

HIGH SCHOOL PROJECT PLANNING MEETING

April 15, 2013



Crabtree, Rohrbaugh & Associates,
Architects

Agenda

Project Financing

Survey Process

Educational Planning Update

Communication

Option Update

Alternate Site Update

April 22 Agenda



State College Area School District

Project Funding Analysis

April 2013



Project Financing



Presented By

State College Area School District

Dr. Robert J. O' Donnell - Superintendent

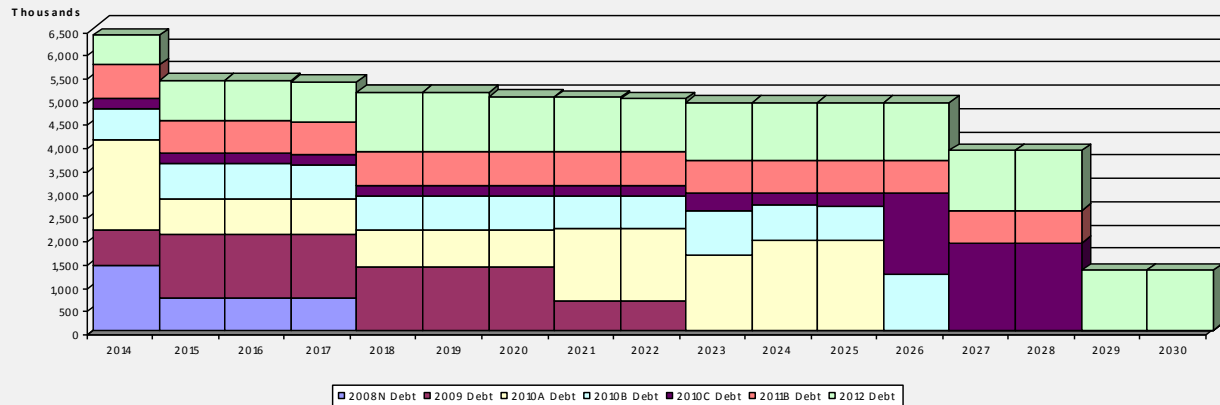
Randy Brown – Business Administrator

Boenning & Scattergood, Underwriter

John McShane, Managing Director

Debt Analysis: Outstanding Debt Service

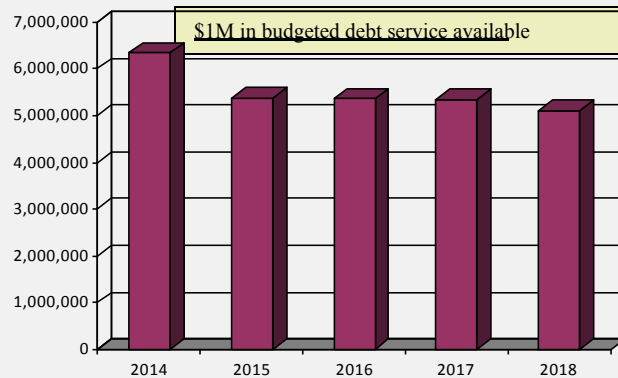
Outstanding Debt Summary					
Issue	Principal	Purpose	Interest Rates	Final Maturity	Call Date
2008	3,265,000	Current Refunding	3.15%	2016	
2009	8,645,000	Current Refunding	2.50-4.00%	2022	9/1/2014
2010A	12,020,000	Current Refunding	3.00-3.75%	2025	11/15/2015
2010B	7,990,000	Advance Refunding	3.00-4.00%	2026	11/15/2015
2010C	5,420,000	Capital Projects	3.00-4.00%	2028	11/15/2015
2011B	8,160,000	Current Refunding	1.00-4.00%	2028	5/15/2016
2012	14,760,000	Advance Refunding	.50-3.50%	2029	11/15/2019
Total	60,260,000				



Districts debt service contains 100% fixed rate debt and remains relatively level over the next 12 years

State College Area Budget Debt Service & Building Maintenance

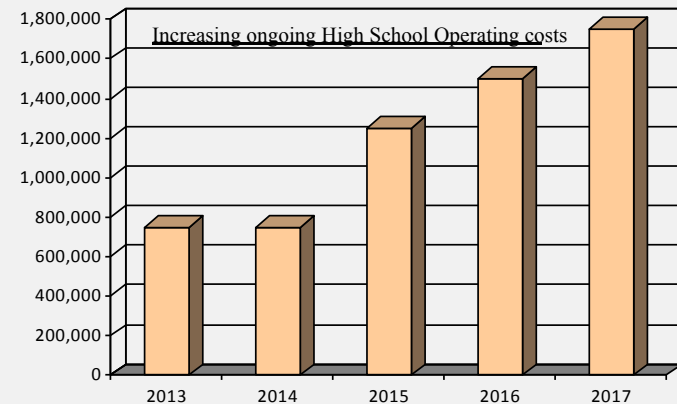
Debt Service decreases starting in 2015



Debt Service

FY End June 30	Debt Service	% change	
2014	6,333,322	***	
2015	5,362,751	-15.325%	
2016	5,360,887	-0.035%	
2017	5,341,494	-0.362%	

Estimated Operating and Building Maintenance cost



School District Facilities

Building	Original Construction	Renovation Dates	Grades	2011-12 Enrollment
Corl Street	1952	1961/96	K-5	247
Easterly Parkway	1955	2002	K-5	335
Ferguson Township	1931	1956/2010	K-5	358
Gray's Woods	2002	----	K-5	379
Houserville	1959	1968	3-5	186
Lemont	1939	1966	K-2	174
Park Forest Elem.	2005	----	K-5	480
Radio Park	1963	----	K-5	368
Mount Nittany	2011	----	K-5	358
Mount Nittany Middle	1995	1995	6 - 8	741
Park Forest Middle	1971	1995/07	6 - 8	792
High School South	1965	1971	9 - 10	1,099
High School North	1957	1965	11 - 12	1,134

- The District's current budget structure allows the District the flexibility to pursue a project without having to fully rely upon millage increases to the taxpayer
- Other Considerations – Other Facilities needs within the next ten years

Base Project – Impact to Budget (30 Year Amortizations)

New Project Funding Analysis

30-Jun Year Ending	Existing Debt	Principal	Interest	Sub Total
2014	6,333,323	0	0	0
2015	5,362,751	0	1,802,889	1,802,889
2016	5,360,887	2,625,000	3,600,528	6,225,528
2017	5,341,494	2,640,000	3,585,378	6,225,378
2018	5,109,166	2,665,000	3,562,819	6,227,819
2019	5,101,976	2,690,000	3,534,020	6,224,020
2020	5,011,589	2,725,000	3,499,486	6,224,486
2021	4,993,044	2,770,000	3,458,240	6,228,240
2022	4,970,060	2,820,000	3,407,188	6,227,188
2023	4,881,638	2,880,000	3,347,308	6,227,308
2024	4,893,218	2,945,000	3,279,551	6,224,551
2025	4,893,188	3,020,000	3,203,460	6,223,460
2026	4,881,256	3,105,000	3,119,975	6,224,975
2027	3,853,406	3,195,000	3,030,976	6,225,976
2028	3,850,019	3,290,000	2,936,920	6,226,920
2029	1,275,100	3,390,000	2,836,695	6,226,695
2030	1,276,963	3,495,000	2,729,951	6,224,951
2031	0	3,610,000	2,616,243	6,226,243
2032	0	3,730,000	2,496,035	6,226,035
2033	0	3,855,000	2,368,955	6,223,955
2034	0	3,995,000	2,231,510	6,226,510
2035	0	4,140,000	2,084,045	6,224,045
2036	0	4,295,000	1,929,033	6,224,033
2037	0	4,460,000	1,765,950	6,225,950
2038	0	4,630,000	1,594,355	6,224,355
2039	0	4,810,000	1,413,793	6,223,793
2040	0	5,000,000	1,223,700	6,223,700
2041	0	5,200,000	1,023,500	6,223,500
2042	0	5,415,000	812,500	6,227,500
2043	0	5,635,000	591,500	6,226,500
2044	0	5,865,000	361,500	6,226,500
2045	0	6,105,000	122,100	6,227,100
Total	77,389,077	115,000,000	73,570,100	188,570,100

Notes

1. Mills currently budgeted for debt service is based off of 2014 debt service budgeted
2. Based on a value of a mill of \$2,000,000

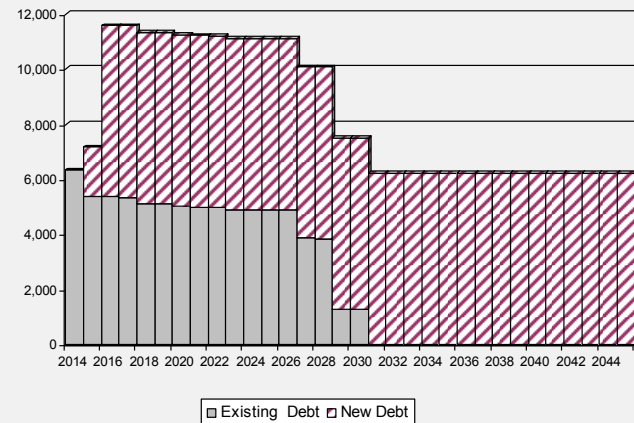
Budget Analysis	Minus	Mills currently	Additional
Total	Operational	Budgeted for	Millage
Debt Svc	Savings	Debt Svc. 1	Needed 2
6,333,323	?		
7,165,640	0	3.17	0.000
11,586,415	0	3.17	2.627
11,566,872			
11,336,985			
11,325,996			
11,236,075			
11,221,284			
11,197,248			
11,108,945			
11,117,769			
11,116,648			
11,106,231			
10,079,383			
10,076,939			
7,501,795			
7,501,914			
6,226,243			
6,226,035			
6,223,955			
6,226,510			
6,224,045			
6,224,033			
6,225,950			
6,224,355			
6,223,793			
6,223,700			
6,223,500			
6,227,500			
6,226,500			
6,226,500			
6,227,100			

Millage Impact

Funding Assumptions

1. Amount - \$115,000,000
2. Term - 30 years
3. Type-Level
4. Rate - 3.57%

Thousands



Notes:

Based upon prior reimbursement formulas, the District would have been eligible for 5% in reimbursement

Future Projects and Budgets

Phased Funding and Future Plans

30-Jun Year Ending	Existing Debt	85,000,000 Borrowing 2014	30,000,000 Borrowing 2015	42,480,000 Borrowing Future Needs
2014	6,333,323	0	0	
2015	5,362,751	1,332,538	0	0
2016	5,360,887	4,601,195	477,856	0
2017	5,341,494	4,600,003	1,105,413	0
2018	5,109,166	4,603,333	1,652,488	666,003
2019	5,101,976	4,602,035	1,651,514	2,300,065
2020	5,011,589	4,601,494	1,653,875	2,299,469
2021	4,993,044	4,601,021	1,654,691	2,301,134
2022	4,970,060	4,603,300	1,653,734	2,300,485
2023	4,881,638	4,604,020	1,655,170	2,297,731
2024	4,893,218	4,603,885	1,654,255	2,297,533
2025	4,893,188	4,602,566	1,651,285	2,298,718
2026	4,881,256	4,600,823	1,651,130	2,301,603
2027	3,853,406	4,600,063	1,653,980	2,301,535
2028	3,850,019	4,600,590	1,655,318	2,298,409
2029	1,275,100	4,601,546	1,655,299	2,297,605
2030	1,276,963	4,602,631	1,653,668	2,299,760
2031	0	4,603,530	1,655,295	2,300,024
2032	0	4,599,685	1,655,048	2,298,040
2033	0	4,600,778	1,653,113	2,298,660
2034	0	4,599,228	1,654,353	2,301,649
2035	0	4,600,283	1,652,848	2,302,185
2036	0	4,600,700	1,653,693	2,300,190
2037	0	4,600,181	1,652,528	2,299,415
2038	0	4,603,325	1,654,219	2,299,943
2039	0	4,599,816	1,653,630	2,297,698
2040	0	4,599,330	1,655,620	2,302,438
2041	0	4,601,339	1,655,045	2,299,010
2042	0	4,600,400	1,651,855	2,302,255
2043	0	4,602,100	1,655,800	2,301,915
2044	0	4,602,100	1,652,100	2,297,920
2045	0	4,600,200	1,656,000	2,300,000
2046	0	0	1,652,400	2,298,400
2047	0	0	0	2,298,500
Total	77,389,077	139,374,035	47,890,818	62,761,388

Total Debt Svc	Minus Operational Savings ?	Divert Capital Reserve mills	Net Budget Impact	Mills currently Budgeted for Debt Svc. 1	Additional Millage Needed 2
6,333,323					
6,695,289	0		6,695,289	3.17	
10,439,939	0		10,439,939	3.17	
11,046,909	0		11,046,909	3.17	
12,030,989	0	-666,003	11,364,986	3.17	
13,655,590	0	-2,300,000	11,355,590	3.17	

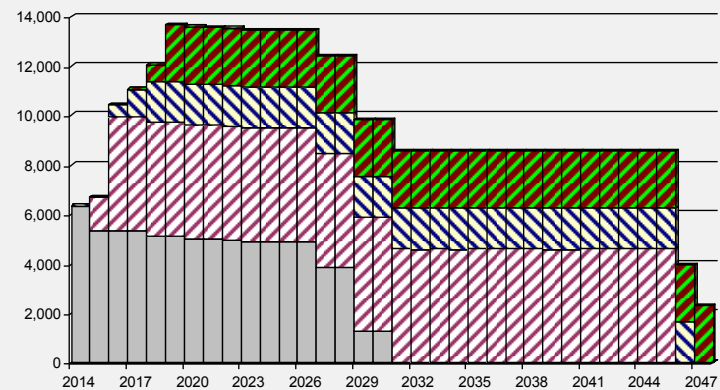
2.511

Millage Impact

Future Needs

1. Debt Service declines in the future
2. Additional Projects feasible without affecting the budget

Thousands



Existing Debt 85,000,000.00 Borrowing 2014
30,000,000.00 Borrowing 2015 42,480,000.00 Future Future Needs

Notes

1. Mills currently budgeted for debt service is based off of 2014 debt service budgeted
2. Based on a value of a mill of \$2,000,000
3. Future needs funded by mills currently budgeted for Capital Reserve Fund

Base Project – Impact to Budget (20 Year Amortizations)

New Project Funding Analysis

Base Project

30-Jun Year Ending	Existing Debt	Principal	Interest	Sub Total
2014	6,333,323	0	0	0
2015	5,362,751	0	1,444,458	1,444,458
2016	5,360,887	4,750,000	2,879,415	7,629,415
2017	5,341,494	4,775,000	2,852,009	7,627,009
2018	5,109,166	4,815,000	2,811,231	7,626,231
2019	5,101,976	4,870,000	2,759,140	7,629,140
2020	5,011,589	4,930,000	2,696,643	7,626,643
2021	4,993,044	5,005,000	2,622,074	7,627,074
2022	4,970,060	5,095,000	2,529,833	7,624,833
2023	4,881,638	5,205,000	2,421,628	7,626,628
2024	4,893,218	5,330,000	2,299,080	7,629,080
2025	4,893,188	5,465,000	2,161,376	7,626,376
2026	4,881,256	5,615,000	2,010,355	7,625,355
2027	3,853,406	5,780,000	1,849,380	7,629,380
2028	3,850,019	5,950,000	1,679,253	7,629,253
2029	1,275,100	6,130,000	1,498,008	7,628,008
2030	1,276,963	6,320,000	1,304,985	7,624,985
2031	0	6,530,000	1,099,333	7,629,333
2032	0	6,745,000	881,928	7,626,928
2033	0	6,975,000	652,060	7,627,060
2034	0	7,225,000	403,435	7,628,435
2035	0	7,490,000	136,693	7,626,693
2036	0	0	0	0
2037	0	0	0	0
2038	0	0	0	0
2039	0	0	0	0
2040	0	0	0	0
2041	0	0	0	0
2042	0	0	0	0
2043	0	0	0	0
2044	0	0	0	0
2045	0	0	0	0
Total	77,389,077	115,000,000	38,992,313	153,992,313

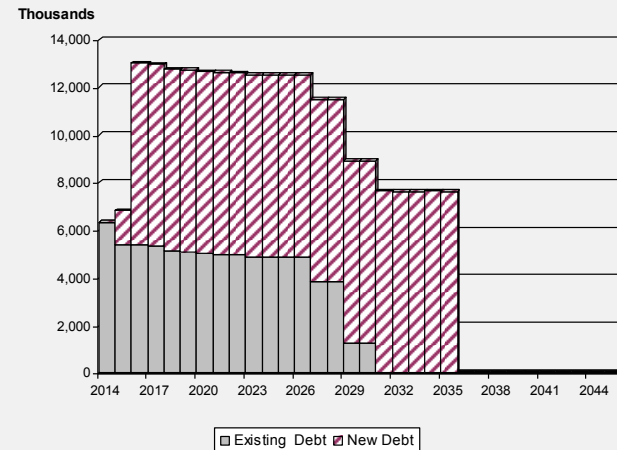
Budget Analysis	Minus	Net Budget	Mills currently	Additional
Total	Operational	Budget	Budgeted for	Millage
Debt Svc	Savings	Impact	Debt Svc. 1	Needed 2
	?			

6,333,323				
6,807,209	0	6,807,209	3.17	0.000
12,990,302	0	12,990,302	3.17	3.328

Millage Impact

Funding Assumptions

1. Amount - \$115,000,000
2. Term - 20 years
3. Type-Level
4. Rate - 2.94%



Notes

1. Mills currently budgeted for debt service is based off of 2014 debt service budgeted
2. Based on a value of a mill of \$2,000,000

Notes:

Based upon prior reimbursement formulas, the District would have been eligible for 5% in reimbursement

1. Mills currently budgeted for debt service is based off of 2014 debt service budgeted
2. Based on a value of a mill of \$2,000,000
3. Future needs funded by mills currently budgeted for Capital Reserve Fund

Survey Process

Goals for the survey:

Identify which options have adequate community support to inform the board's decisions in narrowing down the concepts/options

- Reduce to <3-4 options so the board has an idea of what might pass referendum
- Educate the community as to the process and current status of the HS Project Planning (including findings)
- Allow the board to have scientific evidence to use when reducing options

Help board understand how much the community is willing/able to pay for a high school project



Survey Process

- **Methodology**
- **Timeline**
- **Development of Questions**



Educational Planning Update

CRA / Brain Spaces Coordination:

- BS update regarding ongoing staffing meetings
- Evaluated all program areas and implemented recommendations
 - PDE Guidelines / Capacity / Support Services
- Discussed Academy model for space planning and Utilization Rate
- Compared existing program, 2009 program and proposed program
- Analyzed varying net to gross multipliers; national standards
- Compared proposed program to SF/student; national standards
- Introduced phasing concept

Educational Planning Update

Important terms

- Educational Vision
- Educational Model/Educational Plan
- Educational Specifications

Educational Planning Update

Purpose of Inservice Sessions

- Objective: identify the “big ideas” that will be the focus for the future of State College Area High School
- These “big ideas” will lay the foundation of our educational model

Educational Planning Update

Resources

- Guiding Principles
- Survey Responses
- Small Group Input

Educational Planning Update

Guiding Principles



Educational Planning Update

Survey Responses

- 167 Responses
- Broken into four sections:
 1. Learning/teaching environment
 2. Academic programs
 3. Teacher/student relationships
 4. Faculty and Staff relationships

Educational Planning Update

Day One Objective:

What do we believe and know
about teaching, learning, and
student experiences at State
High?



Educational Planning Update

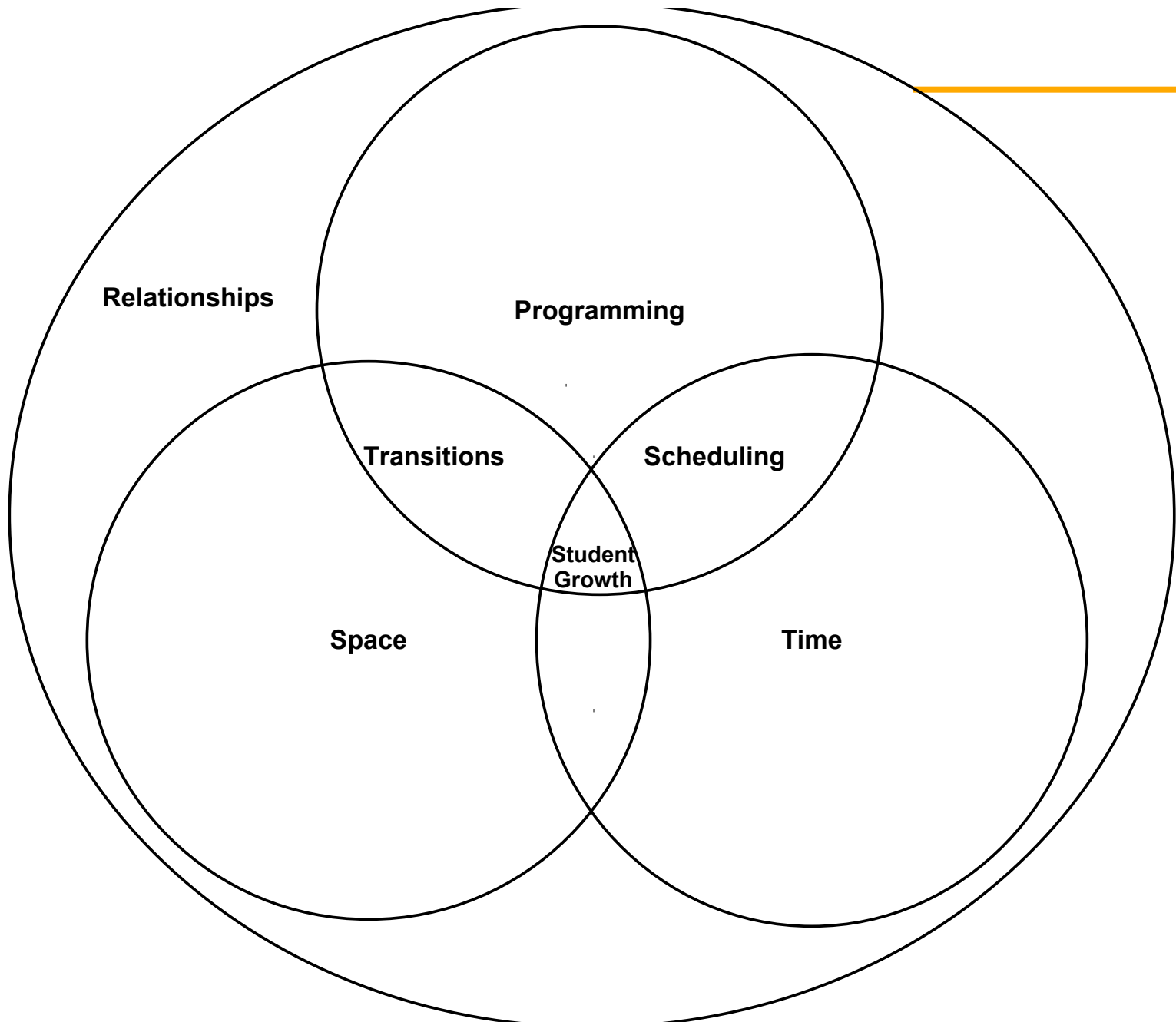
Day Two Questions

- “Based on what we believe and know about teaching, learning, and student experiences about the high school, what would it look like if we really ‘meant it’?”
- What elements need to be included? For example:
 - Student choice of courses/programs
 - Relationships - student to student
 - Relationships - student to teacher
 - Relationships - teacher to teacher
- How would you prioritize these elements?
- Student Involvement

Educational Planning Update



Outcomes



Relationships

Programming

Transitions

Scheduling

**Student
Growth**

Space

Time

Educational Planning Update

What Does the Information Tell Us?

- Relationships – “Fewer and deeper...”
 - student-to-student
 - student-to-teacher
 - teacher-to-teacher
- Academics – “Relevance and rigor...”
- Transitions - Discussion and student data
- Continue to use information, guiding principles
- Provides direction to inform our next steps

Educational Planning Update

Potential Model Ideas

- Smaller learning environments (STEM/STEAM, ARTSmart, Business, Health Occupations, etc.)
- Ninth Grade Experience (e.g. – 9th Grade Academy, etc.)
- Other Possibilities

Educational Planning Update

Next Steps

- Currently forming a planning team to explore and research models
- Membership will consist of a blend of BLT members, Curriculum Council members, classroom teachers, students, and a PTO representative; administrators
- Explore and start site visits

Educational Planning Update

Next Steps

- Share updates at May 7 and June 4 faculty meetings
- Share proposed direction with School Board in June
- Planning Team will work over the summer regarding implementation timeline and future work

Communication



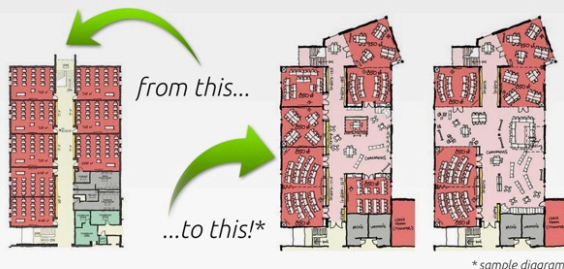
- Website Development
- Flyer



STATE HIGH: THE NEXT 50 YEARS

You can make a difference!

An educational approach for the future



* sample diagram

GOALS

- Improve outdated facilities
- Strengthen relationships
- Foster a secure, healthy and nurturing environment
- Integrate 21st century skills
- High achievement for every student

STRATEGIES

- Reorganize building spaces to support learning communities
- Modernize systems to improve security, air quality, comfort, lighting and energy efficiency
- Increase opportunities for "real world" applications and project-based learning so each student develops competence, skills, initiative & persistence
- Continue to foster critical thinking, communication, innovation and adaptability
- Improve student and community facility use beyond the regular school day

OUTCOMES

- Students equipped to compete and succeed in a changing global society
- Facility that is educationally, fiscally and environmentally sustainable to serve our community's needs for many decades

WHY LEARNING COMMUNITIES?¹ THE NEXT STATE HIGH



This building project will support flexible learning spaces that maximize student-teacher relationships to boost student growth and achievement.

Examples of learning communities could include:

- Ninth grade academies
- Multi-grade schools organized around academic and career interests

Collaborative learning communities of teachers and staff who share no more than a few hundred students are a building block for future focused schools. Communities pool their knowledge to create coherent and relevant instructional programs that challenge and engage every student. Dedicated building space enables more collaboration, reinforcing student identity and improving school safety.



“ Lorem Ipsum ”

(1). From *High Schools to Learning Communities: Five Domains of Best Practice*. Northwest Regional Educational Laboratory, 2008.

TIMELINE

- June 2008 Board contracts with DeJong and Associates for a new District-Wide Facilities Master Plan and a High School educational specification.
- 2010-11 Phase I of DWFMP: addition to Gray's Woods Elementary, renovation/add to Ferguson Township Elementary, and build Mount Hillary Elementary School
- July 2012 Board selects Architects Crabtree, Rohrbaugh and Associates
- Oct 2012 Board selects the educational planning firm BrainSpaces, Inc. to refine the High School educational model
- Jan 2013 Community Engagement Action Team Formed
- Jan-Apr 2013 Community Forums
- May-Jun 2013 Randomized Community Surveys
- Jun-Aug 2013 Board will downselect to 1-3 concepts
- Sep-Oct 2013 Board will downselect to 1-2 options
- Oct 2013 - Mar 2014 Final options presented for community input and municipal approval
- Jan 2014 Schematic design completed
- Apr 2014 Referendum question submitted to Centre County Board of Elections
- May 20, 2014 Anticipated referendum date
- Late 2014 Final design
- Early 2015 Construction begins
- 2017 Project completion
- Late 2017 / Early 2018 Building occupancy

THE CONCEPTS

Six concepts are under consideration. One of these concepts will be refined into schematic designs.

Concept A

Complete replacement on Westerly Parkway with total demolition of existing North and South Bldgs.



Build One New 9-10 on South AND One New 11-12 on North.

COST RANGE: \$133,300,000- \$140,130,000

Concept B

Additions and renovations on Westerly Parkway. Provide additions and renovations to BOTH North and South.



Core academic spaces on both sides of Westerly Parkway.

COST RANGE: \$108,900,000- \$114,000,000

Concept C

Renovations only on Westerly Parkway. New HVAC systems, but building footprint will not be altered.



Note: This does not meet the needs of the educational model or improve school safety.

COST RANGE: \$68,000,000- \$71,000,000

Concept D

Community center on Westerly Parkway.



All core academic areas will be located on South side of Westerly Parkway, using renovation and/or new construction.

Athletics and arts facilities on the North side will be renovated or replaced.

COST RANGE: \$105,000,000- \$119,000,000

Concept E

Build one new 9-12 school for approximately 2400 students on a new site.



COST RANGE: \$119,000,000- \$125,000,000

Concept F

Two high schools. Build a new 9-12 school for approximately 1200 students on a new site and another new school for approximately 1200 students on Westerly Parkway. Most of the existing buildings on Westerly Parkway would be demolished.



COST RANGE: \$150,000,000

TAX IMPLICATIONS¹

Total Project Cost	Mills ²	Property Tax ³	
		Annual	Monthly
\$65 MILLION	XX	\$XXX	\$XX
\$80 MILLION	XX	\$XXX	\$XX
\$100 MILLION	XX	\$XXX	\$XX
\$110 MILLION	XX	\$XXX	\$XX
\$120 MILLION	XX	\$XXX	\$XX
\$140 MILLION	XX	\$XXX	\$XX

¹Tax implications include the high school project only, and would be added to your existing school property taxes for the duration of the bonds funding the project.

²Mills are preliminary estimates assuming that thirty-year bonds will fund the entire project without any additional district revenue. If these assumptions change, your property tax impact would be different.

³Taxes are based on the average assessed value of a single family residential property in the SCASD (\$71,000). Assessed value equals 50% of 1995 market value, or about 25% of current market value. To estimate your additional tax impact, locate your assessed value on your most recent tax bill, divide by 1000, then multiply by the mills from the table.

WHAT'S NEXT?

The school district is surveying a representative sample of SCASD residents to identify preferences and trends in our community. The results will help guide the District's design team to develop one or more concepts further.

Simultaneously, the District's education professionals are working on detailed evaluation criteria. In the early fall, the Board will select a preferred design option.

After a final cost analysis, we will hold a public referendum in 2014. State law determines how the referendum question will be worded, permitting only a vote to raise taxes to fund a specific project.

A successful referendum will allow the project to be bid and construction to begin. The project should be complete by 2018.

Thank you for helping to make the new State High a reality!

Learn More, Get Involved!
<http://www.scasd.org/highschoolproject>

Option Update



- Discussion of a potential “phasing strategy” and updates to the estimates

Phasing Assumptions

Option A

- Adjust square footage to match final educational program
- Project phasing still in evaluation

Option B

- Adjust square footage to match final educational program
- Project phasing still in evaluation

Option C

- Project phasing not applicable

Option D2/D3

- Adjust square footage to match final educational program
- Delta program implemented in Phase Two at North Building
- North building renovations and demolition delayed
- Athletics fields to support PE program included
- Additional fields phased separately

Phasing Assumptions

Option E1 / E2 / E3

- Adjust square footage to match final educational program
- Delta program implemented in Phase Two at North Building
- North building renovations and demolition delayed
- Food service satellite operations remain at North/South
- Athletics fields to support PE program included
- Additional fields phased separately

Option F

- Adjust square footage to match final educational program
- Project phasing still in evaluation

Phasing Analysis

		PROPOSED PHASE ONE	PROPOSED PHASE TWO		
				Option A Range	
Option A	NEW CONSTRUCTION	NA	NA	\$135.8 M	\$142.8 M
	New 9-10 to REPLACE South and New 11-12 to REPLACE North				
				Option B Range	
Option B	ADDITIONS & RENOVATIONS	NA	NA	\$112.2 M	\$118 M
	Comprehensive renovations to BOTH North & South				
	Additions to meet ALL educational Program needs				
				Option C Range	
Option C	RENOVATIONS ONLY	NA	NA	\$65 M	\$68.2 M
	Comprehensive renovations to BOTH North & South				
	Does not meet educational Program needs or improved school safety				
				Option D2 Range	
Option D2	ADDITIONS & RENOVATIONS	\$ 96.3 M	\$ 18 M	\$111.5 M	\$117 M
	Comprehensive renovations to South; utilize portion of North				
	Additions to meet ALL educational Program needs				

Site Evaluation

Existing Westerly
Parkway Site

“Potential”
Sites

Started with 23 Sites

8

Level 1 Evaluation

Broad Criteria

Size-Location-Available

6

Specific Criteria

Regulatory-Environmental-Infrastructure

3

Level 2 Evaluation

Site Specific Criteria

Regulatory-Environmental-Infrastructure

Cost (Land + Infrastructure = Development Ready)

Education & Site Program Applied (What Fits)

Intangibles (Current and Future “Value”)

X

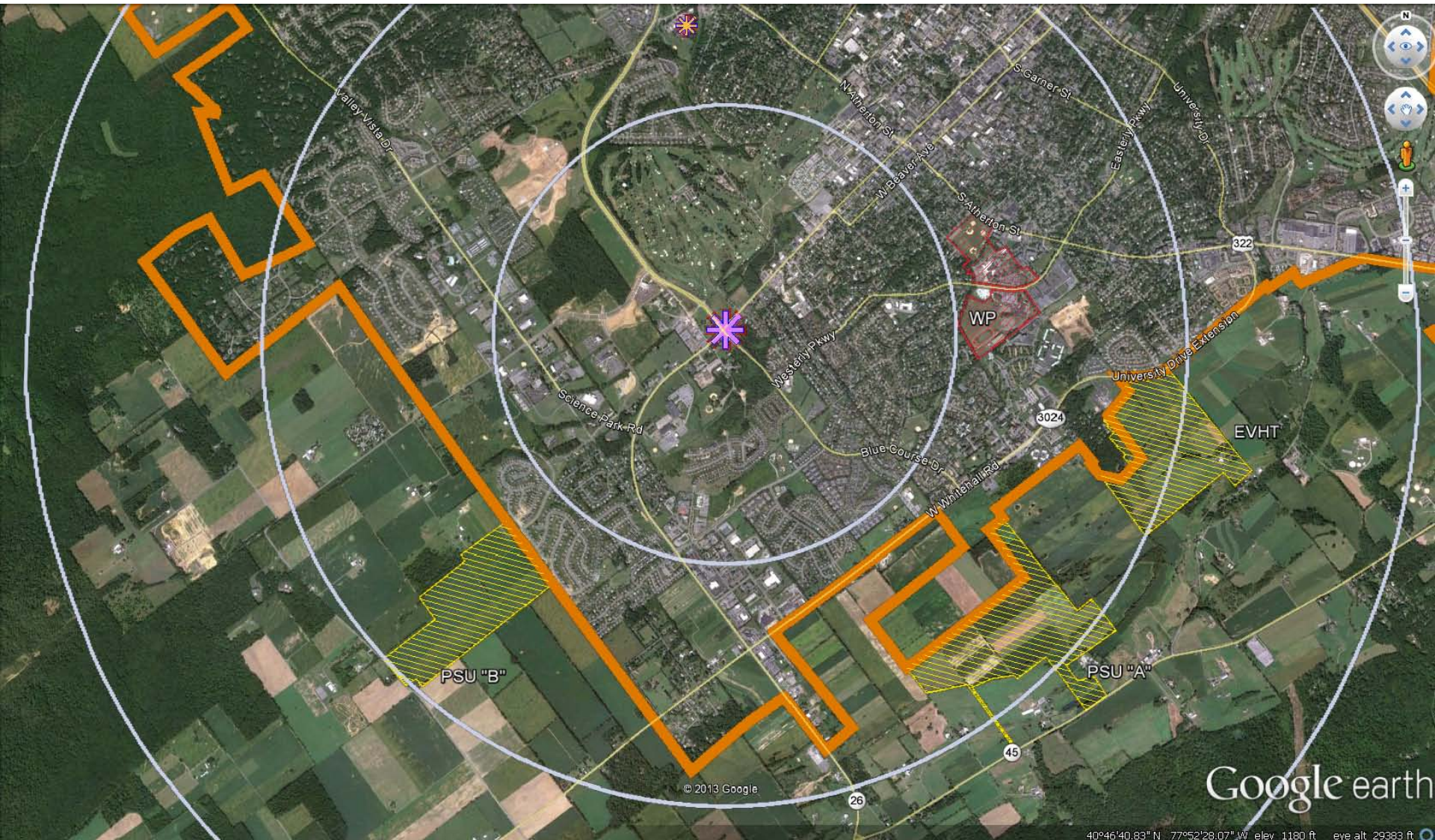
**Evaluate Potential Site Option(s)
with existing Westerly Parkway site**

“You Are Here”

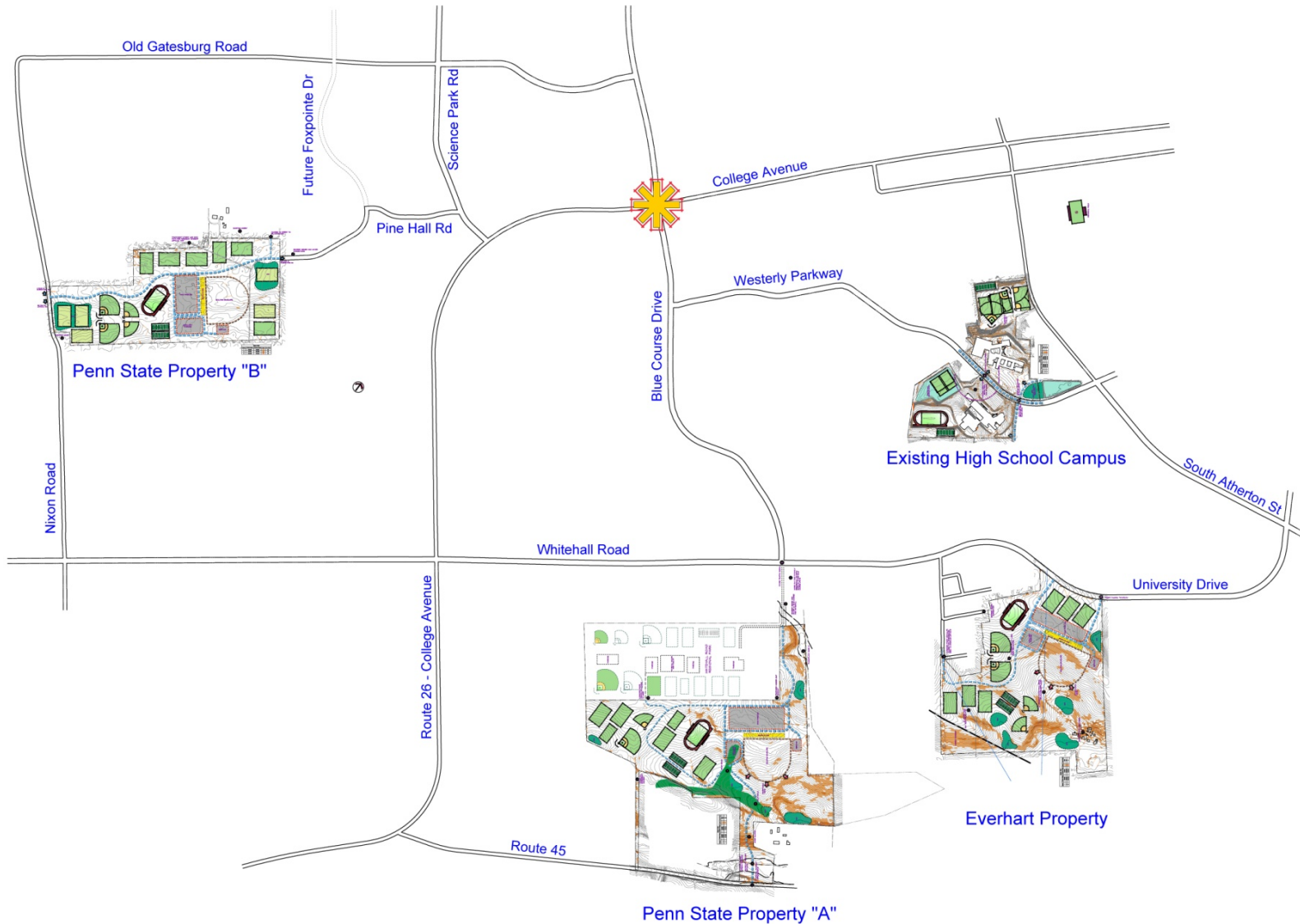
**Evaluate existing Westerly Parkway
site with Potential Site Option(s)**



Site Evaluation



Site Evaluation

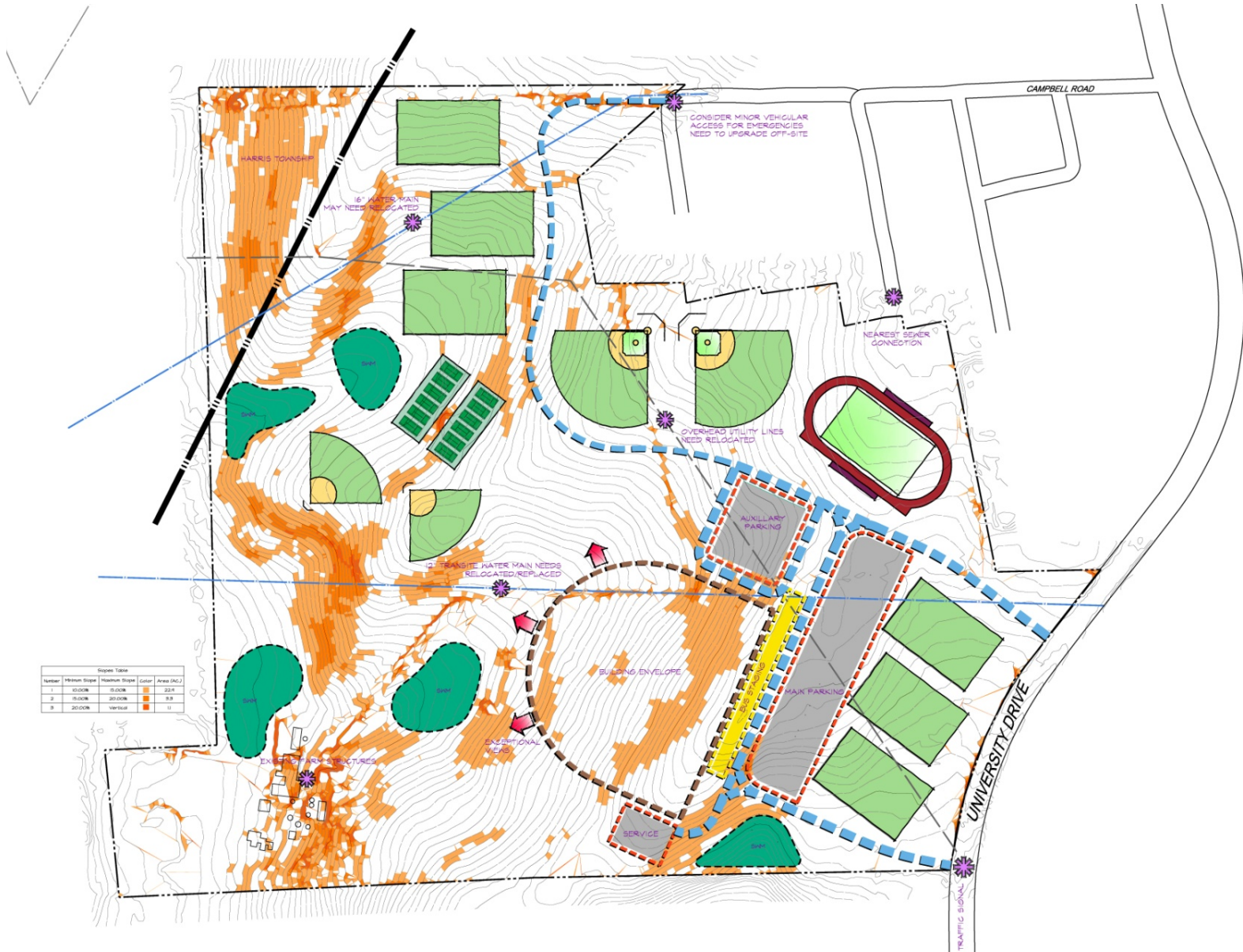


Site Evaluation

Everhart Property Characteristics

- Access and Circulation to University Drive
- Potential for third access – emergency use
- Southern exposure
- All access points connect to University Drive
- Two Townships
- Residential uses on west side
- Rolling topography with pockets of steep slopes and valleys
- Limited layout flexibility
- 2 water mains and electric lines traverse the property
- Dwelling and farm structures

Everhart Site



Site Evaluation

Penn State Site “A” Characteristics

- Access and Circulation to three major transportation corridors
- Neighbor to WHRP – potential for cooperative use sharing
- Southern exposure
- Outdoor classroom & learning opportunities
- Large tract with layout flexibility and expandability
- Rolling topography with pockets of steep slopes and valleys, many isolated
- Lengthy access drives, one with stream crossing
- Access through potential student housing
- Nolin Soils – zoning relief

Penn State Site "A"

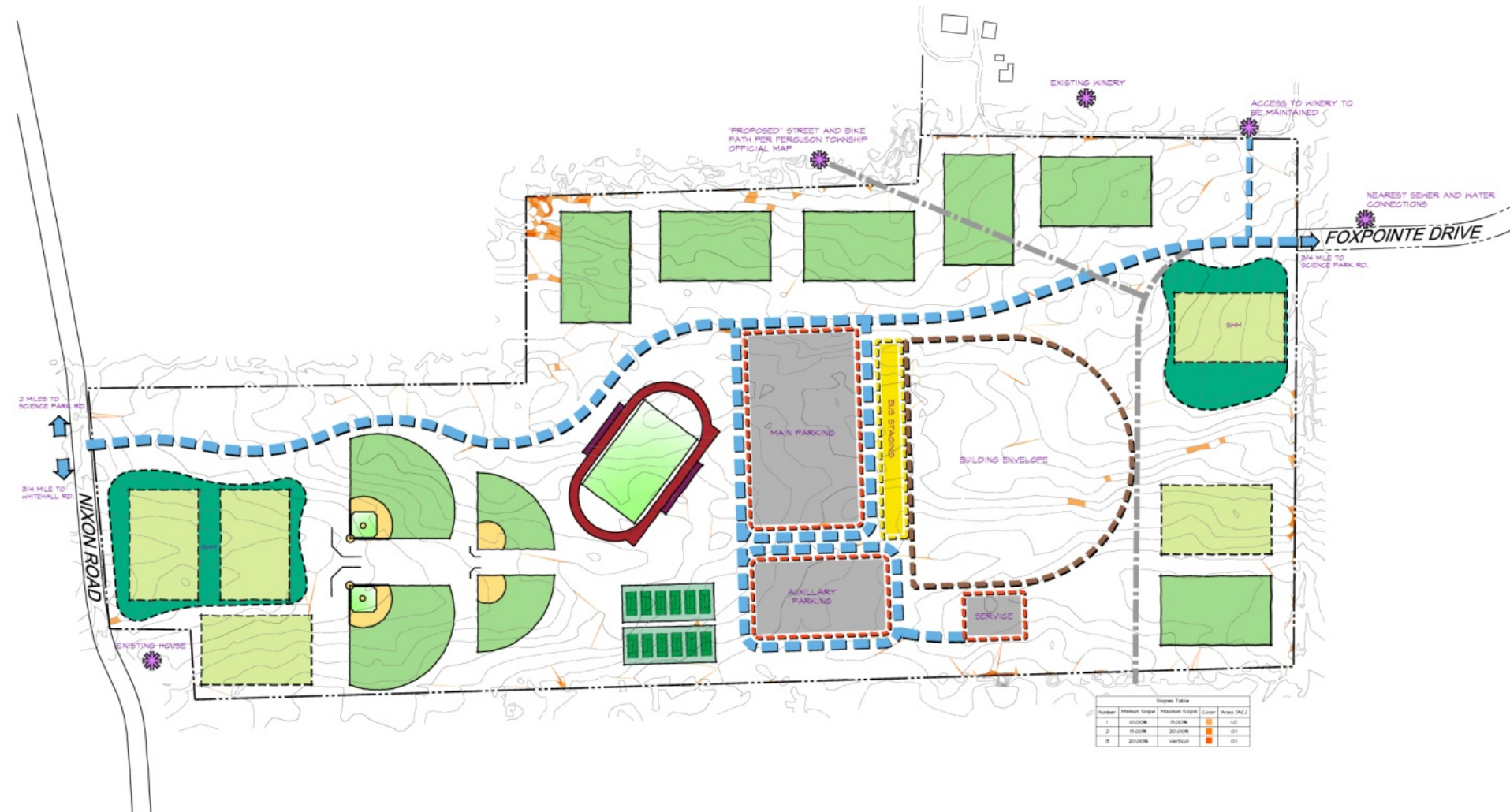


Site Evaluation

Penn State Site “B” Characteristics

- Access and Circulation to three transportation corridors
- Clean, efficient design layout potential
- Property shape lends to layout flexibility and expandability
- Nearby residential neighborhoods
- Gentle topography
- Good set up for storm water management
- “Rural” Nixon and Old Gatesburg Roads
- Longer distance to major transportation corridors
- Township Official Map – provision for future streets and bike paths

Penn State Site "B"



Site Evaluation

Westerly Parkway Characteristics

- Well documented opportunities and constraints
- Site Design is driven by building design and existing “constraints”
- Additional Design Considerations
 - Access management and circulation
 - O’Bryan / Plaza alignment

Westerly Parkway





Discussion of follow up items for the April 22 Regular Board Meeting Agenda