



Crabtree, Rohrbaugh & Associates

STATE COLLEGE AREA SCHOOL DISTRICT

Mount Nittany ES & District-Wide
Facility Master Plan Update

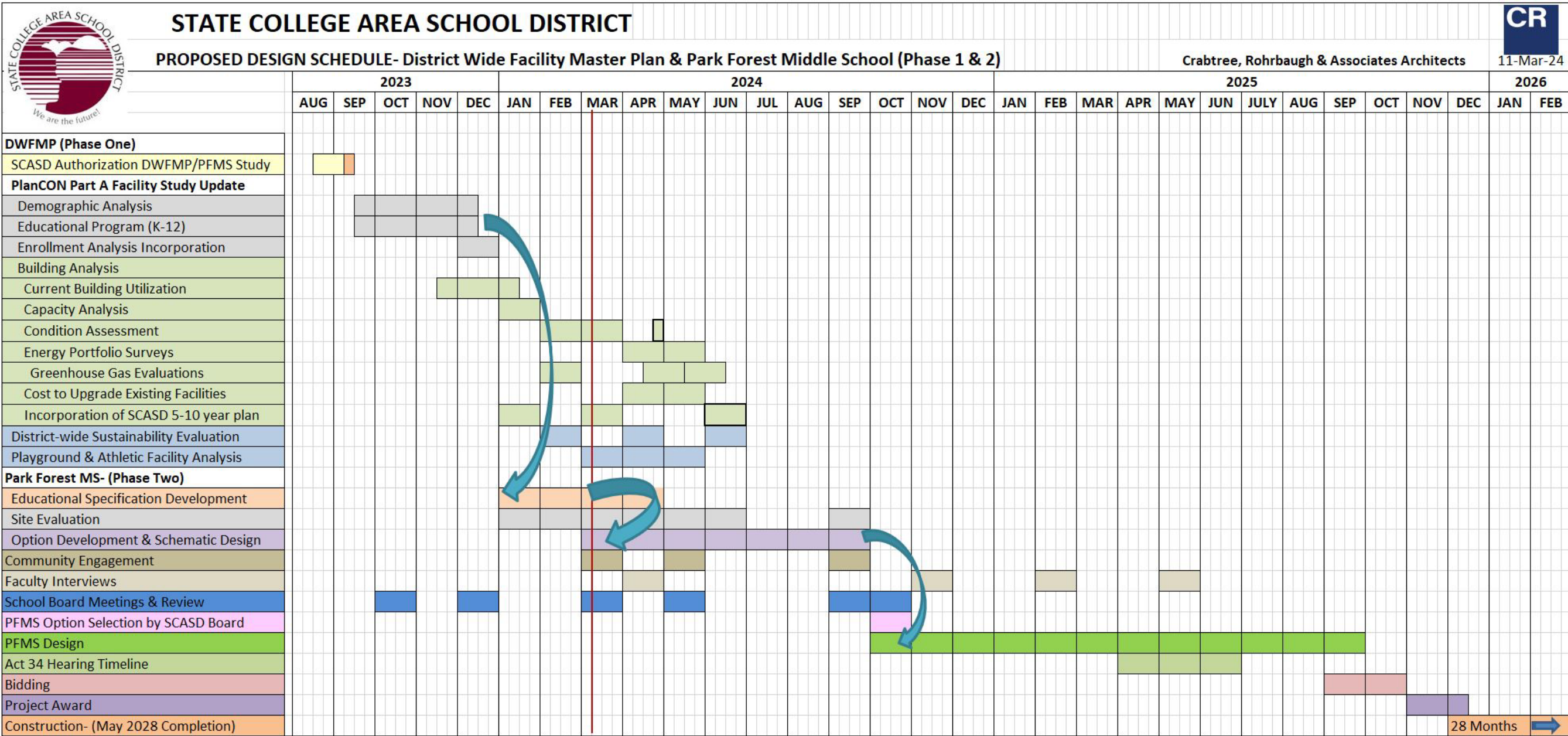
SCHOOL BOARD MEETING

MARCH 11, 2024

DISTRICT WIDE FACILITY MASTER PLAN



DWFMP & PARK FOREST MS (PHASE 1 & 2)



PARK FOREST EDUCATIONAL PROGRAM



**PLANS PURPOSELY
OMITTED FOR
SECURITY
PURPOSES, WILL BE
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PERSON MEETING**

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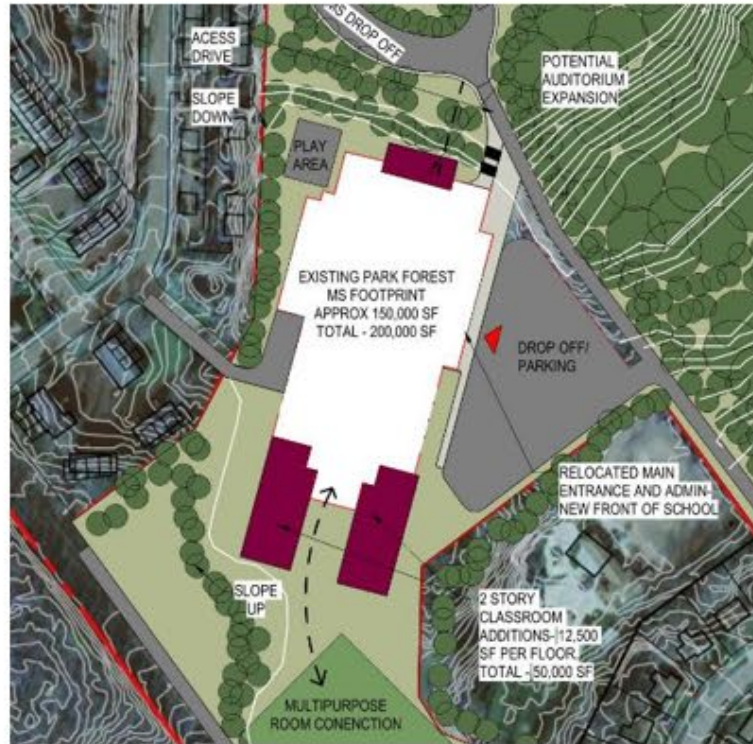
**MIDDLE SCHOOL EDUCATIONAL PROGRAMMING
DISCUSSIONS**

START MARCH 18TH

**GOALS ARE TO GENERATE A NEW PROGRAM FOR
PFMS, DISCUSS EQUITY THROUGHOUT SCASD MIDDLE
SECONDARY EDUCATION & FUTURE DIRECTION OF
EDUCATING AT BOTH MIDDLE SCHOOLS**

SITE OPTIONS- PARK FOREST MS

PARK FOREST MIDDLE SCHOOL SITE ANALYSIS



1

**Additions & Renovations
Existing Facility**



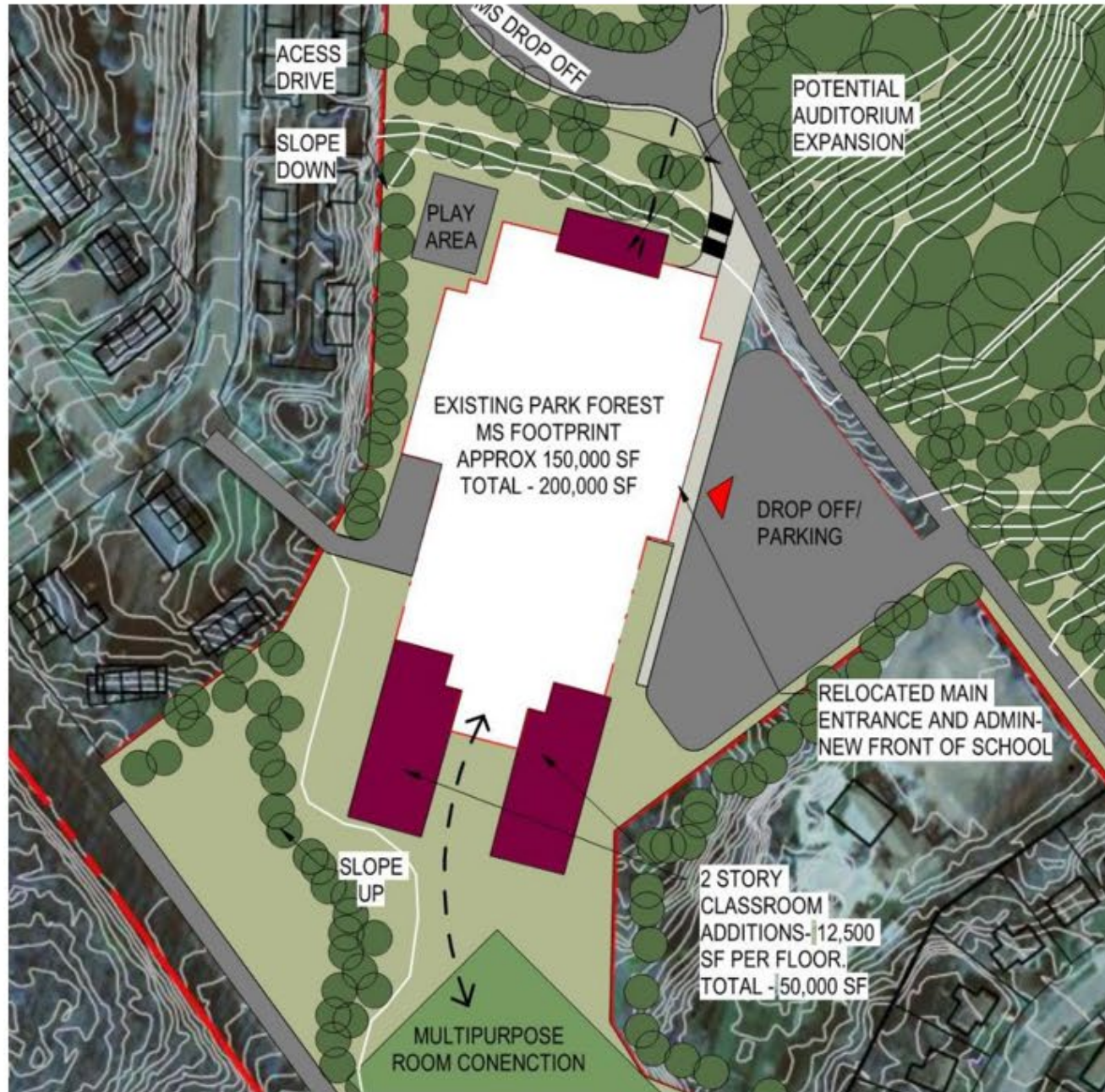
2

**New Construction
SCASD property across
Valley Vista Drive**



3

**New Construction
SCASD property adjacent
to PFES & PFMS**



1. Additions & Renovations (Existing Facility)

Advantages

1. Ability to Utilize the Existing Facility

Challenges

1. Reconfiguration of existing building to accommodate modern educational model.
2. Limited acreage to allow contractors to work around PFMS while students are in session.
 1. Laydown & Staging
 2. Phasing
3. Parking & grading will be a substantial challenge
4. One Story existing Building substantially increases site coverage.

2. New Construction SCASD Property across Valley Vista Drive

Advantages

1. New Facility allows for flexibility to fully integrate district vision for educational program.
2. Construction would be remote from students.
 1. Improved construction schedule
 2. More attractive to potential bidders due to efficiency.
3. Multi-story building will compress footprint allowing for more efficient use of campus.

Challenges

1. New site infrastructure to accommodate new facility on existing fields.



3. New Construction SCASD Property adjacent to PFES & PFMS

Advantages

1. Proximity to Park Forest Elementary School (PFES)
2. Opportunity to expand existing campus into SCASD property not currently able to be utilized for education, which will increase the site utilization for education.

Challenges

1. New site infrastructure to accommodate new facility.
2. Construction on a wooded, sloped site will have cost impact, but may have building configuration opportunities.
3. Student access to Athletic Fields



PRELIMINARY BUDGET DISCUSSION



1

**ADDITIONS &
RENOVATIONS
\$77-\$95 MILLION**



2

**NEW CONSTRUCTION
ACROSS VALLEY VISTA
\$89-\$100 MILLION**



3

**NEW CONSTRUCTION
ADJACENT TO PFES & PFMS
\$90-\$101 MILLION**

Option 1- PFMS- Additions & Renovations					4-Mar-24
			Low		High
New Cost/ Square Foot			\$ 325		\$ 325
Building Square Footage	New		60,000		100,000
Reno Cost/ Square Foot		70%	\$ 228	80%	\$ 260
Building Square Footage	Reno		120,000		100,000
Total Square Footage			180,000		200,000
Subtotal Building Cost 2024			\$ 46,800,000		\$ 58,500,000
Sitework Allowance (ELA)			\$ 3,600,000		\$ 4,750,000
Modulars & Phased Construction			\$ 5,000,000		\$ 5,000,000
Demolition			\$ 1,000,000		\$ 1,000,000
Construction Cost			\$ 56,400,000		\$ 69,250,000
Escalation to MidPoint of Construction (21 months Design & 24 Months Construction= 33 Months to MidPoint, 3% Escalation per year)					
	8.25%		\$ 4,653,000	8.25%	\$ 5,713,125
			\$ 61,053,000		\$ 74,963,125
Potential Soft Cost	24%		\$ 14,652,720	24%	\$ 17,991,150
2025/2026 Total Project Cost based upon Today's Construction Costs			\$ 75,705,720		\$ 92,954,275
Estimating Contingency	3%		\$ 2,271,172	3%	\$ 2,788,628
2024/2025 Total Project Cost			\$ 77,976,892		\$ 95,742,903

BUDGET PARAMETERS FOR ESTIMATING

- **COST/ SF**
 - **BASED UPON RECENT BID PROJECTS & MARKET CONDITIONS**
- **% OF RENOVATION FOR RECONFIGURATION TO MEET NEW EDUCATIONAL PROGRAM**
- **SQUARE FOOTAGE RANGE**
- **SITE WORK ALLOWANCE VARIATION**
- **IMPACT OF PHASED CONSTRUCTION**
- **DEMOLITION OF EXISTING SCHOOL?**
- **ESCALATION TO MIDPOINT OF CONSTRUCTION**
- **SOFT COST**
- **ESTIMATING CONTINGENCY**
- **ORDER OF MAGNITUDE FOR PLANNING PURPOSES**

PRELIMINARY BUDGET DISCUSSION

Option 2- PFMS- New Construction across Valley Vista					4-Mar-24
			Low		High
New Cost/ Square Foot			\$ 325		\$ 325
Building Square Footage	New		180,000		200,000
Reno Cost/ Square Foot		0%	\$ 0	0%	\$ 0
Building Square Footage	Reno		0		0
Total Square Footage			180,000		200,000
Subtotal Building Cost 2024			\$ 58,500,000		\$ 65,000,000
Sitework Allowance (ELA)			\$ 5,200,000		\$ 6,700,000
Modulars & Phased Construction			\$ 0		\$ 0
Demolition			\$ 1,000,000		\$ 1,000,000
Construction Cost			\$ 64,700,000		\$ 72,700,000
Escalation to MidPoint of Construction (21 months Design & 24 Months Construction= 33 Months to MidPoint, 3% Escalation per year)	8.25%		\$ 5,337,750	8.25%	\$ 5,997,750
			\$ 70,037,750		\$ 78,697,750
Potential Soft Cost	24%		\$ 16,809,060	24%	\$ 18,887,460
2025/2026 Total Project Cost based upon Today's Construction Costs			\$ 86,846,810		\$ 97,585,210
Estimating Contingency	3%		\$ 2,605,404	3%	\$ 2,927,556
2024/2025 Total Project Cost			\$ 89,452,214		\$ 100,512,766

Option 3- PFMS-New Construction Adjacent to PFES & PFMS					4-Mar-24
			Low		High
New Cost/ Square Foot			\$ 325		\$ 325
Building Square Footage	New		180,000		200,000
Reno Cost/ Square Foot		0%	\$ 0	0%	\$ 0
Building Square Footage	Reno		0		0
Total Square Footage			180,000		200,000
Subtotal Building Cost 2024			\$ 58,500,000		\$ 65,000,000
Sitework Allowance (ELA)			\$ 5,800,000		\$ 7,250,000
Modulars & Phased Construction			\$ 0		\$ 0
Demolition			\$ 1,000,000		\$ 1,000,000
Construction Cost			\$ 65,300,000		\$ 73,250,000
Escalation to MidPoint of Construction (21 months Design & 24 Months Construction= 33 Months to MidPoint, 3% Escalation per year)	8.25%		\$ 5,387,250	8.25%	\$ 6,043,125
			\$ 70,687,250		\$ 79,293,125
Potential Soft Cost	24%		\$ 16,964,940	24%	\$ 19,030,350
2025/2026 Total Project Cost based upon Today's Construction Costs			\$ 87,652,190		\$ 98,323,475
Estimating Contingency	3%		\$ 2,629,566	3%	\$ 2,949,704
2024/2025 Total Project Cost			\$ 90,281,756		\$ 101,273,179

COST FLUCUATION BETWEEN OPTION 2 & 3 IS MODEST DUE TO SITE COSTS

FEED BACK FROM STEERING & COMMUNITY MEETINGS

Overall Discussion/Inquiries

Has a geological study been conducted of options 2 and 3?

Is this a process of elimination of the options or will there be a scoring matrix?

Projected cost estimates for each option.

Stormwater management approaches to existing building.

Building neglect of existing site.

PlanCon process and the evaluation of the existing site.

Percentage of walkers at PFMS (743 students / 75 walkers).

Small Group Breakout Discussion

Site Option 1:

Total gutting of parts of existing building.

Mitigation for areas not already renovated.

ADA requirements.

Inability to enlarge some spaces in existing footprint.

Can School Drive be taken back from township?

PFE expansion space.

Can part of the existing building remain if sites 2 or 3 are selected?

Parking challenges. Upper parking lot is unsafe; steep snow/ice; not well lit.

8' stormwater pipe – flooding. Can drainage be improved?

How can natural light get to all classrooms:

How and when will instruction take place during construction?

Timeline – longer than other options (additional cost).

More information needed; not much confidence with this information only.

Overhaul of current site – insurance cost and liability risks.

Site Option 2:

Land development in space surrounding “new” campus.

Traffic light on Valley Vista / Little Lion Drive?

One access point for all traffic (pro and con)

Where will infrastructure come from? Plumbing, electric, etc.

What happens to current space if this option is chosen?

Little to no impact to students and teachers.

Only one exit; multiple entries.

Current infrastructure in the development area.

Kids and public park.

Disappointment over loss of walker (all busers)

No student disruption during construction.

Most flexible for new construction. More linear timeline.

Plan for current building? Fields? Keep tennis courts?

Circleville Park – parents will park there.

Acreage limited – may not be able to expand in the future.

Site Option 3:

Can SCASD own School Drive? It is a public road.

Can the building be placed differently on the site (closer to the road)?

What happens to existing PFMS?

Impact on surrounding neighborhoods.

Horrible traffic. Area/pickup time. Playing fields – parent pickup.

Trees removed. Tree roots, steep slope.

Recess access to fields.

Is proximity of two schools a pro and con?

Ability for future expansion?

Water issues with these fields.

Elementary students (and walkers) impacted by construction.

Ensure walking path to PFE.

BIG concerns about this location.

FIRST MEETING DISCUSSION

Site Option 1:

Narrow entrance
What to do with 700 kids during construction
Concern with building on top of an old building
Flooding/drainage is a challenge
HVAC is dated
Parking is limited
Losing play areas/not as much play area
No natural light
Impact of phasing
Student disruptions
Noise and dust during construction
All three years students in construction
Not developing a new site

Site Option 2:

Concern over unnecessary parking – bikers/walkers are abundant
Adjustments to Little Lion Drive
Potentially safest option
2nd access to site – split up buses and parents – would township agree to allow access through Circleville Park
Hardscapes and parking: parking on the lower level of multi-story building eliminates snow removal.
Tennis courts used a lot – what will happen to them?
Impact to existing park
Use of existing building/site if option 2 is chosen?
More natural light options.
Sinkhole concern
School-security, views down corridors/no hidden areas, hallway connections to larger portion of school
Least impact on students, teachers and community
Relocate school to other end of site; less disruptive to existing park
Ability to expand in future: classroom wings
Are there open opportunities for collaboration with park?
Traffic study? Concern of back up on Valley Vista.

Site Option 3:

Serious concerns about traffic and runoff from removing the forests' ability to absorb rain water
Coordinate road crossings with energy services and township – possible closing
Concerns about removing trees (possibility of replanting in existing school site?)
Cost of clearing land
Impact on community: noise, traffic, pollution
Concern from students crossing a road and parking lots to play
Reduce parking footprint; seek minimal amount of parking (variance from township)
Cyclist and pedestrian impact on safety

SECOND MEETING DISCUSSION

Impact on Building Size
Enrollment projections
Educational program model

Site Option 1:

Upper story possibly on current building
No - roof load not applicable
Yes - if demolish

Site Option 2:

Galen Drive – Walkers?
School building future?

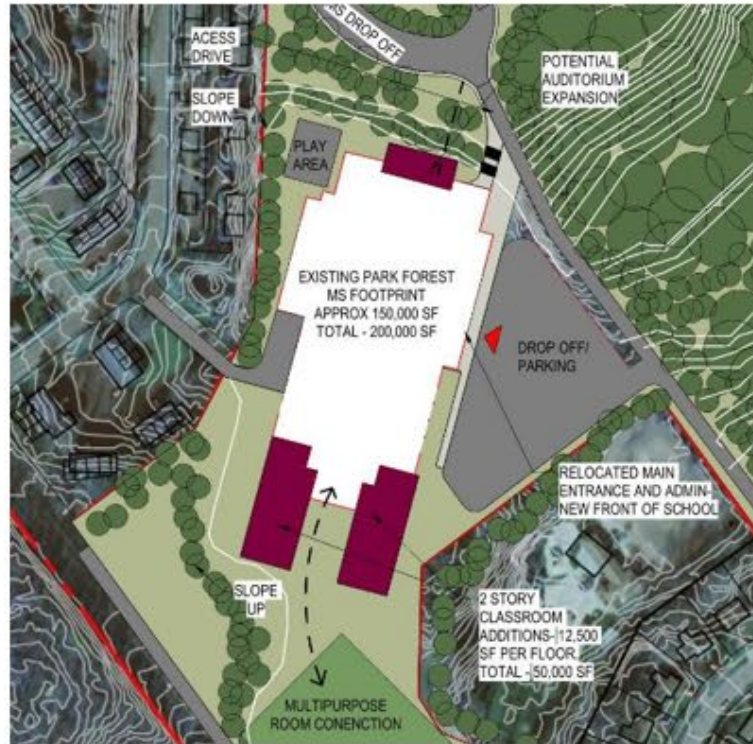
Site Option 3:

Wooded area – educational resource
Stormwater management
Smaller footprint – help eliminate use of all property – multiple buildings (less disturbance of hill)



DOWNSELECT DISCUSSION OF OPTIONS

PARK FOREST MIDDLE SCHOOL SITE ANALYSIS



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Existing Facility**



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QUESTIONS

