

**State College Area School District
Office of Physical Plant
Ed Poprik, Director**

To: Board of School Directors

From: Ed Poprik

RE: **Capital Facilities Planning Update**

Date: February 27, 2012

Memorial Field

-Variance

Work has been proceeding on the design development for the west bleacher project. As part of the approval process, a variance was needed to complete the restroom portion of this phase. This need arose from zoning requirements for the front yard setback, which was determined to be 22 feet 6 inches, and the side yard setback, which is 6 feet.

As depicted in the schematic design, and due to nature of the property, the restroom facility could not be constructed with these setbacks. Consequently, the district sought relief through a variance. A public hearing was conducted on January 10, and then reopened on January 24, 2012. Based on consideration of the applicable laws, the variance requested by the district was granted on February 13, 2012.

(Attachments depicting the restroom structure and its location are included.)

-Calendar

The next step in our approval process will be to present plans to the State College Borough Architectural Review Committee, which we project will occur on March 28, 2012. Following this, we will begin the CRCA Code review process, which could take 60 days. After all approvals are met, final bidding documents will be developed.

All things considered, June would be our earliest projected bid date. Based on this date, and the potential disruption to fall sports, we intend to proceed with the approval process as planned, but hold consideration of bidding until late fall, which would then push construction to early 2013 (calendar year).

Coordinating this project with a potential field surface replacement project that was envisioned for the summer of 2013 needs further development. The Board will receive further updates, as the project proceeds and will ultimately be asked to approve funding prior to the release of any bid documents.

District Wide Facility Master Plan

-Design Professional

As previously reviewed with the Board of School Directors in December, the ad hoc selection committee is in the process of forming a recommendation regarding design professional services. Based on evaluation of the responses to a Request for Qualifications issued by the district, 6 firms were selected to move forward in the process. A Request for Proposal was issued to each of the firms. These firms were then interviewed (recordings of these interviews can be viewed through a link on the SCASD home page). Based on consideration of the responses to the RFQ, the RFP, and subsequent information gleaned at the interviews, the committee has narrowed the field to 3 firms for further review:

- Buchart/Horn Basco
- Crabtree Rohrbaugh
- Schradergoup

The committee will meet on March 15, 2012 to discuss the next steps in the process. These could include the issuance of a second RFP, visitations to completed projects, as well as other considerations.

-Calendar

The draft calendar that was shared with the Board on December 19, 2011 projected the presentation of a recommendation for design professional

on March 12, followed by a project kick-off date of April 2, 2012. Since that time, Governor Corbett has proposed a moratorium on Plancon reimbursements. Text from his budget address:

"To further ensure the focus is on the child, this administration proposes a moratorium on accepting any new school construction projects and intends to review the current applications, where the applications are in the process and what role, if any, state government should have in this area of school district operations."

While the details are still unclear, this could have both a financial and operational impact on any future projects. Based on previous projects, the district could expect to receive in the neighborhood of 10% reimbursement for a High School project. Additionally, many of our planning and design efforts are tailored to meet the regulatory requirements of Plancon.

Considering this uncertainty, Administration is recommending that the design professional selection process be allowed to continue, but that no contracts be signed until a clear understanding of Plancon's future can be communicated to the Board.

Identifying an anticipated date for this is premature; however, for planning purposes, the start date for this project could likely be reconsidered for the fall of 2012.

Update to the Centre Regional Planning Commission

On March 1, 2012, I will be presenting a SCASD Facilities Planning update to the Centre Regional Planning Commission. The previous 2 items will be part of that review. Additionally, information regarding long-term planning around the College Heights building and the Overlook Heights property will be presented.

As previously shared with the Board, administration is reviewing options for the College Heights building and any applicable reuse of the Panorama Village Building. Concurrently, the district has begun to examine the Overlook Heights (vacant) property, which is owned and maintained by

the district but not used for any district activity. This small parcel of land has no potential for any future building.

While no formal plans have been approved by the Board, considerations around each of these properties are being reviewed with Commission in concept. The commission has the privilege and obligation to offer comment prior to the disposal of any district property, which will aid in the Board's future deliberations.





