



SCASD DISTRICT-WIDE FACILITIES MASTER PLAN - ELEMENTARY SCHOOL UPDATE

Community Meeting, June 16, 2016



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MEP ENGINEERS



MOORE ENGINEERING COMPANY

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CIVIL ENGINEERS



- 01 INTRODUCTION AND OVERVIEW
- 02 DISCUSSION OF PROJECT GOALS
- 03 LESSONS LEARNED
- 04 OPTIONS
- 05 TABLE DISCUSSIONS
- 06 NEXT STEPS
- 07 PUBLIC COMMENT

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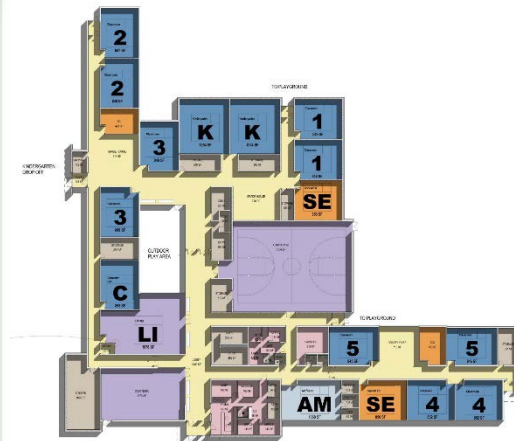
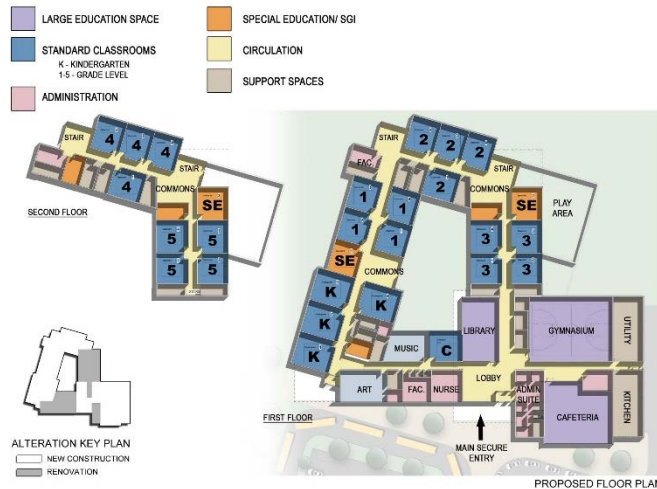
Elementary School Study is in First Weeks of Process Past 2 Months

- PA Department of Economic Development Grants
 - April 1, 2016 Deadline (Potential 10% State Funding)
 - June 13, 2016 Grant Award- Schedule Impact
- PA Department of Education Project Justification
 - Due May 15, 2016 (\$2-\$2.5 Million State Funding)

3-4 Months of Option Development

Fall 2016- Potential Option Selection (September)

Preliminary Options are Placeholders to Start Discussions Only.





COMMUNITY INPUT

- Study is Just Beginning, Decisions have not been Made.
- Tonight is about Discussing Process, Initial Questions, Thoughts and Listening.

State College Board of Education, Administration and Design Team Want to Hear from Community to Enrich Final Option Selections and Projects.

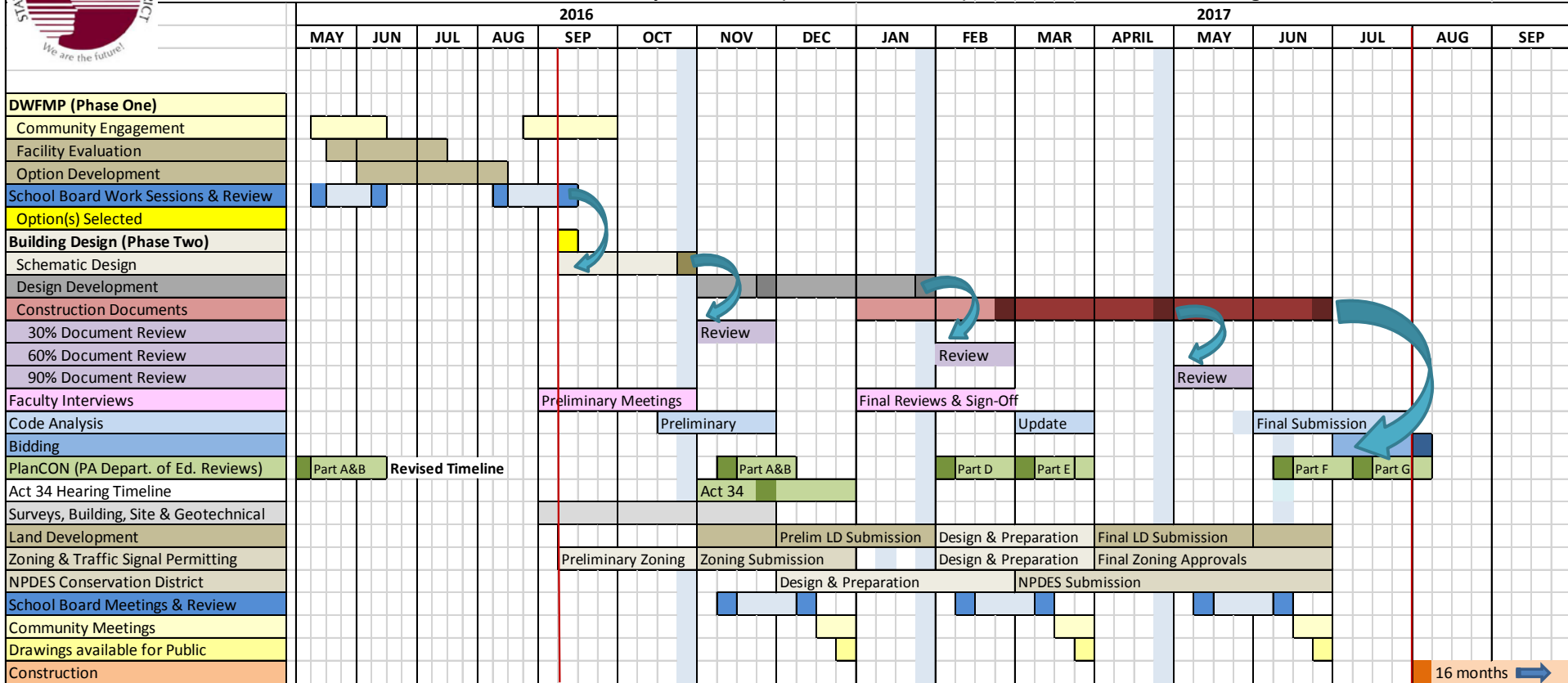
STATE COLLEGE AREA SCHOOL DISTRICT



PROPOSED DESIGN SCHEDULE- District Wide Facility Master Plan (Phase One and Two)

Crabtree, Rohrbaugh & Associates Architects

9-May-16



*Preliminary DWFMP Schedule to identify general approach, it is anticipated this schedule will evolve with the integration of the School Board, Administration, and Design Team.

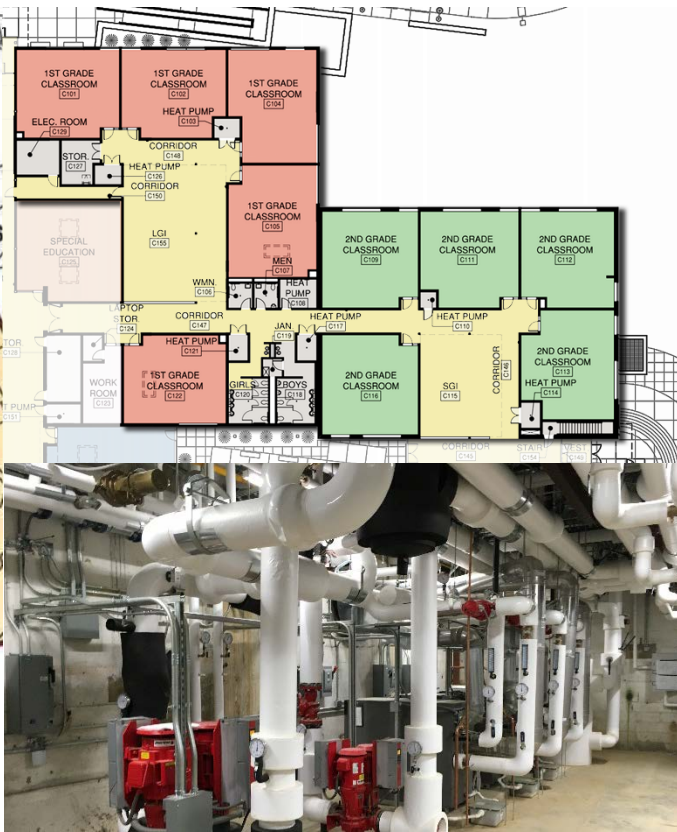
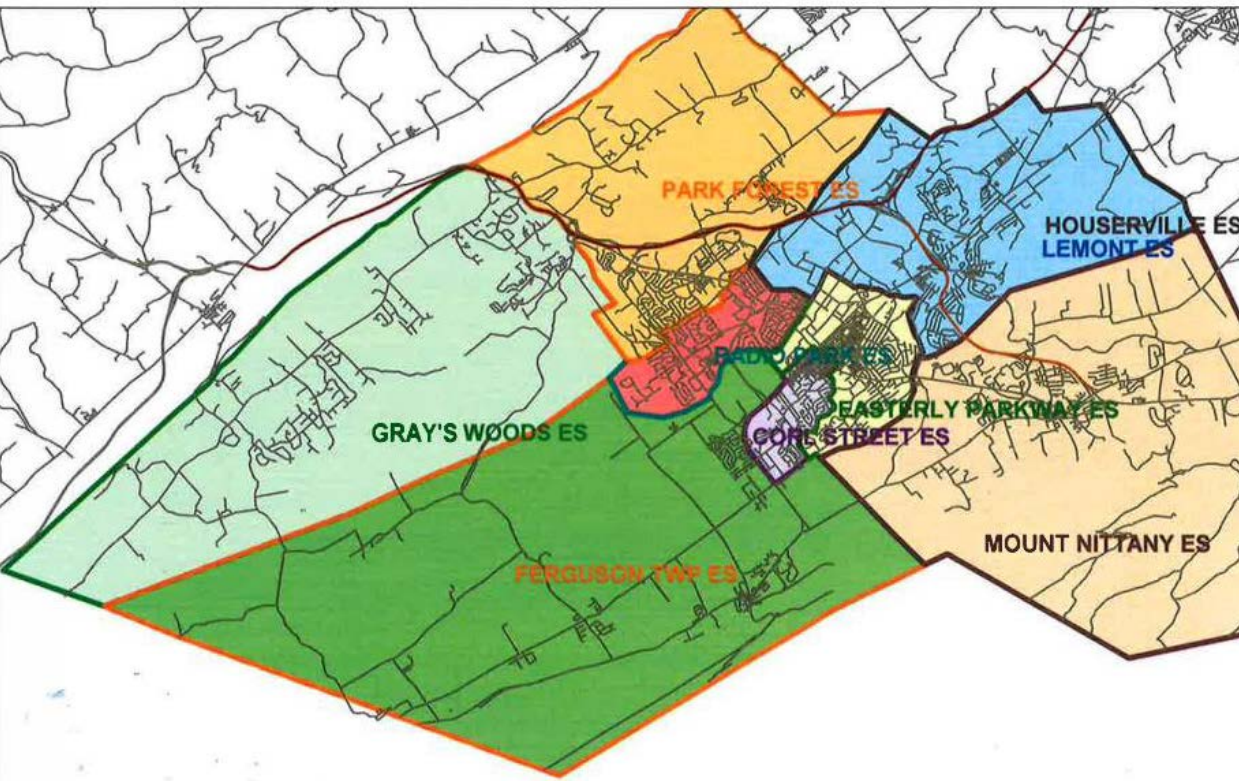
**PlanCON Part A&B has been moved up in schedule to accommodate PDE May 15, 2016 Moratorium Date.



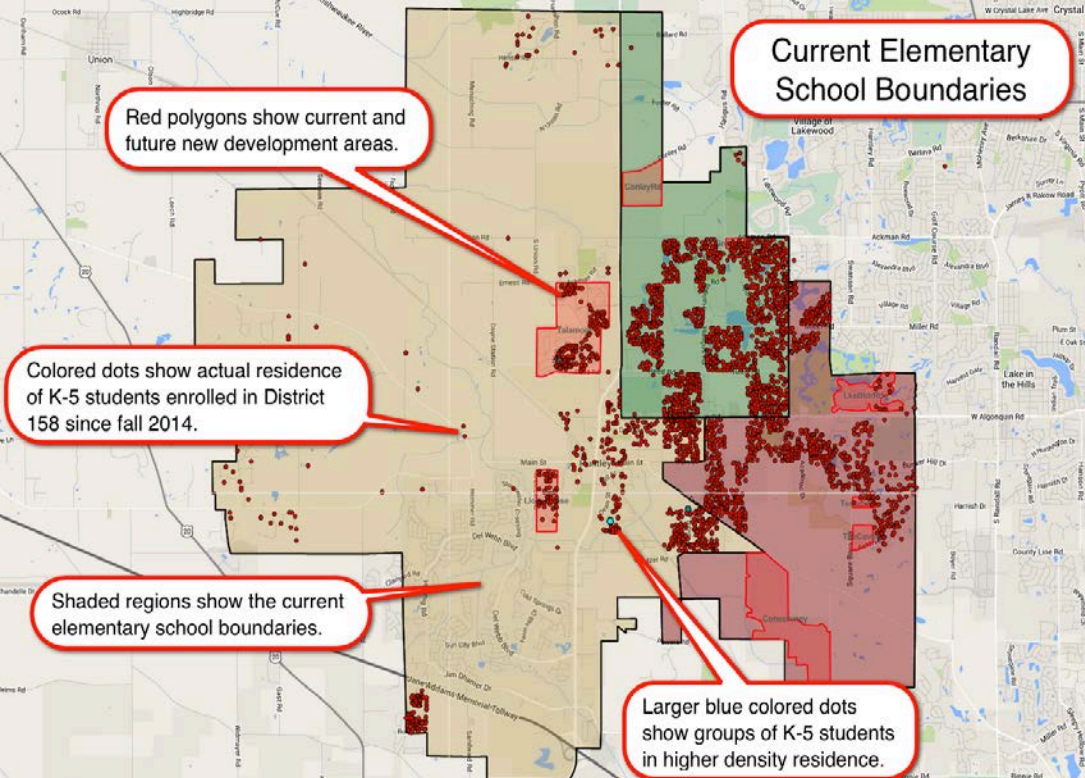
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1. Building and Program Equity in Elementary School Facilities
2. Sustainability
3. Program Flexibility (Separate Gymnasium and Cafeteria)
4. Community Input



Elementary Schools	Grade Level	Enrollment		School Capacity	Open Seats	
		2014	2018		2014	2018
Chesak ES	K-2	854	807	912	58	105
Conley ES	3-5	654	538	754	100	216
Leggee ES	K-5	1166	1207	849	-317	-358
Mackeben ES	K-2	524	497	672	148	175
Martin ES	3-5	1013	837	1248	235	411
Subtotal:		4211	3851	4435	224	584

Middle Schools						
Heineman MS	6-8	867	871	867	0	-4
Marlowe MS	6-8	1426	1329	1518	92	189
Subtotal:		2293	2188	2385	92	197

High School						
Huntley HS	9-12	2729	3090	3000	271	-90

Totals:	K-12	9233	9129	9820	587	691
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Consolidated District 158 Moderate Enrollment Projections (Updated 2/12/15)

Grade	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
K	709	639	640	607	634	626	622	628	629	639	649	660	677	688
1	729	719	662	661	632	648	637	637	644	654	665	674	690	702
2	784	723	740	674	676	635	649	643	644	661	670	680	697	707
3	743	772	718	741	685	675	634	652	648	658	674	684	701	711
4	764	733	783	731	757	692	680	642	658	663	673	688	705	716
5	760	745	738	797	741	760	692	684	645	670	674	685	705	716
Totals:	4489	4331	4281	4211	4125	4036	3914	3886	3868	3945	4005	4071	4175	4240
Pct Chg:		-3.5%	-1.2%	-1.6%	-2%	-2.2%	-3%	-0.7%	-0.5%	2%	1.5%	1.6%	2.6%	1.6%
Capacity:	4601	4601	4601	4601	4601	4601	4435	4435	4435	4435	4435	4435	4435	4435
Open Seats:	112	270	320	390	476	565	521	549	567	490	430	364	260	195



Graphics above have been provided as examples from DecisionInsite, Demographer engaged to complete demographic study.

District is evaluating Trends in Student Enrollment, School Boundaries, Building Capacity and Potential Growth Locations within State College Area School District.

Demographic Study will be complete by Late Summer to inform School Board Decision Making.



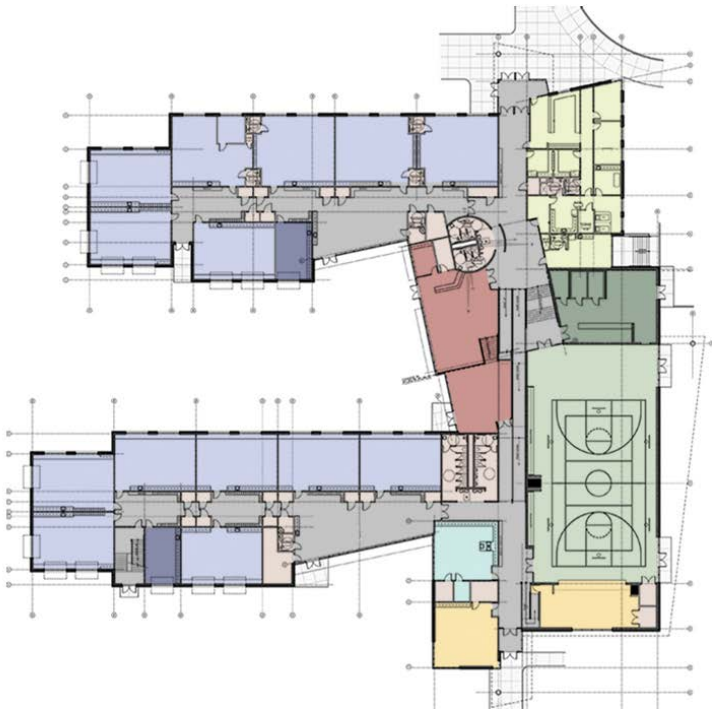
AT THE END OF THE STUDY PROCESS

SCASD BOARD OF SCHOOL DIRECTORS' DECISION WILL BE INFORMED BY THE FOLLOWING:

- Capital Cost of the Projects
- Long Term Operation and Maintenance Costs
- Guiding Principles From the Strategic Plan
 - Culture of Trust, Relationships, and Collaboration
 - Responsive Teaching and Learning
 - High Expectations for All
 - Welcoming and Safe Climate for Learning and Work
- Community Involvement
- Demographic Analysis
 - Population Growth, Enrollment Boundaries, Elementary Capacity

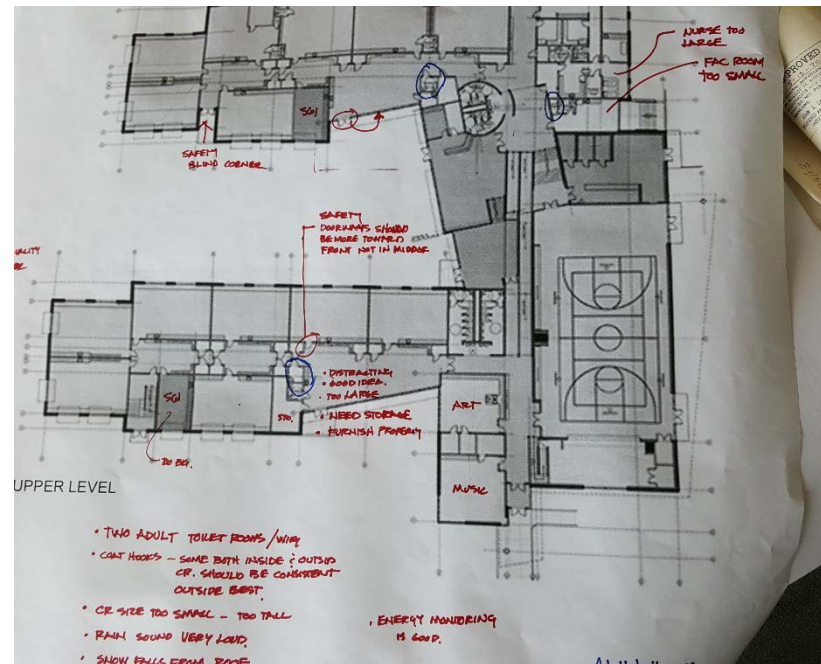
These Community Meetings are intended to Enrich and Broaden these Standards

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WELL DONE

- Natural Light
- Building Organization (Academics / Specials)
- Colors / Wayfinding
- Collaboration Areas
- Student Storage in Hallways
- Pass Through Doors Between Classrooms



COULD IMPROVE

- Scheduling of Shared Programs
 - Should they be split to offer scheduling flexibility?
- Acoustics in Limited Areas
- Collaboration Areas
- Amount and Location of Storage
- Program Adjacencies

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8 OPTIONS 1) Radio Park ES/ Houserville ES

Addition/Renovations or New Construction

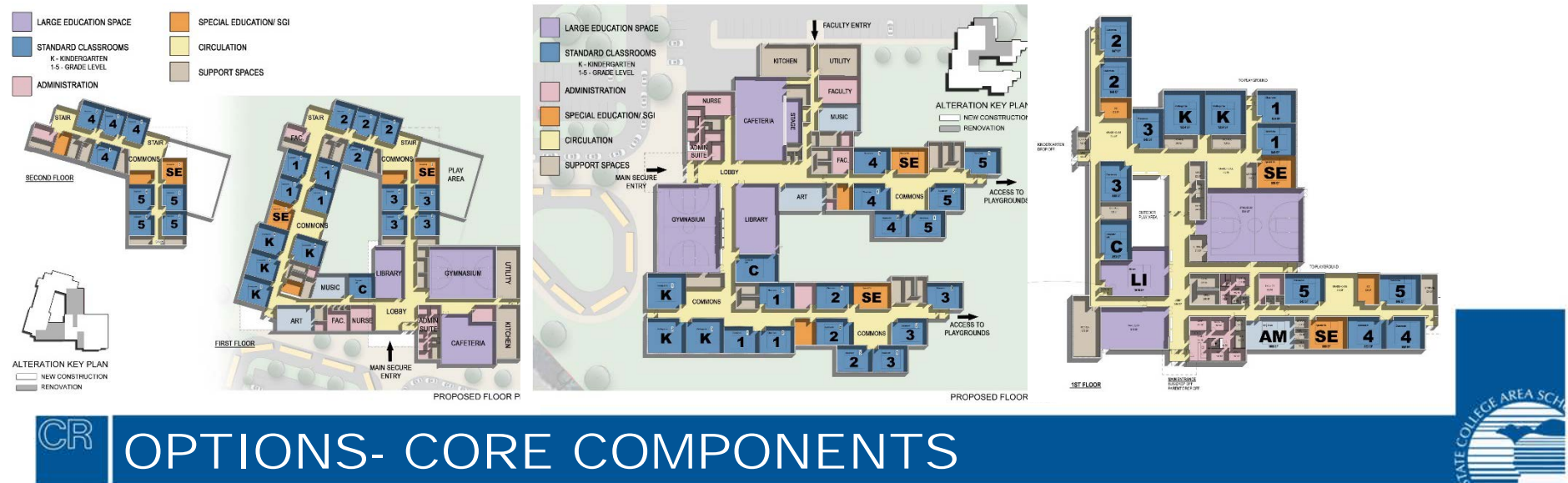
2) Corl Street ES

Addition/ Renovations or Repurpose

3) Lemont ES combined with Houserville ES

Lemont ES Building Repurpose

Repurpose: Because the study is just beginning no decisions have been made or discussed yet for what any buildings would be beyond K-5 Schools. For this reason, “Repurpose” has been selected for preliminary options until a thoughtful discussion, option development and decisions can be made.



School Within a School

- Grade Houses
- Grade Groupings
 - K-1, 2-3, 4-5, Special Education

Accessibility

School as a Community Center

- Public Lobby
- Shared Public Program Space
 - Library
 - Gymnasium
 - Cafeteria

Adequate Support Program

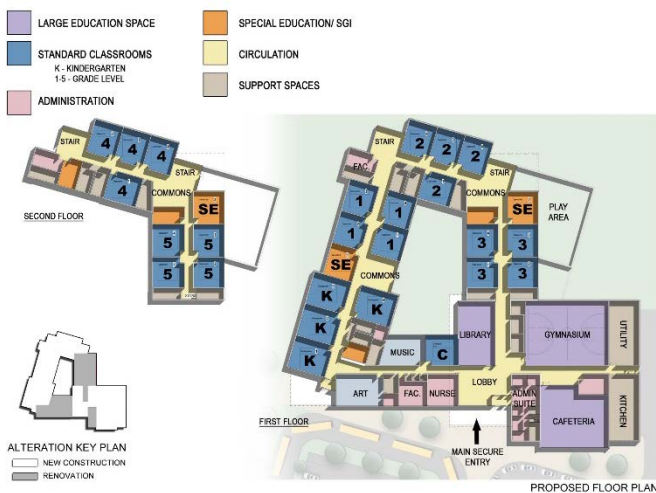
- Storage, Workrooms, Proximity to Grade Groupings

Security

- Ability to Zone Building During and After School Hours
- Secure Entry

Learning Outside of the Classroom

- Structured & Informal
- Specials- Art, Music, Library



Preliminary Estimates for Options

At this early stage it appears that Square Footage for the Elementary Schools are as follows:

- Radio Park ES 77,000 – 80,000 Square Feet
- Houserville ES 68,000 – 71,000 Square Feet
- Corl Street ES 49,000 – 52,000 Square Feet

- The preliminary designs are based upon early discussions with SCASD and surveys of existing building renovated within SCASD. It is anticipated in-depth conversations with community, staff, and SCASD over the next 4 months that will refine the program within the square footages identified.

Based upon the square footages identified, the following costs were derived:

- Radio Park ES \$17 - \$19.8 Million
- Houserville ES \$16.5 - \$19.3 Million
- Corl Street ES \$11 - \$12.2 Million

- Options described in previous slides show both Additions / Renovations and New Construction. At this early time, due to the level of renovation scope, it should be anticipated that both Additions / Renovations and New Construction will be within the range of costs shown above. As final options are developed beyond preliminary Study Update, these costs will be refined for final selection by SCASD.
- PlanCON Part A/B costs have used the upper range costs at this time to be conservative in planning.

Design space

Decision making process

Design safety

Design site

Neighborhood school/location

Other
Design mechanical

Demographic study

DWFMP - Elementary Options: Comments

Design space	191
Neighborhood school/location	102
Design mechanical	31
Other	30
Decision making process	29
Design site	25
Design safety	11
Demographic study	10
Program design	8
Charter	6

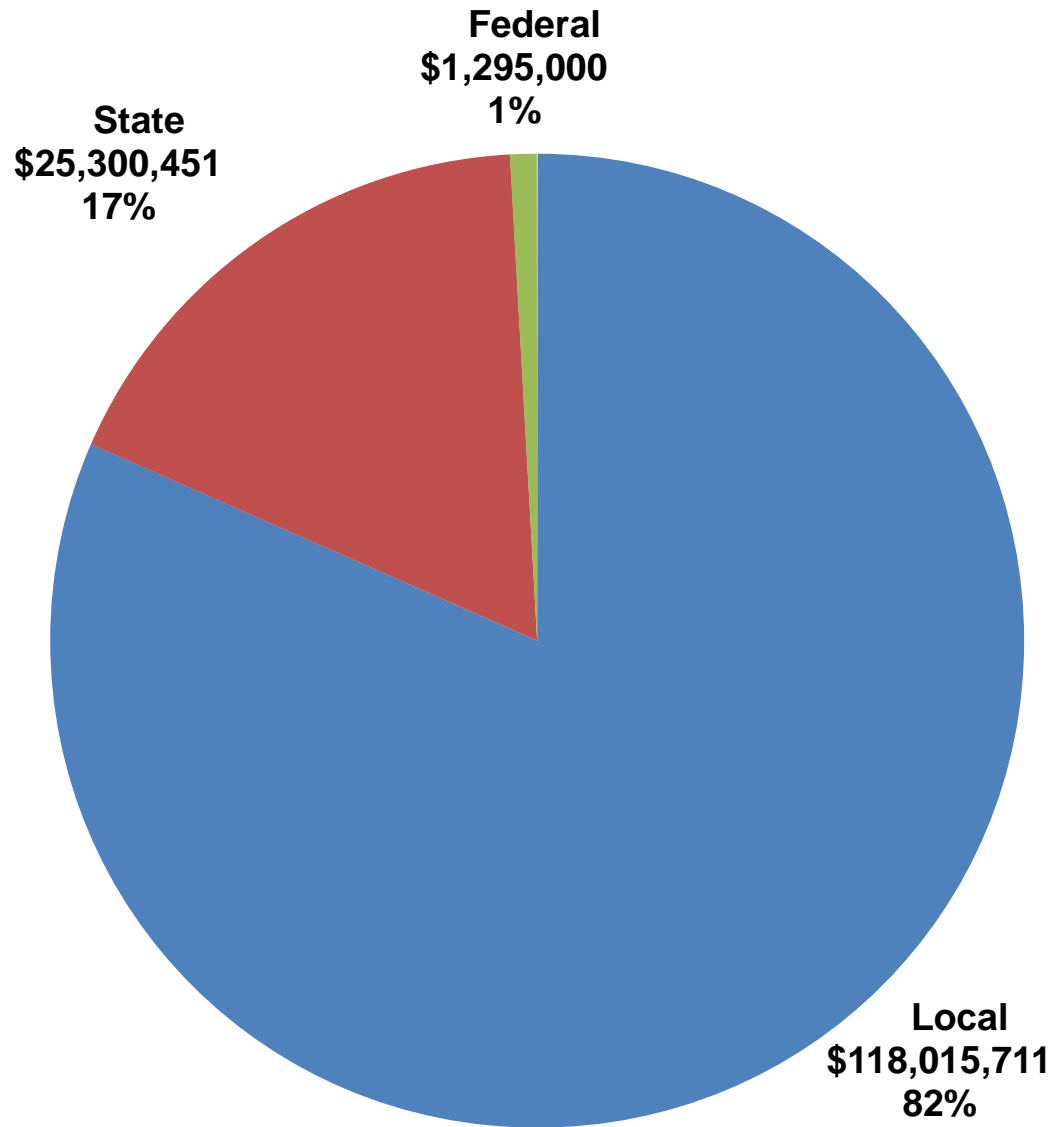
Required to follow:

PA Department of Education Manual of
Accounting and Related Financial
Procedures for PA School Systems

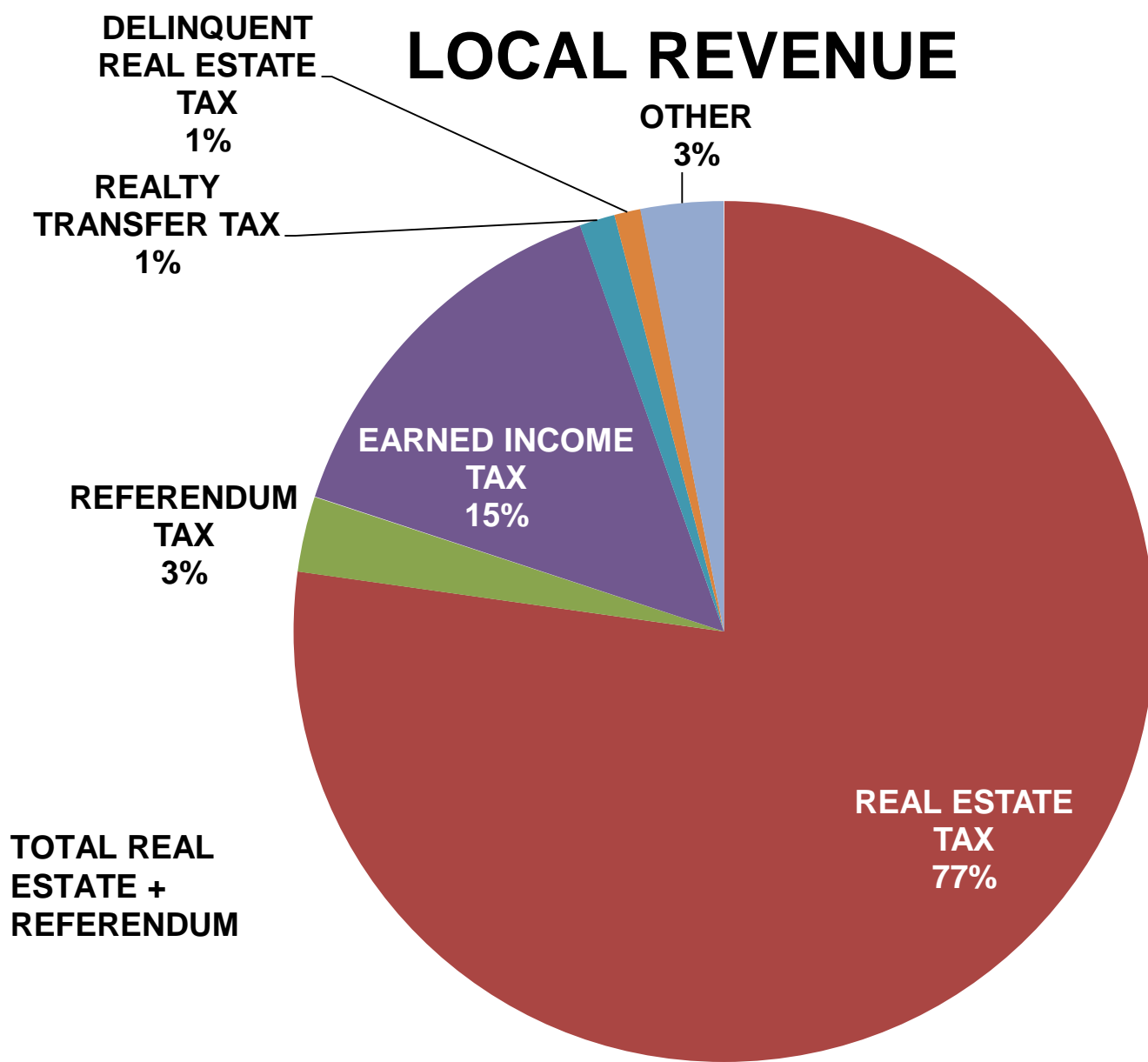
- General Fund
- Capital Reserve
- Debt Service
- Proprietary (business unit)

Revenue:	\$144,611,162
Expense:	\$146,985,032
Use of Fund Balance	\$ 2,379,004

Fund Balance similar to net assets or savings account.



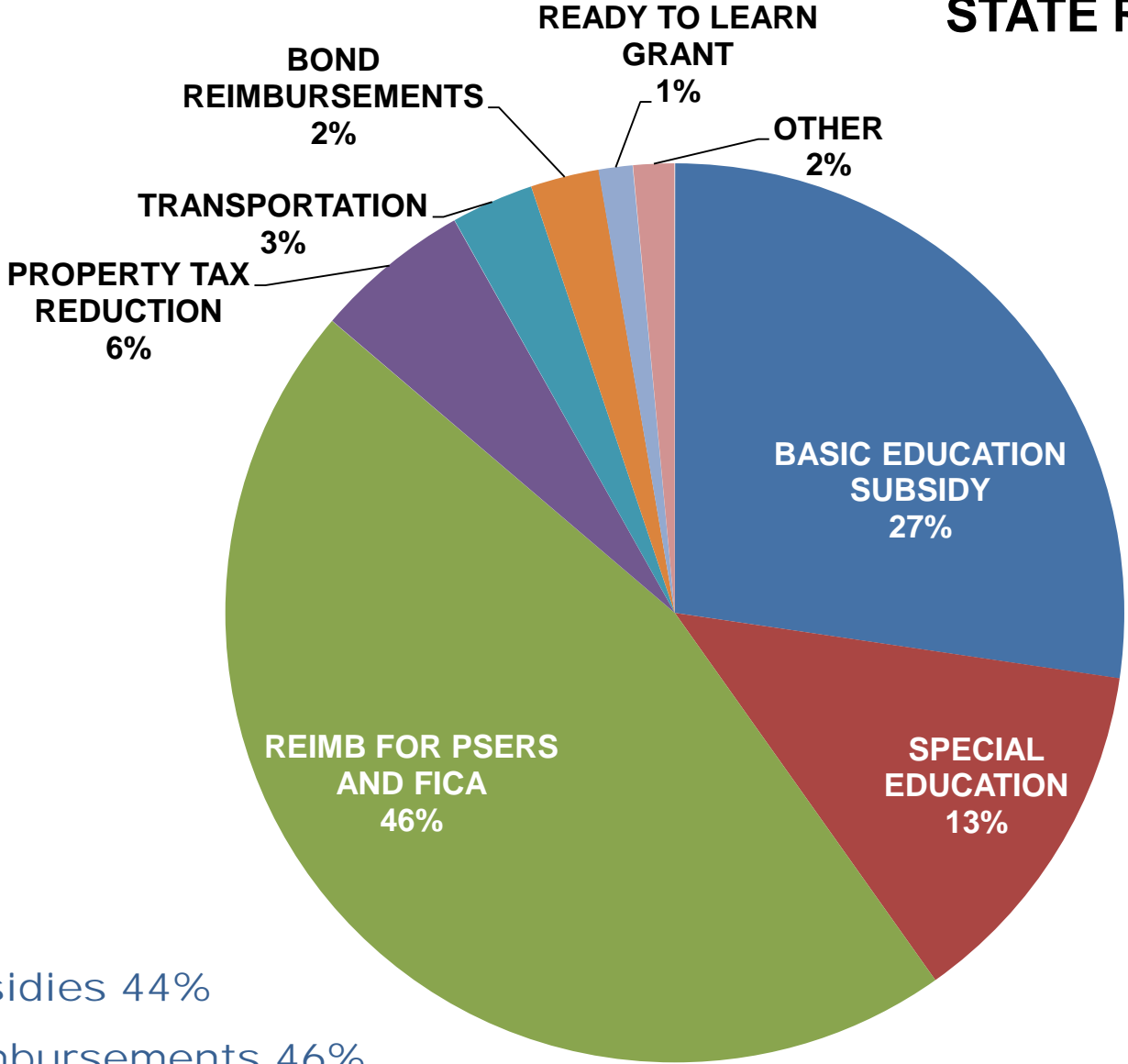
LOCAL REVENUE



Act 1 of 2006

- Created an index to limit rate of tax increase without voter approval.
- Funding for State High Project approved through voter referendum – allowing rate of tax increase to exceed index in 2015-16 and 2016-17.
- Taxes will not increase above Act 1 Index for next 23 years for State High Project debt.

STATE REVENUE



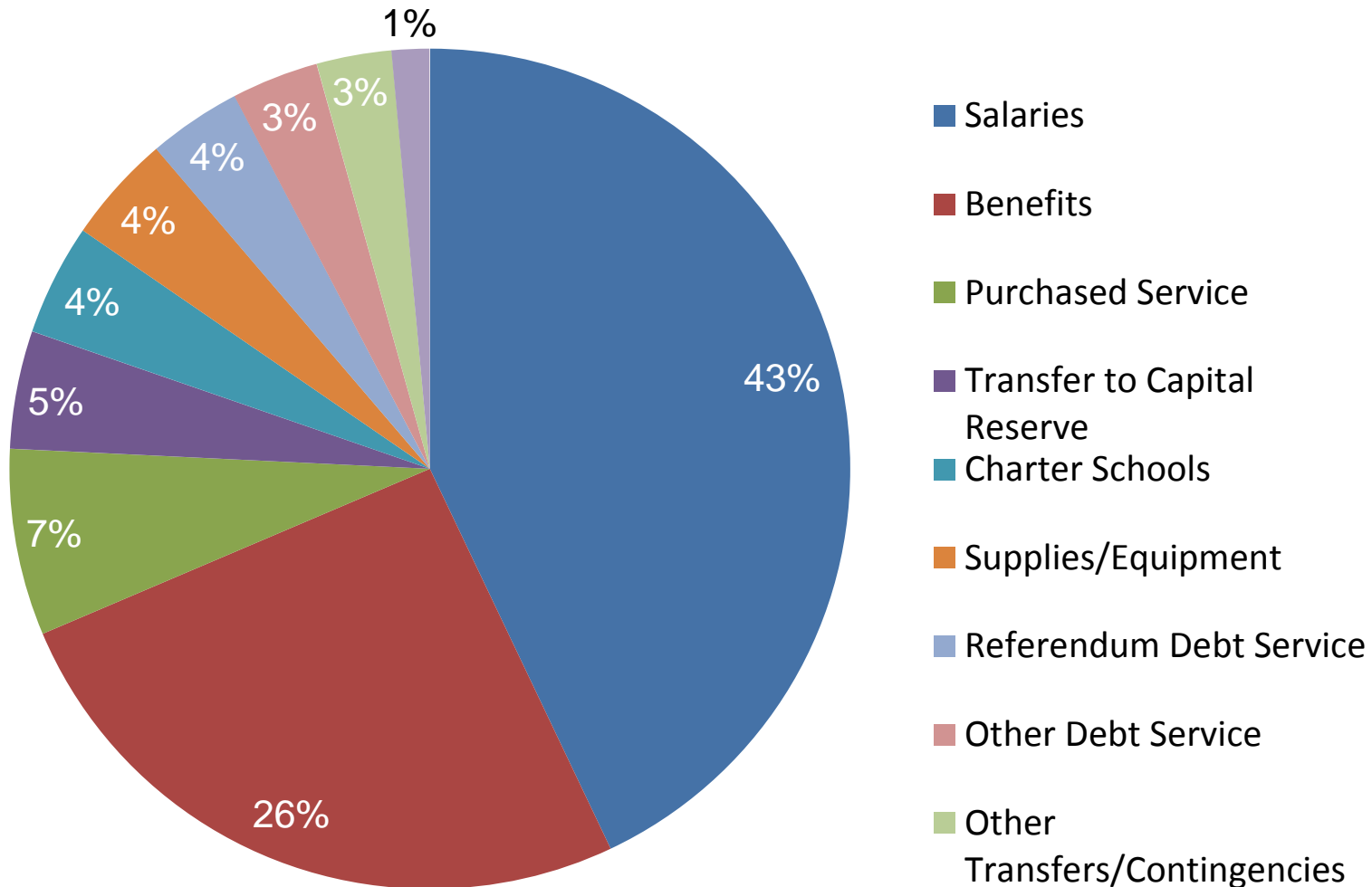
Subsidies 44%

Reimbursements 46%

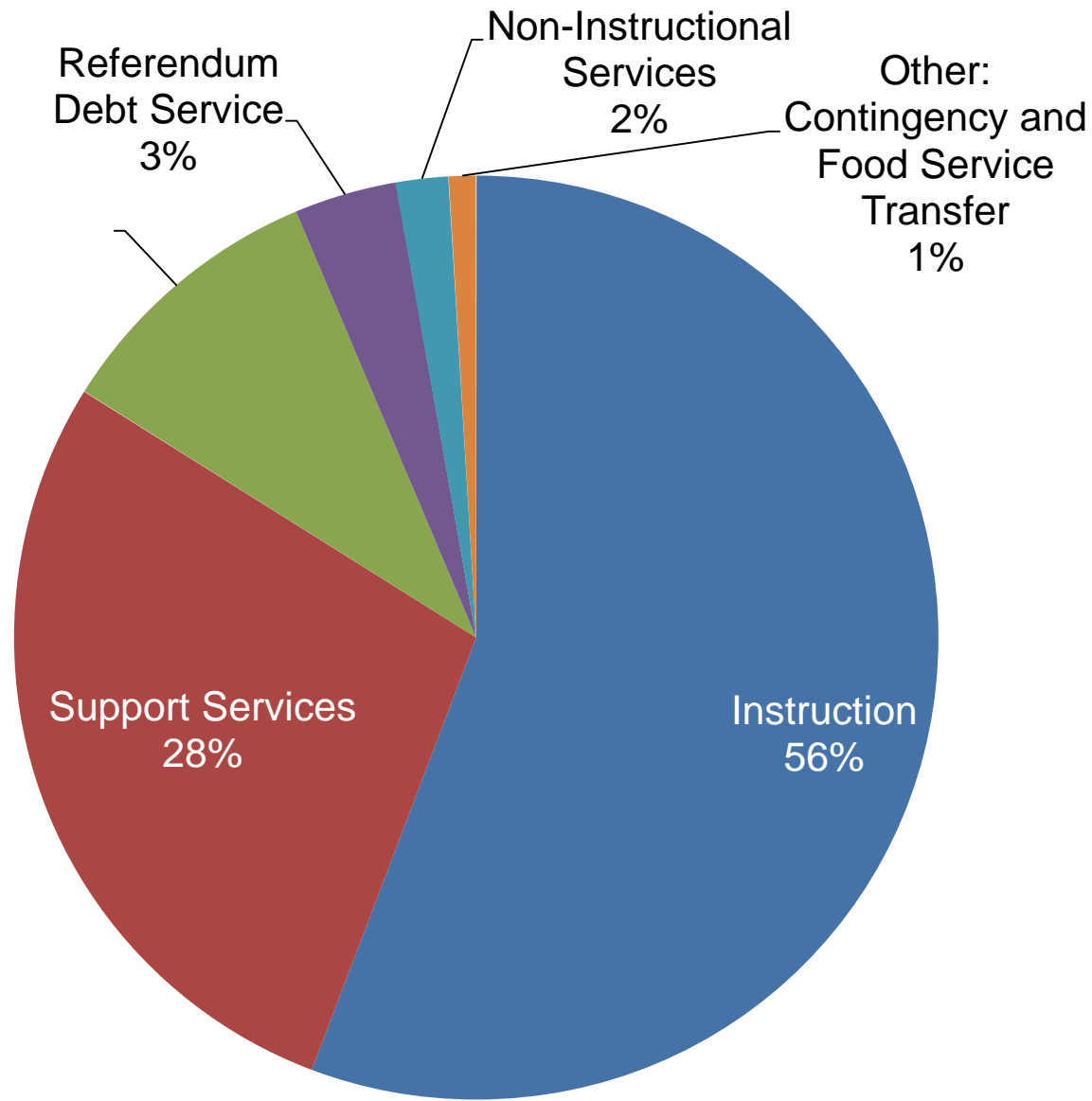
Title Funding provides additional
academic services to students.

\$1.3 million

Expense By Object



Budgeted Expense By Function



Teachers

Clerical Staff

Paraprofessionals

Transportation

Custodial/Maintenance

Administrators

Health Care

- average increase of at least 10% each year for last decade

Dental Insurance

Life Insurance

Disability Insurance

Workers' Compensation

Unemployment

Tuition Reimbursement

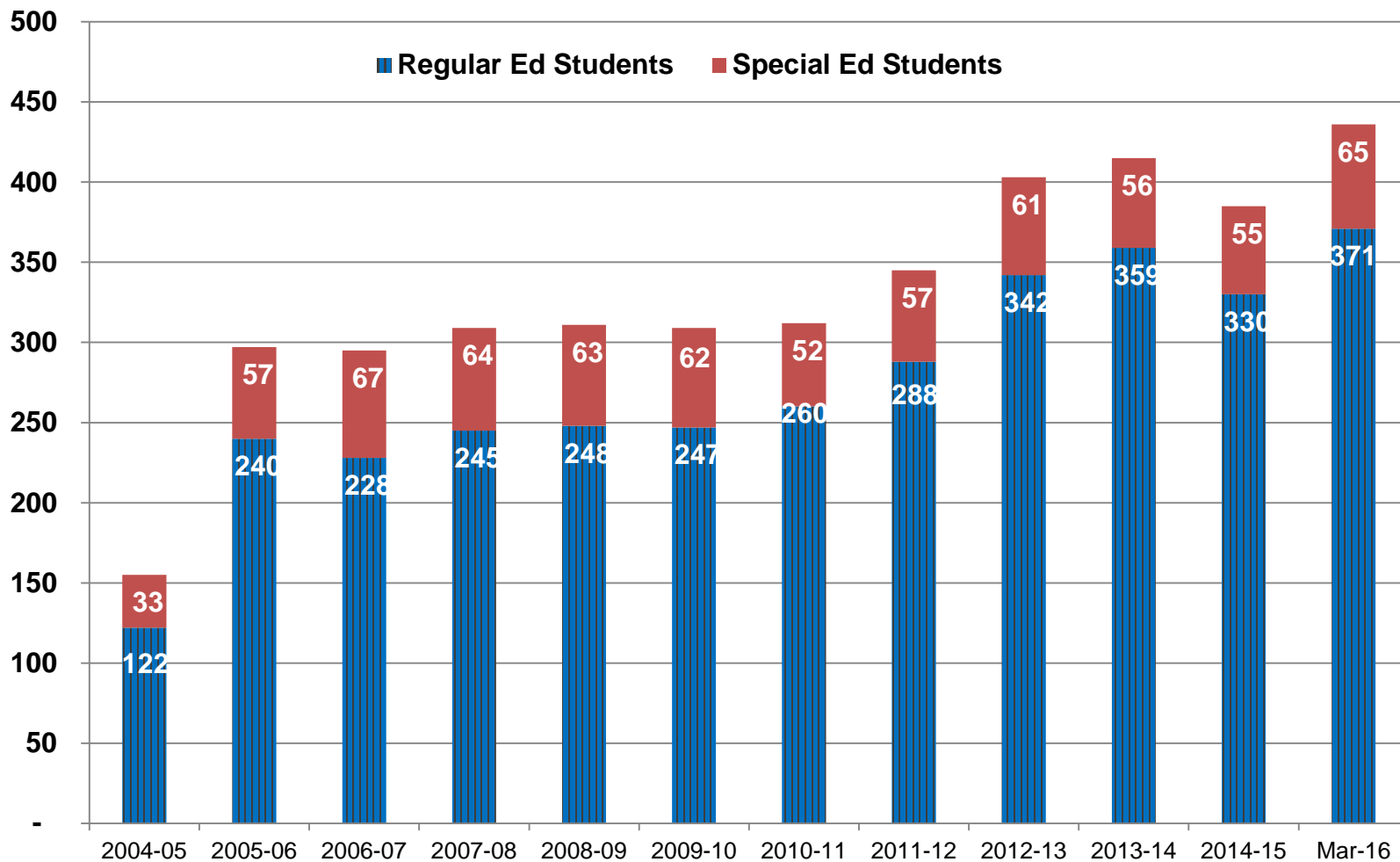
SCASD required to pay tuition for district students attending charter schools.

- Tuition rate – prescribed by state.
 - Regular Ed (\$12,416)
 - Special Ed (\$25,125)
- Special Ed rate regardless of services required for student.
- Approximately 430 attend charters in 2015-16; up 30+ students from previous year.
- SCASD required to provide transportation services.
- Note: SCASD budget includes same amount for charter school expenses as supplies and equipment for entire district.

Charter School Facts:

- SCASD does not supervise/oversee operations or curriculum of charter schools.
- Charter School board of directors are appointed, not elected, but spend public tax dollars.
- SCASD state subsidy is not based on total number of students including charter schools.
- SCASD does not receive reimbursement for charter school tuition.

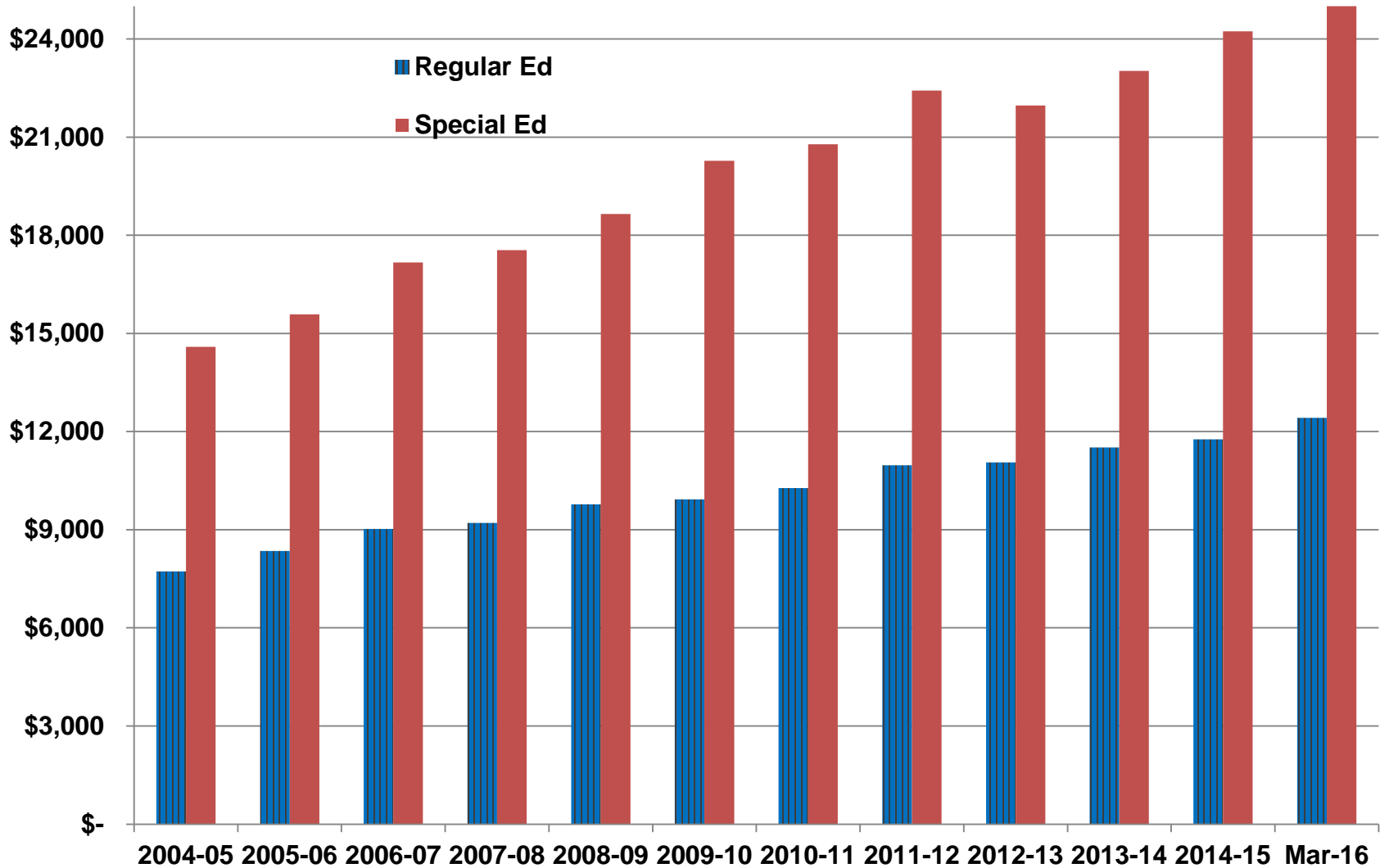
Charter School Students



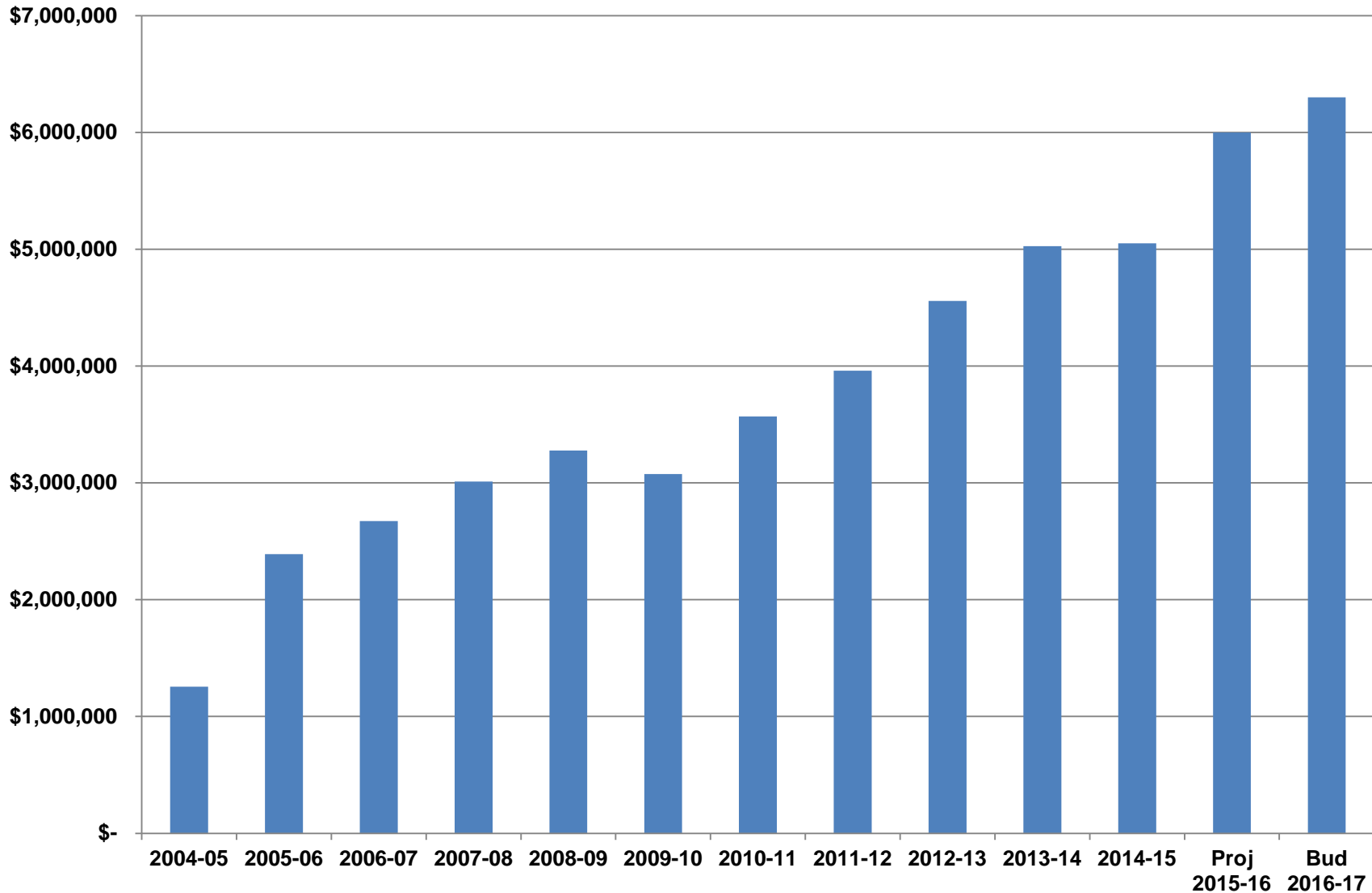
Total	155	297	295	309	311	309	312	345	403	415	385	436
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Note: Amounts reflect number of students as of the end of the school year.
 Estimated 436 students for 2015-16 is the count of students as of the March 2016 billing.

Charter School Cost Per Student



Charter School Expense



Projected 2015-16 and budgeted 2016-17 expense assumes student enrollments as of March 2016. Enrollments vary monthly, therefore the actual expense could exceed these projections.

June 2016 Enrollment	Charter	School	Percent Charter to School
Corl Street	36	239	15%
Park Forest Elementary	73	481	15%
Easterly Parkway	49	345	14%
Houserville	22	176	13%
Feguson Township	42	367	11%
Lemont	18	173	10%
Mount Nittany Elementary	36	346	10%
Radio Park	35	368	10%
Gray's Woods	13	411	3%
Mount Nittany Middle	42	720	6%
Park Forest Middle	52	784	7%
Delta		247	0%
High School	19	2,113	1%
Total	437	6,770	

Charter Schools cost SCASD multiple ways:

1. SCASD pays tuition.
2. SCASD loses students in pockets throughout district, but usually can't reduce staffing.

Payment of principal and interest.

State limits district's borrowing capacity.

SCASD within borrowing capacity even considering debt for high school and upcoming elementary projects.

SCASD received upgraded credit rating in 2015.

Reduced borrowing costs.

More attractive to investors.

Future budget projections:

- Additional referendum not required
- Maintain current program
- Include capacity to fund capital projects
 - remaining costs of State High Project
 - \$13 million for Memorial Field/Downtown Campus
 - \$40 million for elementary projects

PlanCON

- Procedures to apply for Commonwealth reimbursement
 - Document planning process
 - Provide project justification
 - Maintain compliance with state laws, regulations and standards
 - Establish level state participation in cost of project

- Requires public hearings on major construction plans – new buildings or significant renovations
- Explains project need, project description, expected maximum cost, financing plans and tax impacts
- Public will have at least 30 days for public inspection of documents
- Expected in Fall 2016

- Required if bid costs exceed by eight percent or more of estimated costs presented at hearing
- Required if board desires to fund debt service by increasing real estate tax rate in excess of Act 1 Index
- Not expected for Elementary Projects

DCED Grant Award

- **June meeting cancelled**
- **Expected in July 2016**

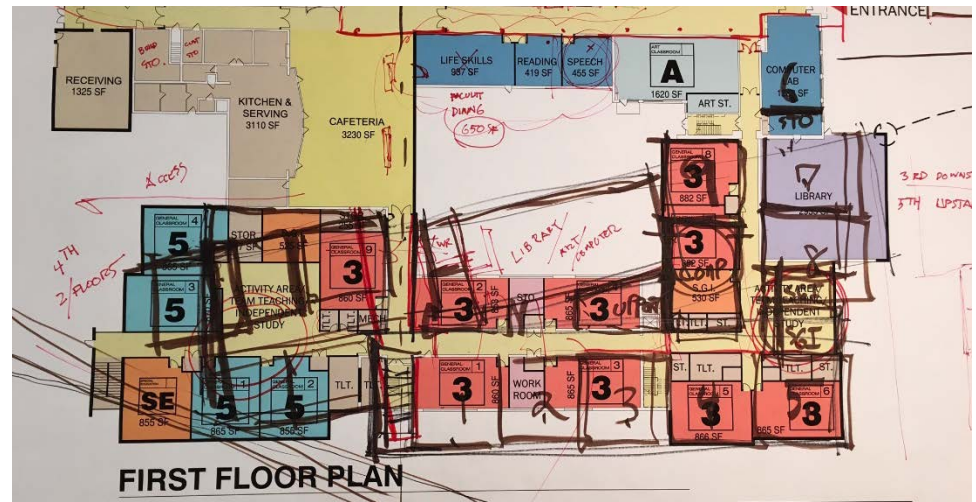
- Board opted referendum since High School Project funding necessary in excess of Act 1 Index
- \$40 million of funding included in budget projections for Elementary Budget

- Board responsibility to provide facilities for entire student population
- Community input desired to inform Board before making decisions
- Project selection and scope expected Fall 2016

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DISCUSSION TOPICS

1. IDEAS, COMMENTS AND CONCERNS ABOUT THE OPTIONS
2. CARES, CONCERNS, VALUES
3. LESSONS LEARNED
 - WHAT IS GREAT ABOUT STATE COLLEGE'S ELEMENTARY SCHOOLS?
 - WHAT COULD BE IMPROVED?
 - PROGRAM
 - BUILDING
 - OPPORTUNITIES AND CHALLENGES?



Community Discussion of Library Location



Corl Street Table Discussion- Wednesday, May 25

Community Discussions will help School Board in Final Option Selection and Guiding Principles to Follow throughout Elementary School Projects

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FUTURE MEETINGS

- Week of July 18
- Week of August 15
- September – each Monday except Labor Day

Updates can be found at www.scasd.org/

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