT  
**HOUSERVILLE ELEMENTARY SCHOOL**

30% DESIGN PHASE ESTIMATE

**AREA CALCULATION**

New Construction 76,230 SF

TOTAL AREA: 76,230 SF

**NEW CONSTRUCTION**

AREA CALCULATION: 76,230 SF

General Trades	\$8,298,552	\$108.86
Fire Protection	\$218,083	\$2.86
Plumbing	\$771,732	\$10.12
Mechanical (HVAC)	\$2,140,520	\$28.08
Electrical	\$1,867,604	\$24.50

**SUBTOTAL NEW CONSTRUCTION:** \$13,296,491 \$174.43

Site Work	\$3,527,098	\$46.27
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**SUBTOTAL NEW CONSTRUCTION & SITE WORK:** \$16,823,590 \$220.70

Contingency 10.0%	\$1,682,359	\$22.07
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Escalation 4.5%	\$832,768	\$10.92
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**TOTAL NEW CONSTRUCTION:** \$19,338,716 \$253.69

LEED - Commissioning (Additional Cost)	\$76,992	\$1.01
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**ALTERNATES (PRICING NOT INCLUDED IN ABOVE TOTALS)**

**ADD ALTERNATE #1**

Rock Excavation Allowance

**\$57,273**

STATE COLLEGE AREA SCHOOL DISTRICT  
**RADIO PARK ELEMENTARY SCHOOL**

30% DESIGN PHASE ESTIMATE

**AREA CALCULATION**

New Construction	49,567 SF
Renovation	34,477 SF
<b>TOTAL AREA:</b>	<b>84,044 SF</b>

**NEW CONSTRUCTION**

AREA CALCULATION: **49,567 SF**

General Trades	Massaro	\$5,117,960	\$103.25
Fire Protection	Massaro	\$134,457	\$2.71
Plumbing	Massaro	\$480,205	\$9.69
Mechanical (HVAC)	Massaro	\$1,396,648	\$28.18
Electrical	Massaro	\$1,352,629	\$27.29

**SUBTOTAL NEW CONSTRUCTION:** \$8,481,899 \$171.12

Site work	Massaro	\$1,998,644	\$40.32
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**SUBTOTAL NEW CONSTRUCTION & SITE WORK:** \$10,480,543 \$211.44

Contingency	10.0%	Massaro	\$1,048,054	\$21.14
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Escalation	4.5%	Massaro	\$518,787	\$10.47
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**TOTAL NEW CONSTRUCTION:** \$12,047,384 \$243.05

**RENOVATIONS**

AREA CALCULATION: **34,477 SF**

General Trades	Massaro	\$3,035,956	\$88.06
Fire Protection	Massaro	\$144,117	\$4.18
Plumbing	Massaro	\$367,229	\$10.65
Mechanical (HVAC)	Massaro	\$1,296,605	\$37.61
Electrical	Massaro	\$1,114,261	\$32.32

**SUBTOTAL RENOVATIONS:** \$5,958,168 \$172.82

Contingency	10.0%	Massaro	\$595,817	\$17.28
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Escalation	4.5%	Massaro	\$294,929	\$5.95
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**TOTAL RENOVATIONS:** \$6,848,914 \$198.65

**SUBTOTAL NEW + RENOVATIONS:** \$18,896,298 \$224.84

LEED - Commissioning (Additional Cost)		\$83,748	\$1.69
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**ALTERNATES (PRICING NOT INCLUDED IN ABOVE TOTALS)**

**ADD ALTERNATE #1**

(3) DEEP OPTION (6 CLASSROOMS)

Add (2) 1st grade, (1) 2nd grade, (1) 3rd grade, (1) 4th grade & (1) 5th grade classrooms \$1,905,821

**ADD ALTERNATE #2**

**Rock Excavation Allowance \$57,273**