

# State College Area School District



# District Wide Facility Master Planning (DWFMP) Options

April 18, 2016



# Prior DWFMP Processes

2009 DWFMP Completed for previous High School

- Outcomes: Two elementary school projects (MNE and FTE)

2013-2014 DWFMP Update

- Outcome: State High project

# High School Design Team Recommendation

High School Project recommendation

- Evidence of final/built projects
- Analysis of project costs (unit costs)
- Site visits & references

# DWFMP Timeline

Required to update per PDE prior to next projects  
(Elementary focus)

- *Option 1*: Begin DWFMP in Fall 2016 & Complete in May 2017.
- *Option 2*: Begin DWFMP in May 2016 & Complete in October 2016. (*Accelerated timeline*)

# State College Area School District

## DWFMP - Draft Time Line

	2016												2017												2018												2019											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S			
<b>Planning (Concurrent Buildings and Athletic Fields)</b>																																																
Develop and approve RFP process			1	2																																												
Receive and vet RFP response(s)					1	2																																										
Select Design professional(s)						1																																										
Process planning (Buildings and Fields)							1																																									
Stakeholder and Public meetings								1	2	3	4																																					
Develop and Review options											1	2																																				
Public meetings												1	2																																			
Adopt plan(s)													1																																			
<b>Design (Building)</b>																																																
Hire design professional												1	2																																			
Construction Documents/approvals													1	2	3	4	5	6	7	8	9	10	11																									
<b>Construction (Elementary School)</b>																																																
Bid																																																
Construction Phase																																																
Opening																																																
<b>Design (Athletic Fields)</b>																																																
Hire design professional																																																
Construction Documents/approvals																																																
<b>Construction (Athletic Fields)</b>																																																
Bid																																																
Construction Phase																																																
Opening																																																

**Upcoming Meetings:**

- BOD February 22: Update
- F&G March 2: Process and RFP discussion
- F&G April 6: Draft RFP
- BOD April 18: Draft RFP
- BOD April 25: Approve RFP
- F&G June 1: Review Responses/Interview
- BOD June 27: Info/discussion on selection
- BOD July 11: Approve professional(s)

\*Items not specifically identified on this draft include: financial planning, and redistricting, and athletic field construction phasing

# Accelerated DWFMP Timeline: Why?

*May - October 2016*

- DCED Grant (\$4 million / ~10% of two projects)
  - Submission of proposal - April 2016
  - Approval date - May 2016
  - Substantial project completion - June 2018
- Pending Grant Approval: Board DWFMP Decision Point - October 2016
  - If not participating in grant → delays completion to May 2017

	2016												2017												2018												2019													
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S					
<b>Buildings:</b>																																																		
<b>High School Construction</b>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42								
<b>DWFMP/Elementary School(s)</b>																																																		
Appoint project team				1																																														
Process planning (staff level)				1																																														
Stakeholder and Public meetings				1				2																																										
Develop and Review options				1	2	3																																												
Adopt plan(s)								1																																										
Construction Documents/approvals								1	2	3	4	5	6	7	8	9	10	11																																
Bid																			1																															
Construction Phase																				1	2	3	4	5	6	7	8	9	10	11	12	13	14																	
Opening																																															1			
<b>Athletic Fields:</b>																																																		
<b>Memorial Field</b>																																																		
Stakeholder and Public meetings							1	2	3																																									
Develop and Review options										1	2	3																																						
Select Option											1	2	3	4	5	6																																		
Construction Documents/approvals																			1	2	3	4	5	6	7	8	9	10																						
Bid																																														1				
Construction Phase																																														1				
Opening																																																		
<b>Other Athletic Fields</b>																																																		
Hire design professional										1	2																																							
Stakeholder and Public meetings											1	2	3																																					
Develop and Review options												1	2	3																																				
Adopt plan(s)																						1	2																											
Construction Documents/approvals																																																		
Bid																																																		
Construction Phase																																																		
Opening																																																		

**Upcoming Meetings:**

- BOD April 18: Draft changes to process / RFP information and discussion
- BOD April 25: HIRE TEAM



# Required for 2018 completion

- **May - October 2016**

Appoint Team - April/May 2016

Stakeholder and Public meetings May - Sept. 2016

- Begin May 2016, prior to end of school year
- Review Sept. 2016, after school year starts

Develop and Review options

Project Decision(s): October 2016

- **Fall 2016** - Design Phase start (11 month process)
- **Fall 2017** - Construction start (12 months of construction)

# DCED Grant

## Financial Impact

- Ten percent of construction cost: \$2 million / 10% maximum per building
- Application for two elementary projects
- Provides up to \$4 million of resources without impacting local tax effort.

# PlanCon Funding

- Remains in moratorium for new projects
- District should not expect PlanCon for these projects - conservative view

# Administrative Recommendation

- Board pursue Accelerated DWFMP Timeline & appoint design team April 2016
  - Crabtree Rohrbaugh & Associates (CRA)
  - Massaro Construction Mgmt. Services (MCMS)

# Administrative Recommendation

- Rationale:
  - Desire to provide quality learning environments for every SCASD student.
  - Opportunity to incorporate substantial non-local funding.
  - Design team performance on State High Project
    - New construction portion square foot cost less than Mt. Nittany Elem.
  - Selected through RFP process in 2012
    - Maximizing quality instructional program space
    - Project unit cost analysis
    - Firm expertise and experience regarding educational programs

# Administrative Recommendation

- Design Team appointment necessary in April 2016 to meet elementary school completion for DCED Grant (if awarded)
- Selection based upon 2012 RFP Process
- RFP Process not required for service contractors
- District history of appointments and RFP process

### Rough Synopsis of District Projects

Planning		Design and Construction						
Updates	Planner	Routine Projects	High School		Elementary Schools		Memorial Field	
			Architect	CM	Architect	CM	Architect	CM
1997		Comp Design						
1998								
1999	EMP							
2000	FH/Dejong							
2001	DWFMP					Burt Hill (EP/GW)	Turner/PA	
2002	Burt Hill							
2003			Kimball	Kimball				
2004						Burt Hill (PFE)	Poole And.	
2005	DWFMP				Poole And.			
2006	Kimball							
2007		Hoffman						
2008								
2009	DWFMP							
2010	Dejong				Schrader (FT/MNE)	Alexander		
2011								
2012							PSC	None
2013	ed spec							
2014	yrko							
2015								
2016	Planner?		CRA	Massaro	Elementary?		WMF	
2017		NEW?				Elem CM?		MF CM?
2018								
2019								

# District History

<i>Year</i>	<i>Firm</i>	<i>Project</i>	<i>Method</i>
• 1998-99	Fanning Howey	Elementary Master Plan	RFP
• 2000	Burt Hill/Turner	EP, GR	RFP
• 2001	Burt Hill	DWFMP	Appoint
• 2004	Kimball/Poole	High School	RFP
• 2004	Burt Hill/Poole	PFE	Appoint
• 2005-06	Kimball	DWFMP	Appoint
• 2010	Schrader/Alexander	Ferguson Twp	RFP
• 2012	Palumbo/Skibinski	Memorial Field	RFP
• 2013	CRA/MCMS	High School	RFP
• 2015	Weber Murphy Fox	Memorial Field	RFP



# Current District Design Teams

1. CRA/Massaro - High School Project
2. Webber Murphy Fox - Memorial Field
3. Hoffman/Reese/Sweetland - Routine

# Concerns

- Adding fourth design team:
  - lack of continuity
  - learning curve
  - lack of efficiency
  - loss of productivity
  - lack of internal capacity

# CRA/MCMS Design Team

- Allows District to use state funding for projects (potentially 10%)
- Provides evidence of cost effective projects
- Maintains continuity with District team
- Eliminates learning curve - adding new team
- Improves efficiency and productivity

# Questions

# State College Area School District

