



COMMUNITY FORUM

HIGH SCHOOL PROJECT

April 25, 2013



Crabtree, Rohrbaugh & Associates,
Architects

Agenda

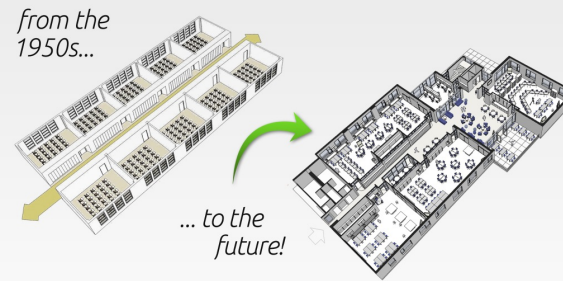
- Overview
- Project Goals
- Educational Planning
- Site Concepts
- Preliminary Costs
- Tax Implications
- Survey
- Small Group Discussion



STATE HIGH: THE NEXT 50 YEARS

You can make a difference!

An educational approach for the future



sample diagram courtesy of BrainSpaces, Inc.



CURRENT HIGH SCHOOL: AN AGING AND FAILING FACILITY



The original high school North and South buildings were constructed in 1955 and 1962. After four additions but no major renovations, 85% of the State High campus is now over 40 years old. The configuration of the buildings creates many logistical and safety concerns:

- The windows, heating and ventilation, electrical, and plumbing systems require wholesale replacement.
- Parts of both buildings leak or flood
- Most of the classrooms are undersized; many lack windows
- The classrooms and other learning spaces lack the flexibility to support today's high school education
- Neither building meets current codes; some parts are not ADA compliant

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.

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.

Examples of learning communities could include:

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

* Concept C results in a facility that is least supportive of our students' educational needs.

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

Overview

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, renovate/add to Ferguson Township Elementary, and build Mount Nitany 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 concepts

Oct 2013 - Mar 2014
Final concepts 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. These cost estimates are current as of 4/22/2013, and will be updated.

Concept A

Complete replacement of the existing school buildings on Westerly Parkway with two new buildings on Westerly Parkway.

Build one new building on South AND one new building on North.

COST RANGE: \$134,500,000 - \$141,300,000

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: \$109,900,000 - \$115,500,000

Concept C

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

Note: Does not fully support the educational model or improve school safety.

COST RANGE: \$69,200,000 - \$72,800,000

Concept D

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

A portion of the existing North school building will continue to serve student and community needs.

COST RANGE: \$109,100,000 - \$121,300,000

Concept E

Construction of a new school at a new site for grades 9-12, with space for approximately 2400 students.

COST RANGE: \$112,000,000 - \$125,000,000

Concept F

Two high schools. Renovate and/or build two 9-12 high schools on two sites.

A new school at a new site and a renovation or new school building on Westerly Parkway. Each high school accommodates 1200 students.

COST RANGE: \$144,400,000 - \$151,800,000

TAX IMPLICATIONS¹

Total Project Cost	Mills ²	Property Tax ³	
		Annual	Monthly
\$70 MILLION	1.395	\$99	\$8
\$90 MILLION	1.936	\$138	\$12
\$100 MILLION	2.207	\$157	\$13
\$110 MILLION	2.477	\$177	\$15
\$120 MILLION	2.748	\$196	\$16
\$145 MILLION	3.425	\$244	\$20

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 project and that the district will direct 1/2 (one half) mill of its existing capital reserve budget toward the high school project. 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 (\$71,296). Assessed value equals 50% of 1995 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. You can also visit the project website to use the online tax calculator.

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.

Following a successful referendum, the project will be bid and construction will 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/statehighfuture>



Overview

Project Goals

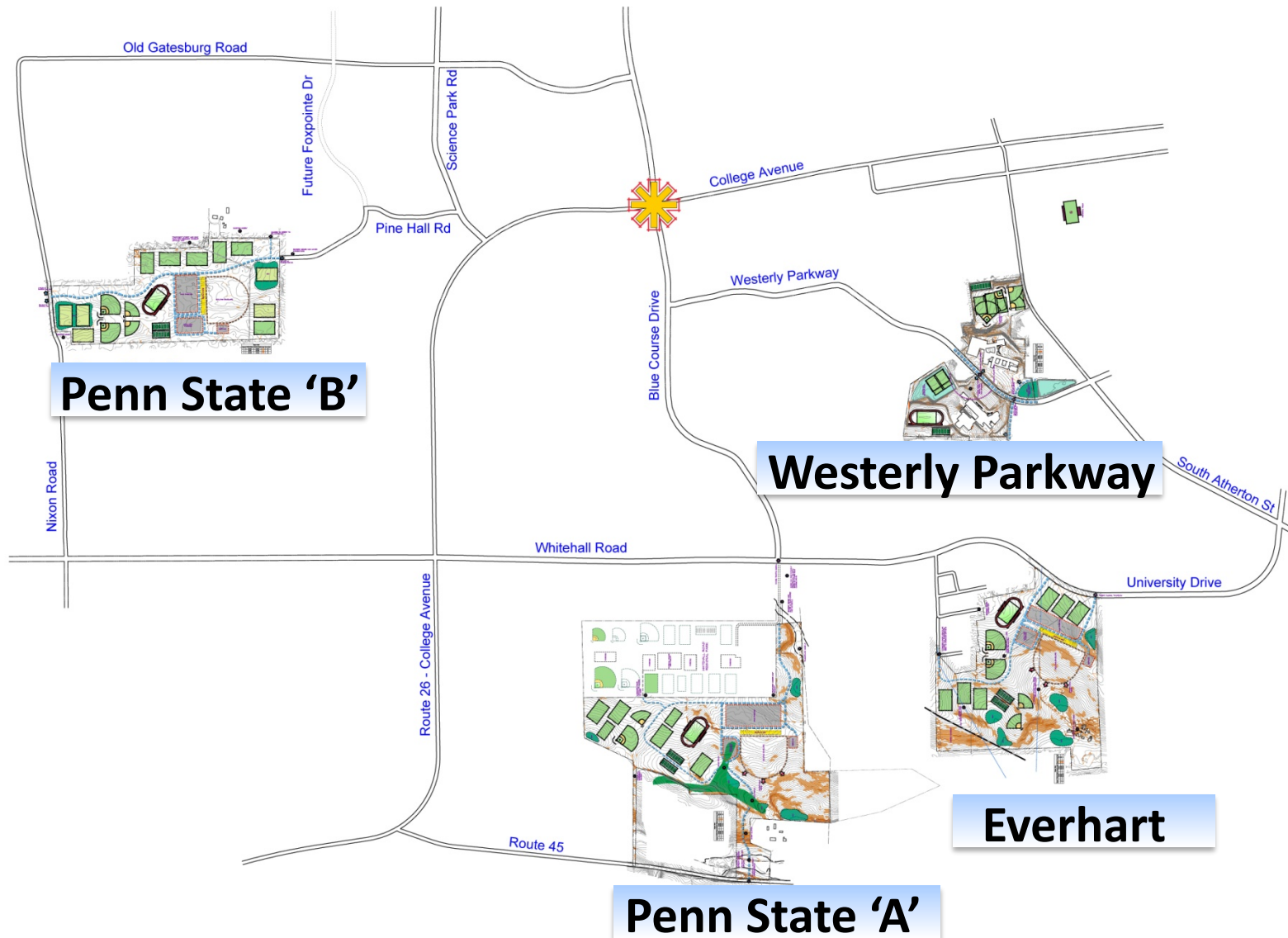


Educational Planning Update

Guiding Principles



Site Evaluation



Preliminary Construction Costs

Option	Basic Description	Location	Building Area		VERSION 2			
					Preliminary Cost Range			
B	Add/Renov 9-10	Westerly South	264,400	SF				
	Add/Renov 11-12	Westerly North	271,000	SF	Total Range for Option B			
			535,400	SF	\$ 109.9	M	\$ 115.5	M
C	Renov ONLY 9-10	Westerly South	177,400	SF				
	Renov ONLY 11-12	Westerly North	247,000	SF	Total Range for Option C			
			424,400	SF	\$ 69.2	M	\$ 72.8	M
D2	Add/Renov 9-12	Westerly South	458,790	SF				
	Partial Renov North	Westerly North	83,040	SF	Total Range for Option D2			
			541,830	SF	\$ 109.1	M	\$ 114.7	M
D3	New 9-12	Westerly South	445,000	SF				
	Partial Renov North	Westerly North	83,040	SF	Total Range for Option D3			
			528,040	SF	\$ 115.3	M	\$ 121.3	M

Preliminary Construction Costs

Option	Basic Description	Location	Building Area		VERSION 2			
					Preliminary Cost Range			
E1	New 9-12	Everhart Site	470,000	SF	(includes \$4.5 M site acquisition)			
			-	SF	Total Range for Option E1			
			470,000	SF	\$	117.2	M	\$ 123.2 M
E2	New 9-12	Penn State	470,000	SF	(excludes site acquisition)			
		Site A	-	SF	Total Range for Option E2			
			470,000	SF	\$	113.1	M	\$ 118.9 M
E3	New 9-12	Penn State	470,000	SF	(excludes site acquisition)			
		Site B		SF	Total Range for Option E3			
			470,000	SF	\$	110.4	M	\$ 116.0 M

Preliminary Construction Costs

					VERSION 2			
Option	Basic Description	Location	Building Area		Preliminary Cost Range			
A	New 9-10	Westerly South	256,760	SF				
	New 11-12	Westerly North	320,460	SF	Total Range for Option A			
			577,220	SF	\$ 134.5	M	\$ 141.3	M
F	New 9-12	Westerly South	296,820	SF	(excludes site acquisition)			
	New 9-12	New Site	312,340	SF	Total Range for Option F			
			609,160	SF	\$ 144.4	M	\$ 151.8	M

Tax Implications

- ***High School Building Project***

Project Cost	Mills	Tax – Annual	Tax – Monthly
• \$70 million	1.395	\$99	\$8
• \$90 million	1.936	\$138	\$12
• \$100 million	2.207	\$157	\$13
• \$110 million	2.477	\$177	\$15
• \$120 million	2.748	\$196	\$16
• \$145 million	3.425	\$244	\$20

- Estimates based upon assumptions 4/2013.

Tax Implications - Assumptions

- Include High School Building Project only
- Added to existing school property taxes for duration of bonds funding the project
- Assume 30-year bonds
- Includes ½ (one half) mill of existing capital reserve budget to fund project
- Based on average assessed value of a single family residential property in SCASD (\$71,296)
- Assessed value equals 50% of 1995 market value

Tax Implications – Other Factors

- Term of bonds 10, 15, 20, 25 years
 - (assumed 30 years)
- Change funding from capital reserve budget from ½ mill
- Interest rates
- Issuance of bonds during construction period
- Private donations
- PlanCon reimbursement

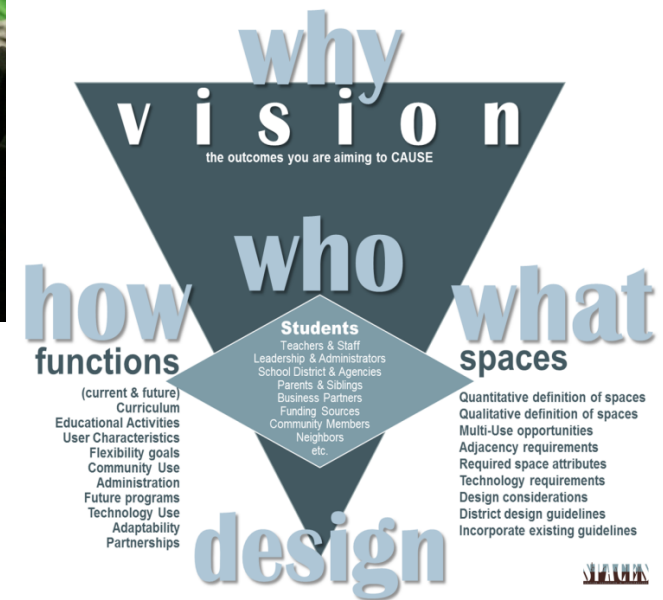
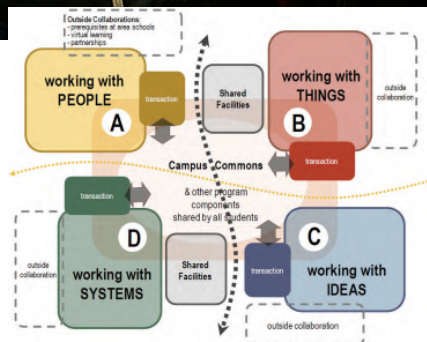
Survey



Small Group Discussion



- Identify Pros / Cons of Concepts
- Identify if additional information is needed
- Other ?



Community Forum

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