

# State College Area School District



**STATE COLLEGE AREA  
SCHOOL DISTRICT  
DISTRICT WIDE FACILITY MASTER PLAN  
UPDATE:  
ELEMENTARY FOCUS**

# MAY 9<sup>TH</sup> REQUEST OF BOARD OF DIRECTORS

## Board Actions

### 2014 District Wide Facility Master Plan Study Update: Elementary Focus

- Option Summary (note: these were developed from most recent study including elementary focus, 2009)
- Potential Floor and Site Plans for Options Provided
- Updated Energy Star Data for Options

### PlanCon Part A & B Submission

- Corl Street Elementary School
- Houserville Elementary School
- Radio Park Elementary School

*Documents will be submitted to PDE by May 15, 2016 (received by May 13<sup>th</sup>)*

# IMPORTANCE OF MAY 15<sup>TH</sup> SUBMISSION

- **Moratorium on PlanCon process begins May 15<sup>th</sup> (May 13<sup>th</sup>)**
- **Submissions after May 15 not eligible for PlanCon funding**
- **Entering PlanCon process means:**
  - Create environment for all preliminary options to be eligible for PlanCon funding
    - Amounts of \$2.2 to \$2.4 million for two projects
    - Potentially more for remaining projects
- **Options for 4 Elementary Schools include:**
  - Renovation, additions, new construction, repurposing
    - Corl Street, Houserville, Lemont, and Radio Park

## IMPORTANCE OF MAY 15<sup>TH</sup> SUBMISSION (CONT'D)

1. Entering PlanCon process protects funding for final option
  - a. Modifications to initial project options possible after master planning process completed
2. District not obligated to proceed with projects, PlanCon applications can be withdrawn without recourse to the District
3. Deadline to start construction - 2019
4. **Receipt of State Aid results in reduced local tax effort required for facility project costs**
5. *Related note: Deadline for substantial completion of projects under DCED ACE Grant funding is June 2018*

## AFTER PLANCON DOCUMENT SUBMISSION

### Master Planning Process

1. Four month period of community involvement and discussion
  - a. Mid-May through September 2016
2. Option development
3. Attendance area and demographic analysis
4. Elementary School Option selection

# BOARD COMMITTEE INVOLVEMENT: COMMUNICATIONS

- Received presentation materials last week
- Assist in preparing for communicating:
  - Need for projects
  - Time frame for Elementary Update DWFMP
  - Facilitate stakeholder involvement
  - Attend meetings in community to increase understanding and listen to ideas and concerns related to projects scope
  - Explain opportunities for state revenue to assist in funding projects, reducing local tax burden
  - Prepare for project selection and Act 34 Hearing

# BOARD COMMITTEE INVOLVEMENT: FACILITIES & GROUNDS

- Received presentation materials last week
- Assist in preparing for Board decision making:
  - Identify need for projects
  - Time frame for Elementary Update DWFMP
  - Attend meetings in community to increase understanding and listen to ideas and concerns
  - Assist in evaluation of project scope
  - Review cost of options
  - Explain opportunities for state revenue to assist in funding projects, reducing local tax burden
  - Prepare for project selection and Act 34 Hearing



# CRABTREE ROHRBAUGH AND ASSOCIATES

- Work completed to date
- PlanCon Process
- Immediate next steps
- Proposed calendar/timeline
- Stakeholder involvement opportunities
- Decision points

# Questions

# State College Area School District



# SCASD DISTRICT-WIDE FACILITIES MASTER PLAN - ELEMENTARY SCHOOL UPDATE

May 9, 2016



## ARCHITECTS



**Crabtree, Rohrbaugh & Associates  
Architects**  
401 East Winding Hill Road  
Mechanicsburg, Pennsylvania 17055  
phone: (717) 458-0272 - fax: (717) 458-0047

## MEP ENGINEERS



**MOORE  
ENGINEERING  
COMPANY**

## CM SERVICES



**Massaro**  
CM SERVICES, LLC

## CIVIL ENGINEERS



**group, inc.**  
ENGINEERS & LANDSCAPE ARCHITECTS

**01** DISTRICT OVERVIEW

**02** SCHEDULE

**03** OPTIONS

**04** BUILDING SURVEYS (LESSONS LEARNED)

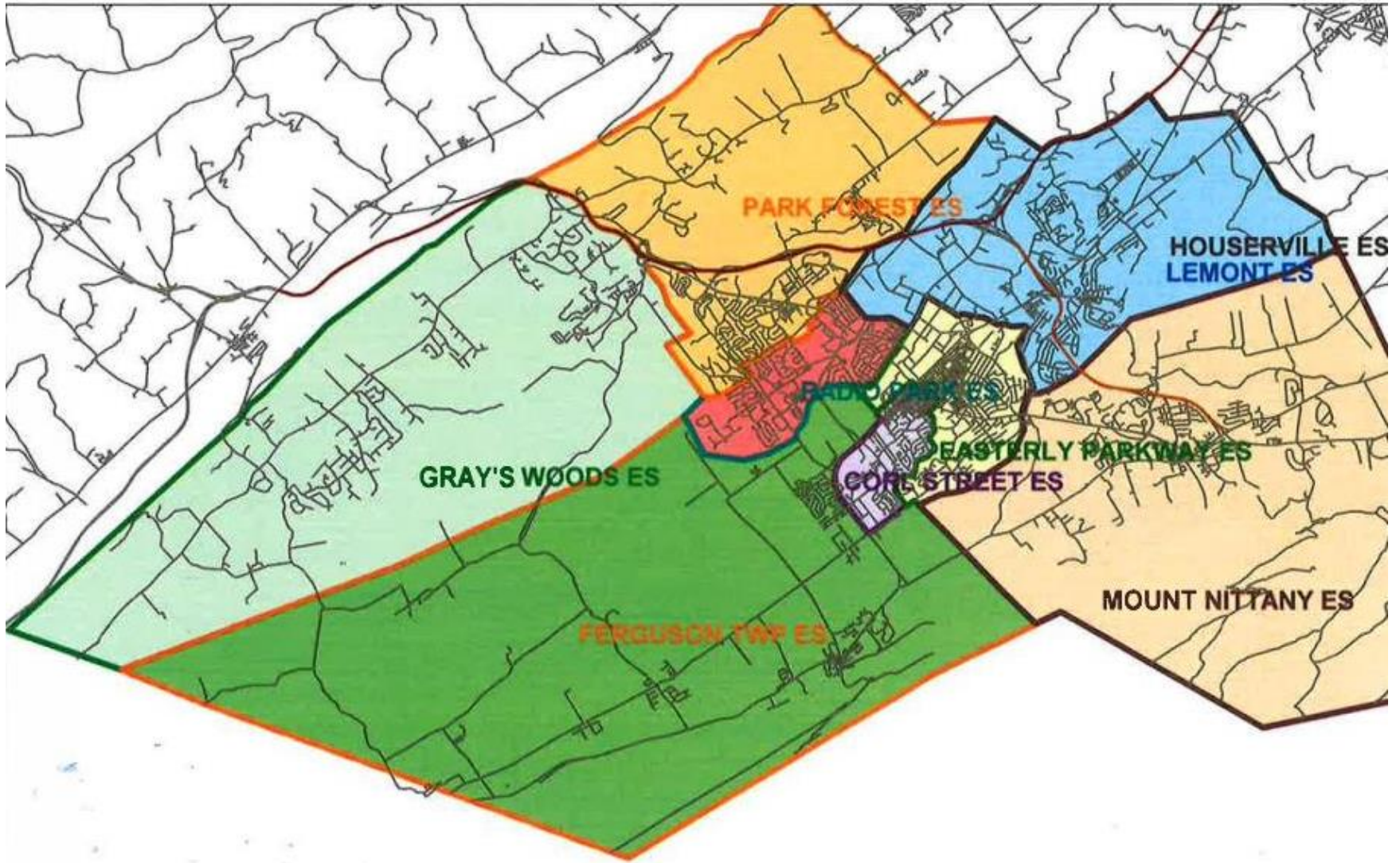
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**02** SCHEDULE

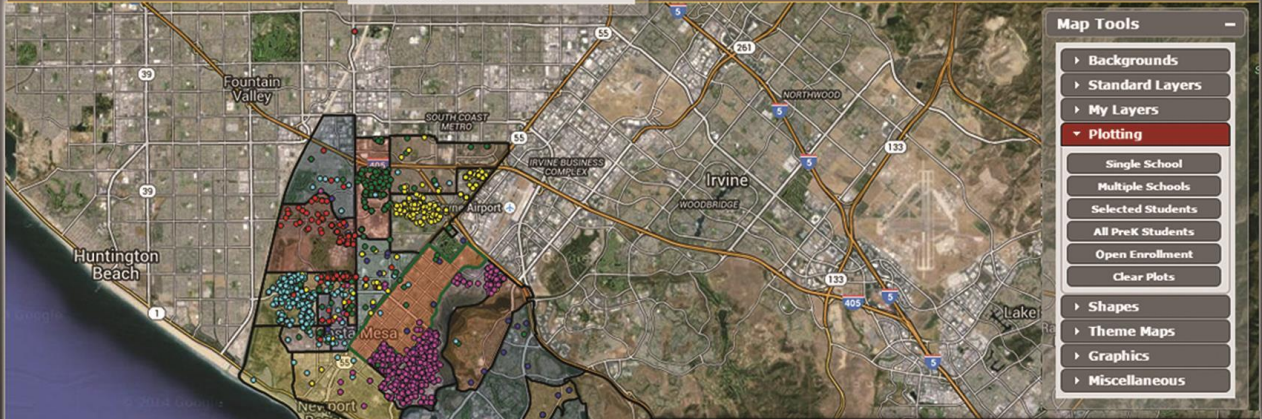
**03** OPTIONS

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**Map Tools**

- Backgrounds
- Standard Layers
- My Layers
- Plotting**
  - Single School
  - Multiple Schools
  - Selected Students
  - All PreK Students
  - Open Enrollment
  - Clear Plots
- Shapes
- Theme Maps
- Graphics
- Miscellaneous

Projections - Google Chrome  
<https://maps.decisioninsite.com/PageContainer.aspx?Page=EnrollmentProjections>

EnrollmentProjectionsSchool.aspx

Download To Excel

Newport Mesa Unified School District (.Sample 2013 Moderate Study) (DU Scn 20)

Grade	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
K	1656	1587	1637	1598	1601	1647	1832	1853	1842	1834	1831	1816	
1	1584	1657	1601	1639	1601	1618	1665	1853	1877	1869	1866	1849	
2	1611	1626	1670	1619	1672	1634	1652	1701	1877	1904	1905	1885	
3	1541	1616	1630	1678	1641	1695	1655	1674	1717	1897	1933	1930	1914
4	1497	1574	1630	1619	1699	1665	1720	1678	1691	1736	1926	1959	1943
5	1664	1522	1591	1630	1637	1717	1686	1742	1692	1708	1761	1949	1970
6	1558	1460	1324	1422	1599	1608	1688	1661	1732	1684	1706	1756	1931
7	1523	1538	1640	1508	1555	3122	2924	3018	3020	3350	3350	3373	3492
8	1496	1546	1554	1662	1535	1588	3133	2937	3028	3033	3366	3361	3375
9	1708	1642	1672	1676	1614	1676	1752	3225	3126	3226	3243	3576	3550
10	1712	1688	1619	1659	1670	1805	1670	1752	3282	3090	3198	3210	3525
11	1703	1734	1676	1619	1673	1685	1824	1687	1768	3286	3104	3210	3210
12	1618	1710	1710	1702	1625	1680	1693	1834	1691	1776	3279	3101	3202
Subtotals:	20871	20900	20954	21021	21322	22140	24894	26715	28343	30393	32474	33024	33662
Pct Chg:		0.1%	0.3%	0.3%	1.4%	8.5%	7.6%	7.3%	6.1%	7.2%	6.8%	1.7%	1.9%



**01** DISTRICT OVERVIEW

**02** SCHEDULE

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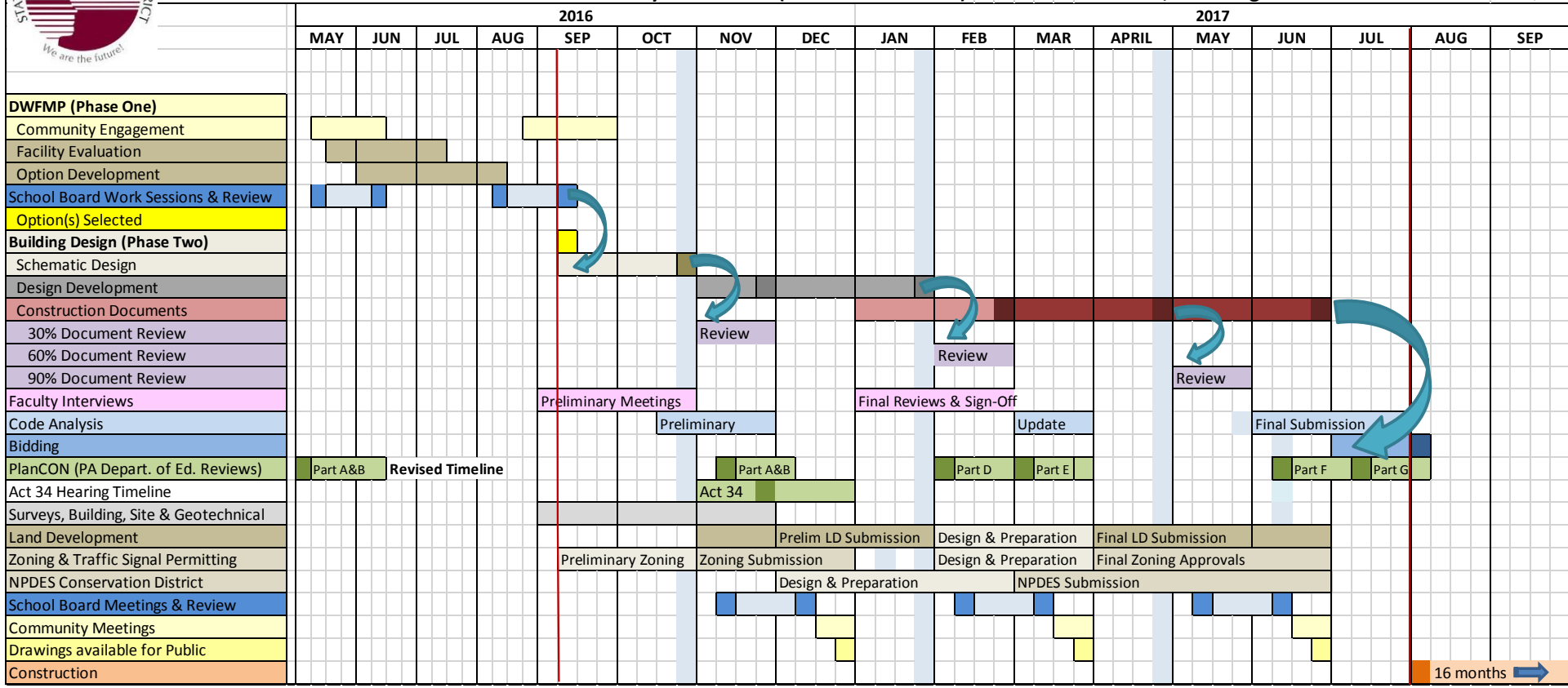


# STATE COLLEGE AREA SCHOOL DISTRICT



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

Crabtree, Rohrbaugh & Associates Architects



\*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.

# PROPOSED DESIGN SCHEDULE



# DWFMP Schedule

## 2 Week Look Ahead

- **Communications Committee Meeting**
- **Facilities Committee Meeting**
- **Existing Elementary School Discussions (Lessons Learned)**
  - **Easterly, Ferguson, Grays Woods, Mount Nittany, Park Forest Elementary Schools**
- **May 9 School Board Meeting**
  - **Study Update**
  - **DWFMP Update**
    - **Preliminary Options to final selection open during 4 month Study Update**
  - **Part A Submissions (PLanCON May 15 Deadline)**
    - **Radio Park ES**
    - **Houserville ES**
    - **Corl Street ES**
- **Submission to PDE Prior to May 15**
  - **Protects Approximately \$2.2-\$2.4 Million of State Reimbursement**



# PLANNING AND CONSTRUCTION WORKBOOK

- **Part A – Project justification**
- **Part B – Schematic design**
- **Part C – Property acquisition**
- **Part D – Project accounting based on estimates**
- **Part E – Design development (30 & 60% Documents)**
- **Part F – Construction documents (100% Documents)**
- **Part G – Project accounting based on bids**
- **Part H – Project financing**
- **Part I – Interim reporting**
- **Part J – Project accounting based on final costs.**
- **Part K – Project refinancing**

## 4 Month Update

- **May/ June Preliminary Outreach**
- **Community Discussions**
- **Board Updates**
- **Staff Input/ Educational Planning**
- **Attendance Area Analysis**
- **Option Development**
  - **New vs. Renovation**
  - **Corl Street**
  
- **Option Selection**
  - **September**
  - **New vs. Renovation**
  - **Corl Street**

**01** DISTRICT OVERVIEW

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**04** BUILDING SURVEYS (LESSONS LEARNED)

## **OPTION “1”**

<b>RADIO PARK ES</b>	ADDITIONS / RENOVATIONS
<b>HOUSERVILLE ES</b>	ADDITIONS / RENOVATIONS
<b>CORL STREET ES</b>	ADDITIONS / RENOVATIONS
<b>LEMONT ES</b>	REPURPOSE

## **OPTION “2”**

<b>RADIO PARK ES</b>	ADDITIONS / RENOVATIONS
<b>HOUSERVILLE ES</b>	ADDITIONS / RENOVATIONS
<b>CORL STREET ES</b>	REPURPOSE
<b>LEMONT ES</b>	REPURPOSE

## **OPTION “3”**

<b>RADIO PARK ES</b>	NEW CONSTRUCTION
<b>HOUSERVILLE ES</b>	NEW CONSTRUCTION
<b>CORL STREET ES</b>	ADDITIONS / RENOVATIONS
<b>LEMONT ES</b>	REPURPOSE

## **OPTION “4”**

<b>RADIO PARK ES</b>	NEW CONSTRUCTION
<b>HOUSERVILLE ES</b>	NEW CONSTRUCTION
<b>CORL STREET ES</b>	REPURPOSE
<b>LEMONT ES</b>	REPURPOSE



## **OPTION “5”**

<b>RADIO PARK ES</b>	ADDITIONS / RENOVATIONS
<b>HOUSERVILLE ES</b>	NEW CONSTRUCTION
<b>CORL STREET ES</b>	ADDITIONS / RENOVATIONS
<b>LEMONT ES</b>	REPURPOSE

## **OPTION “6”**

<b>RADIO PARK ES</b>	ADDITIONS / RENOVATIONS
<b>HOUSERVILLE ES</b>	NEW CONSTRUCTION
<b>CORL STREET ES</b>	REPURPOSE
<b>LEMONT ES</b>	REPURPOSE

## **OPTION “7”**

<b>RADIO PARK ES</b>	NEW CONSTRUCTION
<b>HOUSERVILLE ES</b>	ADDITIONS / RENOVATIONS
<b>CORL STREET ES</b>	ADDITIONS / RENOVATIONS
<b>LEMONT ES</b>	REPURPOSE

## **OPTION “8”**

<b>RADIO PARK ES</b>	NEW CONSTRUCTION
<b>HOUSERVILLE ES</b>	ADDITIONS / RENOVATIONS
<b>CORL STREET ES</b>	REPURPOSE
<b>LEMONT ES</b>	REPURPOSE

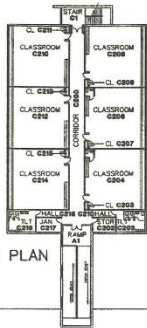
# Cost Analysis for Options

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

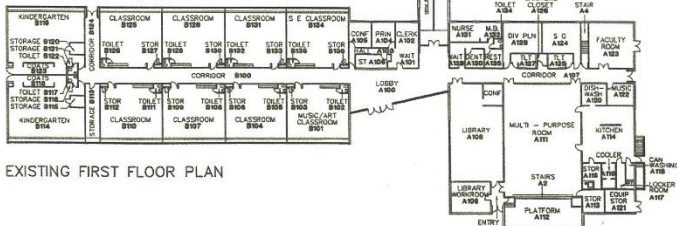
- Radio Park ES                      77,000 – 80,000 Square Feet
  - Houserville ES                      68,000 – 71,000 Square Feet
  - Corl Street ES                      49,000 – 52,000 Square Feet
- The preliminary designs are based upon early discussions with SCASD and surveys of existing building renovated within SCASD. It is anticipated in depth with community, staff, and SCASD over next 4 month will refine program within the square footages identified.

Based upon the square footages identified the following costs were derived

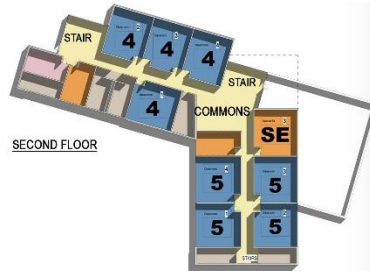
- Radio Park ES                      \$17 - \$19.8 Million
  - Houserville ES                      \$16.5 - \$19.3 Million
  - Corl Street ES                      \$11 - \$12.2 Million
- Options described in previous slides show both Additions / Renovations and New Construction. At this early time due 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.



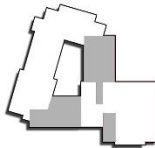
EXISTING SECOND FLOOR PLAN



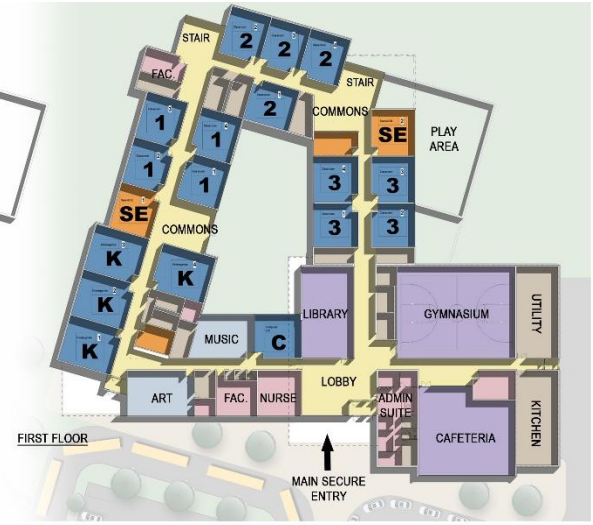
EXISTING FIRST FLOOR PLAN



SECOND FLOOR



ALTERATION KEY PLAN  
 — NEW CONSTRUCTION  
 ■ RENOVATION

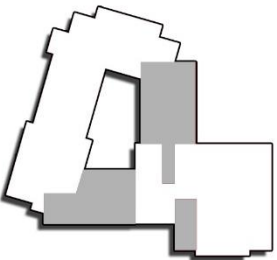
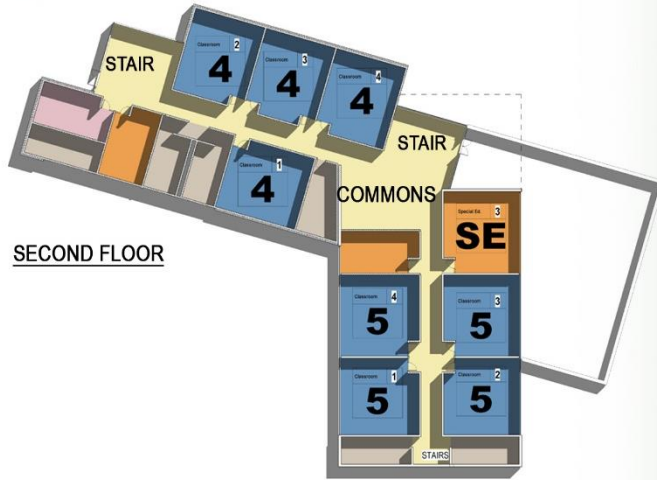


FIRST FLOOR

PROPOSED FLOOR PLAN

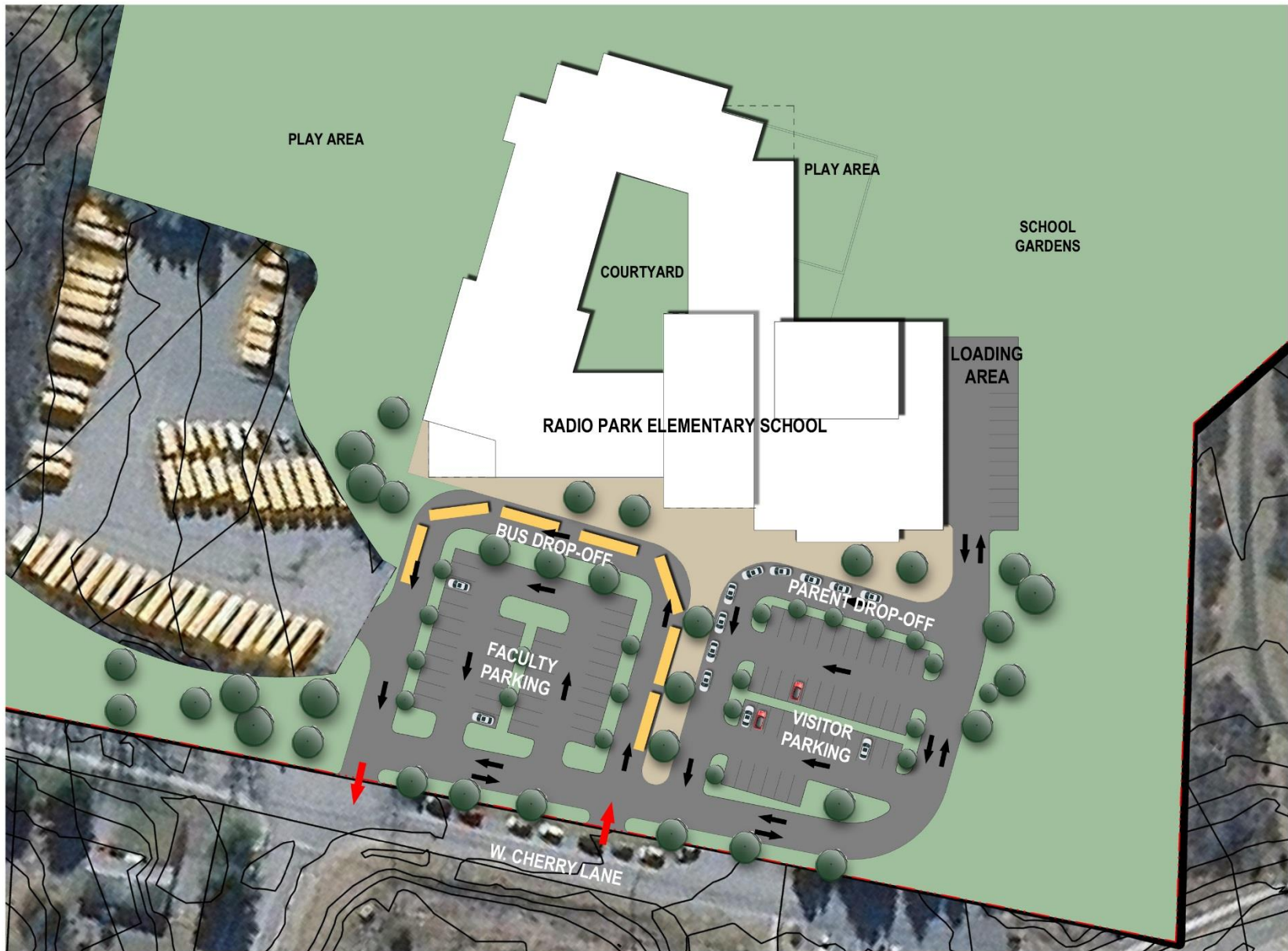
- LARGE EDUCATION SPACE
- STANDARD CLASSROOMS  
K - KINDERGARTEN  
1-5 - GRADE LEVEL
- ADMINISTRATION

- SPECIAL EDUCATION/ SGI
- CIRCULATION
- SUPPORT SPACES



PROPOSED FLOOR PLAN

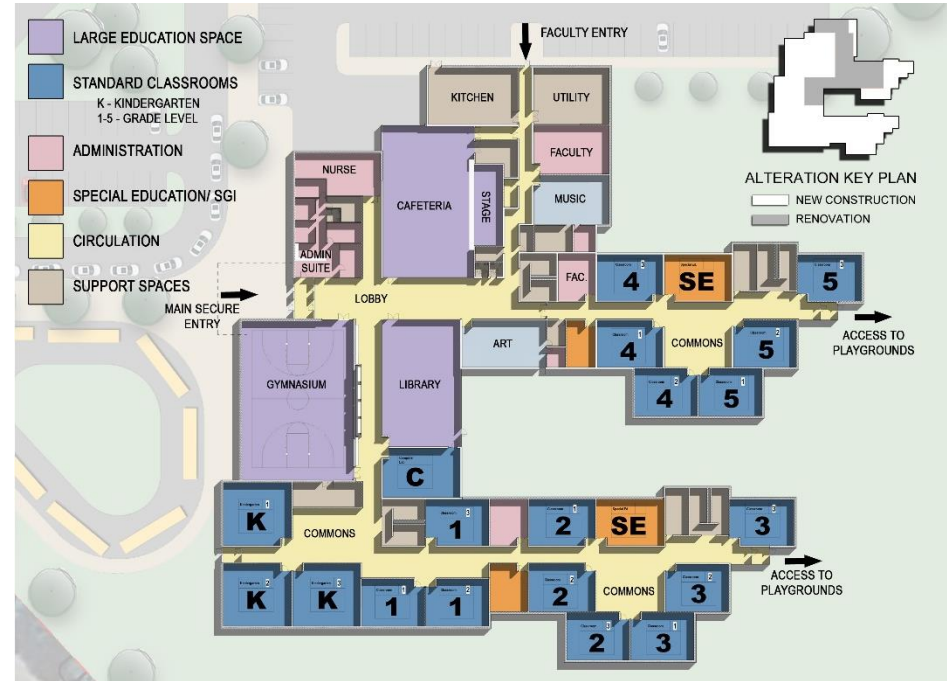
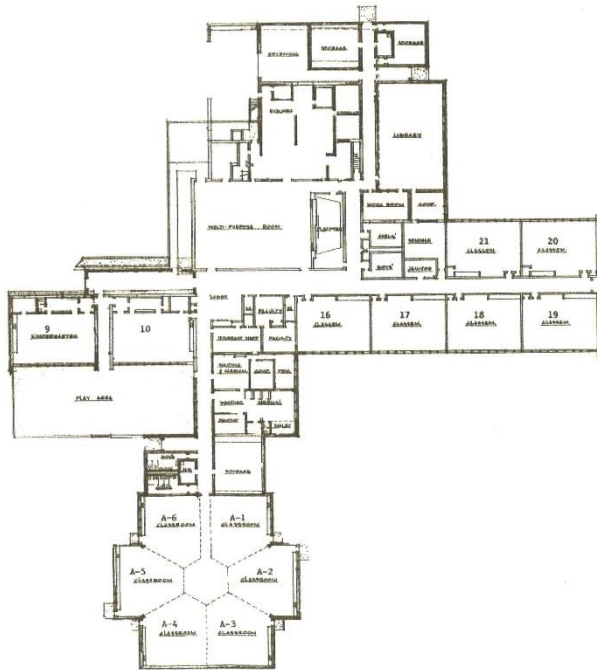




PROPOSED SITE PLAN

**CR RADIO PARK ES – PROPOSED SITE**











PROPOSED SITE PLAN



# HOUSERVILLE ES – PROPOSED SITE









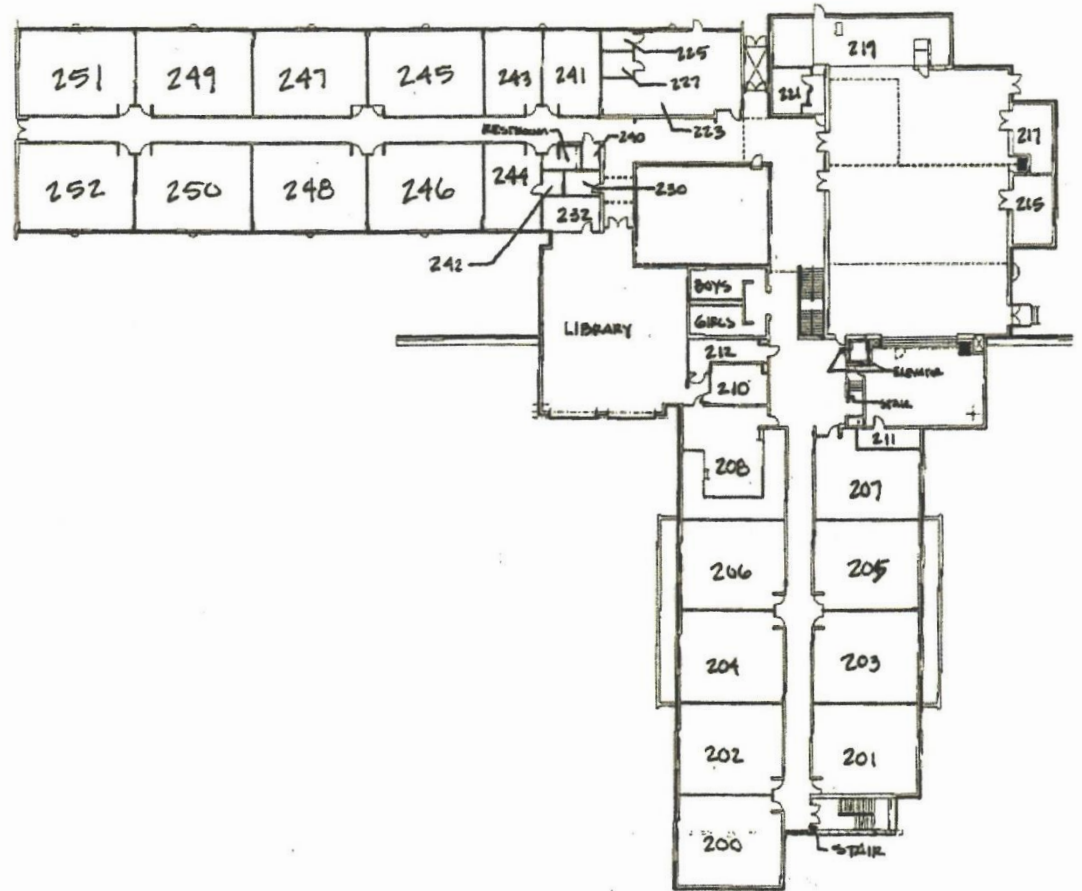
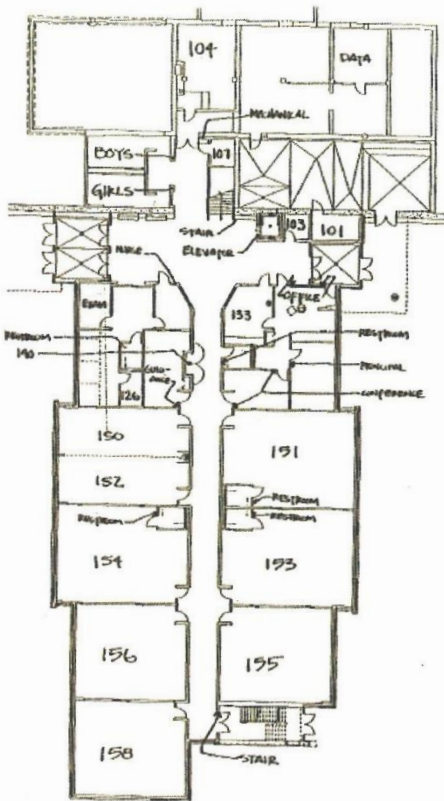


**01** DISTRICT OVERVIEW

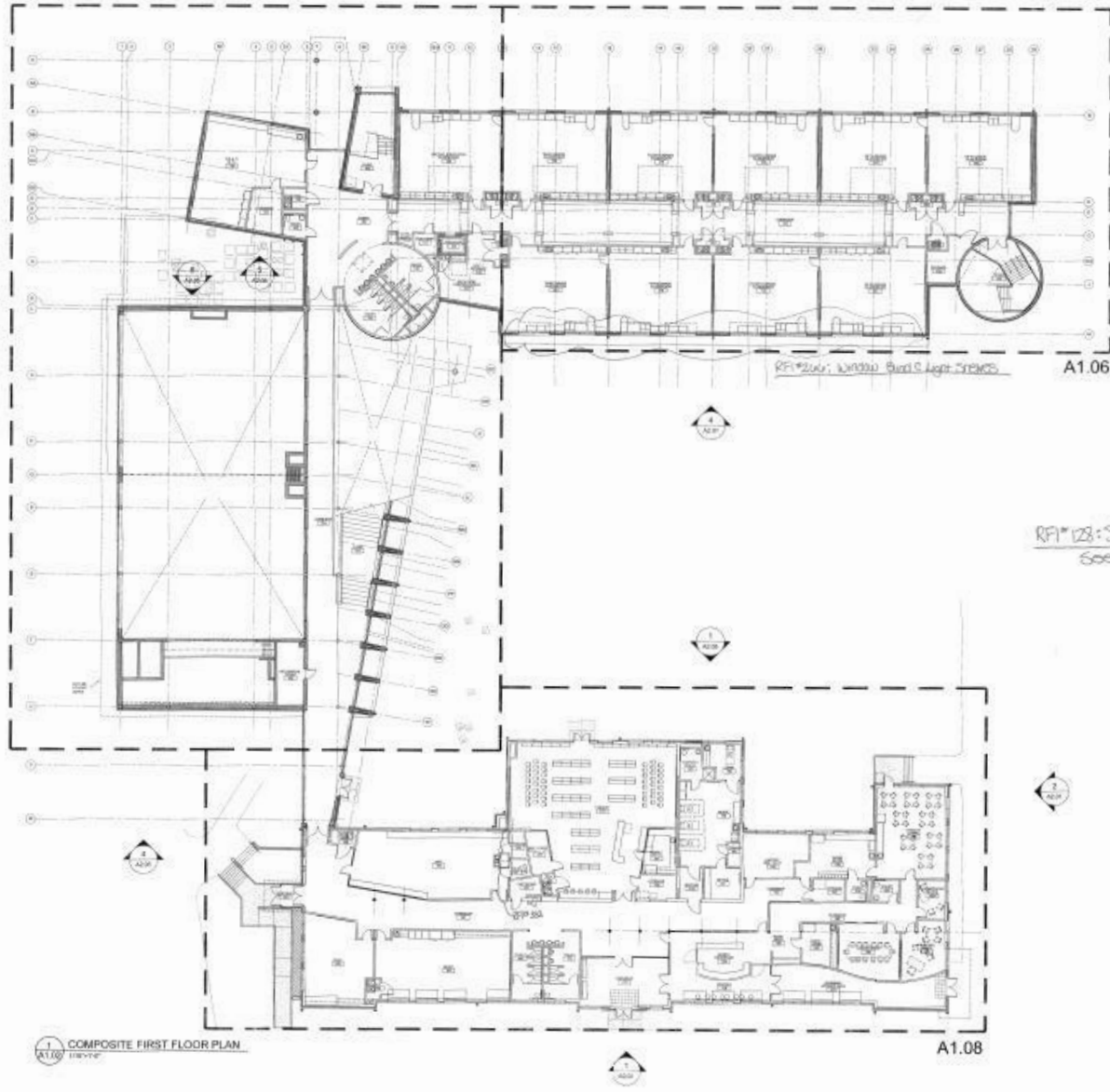
**02** SCHEDULE

**03** OPTIONS

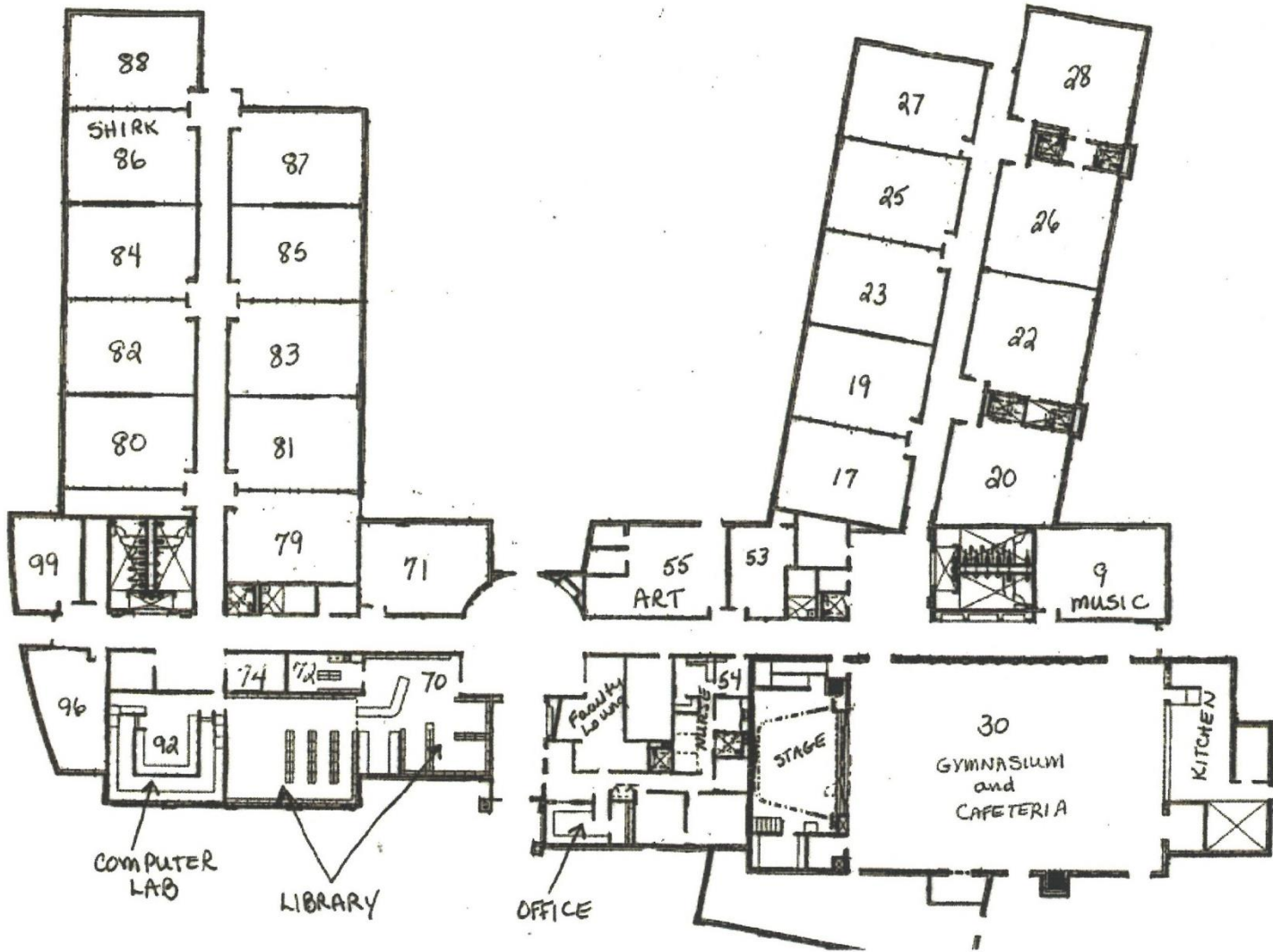
**04** BUILDING SURVEYS (LESSONS LEARNED)



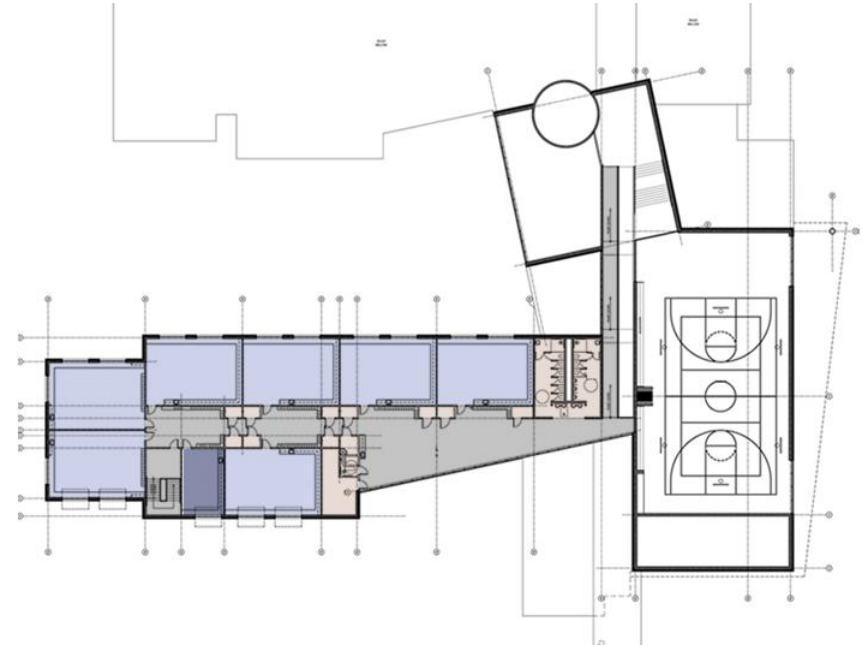
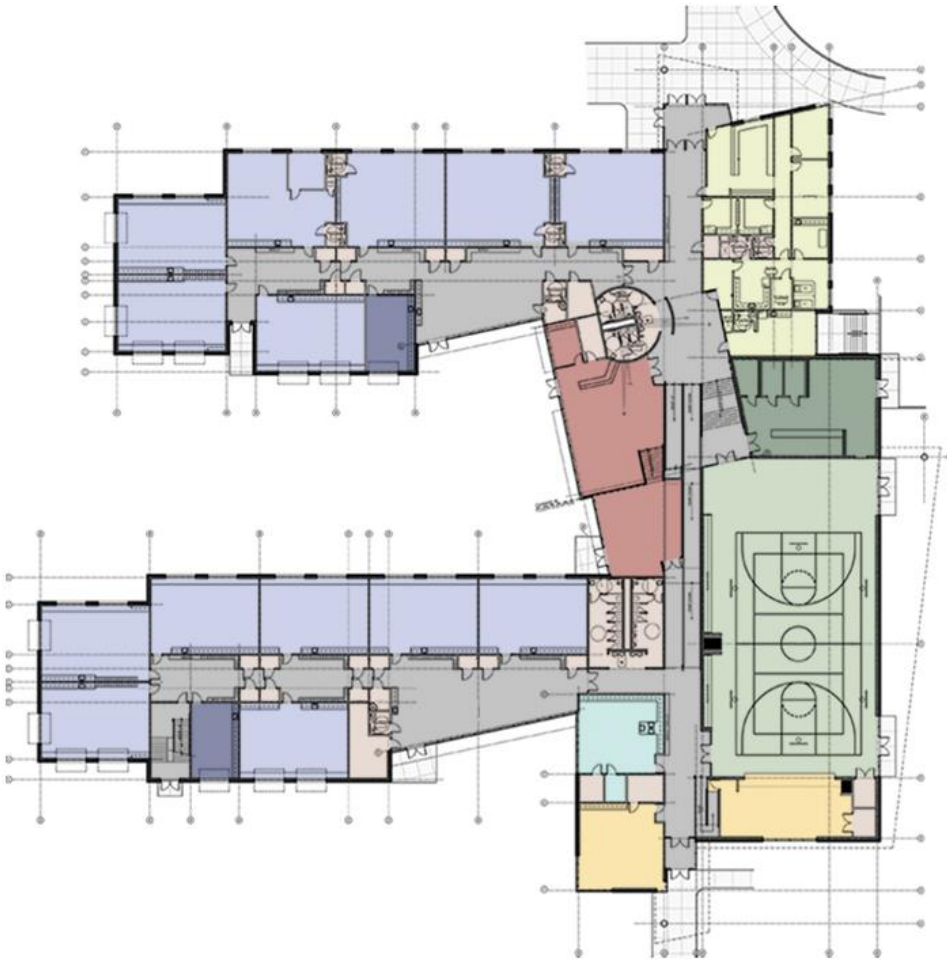
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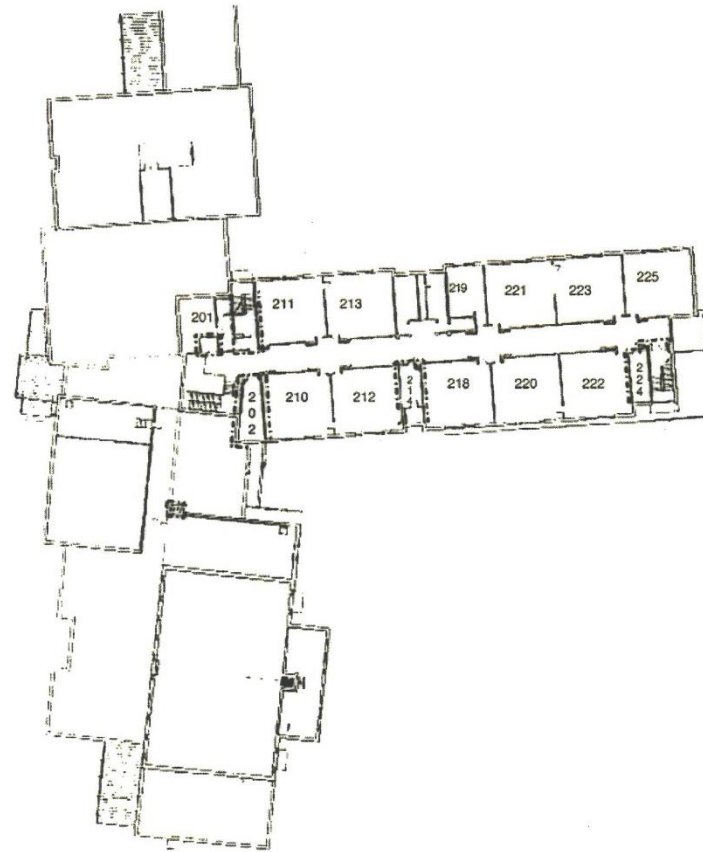
- ADMINISTRATION / GUIDANCE / NURSE
- CLASSROOM
- FOOD SERVICE
- MUSIC / PERFORMANCE
- ART

- LIBRARY
- ALL-PURPOSE ROOM
- SMALL GROUP INSTRUCTION
- CIRCULATION
- UTILITY / MECHANICAL / BLDG SUPPORT

**FLOOR PLAN**  
**Upper Level**



**Lower Level**



**QUESTIONS?**