



Crabtree, Rohrbaugh & Associates

STATE COLLEGE AREA SCHOOL DISTRICT

District-Wide
Facility Master Plan Update
SCHOOL BOARD MEETING

APRIL 1, 2024

FACILITY ASSESSMENT REPORT NARRATIVES (DWFMP)

6 | Park Forest Middle School

Address:	2180 School Drive State College, PA 16803
Construction Timeline:	Originally constructed in 1971; renovation/addition in 1995
Building Square Footage:	147,060 sf
Site Acreage:	30 acres



Building Summary

Park Forest Middle School is a 1-story building located in Patton Township, State College, PA. The school currently houses grades 6-8. The property is served by public water and sewer, however, is not using natural gas in the school building. The emergency generator serving the school runs off natural gas.

Site Conditions

The site is bordered to the north by Park Forest Elementary School and shared parking lots. To the east and west are community suburbs, and to the south are playfields. The property around the school is mostly flat but does slope more significantly towards the north and there are substantial flooding issues when there is heavy rain.

Paving & Walkways:

Vehicular access to the site is preponderant from Amblerwood Way. Parents and buses pick up and drop off from the drive loop at the front of the school. Buses currently pick up and drop off students at the school and is overlapping with parking and parent pick-up. Traffic is problematic particularly in

State College Area School District Section 6 - Existing Facility Conditions Analysis

...ce brick and either the weep
...nning to stain.
...nning to deteriorate at the

A photograph of a school hallway with lockers on the left and a bulletin board on the right. The floor is polished and reflects the overhead lights.

...construction option for Park Forest's
...replaced and/or demolished in the next 5
...ing Kitchen through routine maintenance,
...ocused to funding of the new construction
...of the majority of existing equipment,
...for the new school is completed.

A photograph of a brick building with a large window. The brickwork is dark and appears to be made of face brick.

...and
...not
...ing units with electric heat coils are used
...nger
...hile
...me
...lead
...com
...the
...bes
...ctly
...to
...was
...ing
...ent

A photograph of a building under construction, showing a concrete frame and some brickwork. The sky is blue with some clouds.

...lysis

Narrative Reports

- Individual Reports are 15-18 pages per school.
- Initial focus has been on elementary schools & middle schools
- Current District Configuration
 - 8 Elementary Schools
 - 2 Middle Schools
 - 1 High School Building and 1 Building for HS/MS program on Shared Campus
 - Support Facilities
- Existing Building Use Plans

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

Narrative Reports

ELEMENTARY SCHOOLS

- 2002-2005
 - Easterly ES
 - Greys Woods ES
 - Park Forest ES
- 2011
 - Ferguson Twp. ES
 - Mount Nittany ES
- 2019
 - Radio Park ES
 - Spring Creek ES
 - Corl Street ES

MIDDLE SCHOOLS

- 1971
 - PARK FOREST MS
 - RENO- 1995
- 1995
 - Mount Nittany MS

HIGH SCHOOL

- 2019
 - SOUTH BUILDING
 - NORTH BUILDING

Narrative Reports

ELEMENTARY SCHOOLS

- 2002-2005
 - Easterly ES
 - Greys Woods ES
 - Park Forest ES
- 2011
 - Ferguson Twp. ES
 - Mount Nittany ES
- 2019
 - Radio Park ES
 - Spring Creek ES
 - Corl Street ES

MIDDLE SCHOOLS

- 1971
 - **PARK FOREST MS**
 - RENOVIATION- 1995
- 1995
 - Mount Nittany MS

HIGH SCHOOL

- 2019
 - SOUTH BUILDING
 - NORTH BUILDING

6 | Park Forest Middle School

Address:	2180 School Drive State College, PA 16803
Construction Timeline:	Originally constructed in 1971; renovation/addition in 1995
Building Square Footage:	147,060 sf
Site Acreage:	30 acres



Building Summary

Park Forest Middle School is a 1-story building located in Patton Township, State College, PA. The school currently houses grades 6-8. The property is served by public water and sewer, however, is not using natural gas in the school building. The emergency generator serving the school runs off natural gas.

Site Conditions

The site is bordered to the north by Park Forest Elementary School and shared parking lots. To the east and west are community suburbs, and to the south are playfields. The property around the school is mostly flat but does slope more significantly towards the north and there are substantial flooding issues when there is heavy rain.

Paving & Walkways:

Vehicular access to the site is predominant from Amblerwood Way. Parents and buses pick up and drop off from the drive loop at the front of the school. Buses currently pick up and drop off students at the school and is overlapping with parking and parent pick-up. Traffic is problematic particularly in

State College Area School District Section 6 - Existing Facility Conditions Analysis

face brick and either the weep
 tinning to stain.
 tinning to deteriorate at the



construction option for Park Forest's
 replaced and or demolished in the next 5
 ing kitchen through routine maintenance,
 focused to funding of the new construction,
 of the majority of existing equipment,
 for the new school is completed.



of the
 cota
 sand
 is not

ing units with electric heat coils are used
 longer
 while
 come
 feed



from
 the
 bes



ntly
 e to
 was
 ing
 ent

alysis

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

Narrative Reports

- Individual Reports are 15-18 pages per school.
- Initial focus has been on elementary schools & middle schools
- Current District Configuration
 - 8 Elementary Schools
 - 2 Middle Schools
 - 1 High School Building and 1 Building for HS/MS program on Shared Campus
 - Support Facilities
- Existing Building Use Plans

- Inspect weep holes at the base of the exterior walls to make sure the moisture within the wall cavity. If weep holes are nonexistent will have through wall flashing, cavity drainage material and weep holes and/c
- Cap all brick rowlock windowsills with metal.
- Repair exposed steel at base and re-paint.
- Repair and clean EIFS/Exterior Portland Cement Plaster.

Roofing:

The roofs that are lighter in color on the plan below were roofs replaced membrane roofing system. The remainder of the flat roofs are built-up roofs. One of the higher roofs has a mansard style roof with wood shingles and one of the roofs replaced in 2015. The wood shingles appear to be in fair collected via roof drains and the internal roof water conductors run vertically. From there they run horizontally and tie into exterior underground storm



Recommendations:

State College Area School District | Section 6 - Existing Facility Conditions Analysis

Emergency Power

- A 208/120-volt, 3-phase, 30KW natural gas generator is installed. It is manufactured by Onan and appears to be original to the building. It is in poor condition.
- A replacement Cummins automatic transfer switch and area protection panel appear to have been installed in 2017 and are in good condition. The location of the automatic transfer switch does not meet the requirements of the codes.
- Self-contained exit signs with battery back-up are being used throughout the building and most are in poor condition.
- Designated recessed downlight luminaires are connected to the emergency system and are used for emergency lighting.



Recommendations:

- Install new generator, life-safety and optional equipment automatic transfer switches, distribution equipment, and new raceways and wiring.

Lighting

- Corridors and most classrooms use 2'x4' recessed luminaires with deep cell parabolic lenses and T-8 fluorescent lamps. Also, some Classrooms are using 2'x4' recessed trougher luminaires with Holograph 8224 lenses and T-8 fluorescent lamps.
- Kitchen luminaires are surface-mounted fluorescent luminaires and have wrap-around boxed prismatic lens and T-8 fluorescent lamps.
- Mechanical and storage room Luminaires are using T-12 and T-8 fluorescent lamps.
- The multi-purpose room appears to be using high-bay type fluorescent luminaires.
- Existing luminaires use 120-volt and 277-volt for power.
- The Auditorium has pendant stem-mounted luminaires assembled in a square shape using fluorescent lamps.
- Existing lighting controls do not meet current energy code requirements for automatic switching, daylight harvesting, and dimming.
- Exterior lighting consists of luminaires using HID, PL fluorescent lamps and LED lamps.



Recommendations:

- Luminaires are outdated and in poor to fair condition and should be replaced with new LED luminaires.
- Install new lighting controls that will meet the energy code requirements.
- Replace exterior luminaires that have not already been replaced with new luminaires with LED lamps.

State College Area School District | Section 6 - Existing Facility Conditions Analysis

Evaluation Categories

- Site Conditions
- Exterior Envelope
 - Exterior Walls
 - Roofing
 - Doors & Windows
- Building Structure
- Interior Building Conditions
 - Finishes
 - Doors
 - Casework & Equipment
 - Code & Accessibility
 - Food Service
- HVAC Systems
- Plumbing
- Electrical

Example ES	SCHOOL YEAR							For Discussion
	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Future	
SITE								
Sidewalk/Paving Maintenance (2 year bid: old 14/sf; new 16/sf; 14.50/sf curb)	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ -
Seal Coat Parking Lot								
<i>Sub-Total</i>	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ -
EXTERIOR OF BUILDING								
Masonry Resotation - Cleaning/Repoint/Replacement		\$ 54,000						
Door Replacement	\$ 30,000							
Roof Replacement						\$ 1,155,000		
<i>Sub-Total</i>	\$ -	\$ 54,000	\$ -	\$ -	\$ -	\$ 1,155,000	\$ -	\$ -
INTERIOR OF BUILDING								
Carpet Replacement - VCT 2nd Floor	\$ 94,380							
Kitchen Equipment and Flooring			\$ 400,000					
ACT Ceiling Tile Replacement	\$ -	\$ 60,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Casework Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Student Toilets/Classroom - Upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clean/Repair/Paint CMU Walls	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plaster/Wall Repair	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Main Entrance Floor Tile Repair	\$ 1,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>	\$ 100,280	\$ 60,345	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -
SAFETY & SECURITY								
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLUMBING & FIRE PROTECTION								
Plumbing Fixtures - Efficiency and Age Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters	\$ -	\$ 34,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitary System - Scope Pipes; one building a year	\$ 18,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Domestic Water System Valve Replacement	\$ 74,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>	\$ 93,530	\$ 34,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELECTRICAL								
Normal Electrical Distribution Equipment Replacement (as part of large project)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,122,354
Lighting LED Replacement & Controls (currently under contract)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emergency Generator & Power Distribution	\$ 374,118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clock & Intercom Systems	\$ -	\$ 299,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>	\$ 374,118	\$ 299,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,122,354
HVAC								
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Estimating Contingency 20%</i>								
Needs by Year	\$ 704,014	\$ 560,267	\$ 502,500	\$ 22,500	\$ 22,500	\$ 1,408,500	\$ 22,500	
Cumulative Needs by Year	\$ 3,564,458	\$ 4,301,678	\$ 4,542,563	\$ 5,199,718	\$ 4,370,179	\$ 5,450,748	\$ 3,387,300	

Next Steps (April)

Refinement of narratives discussed this evening

Development of Budgeting for items identified in the Facility Narratives

Prioritization & Assignment within 5-10 Capital Plan

PARK FOREST EDUCATIONAL PLANNING

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

SPACE NAME	EXISTING PFMS PROGRAM SPACES			NEW PFMS PROGRAM REVISED PROGRAM REQUIREMENTS			TOTAL FDE CAP	REMARKS
	# OF ROOMS	NET AREA (S.F.)	SUBTOTAL	# OF ROOMS	NET AREA (S.F.)	SUBTOTAL		
GENERAL EDUCATIONAL SPACES								
GENERAL CLASSROOMS								
English	26	5,510	850	26	22,100			
Math	3	5,510		3	5,510			
Social Studies	7	5,510		7	5,510			
Foreign Language	4	3,370		4	3,370			
Health	3	2,656		3	2,656			
SCIENCE CLASSROOMS/LABS								
General Lab	7	5,245		7	5,245			
Chemistry Lab			1,250			1,250		
Physics Lab/Classroom			1,250			1,250		
Environmental Science 1st/Classroom			1,250			1,250		
Science (Other Prep Room)			1,500			1,500		
Science Chemical Storage			200			200		
LEARNING SUPPORT								
Small Group Instruction			150			150		
Academic Library								
Reading Center			17,400			17,400		
6-7 Learning Support	5	5,066	500	5	5,066			
Grade Level Learning Support	1	420	420	1	420			
Learning Support	3	1,705	450	3	450			
6-7 Study	2	1,030	450	2	450			
6-7 Math -90	1	780	400	1	400			
MTSS Interventionist	1	600	400	1	400			
6-7 Intervention	1	695	350	1	350			
6-7 ESL	1	910	250	1	250			
BUSINESS TECHNOLOGY								
BUSINESS CLASSROOM/LAB		41,445						
BUSINESS COMPUTER LABS-DROP-IN					48,800			
BUSINESS CLASSROOM/LAB								
GENERAL SUPPORT SPACE								
STUDENT COMMONS								
CAFETERIA								
ROAD TO TOP			3,000			3,000		
IN-SCHOOL SUSPENSION	1	300	300			300		
ALTERNATIVE EDUCATION			0			0		
WRC (CONFERM USE)			0			0		
STUDENT ACTIVITY / LARGE GROUP INSTRUCTION	1	425	0			0		
CONFERENCE ROOM			0			0		
TV STUDIO	1	515	3,000			3,200		
LIBRARY / INFORMATIONAL MEDIA CENTER								
STUDENT LIBRARY			1,000			1,000		
STUDENT WORK CENTER								
OFFICE	1	4,550	3,500			3,500		
CONFERENCE ROOM	1	410						
COMPUTER LAB	3	480	500			1,500		
OFFICE	1	205	200			200		
WORK ROOM/OFFICE			300			300		
AV STORAGE			200			200		
STORAGE			440			440		
STAFF LOBBY	1	150	290			290		
ART								
ART CLASSROOM		5,788						
ART CLASSROOM	2	2,000				6,000		
ART CLASSROOM TECHNOLOGY	1	800	1,200			3,000		
KLIN ROOM								
OFFICE								
TEACHER RESOURCE ROOM	1	350	150			150		
STORAGE/RETRY	1	250	500			450		
MUSIC								
BAND ORCHESTRA ROOM		3,888						
BAND STORAGE						4,350		
CHORAL	1	1,421	2,000			2,000		
CHORAL MUSIC OFFICE			300			200		
MUSIC OFFICE								
CHORAL UNIFORM STORAGE	2	340	200			400		
MUSIC CLASSROOM								
PRIVATE PRACTICE ROOMS	3	2,820	1,000			3,000		
INSTRUMENT STORAGE								
PERFORMING ARTS								
AUDITORIUM (LOU Frazier) (S.F. per student)	1	7,330	9,000			8,100		
SEATING								
AVILES			300			0		
SPROUN			100			0		
STDF STAGES			400			0		
STAGE			400			0		
DRESSING ROOMS	2	790	400			0		
TICKET BOOT	1	1,645	3,000			2,800		
LOBBY STORAGE			300			0		
LIGHTING CONTROL			100			100		
PROJECTOR ROOM			100			0		
PROP STORAGE			100			0		
SCENE SHOP			200			200		
TECHNOLOGY EDUCATION								
6-7 TECH ED		9,768						
6-7 WOOD SHOP (LAB)	1	1,015	1,800			1,800		
6-7 ESSEL	1	800	3,000			3,000		
OFFICES	1	2,000	1,000			1,000		
STORAGE	2	515	300			300		
FAMILY & CONSUMER SCIENCES								
FOODS LAB CLASSROOM		8,758				8,400		

Educational Program

- Grade Level Teaming
 - English
 - Math
 - Social Studies
- Department Based Programs
 - Science
 - Languages
 - Visual Arts
 - Technical Education
- Learning Support
 - Learning Support
 - Literacy
 - Special Education
 - Autistic/ Multiple Disability
- Core Building Program
 - Performing Arts
 - Auditorium
 - Physical Education
 - Media Center
 - Kitchen/ Cafeteria

FUNCTION AND AREA SUMMARY		EXISTING PFMS			NEW PFMS PROGRAM						REMARKS
SPACE NAME		PROGRAM SPACES			REVISED PROGRAM REQUIREMENTS						
		# OF	NET	SUBTOTAL	AREA	# OF	NET	SUBTOTAL	CAP	TOTAL	
		ROOMS	AREA		PER	ROOMS	AREA		PER	PDE	
	(S.F.)		ROOM		(S.F.)		ROOM	CAP			
GENERAL EDUCATIONAL SPACES											
GENERAL CLASSROOMS		26			850	26	22,100		25	650	Discuss S.F. since existing school has 910-930 classrooms
	English	6	5,510			6	5,100				Grade Based, 2 Teams/Grade, 1 per Team
	Math	7	6,365			7	5,950				Grade Based, 2 Teams/Grade, 1 per Team + (1) 6,7,8 Clsm.
	Social Studies	6	5,530			6	5,100				Grade Based, 2 Teams/Grade, 1 per Team
	Foreign Language	4	3,370			4	3,400				
	Health	3	2,855			3	2,550				Anticipated in Proximity to Physical Education, Department Based
SCIENCE CLASSROOMS/LABS		7	6,245			7	9,500		20	140	
	General Lab				1,250	7	8,750				
	Chemistry Lab				1,250	0	0				
	Physics Lab/Classroom				1,250	0	0				
	Environmental Science Lab/Classroom				1,250	0	0				
	Science Office/ Prep Room	1	445		250	3	750				Designed in Tandem w/ Classrooms
	Science Chemical Storage				150	0	0				
LEARNING SUPPORT							17,200				
	Small Group Instruction				500	6	3,000				
	Academic Literacy	6	5,055		850	6	5,100		25	150	(2) per grade
	Tutoring Center	1	420		450	1	450		25	25	
	6,7,8 Learning Support				850	3	2,550				
	Grade Level Learning Support	3	1,705		450	3	1,350				Confirm if (3) 450's w ill be adequate
	Learning Support	2	1,030		450	2	900				Confirm if 450's are adequate
	6,7,8 Speed	1	180		450	1	450				Confirm Purpose of Program
	6,7,8 Math 180	1	600		850	1	850				
	MTSS Interventionalist	1	655		850	1	850				
	6,7,8 Win Intervention	1	910		850	1	850				
	6,7,8 ESL	1	570		850	1	850				
				41,445				48,800			

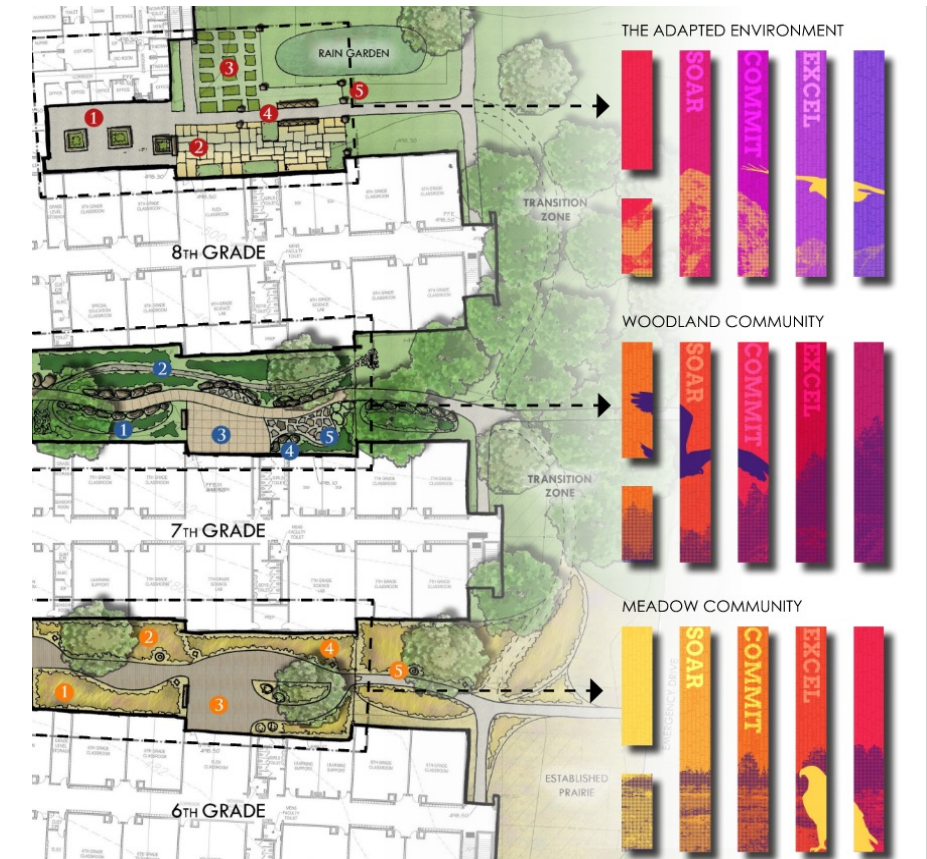
Educational planning except of working document being utilized to evaluate existing school as new program is developed.



Upcoming Building Tours

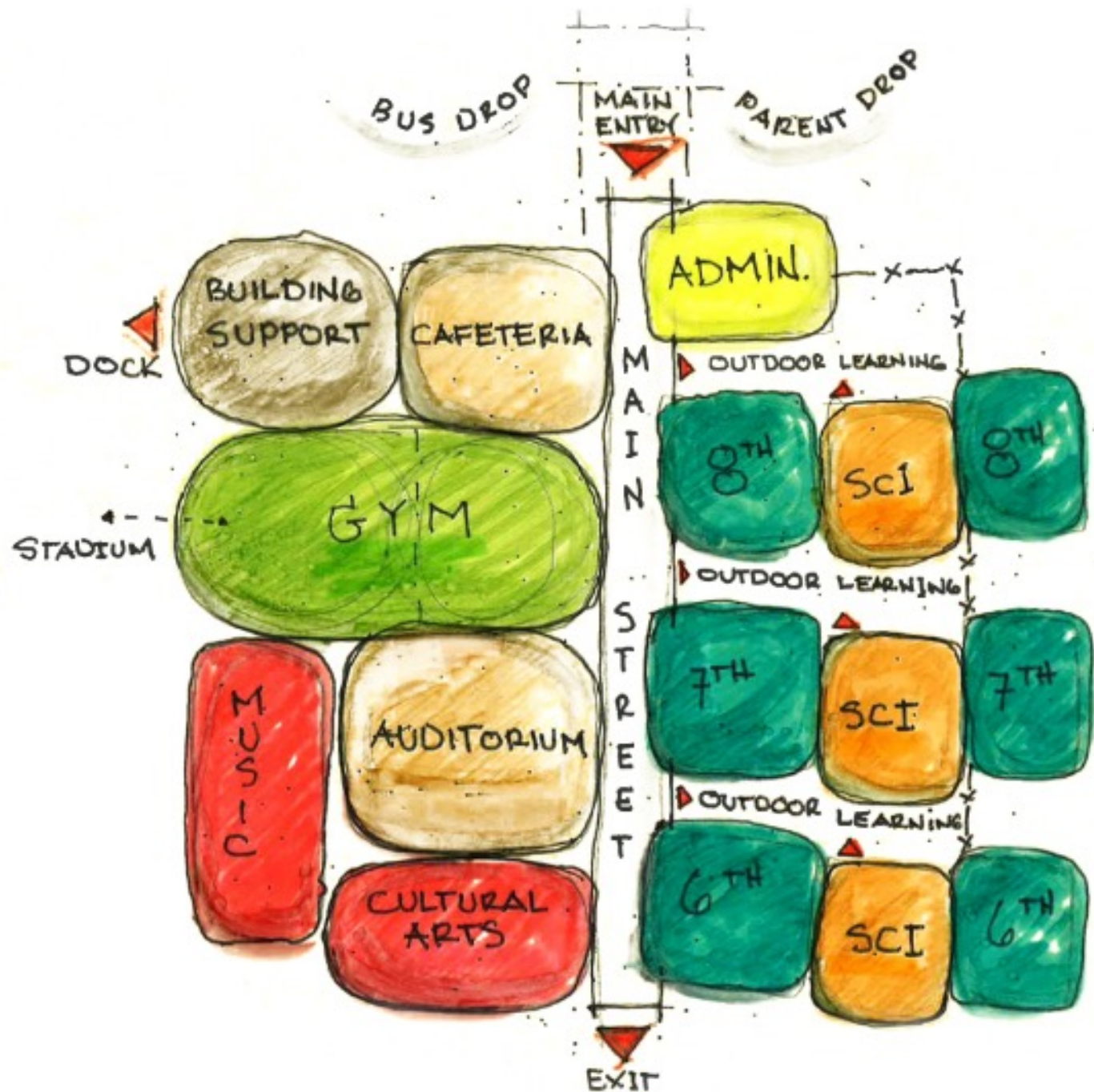
5 Middle Schools completed over the past 15 years throughout Pennsylvania.

- Keith Valley Middle School
- Mountain View Middle School
- Bermudian Middle School
- Middletown Middle School
- Manheim Township Middle School



Building Tours of Middle Schools

NEXT STEPS



Districtwide Study

- Finalization of Facility Condition Assessments
 - Incorporation of Support Facilities
- Development of 5-10 Year Capital Plan
- Districtwide Evaluation of Playgrounds & Athletic Facilities
- Greenhouse Gas Emissions
 - Gathering of Information to begin development of Reports
 - Verdacity Sustainability Consultants will be developing the inventory based upon
 - ICLEI USA's Clearpath software
 - Program utilized by Centre County

Park Forest Middle School

- Confirmation of Building Program
- Building Tours of 5 Recently Completed Middle Schools
- Preliminary Site and Floor Plan Development
- Site Evaluation
 - Survey & Geotechnical Scheduling with the selection of the SCASD Valley Vista Drive Location.



QUESTIONS

