

5.B.1.

Crabtree, Rohrbaugh & Associates **STATE COLLEGE AREA SCHOOL DISTRICT** Mount Nittany ES & District-Wide Facility Master Plan Update SCHOOL BOARD MEETING February 5, 2024

# AGENDA

- Mount Nittany Elementary School
  - Current Schedule
  - LEED Update
  - Project Cost Update
  - Faculty / Interior Design Meetings
  - Community Forum March 29, 2024
- District-Wide Facility Master Plan
  - Current Schedule
  - Facilities Assessments
  - Middle School Instructional Planning
  - **PFMS Site Analysis**









STATE	COLLEG	E ARE	A SCHO		STRIC	Г										CR
		SCHED	ULE- Mour	nt Nittan	v Eleme	ntary Sch	ool Addit	tion / Ren	ovations		Crabtree	Rohrbaugh	& Associat	es Archite	ets	1-Jan-24
INT RIC					,			20			,				1	025
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	JAN	FEB
We are the future!				1					,01							
DWFMP (Phase One)																
SCASD Authorization- MNES Addition																
Confirm Program																
School Board Work Sessions & Review																
Scope Confirmed																
Building Design																
Schematic Design		Review														
Design Development				Review												
Construction Documents																
30% Document Review						Review										
60% Document Review									Review							
90% Document Review												Review				
Faculty Interviews			Preliminary	Meetings		Final Revie	ws & Sign-O	ff								
Code Analysis			Prelin	ninary				Update			Final Submi	ission				
Bidding																
PlanCON* Follow-Process	Part A&B					Part D&E				Part F	:	Part G				
Act 34 Hearing Timeline							Act 34									
Surveys, Building, Site & Geotechnical																
Land Development		Design & F	Preparation	Prelim LD Su	ubmission			Final LD Sub	mission							
Zoning & Traffic Signal Permitting	Preliminary	/ Zoning														
NPDES Conservation District						Design & Pi	reparation	NPDES Subm	nission							
Community Meetings																
Construction (Spring 2026 Completion)													18 mont	ns 📥		
LEED Construction Certification											Design Sub	mission			Final Sub	Sum '26

#### February 2024 Schedule Update

# LEED Update

**LEED VERSION 4 AND 4.1** 

SCORECARD TRACKING IN A SPREADSHEET FORMAT TO IDENTIFTY STATUS OF ALL CREDITS DURING DESIGN AND CONSTRUCTION

CURRENTLY TRACKING 65 POINTS – ANTICIPATED MID GOLD CERTIFICATION. BUFFER POINTS TO ENSURE MINIMUM SILVER CERTIFICATION (50-59 POINTS) LEED CATEGORIES AS FOLLOWS WITH ANTICPATED POINTS/ TOTAL

- LOCATION AND TRANSPORTATION 3 /15
- SUSTAINABLE SITES 10/12
- WATER EFFICIENCY 6/12
- ENERGY AND ATMOSPHERE 19/31
- MATERIALS AND RESOURCES 7/13
- INDOOR ENVIRONMENTAL QUALITY 11/16
- INTEGRATIVE PROCESS 1/1
- INNOVATION 4/6
- REGIONAL PRIORTY 4/4 (AUTOMATIC BASED ON GEOGRAPHICAL LOCATION)

DESIGN AND CONSTRUCTION PHASES BASED CREDITS

GOOD PRACTICE MEASURES TO ACHIEVE MID GOLD CERTIFICATION- FOCUS ON HIGHLY EFFICIENT BUILDING ENVELOPE AND MEP SYSTEMS

M	ount	Nittany ES Addition & Limited Reno	Schemati	c Des	ign	\$ 20.93	Million		January 31, 2024
		17:01 057 17							
cos		LATION SET AT:	DESIGN PE				MONTHS		
		PER YEAR	CONSTRUC				MONTHS		
	0.25%	PER MONTH	CONSTRUC	TION	MID POINT	23	MONTHS		
1		SUMMARY			2 000	lor.		1	
		g Building Renovation			2,000				
		Building Area - Base Bid & 50% Canopies			38,575	SF SF			
	-	e Footage Area Alternates Building Area			40,575	SF			
		ng Demolition Area (Building SF)			40,575				
	Dullali	ig Demontion Area (building SF)			1,000	5F			
2		DEMOLITION COST			100,000				
3		RENOVATION COST		s		LIMITED			
4		NEW CONSTRUCTION COST - BASE BID		ŝ	11,842,525				
5		SITE WORK		ŝ		PRELIMINARY			
6		EQUIPMENT AND FURNITURE IN GC BID		š	1,030,000				
7		SUSTAINABLE DESIGN PREMIUM		Ť	2,000,000				
1 ·		LEED SILVER BUILDING	2.00%	S	298,731				
			2.0070	-	200,002				
		SUBTOTAL STRUCTURE COST - BASE BID		\$	15,235,256				
				Ŷ	13,233,230				
8		ESCALATION FACTORS		\$	1,637,790				
		SUBTOTAL STRUCTURE COST - BASE BID		\$	16,873,045				
		SUBTOTAL STRUCTURE COST - WITH ALTERNATES							
9		CONSTRUCTION RELATED SOFT COSTS - BASE BID			1,575,757				
		SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - BAS	E BID					\$	18,448,802
		SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - WIT		TES					
		Source and Construction and Construction of Costs - Wil							
10		ADDITIONAL SOFT COSTS WITH ALTERNATES			1,690,650				
11		FINANCING - BASE BID			1,050,050				
		FINANCING FEES	2.00%	S	368,976				
12		MOVEABLE FIXTURES / EQUIPMENT	2.0070	*	555,570				
		FURNITURE/EQUIPMENT ALLOWANCE	2.50%	S	421,826				
								A	20.020.254
13		ESTIMATED TOTAL PROJECT COSTS - E	BASE BID					\$	20,930,254

# **Interior Design / Focus Groups**

February 8, 2024

- General Classrooms / small Group Instruction
- STEM Classrooms
- Music/Instrumental
- South Wing; Autistic Support, Mult-Disability, Sensory
- Faculty / Office

### **DISTRICT WIDE FACILITY MASTER PLAN**





#### DWFMP & PARK FOREST MS (PHASE 1 & 2)

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STATE COLL	EGE	EAR	EA S	SCH	00	L DIS	STR	ICT																							R
PROPOSED DES				Diete	tict M	ide F	منانه	v Maa	tor D	lan P	Deels	Fore	c+ N/I:	ططام	Saha			1 8 2				_	-	Deb		0.4		Anchi			
PROPOSED DES		CHED			ICT VV		aciiit	y ivias	terP	ian o			St IVII	aale	Scho		lase .					Cr	abtree		baugh	& Asso	ciates	Archit	ects	_	lan-24
5			2023			2024 JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC J.											2025 C JAN FEB MAR APR MAY JUN JULY AUG SEP OCT NOV DEC											_	2026		
We dre the future!	AUG	SEP	OCI	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	oci	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCI	NOV	/ DEC	JAN	I FEB
DWFMP (Phase One)																													_		
SCASD Authorization DWFMP/PFMS Study																													_		
PlanCON Part A Facility Study Update																													_		
Demographic Analysis																													_		
Educational Program (K-12)																													_		
Enrollment Analysis Incorporation																															
Building Analysis																															
Current Building Utilization																															
Capacity Analysis																															
Condition Assessment																															
Energy Portfolio Surveys																															
Greenhouse Gas Evaluations																															
Cost to Upgrade Existing Facilities																															
Incorporation of SCASD 5-10 year plan																															
District-wide Sustainability Evaluation																															
Playground & Athletic Facility Analysis																															
Park Forest MS- (Phase Two)						$\mathcal{N}$																									
Educational Specification Development																															
Site Evaluation																															
Option Development & Schematic Design														1																	
Community Engagement																															
Faculty Interviews																															
School Board Meetings & Review																															
PFMS Option Selection by SCASD Board																															
PFMS Design															4	1															
Act 34 Hearing Timeline																															
Bidding																															
Project Award																															
Construction- (May 2028 Completion)																													28 M	onths	
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#### February 2024 Schedule Update

## FACILITY ASSESSMENTS

- **8 School Facilities**
- Architectural Complete
- MEP Systems Complete

### **Middle School Instructional Planning**

• Planned for Mid February

### **Next Step**

- Review Draft Condition Assessments with SCASD
- Begin assembling Costs to Upgrade







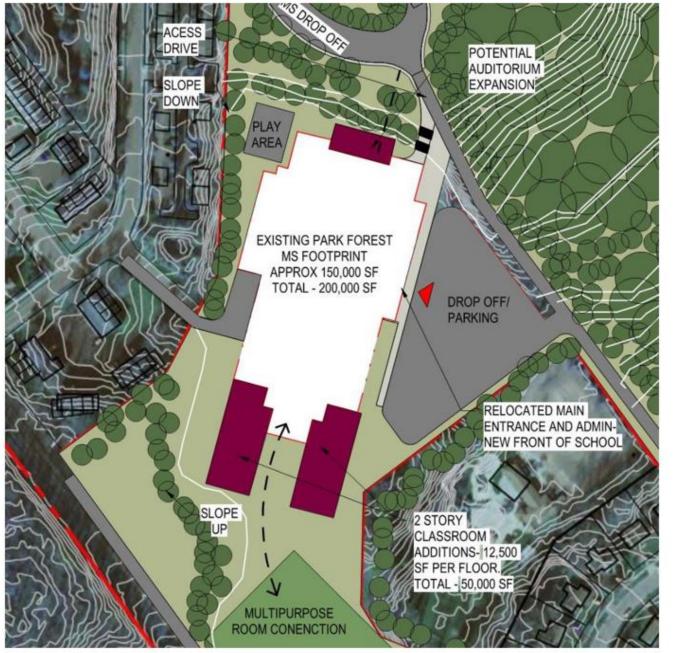




### Additions & Renovations Existing Facility

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



# QUESTIONS

