



5.B.1.

Crabtree, Rohrbaugh & Associates

STATE COLLEGE AREA SCHOOL DISTRICT

Mount Nittany ES & District-Wide
Facility Master Plan Update

SCHOOL BOARD MEETING

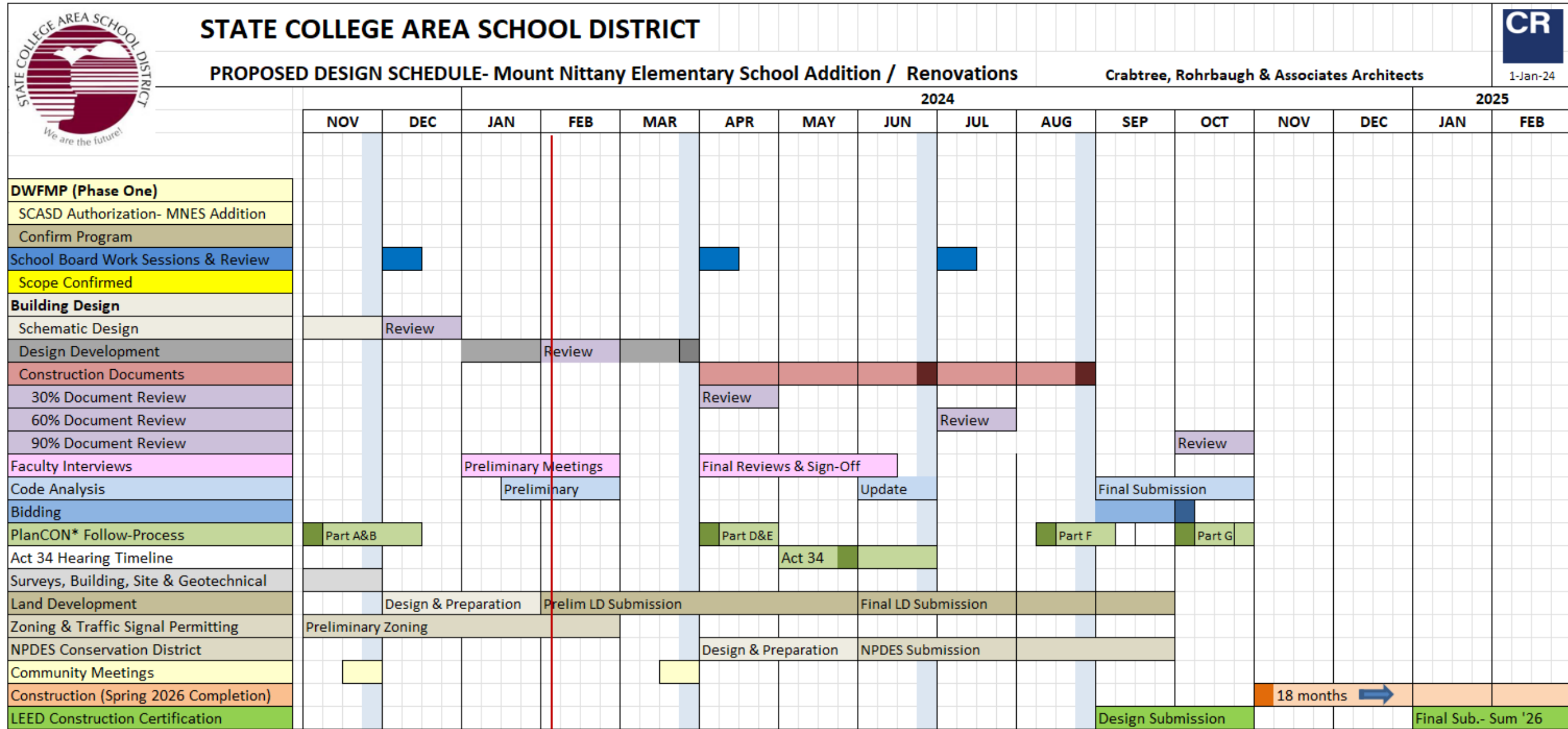
February 5, 2024

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**



MOUNT NITTANY ELEMENTARY SCHOOL



LEED Update

LEED VERSION 4 AND 4.1

SCORECARD TRACKING IN A SPREADSHEET FORMAT TO IDENTIFY 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 ANTICIPATED 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 PRIORITY 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

PROJECT COST UPDATE

Mount Nittany ES Addition & Limited Reno		Schematic Design	\$ 20.93 Million	January 31, 2024
COST ESCALATION SET AT:		DESIGN PERIOD	14	MONTHS
3.0%	PER YEAR	CONSTRUCTION PERIOD	18	MONTHS
0.25%	PER MONTH	CONSTRUCTION MID POINT	23	MONTHS
1 AREA SUMMARY				
	Existing Building Renovation	2,000		SF
	New Building Area - Base Bid & 50% Canopies	38,575		SF
	Square Footage Area Alternates	-		SF
	Total Building Area	40,575		SF
	Building Demolition Area (Building SF)	1,000		SF
2	DEMOLITION COST	100,000		
3	RENOVATION COST	\$ 464,000	LIMITED	
4	NEW CONSTRUCTION COST - BASE BID	\$ 11,842,525		
5	SITE WORK	\$ 1,500,000	PRELIMINARY	
6	EQUIPMENT AND FURNITURE IN GC BID	\$ 1,030,000		
7	SUSTAINABLE DESIGN PREMIUM			
	LEED SILVER BUILDING	2.00%	\$ 298,731	
SUBTOTAL STRUCTURE COST - BASE BID		\$ 15,235,256		
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 - BASE BID				\$ 18,448,802
SUBTOTAL CONSTR. & CONSTR. SOFT COSTS - WITH ALTERNATES				
10	ADDITIONAL SOFT COSTS WITH ALTERNATES	1,690,650		
11	FINANCING - BASE BID			
	FINANCING FEES	2.00%	\$ 368,976	
12	MOVEABLE FIXTURES / EQUIPMENT			
	FURNITURE/EQUIPMENT ALLOWANCE	2.50%	\$ 421,826	
13	ESTIMATED TOTAL PROJECT COSTS - BASE BID			\$ 20,930,254

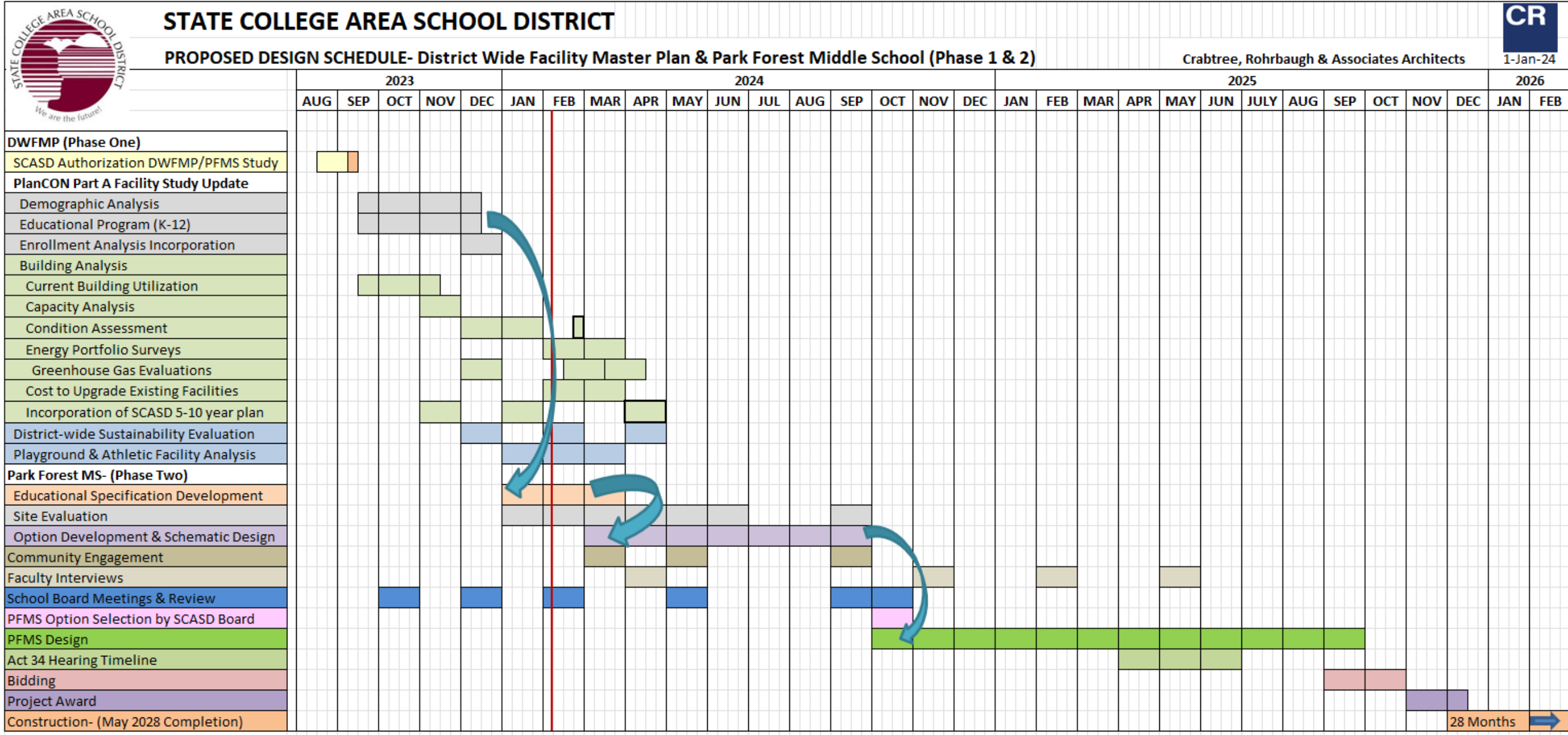
Interior Design / Focus Groups

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





FACILITY ASSESSMENTS

8 School Facilities

- Architectural - Complete
- MEP Systems – Complete

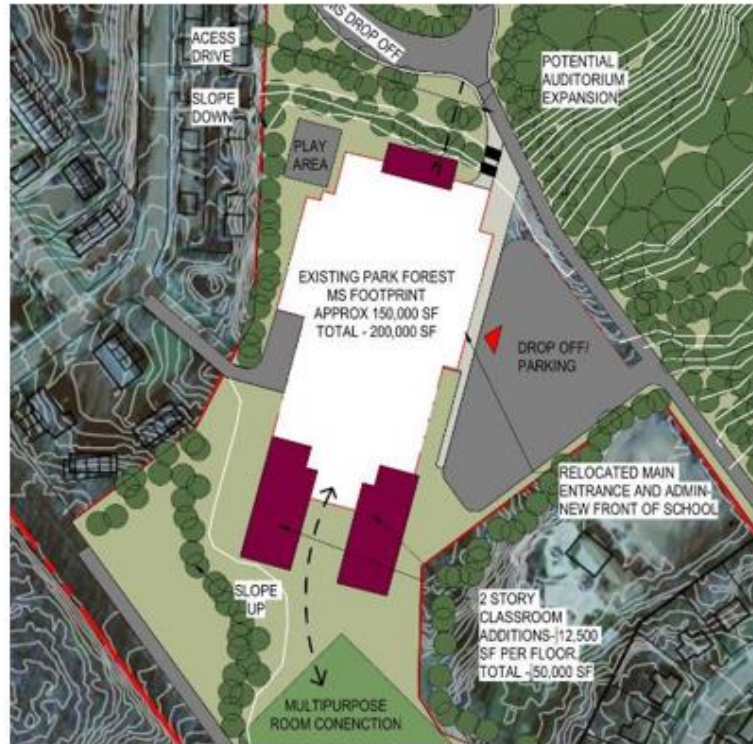
Middle School Instructional Planning

- Planned for Mid February

Next Step

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

PARK FOREST MIDDLE SCHOOL SITE ANALYSIS



1

**Additions & Renovations
Existing Facility**



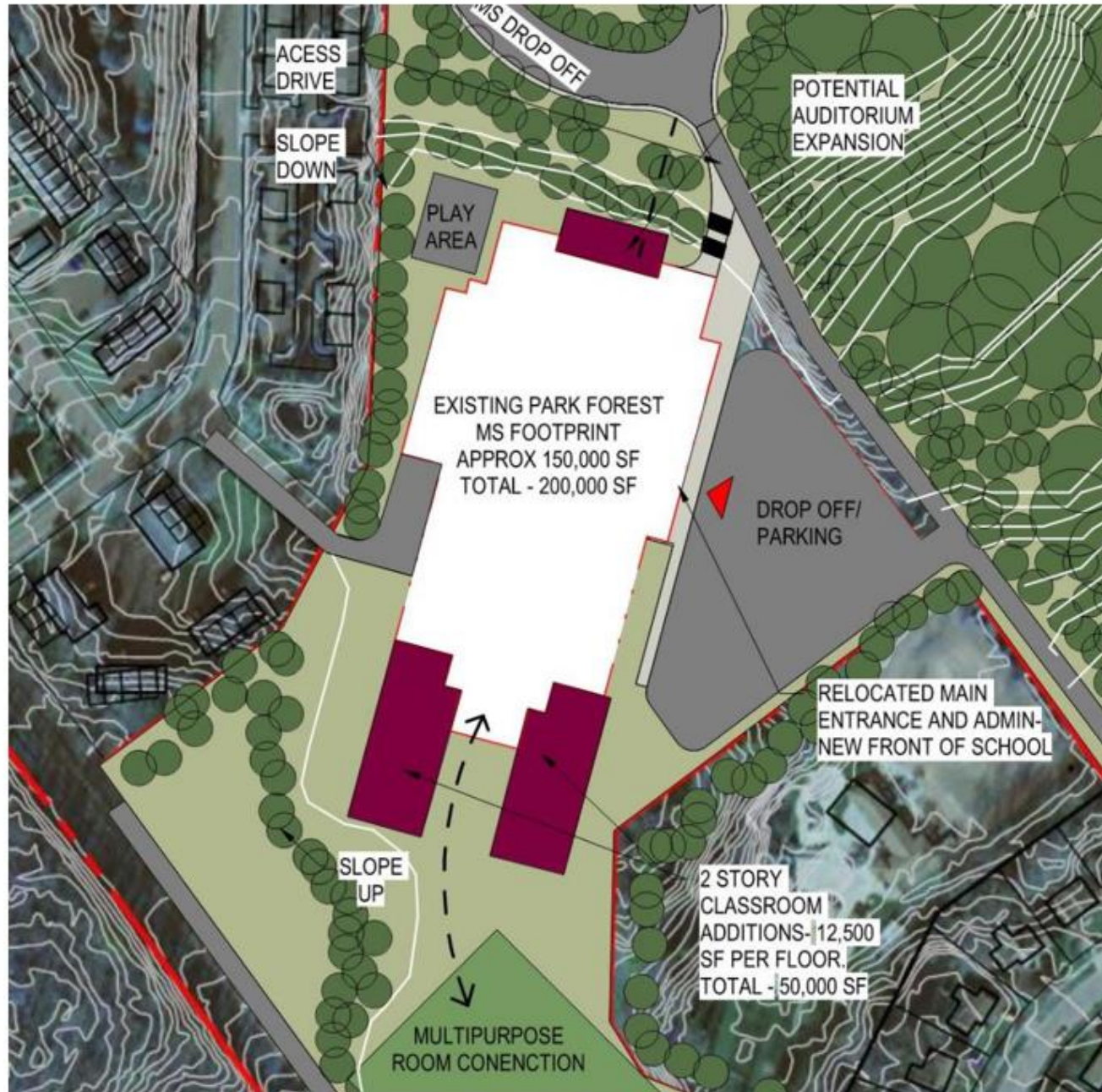
2

**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





QUESTIONS

