



State College Area School District

Randy Brown

Finance and Operations Officer

240 VILLA CREST DRIVE • STATE COLLEGE, PENNSYLVANIA • 16801
TELEPHONE: 814-231-1021 • FAX: 814-466-6068

To: Curtis Johnson
From: Randy Brown and Mike Fisher
Subject: Districtwide Facilities Master Plan - Architect Appointment
Date: Sept. 7, 2023

Recommendation

Appoint Crabtree, Rohrbaugh and Associates Architects (CRA) as the architecture consultant for the Districtwide Facilities Master Plan (DWFMP) project.

Background

[As discussed at the Aug. 21, 2023 Board meeting](#), the administration recommends appointing CRA as architect for the master planning project. This is based on their experience and knowledge of our school district buildings, especially the high school, Delta, Radio Park, Spring Creek and Corl Street facilities which they designed.

The administration's relationships with CRA would allow for the process to start this month. In fact, planning has already occurred as a result of CRA's understanding and experience with similar district projects.

The CRA projects within our district have been recognized nationally, with each of our four recent projects receiving awards in design. Additionally, the buildings have been built in a cost-effective manner. Based upon previous Board discussion, CRA prepared an evaluation of the square footage costs of new construction. The findings show that the cost per square foot at the time of bid was \$171.46 per square foot. This is lower than any other building project in Pennsylvania in 2016 and \$35.54 per square foot lower than the statewide average of that year. This evaluation is attached.

Process

CRA is poised to begin this project immediately. A summary of the DWFMP and PFMS Partial Schematic Design includes:

DWFMP

- Facility Assessments

- Energy Star Benchmarking, GreenHouse Gas Analysis, Sustainability Initiatives and Assessments
- Complete DWFMP (PlanCON requirements)
- Civil Consultant

Park Forest Partial Schematic Design

- Park Forest Middle School educational specifications including public presentations
- Schematic Design
- MEP Engineering
- Civil Consultant
- Survey of Site

A summary of the process, including action steps and an associated timeline, is expected to be available at the Oct. 2 meeting, with regular updates to the Board to follow. Community and stakeholder involvement will be an important part of this process.

Cost

CRA's proposed cost is \$461,434. This proposal was updated from the previous Board meeting to include costs for site survey. The administration recommended the addition of a site survey in order to provide an effective estimate for a Park Forest Middle School project.



Crabtree, Rohrbaugh & Associates - Architects

401 East Winding Hill Road

Mechanicsburg, PA 17055

Pennsylvania • Virginia • Maryland • West Virginia

September 6, 2023

Randy L. Brown
Finance and Operations Officer/Open Records Officer
State College Area School District
240 Villa Crest Drive
State College, PA 16801

RE: Evaluation of Cost Effective Design within State College Area School District

Mr. Brown:

As requested, Crabtree Rohrbaugh & Associates (CRA) evaluated our recent projects completed with State College Area School District (SCASD) in comparison to Pennsylvania Construction Market for K-12 education. In determining an approach, CRA attempted to find a format to create an “Apples to Apples” comparison.

We believe this is best accomplished by utilizing PA Department of Education’s Report 30, that publishes PlanCON information on new construction bid projects as provided in PlanCON Part G documents. The document removes sitework to determine a Cost Per Square Foot. In 2016 (the most recent published data) the average cost per square foot was \$207.00/ SF

In November of 2017, SCASD bid Spring Creek Elementary School (we are focusing on new construction, because renovations scopes often vary greatly). Based on PlanCON Part G documents for Spring Creek ES cost per SF was as follows:

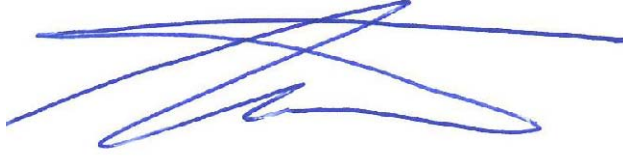
Construction Cost:	\$15,922,000 (G02)
Sitework:	\$2,440,607 (G04(a))
Construction w/o Site:	\$13,481,393
Building Square Footage:	78,625

Spring Creek ES Cost Per SF: \$171.46

While 2017 school data have not been published, even without evaluating inflation, Spring Creek would have been the most cost per square foot efficient school in the state for 2016, but also beat that average cost that year by \$35.54 per SF. Based on the square footage of Spring Creek ES, this was a savings of approximately \$2.79 Million to SCASD.

This was done through the experience of the team implementing cost effective design measures throughout the building and design process, without sacrificing durability or quality in the school, which achieved LEED Platinum Certification.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping, fluid strokes that form a stylized representation of the name R. Jeffrey Straub.

R. Jeffrey Straub, AIA, LEED® Fellow | Principal
Crabtree, Rohrbaugh & Associates - Architects
P: 717.458.0272 C: 717.514.9826
E: jstraub@cra-architects.com

Attachments:

CALENDAR YEAR 2016 - COSTS OF NEW SCHOOL BUILDINGS BASED ON BIDS
 BASED ON PLANCON PART G REVIEW THROUGH 01/2019
 SORTED BY COST PER SQUARE FOOT

Pjrt No.	SD/CTC Name	Bldg Type	FTE	Bid Date	Structure, F & E, Site Costs	Est Tech Arch Fees	Movable Fixtures & Eqpt	Site Dev Cost	Site Dev Arch Fees	Site Acq Cost	Structure Cost	Arch Area	Cost Per Sq Ft
3822	Manheim Central SD	ELEM	1,068	03/2016	30,573,896	0	1,367,500	2,529,164	151,600	0	26,525,632	152,200	174.28
3789	Lehigh Area SD	ELEM	1,481	08/2016	36,548,709	0	1,420,000	5,285,236	317,115	0	29,526,358	162,900	181.25
3853	Lebanon SD	ELEM	875	10/2016	23,424,533	0	500,918	4,724,281	295,010	484,593	17,419,731	92,912	187.49
3812	Ringgold SD	MS	1,104	03/2016	37,107,932	0	300,000	5,991,478	361,204	0	30,455,250	141,962	214.53
3812	Ringgold SD	MS	1,104	03/2016	37,107,932	0	300,000	5,991,478	361,204	0	30,455,250	141,962	214.53
3843	Shaler Area SD	ELEM	559	06/2016	23,091,818	0	250,000	4,670,731	309,483	0	17,861,604	82,380	216.82
3826	Council Rock SD	MS	1,214	03/2016	49,584,552	0	1,700,000	5,359,224	512,000	0	42,013,328	185,302	226.73
3824	West Jefferson Hills SD	HS/DAO	1,234	01/2016	75,834,824	0	0	8,914,478	509,397	1,100,740	65,310,209	271,662	240.41

COST PER SQUARE FOOT = STRUCTURE COSTS + ARCHITECTS FEES + SEWAGE DISPOSAL
 DIVIDED BY ARCHITECTURAL AREA IN SQUARE FEET

PROJECT ACCOUNTING BASED ON BIDS (1 of 2)

District/CTC: State College Area School District	Project Name: Spring Creek Elementary S	Project #: 3870
---	--	--------------------

ROUND FIGURES TO NEAREST DOLLAR

PROJECT COSTS	NEW	EXISTING	TOTAL
A. STRUCTURE COSTS (include site development)			
1. General (Report costs for sanitary sewage disposal on Line E-1.)	10,388,000		10,388,000
2. Heating and Ventilating	2,058,000		2,058,000
3. Plumbing (Report costs for sanitary sewage disposal on Line E-1.)	1,016,000		1,016,000
4. Electrical	2,231,000		2,231,000
5. Asbestos Abatement (G04, line C-3) (include AHERA clearance air monitoring)	X X X X X		
6. Building Purchase Amount	X X X X X		
7. Other * (Exclude test borings and site survey) (Use PlanCon-G-Add't Costs page if necessary.)			
a. Food Service	229,000		229,000
b. _____			
c. _____			
d. _____			
e. PlanCon-G-Add't Costs, Total			
A-1 to A-7 - Subtotal	15,922,000		15,922,000
8. Construction Insurance			
a. Owner Controlled Insurance Program on Structure Costs (Exclude asbestos abatement, building purchase and other structure costs not covered by the program)			
b. Builder's Risk Insurance (if not included in primes)			
c. Construction Insurance - Total			
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)	15,922,000		15,922,000
B. ARCHITECT'S FEE (exclude fee for demoliton of entire existing bldg)			
1. Architect's/Engineer's Fee on Structure	1,012,434		1,012,434
2. EPA-Certified Project Designer's Fee on Asbestos Abatement	X X X X X X X X X X		
3. TOTAL - Architect's Fee	1,012,434		1,012,434
C. MOVABLE FIXTURES AND EQUIPMENT			
1. Movable Fixtures and Equipment	717,691		717,691
2. Architect's Fee	50,000		50,000
3. TOTAL - Movable Fixtures & Equipment	767,691		767,691
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 plus C-3)	17,702,125		17,702,125
E. SITE COSTS			
1. Sanitary Sewage Disposal	275,000		275,000
2. Sanitary Sewage Disposal Tap-In Fee and/or Reserve Capacity Charges	59,719		59,719
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal			
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal	19,246		19,246
5. Site Acquisition Costs		X X X X X	
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation		X X X X X X X X X X	
b. Real Estate Appraisal Fees		X X X X X	
c. Other Related Site Acquisition Costs		X X X X X	
d. Site Acquisition Costs - Total		X X X X X	
6. TOTAL - Site Costs	353,965		353,965
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)	18,056,090		18,056,090

* Type "No Fee" beside each item for which no design fee is charged.
**Type "E" if any costs represent estimates.

DETAILED COSTS (1 of 2)

District/CTC: State College Area School District	Project Name: Spring Creek Elementary School	Project #: 3870
	NEW	EXISTING
	TOTAL	
A. SITE DEVELOPMENT COSTS (Exclude Sanitary Sewage Disposal)		
1. General (Include Rough Grading to Receive Building)	2,015,207	2,015,207
2. Heating and Ventilating		
3. Plumbing		
4. Electrical	425,400	425,400
5. Other: _____		
6. Other: _____		
7. A-1 thru A-6 - Subtotal	2,440,607	2,440,607
8. Construction Insurance		
a. Owner Controlled Insurance Program on Site Development Costs		
b. Builder's Risk Insurance (if not included in primes)		
c. Construction Insurance - Total		
9. Site Development Costs - Total	2,440,607	2,440,607
B. ARCHITECT'S FEE ON SITE DEVELOPMENT	136,574	136,574
		EXISTING
C. ASBESTOS ABATEMENT		
1. Asbestos Abatement		
2. AHERA Clearance Air Monitoring		
3. Asbestos Abatement - Total		
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT		
E. ROOF REPLACEMENT/REPAIR		
1. Roof Replacement Repair		
2. Owner Controlled Insurance Program on Roof Replacement/Repair		
3. Builder's Risk Insurance (if not included in primes)		
4. Roof Replacement/Repair - Total		
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR		

ACT 34 OF 1973: SUBSTANTIAL ADDITION DETERMINATION

District/CTC: State College Area School District	Project Name: Spring Creek Elementary School	Project #: 3870
---	---	--------------------

Act 34 of 1973 applies to all new school buildings, district administration offices and substantial building additions. A building addition is considered substantial when its planned architectural area divided by the existing structure's architectural area is greater than 20%. If your project includes an addition, use the following calculations to determine the applicability of Act 34.

A. Architectural Area - Addition 78,625 sq. ft.
 Part F Approval Letter

B. Architectural Area - Existing Structure sq. ft.
 Part F Approval Letter

C. Act 34 Percentage 100.00 %
 (A divided by B times 100) (ROUND TO 2 DEC PL)

**ACT 34 HEARING
 REQUIRED**

Act 34 of 1973 requires a public hearing and the distribution of specific project information for school construction projects involving the construction of a new building or a substantial addition to an existing structure. If Act 34 hearing requirements apply to this project, the following pages should be completed and submitted to the Pennsylvania Department of Education.

FIRST HEARING (if applicable)

Date Advertised 5/23/2017
 Date Hearing Conducted 6/26/2017

Part 1 - DWFMP Update		Notes:
A. Facility Assessments	\$ 30,000	Building evaluations throughout district including both academic and athletic facilities. Assessments will evaluate condition of all systems in existing facilities, including but not limited to architectural, civil, mechanical, electrical & plumbing. From these assessments, team will develop anticipated replacement reports built into a long range plan for SCASD facilities planning.
B. Energy Star Benchmarking, GreenHouse Gas Analysis, Sustainability Initiatives & Assessments	\$ 57,000	Evaluation of Sustainability throughout SCASD, including evaluation of future integration w/ future electric vehicle and/or similar initiatives. Assessments will evaluate initiatives created throughout SCASD to date and work to incorporate consistency, but also to evaluate Return on Investment for existing systems and appropriate time period for initiatives to be implemented to maximize SCASD resources.
C. Complete Update to DWFMP	\$ 25,000	A23 PlanCON Requirements as required by PA Department of Education.
D. Civil Consultant	\$ 48,000	District-wide evaluation of playgrounds & athletic fields to develop an administrative long range plan and maintenance program for SCASD.
E. Reimbursables	\$ 5,000	Not to Exceed without Authorization from SCASD
Subtotal:	\$ 165,000	

Part 2 - Partial Schematic Design, 1 Year Process		Notes:
Part 2 - PFMS Project (Following PlanCON Structure)		Notes:
A. Park Forest Middle School Educational Specifications	\$ 20,000	Development of educational specifications for PFMS including complete educational & support program spaces evaluated against existing facility. It is anticipated this will also involve a more extensive discussion of middle school curriculum, initiatives within SCASD and how education can be supported within a future new or renovated facility. Ed specs will be utilized to implement schematic design.
B. Public Presentations	\$ 10,000	Regular
C. Schematic Design	\$ 180,000	Schematic design will utilize educational specifications to develop preliminary schematic design for the purposes of confirming a building organization and approved floor plan for the facility in both renovation and new construction. This will allow a full estimate to be developed and approved by SCASD at the completion of the study for approval of complete building design to occur.
D. MEP Engineering Consultant	\$ 14,184	Mechanical, electrical and plumbing engineering support to evaluate systems to support and select the schematic design of the future PFMS.
E. Civil Consultant	\$ 15,000	Preliminary site plan and circulation development to support the new PFMS facility including interaction with approval agency on the proposed option development.
F. Reimbursables	\$ 5,000	Not to Exceed without Authorization from SCASD
G. Survey of Site	\$ 52,250	Includes aerial mapping, full boundary, utilities, deed research, record plan research & 1,500' cross sections for turn lane design
Subtotal:	\$ 296,434	

Total- Part 1 & 2 Combined \$ 461,434

Part 3 PFMS Architectural Fee Upon Approval of Scope Selection		
3A - PFMS Project Design and Construction	5.75%	New Construction
		* Fee Based on New Construction Fee Negotiated for SPES, 2016
3B - PFMS Project Design and Construction	6.25%	Addition & Renovation
		** Fee Based on Add/Reno Fee Negotiated for RPES & CSES, 2016
The fee percentage is based on the execution of a AIA B101 Standard Contract. The proposed fee is based on the development of Bid Documents to complete identified project. It represents Design Development, Construction Documents, Bidding, Construction Administration as identified in AIA B101 Contract.		