



State College Area School District

Randy Brown

Finance and Operations Officer

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To: Curtis Johnson
From: Randy Brown and Mike Fisher
Subject: District
Date: August 17, 2023

As has been discussed for a period of time, the next school construction/renovation project to be addressed is the Park Forest Middle School (PFMS). PFMS was built in 1971 with renovations completed in 1995.

In order to consider a project such as PFMS, the district must comply with the [PA Department of Education requirements for school construction and facilities \(PlanCon\)](#).

Overview of PDE requirements

- Overview of the School District
- Overview of the District's Educational Program
- Analysis of Projected Enrollment
- Analysis of each building's capacity
- Analysis of each building's physical condition
- Analysis of construction options
- Cost estimate for each option
- Summary of buildings, options and costs

The administration recommends a general process, otherwise known as a districtwide facilities master plan (DWFMP), to identify facility needs based upon instructional and operational needs and goals in the future as connected to the strategic plan.

The DWFMP focuses on instructional, operational, and athletics/playgrounds. The three areas can be considered phases, however will not necessarily be sequential.

- The instructional phase will evaluate district buildings and facilities physical condition and capacity, enrollment projections and educational program primarily at the middle level.
- The operational phase include sustainability, transportation operations, and security. This may include a greenhouse gas inventory as well as systematic review for operational and

maintenance modifications and improvements. The security evaluation may include operational as well as facility considerations.

- The athletics/playground phase will evaluate physical condition, revisit the previous playground study and athletic program.

The DWFMP will include faculty, staff and community involvement for input surrounding facility needs to support our programs. Financial capacity will impact the final design and implementation of the DWFMP.

In order to facilitate this DWFMP, the administration recommends appointing Crabtree, Rohrbaugh and Associates Architects (CRA). The basis of this recommendation includes their experience and knowledge of school district buildings, especially the high school, Delta, Radio Park, Spring Creek and Corl St projects; the administration has benefited from excellent working relationships; involvement in the current Mount Nittany Elementary project.

Representatives of CRA have prepared a proposal and preliminary summary of steps and fee proposal for the process.

The administration is prepared to present CRA as the recommended architecture consultant for the DWFMP at a September Board meeting. The funding for this planning process can be committed from available resources in the 2022-2023 general fund balance, which will be presented at a future Board meeting.

**State College Area School District
Fee Proposal**

Aug-23

Part 1 - DWFMP Update		Notes:
A. Facility Assessments	\$ 30,000	Building evaluations throughout district including both academic and athletic facilities Evaluation of Sustainability throughout SCASD, including evaluation of future integration w/ future electric vehicle and/or similar initiatives. A23 PlanCON Requirements District-wide evaluation of playgrounds & athletic fields to develop an administrative long range plan and maintenance program for SCASD. Not to Exceed without Authorization from SCASD
B. Energy Star Benchmarking, GreenHouse Gas Analysis, Sustainability Initiatives & Assessments	\$ 57,000	
C. Complete Update to DWFMP	\$ 25,000	
D. Civil Consultant	\$ 48,000	
E. Reimbursables	\$ 5,000	
Subtotal:	\$ 165,000	

Part 2 - Partial Schematic Design, 1 Year Process

Part 2 - PFMS Project (Following PlanCON Structure)		Notes:
A. Park Forest Middle School Educational Specifications	\$ 20,000	
B. Public Presentations	\$ 10,000	
C. Schematic Design	\$ 180,000	
D. MEP Engineering Consultant	\$ 14,184	
E. Civil Consultant	\$ 15,000	
F. Reimbursables	\$ 5,000	
Subtotal:	\$ 244,184	

Total- Part 1 & 2 Combined **\$ 409,184**

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.		



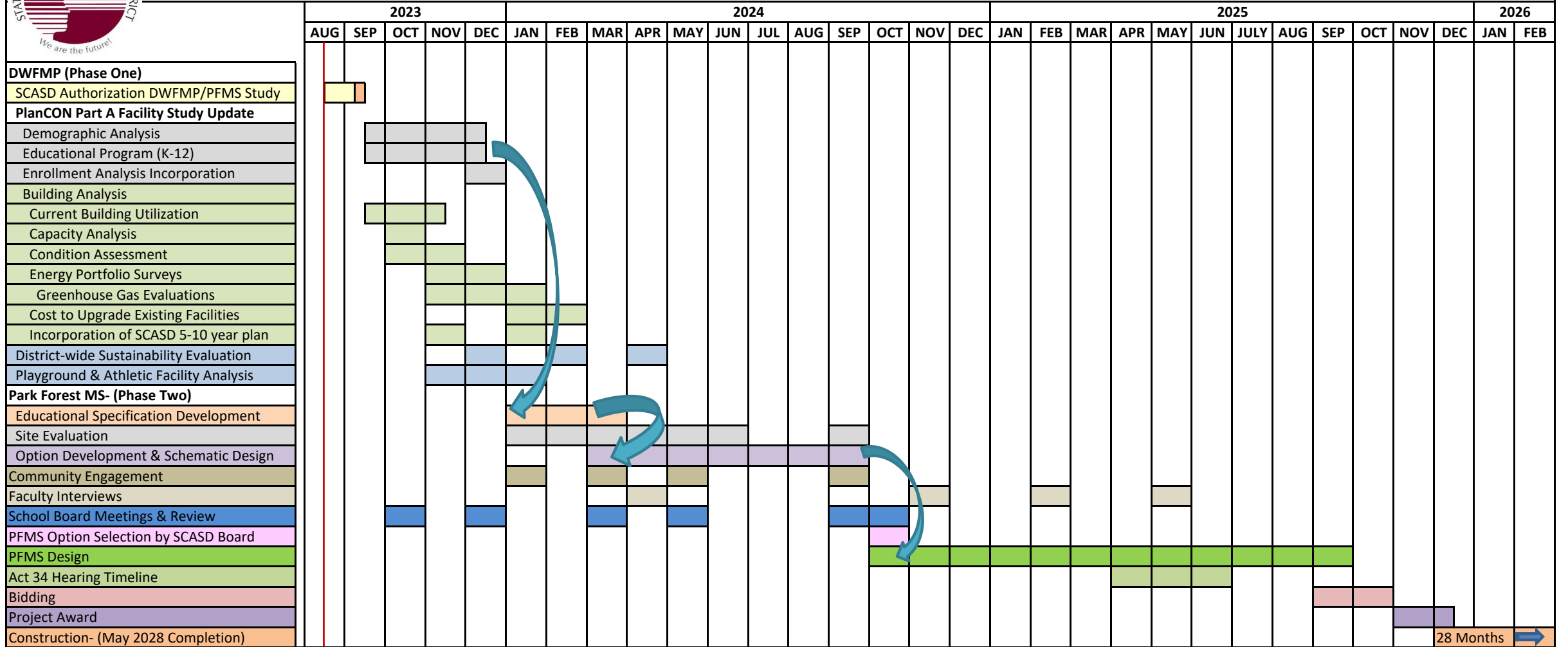
STATE COLLEGE AREA SCHOOL DISTRICT



PROPOSED DESIGN SCHEDULE- District Wide Facility Master Plan & Park Forest Middle School (Phase 1 & 2)

Crabtree, Rohrbaugh & Associates Architects

16-Aug-23



28 Months →