

HIGH SCHOOL PROJECT PLANNING MEETING

March 18, 2013



Crabtree, Rohrbaugh & Associates,
Architects

Agenda

Survey and Polling

Educational Planning
Update

Site Evaluation Update

Option Refinement

Calendar Update

Option Matrix

Communications



- Board Work Session: April 15, 2013
- Community Forum: April 25, 2013, 7:00 PM
 - Repeated on Saturday, April 27, 2013, 10:00 AM
- Community Meetings (to be announced):
 - Late April-Early May
- Ongoing:
 - WWW.SCASD.ORG/HighSchoolProject
 - Twitter: @StateCollegeSD
 - Facebook: State College Area School District

Polling



Social Science Research
Solutions

53 West Baltimore Pike,
Media, PA, 19063

484.840.4300

-Dr. David Dutwin

-Ms. Deborah
Winneberger

Educational Planning



A. Educational Visioning: BrainSpaces, Inc.
Facilitating Visioning (guiding principles =
enduring beliefs)

B. Educational Program Model: State College
Area School District

- Collaborate & identify our needs to support guiding principles
- Develop Vision → Embrace guiding principles into future

Guiding Principles

- ✓ **Relationships** are the cornerstone of academic achievement.
- ✓ **Relevance** motivates students to pursue understanding.
- ✓ **Diverse student interest** and abilities must be celebrated.
- ✓ **Best-practices** are embraced, and both rigor and innovation are expected.
- ✓ **Environmental stewardship** promotes global citizenship.
- ✓ Human, physical and **financial responsibility** fosters community support.
- ✓ A **safe, healthy & nurturing environment** meets holistic needs of learners.
- ✓ **Learning extends past the bell schedule** and beyond the school campus.
- ✓ **Technology is a powerful TOOL** for teaching & learning.
- ✓ Choice is a foundation of **student-centered learning**.
- ✓ The school is a **hub of community activity**.

TRADITIONAL EDUCATION

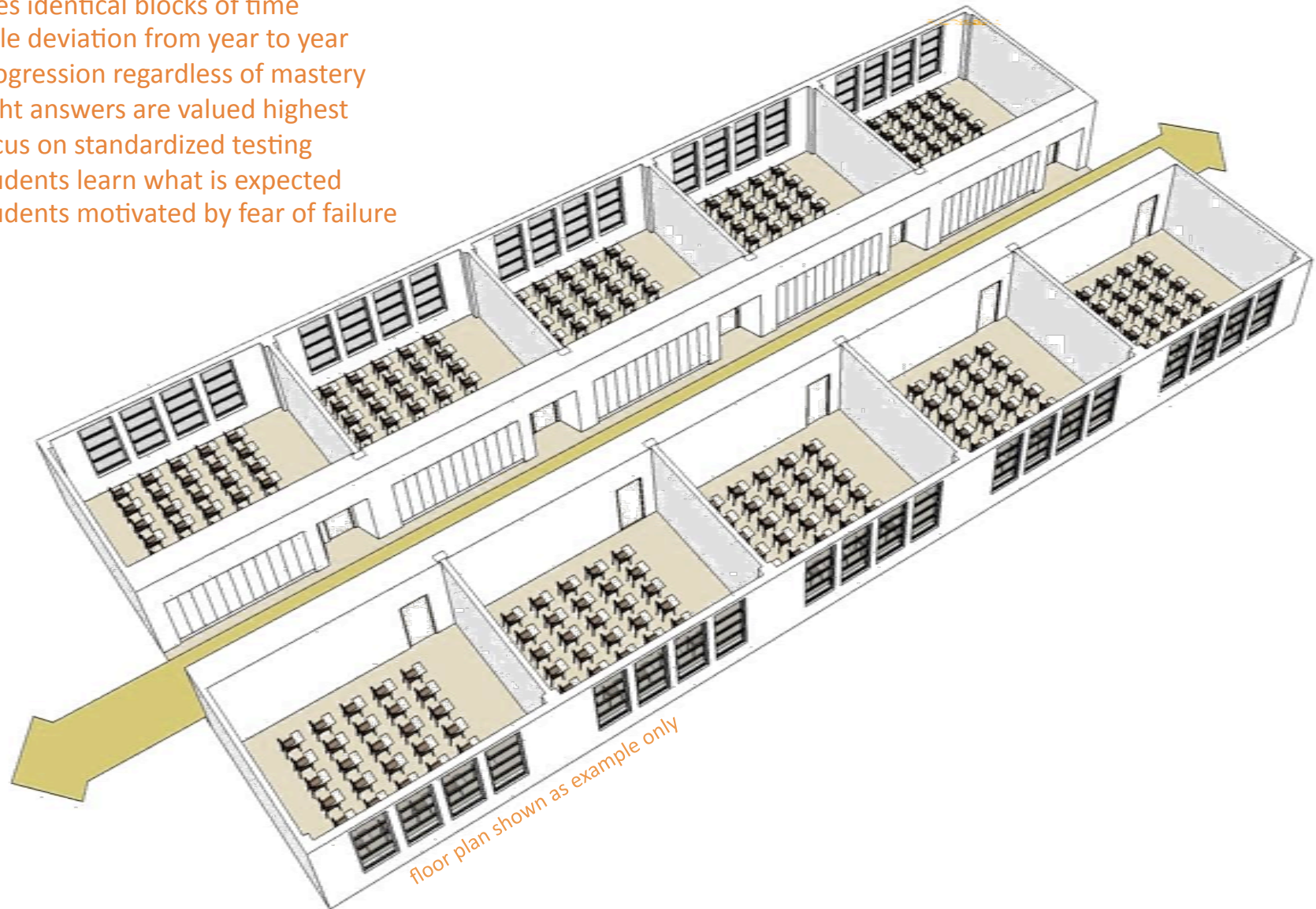
create alone
present
right answers
introverted
bring solutions
perfection
appearance
closed / think quietly
information gathered
memorizing

21st CENTURY EDUCATION

create together
design
right questions
extraverted
seek / develop solutions
mistakes allowed
authentic
open / think out loud
knowledge generated
understanding

20th CENTURY FACTORY MODEL

- assumes all teachers teach the same way
- assumes all students learn in the same way
- uses identical blocks of time
- little deviation from year to year
- progression regardless of mastery
- right answers are valued highest
- focus on standardized testing
- students learn what is expected
- students motivated by fear of failure

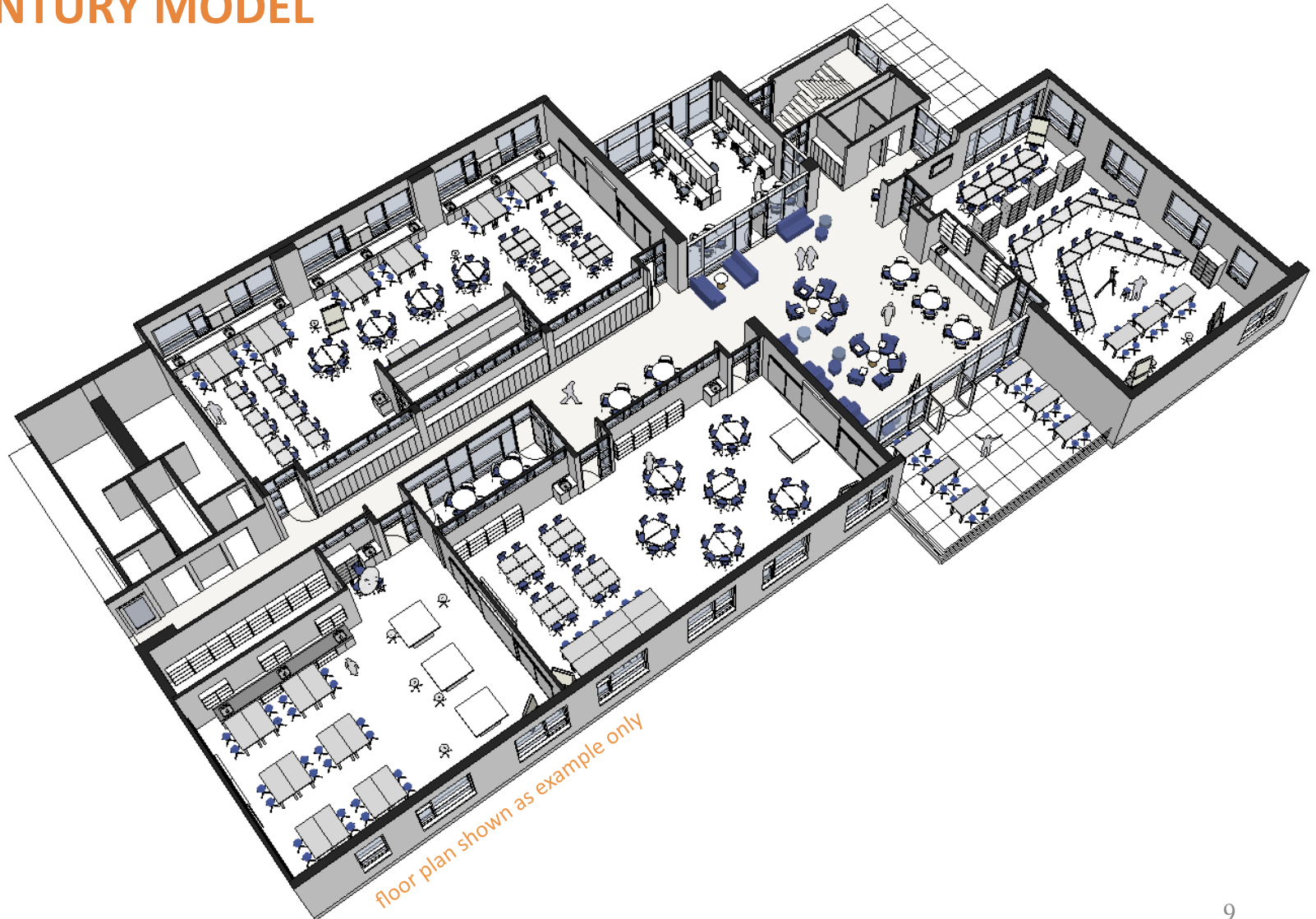


Your Current High School Buildings

Physical Characteristics:

- relatively identical cellular classrooms
- double-loaded hallways, serve as transit only
- teacher-centered, teacher/white-board as focus
- rooms too small to rearrange furniture
- little room for hands-on projects
- limited visibility into classrooms
- natural light is limited
- learning is contained indoors
- collaboration is difficult

A High School that Supports Guiding Principles: **21st CENTURY MODEL**

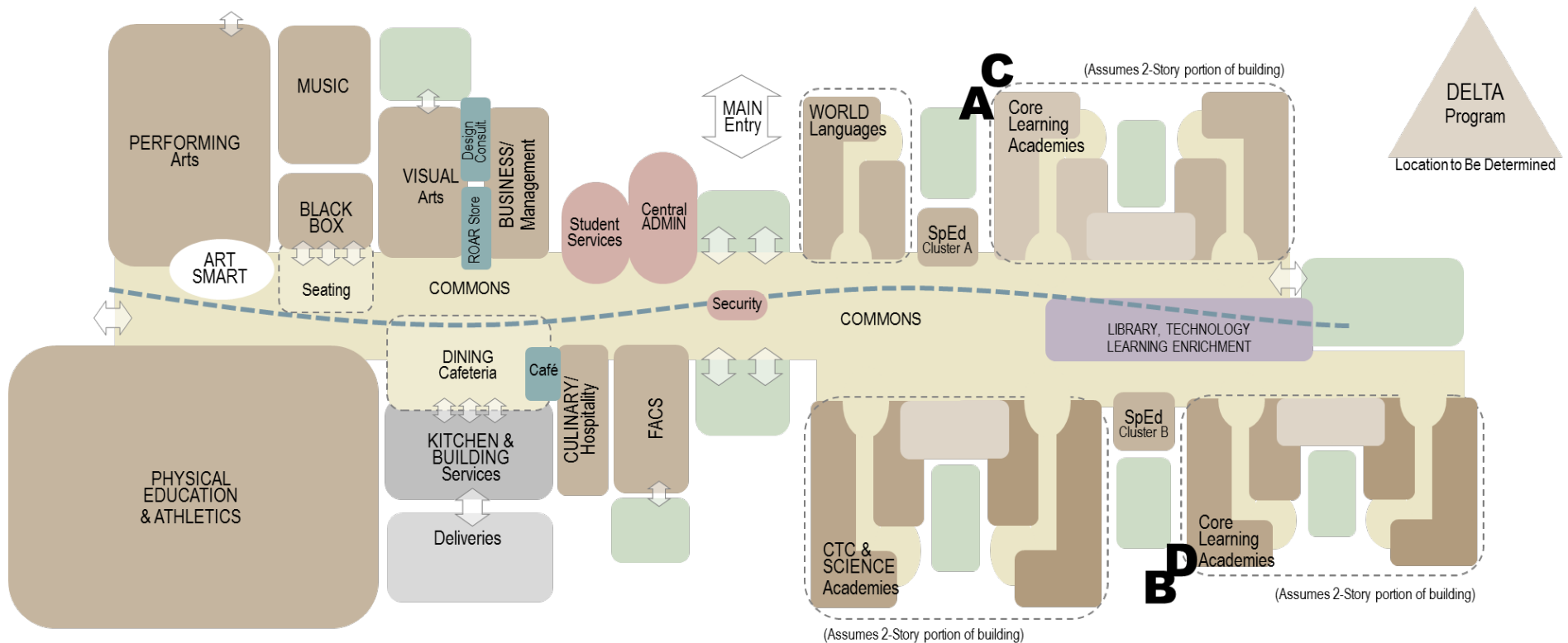


Physical Characteristics: 21st Century Model



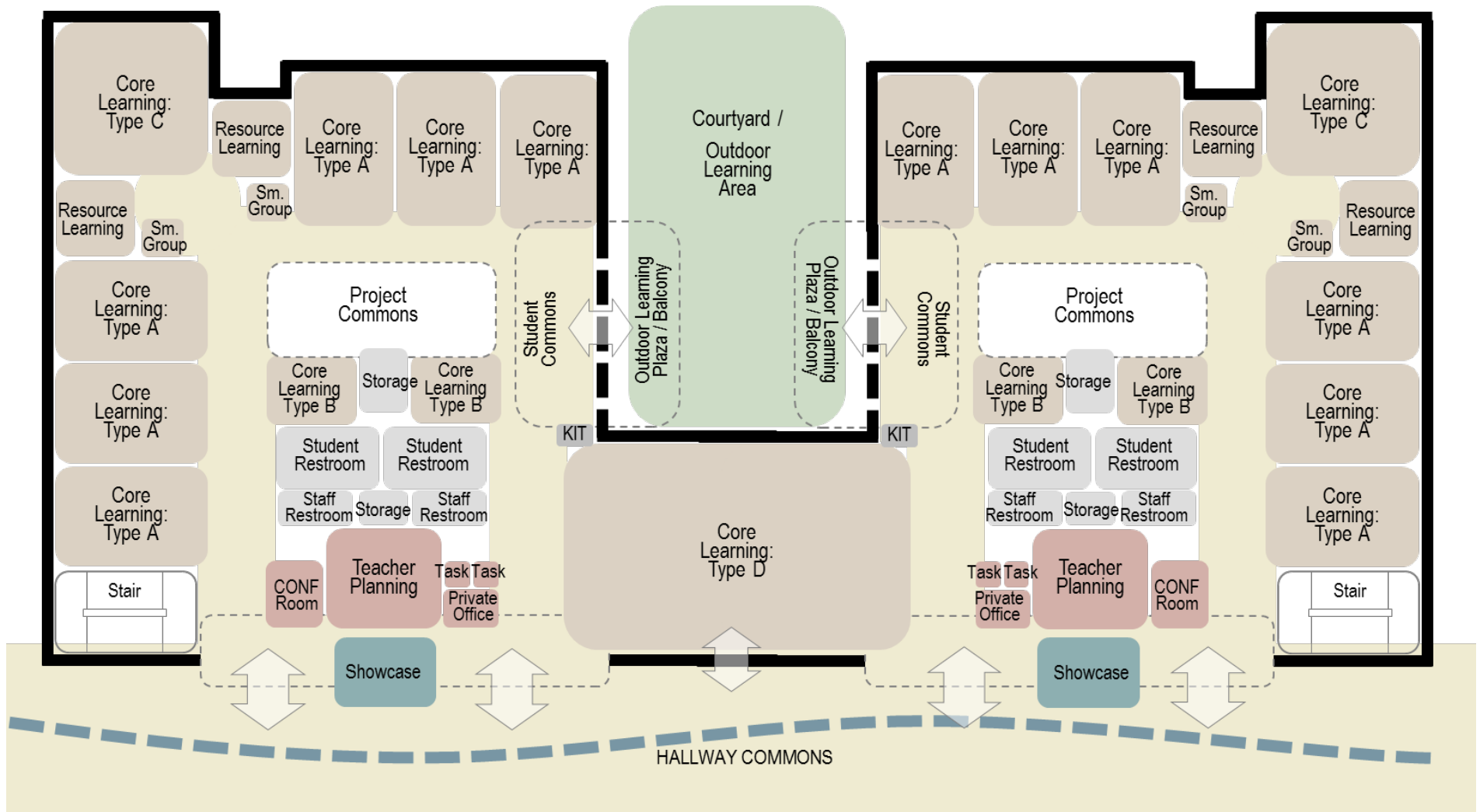
- varied selection of learning environments available
- learning extends into hallways
- student-centered, students as focus
- rooms accommodate various furniture layouts
- hands-on projects are supported
- visibility into classrooms
- easy access to student support services
- technology considered one of many tools available
- natural light is critical
- learning extends outdoors

21st Century Educational Model



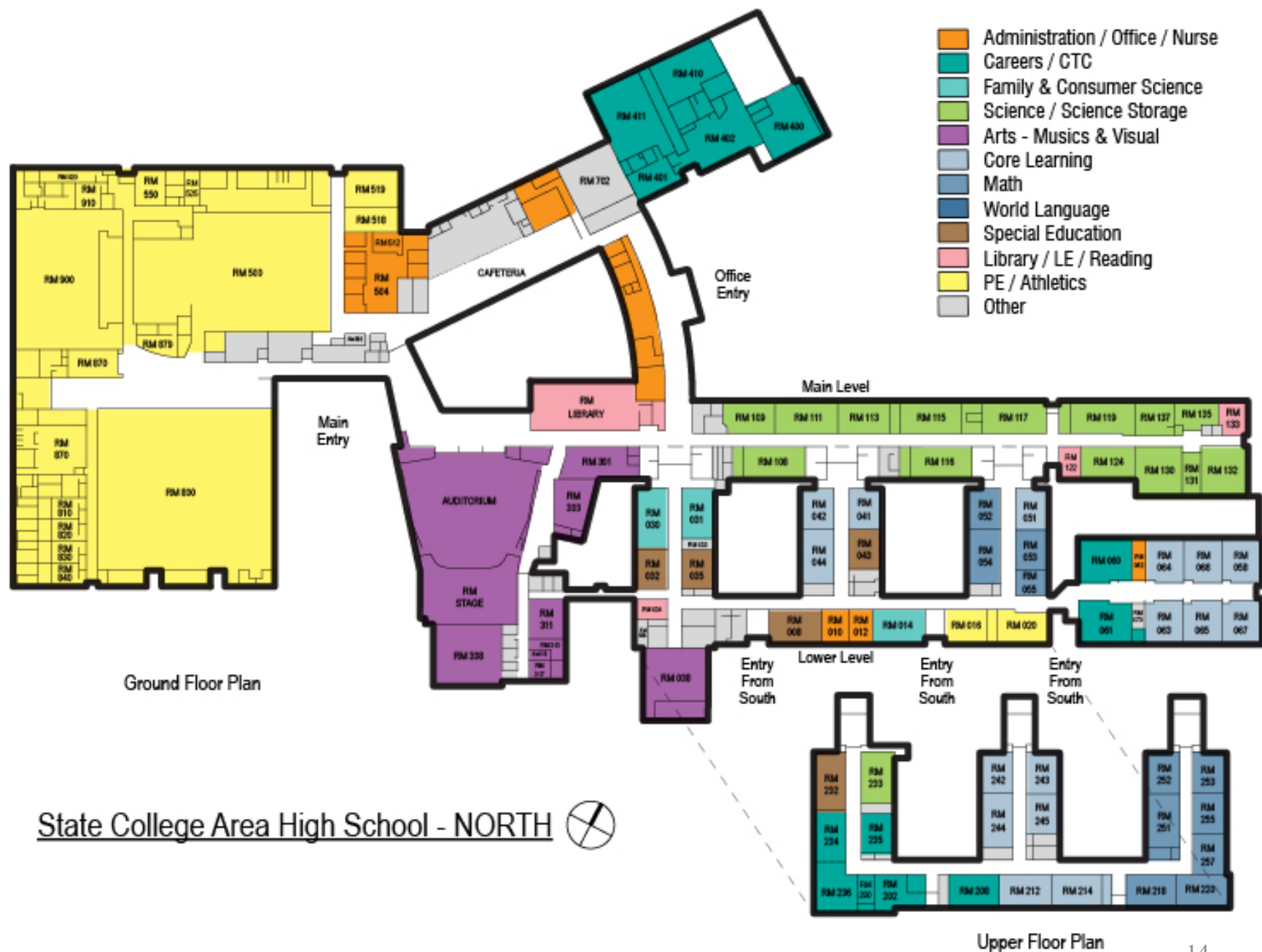
Pre-Design: 21st Century Conceptual Floor Plan

(one core learning academy shown)



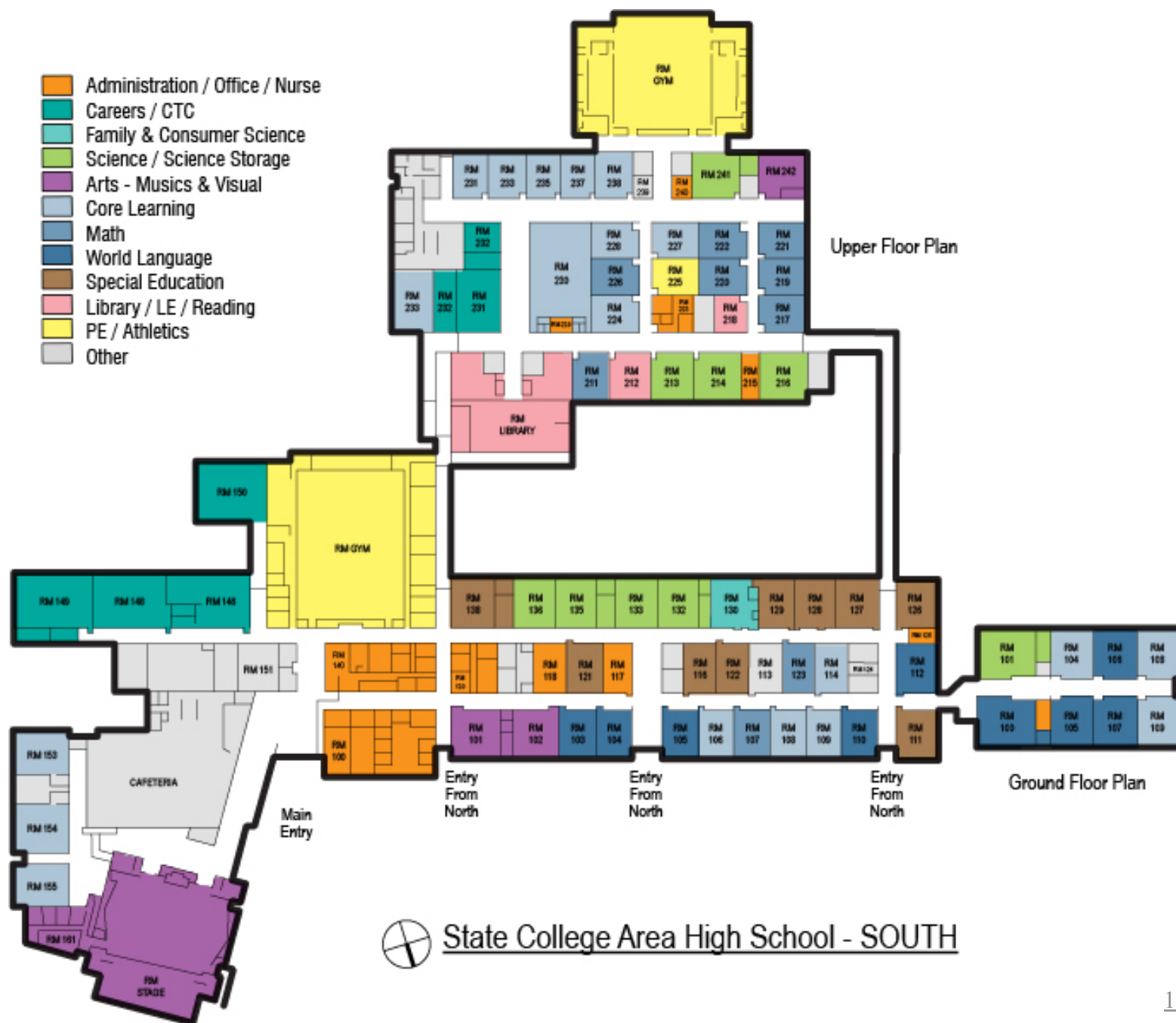
HS North: Key Functional Challenges

- Main office poorly located to control building access
- Difficult for students to find teachers
- Student services are too far from classrooms
- Lack of teacher collaboration/support spaces
- Long travel distances for students
- Library is too far from classrooms
- Classrooms are too small for activities
- Hallways are congested during passing
- Cafeteria is too small
- No space for Art Smart (uses hallway)
- World language students go to South building
- Difficult for CTC/Science collaboration
- Little space for small group/project work



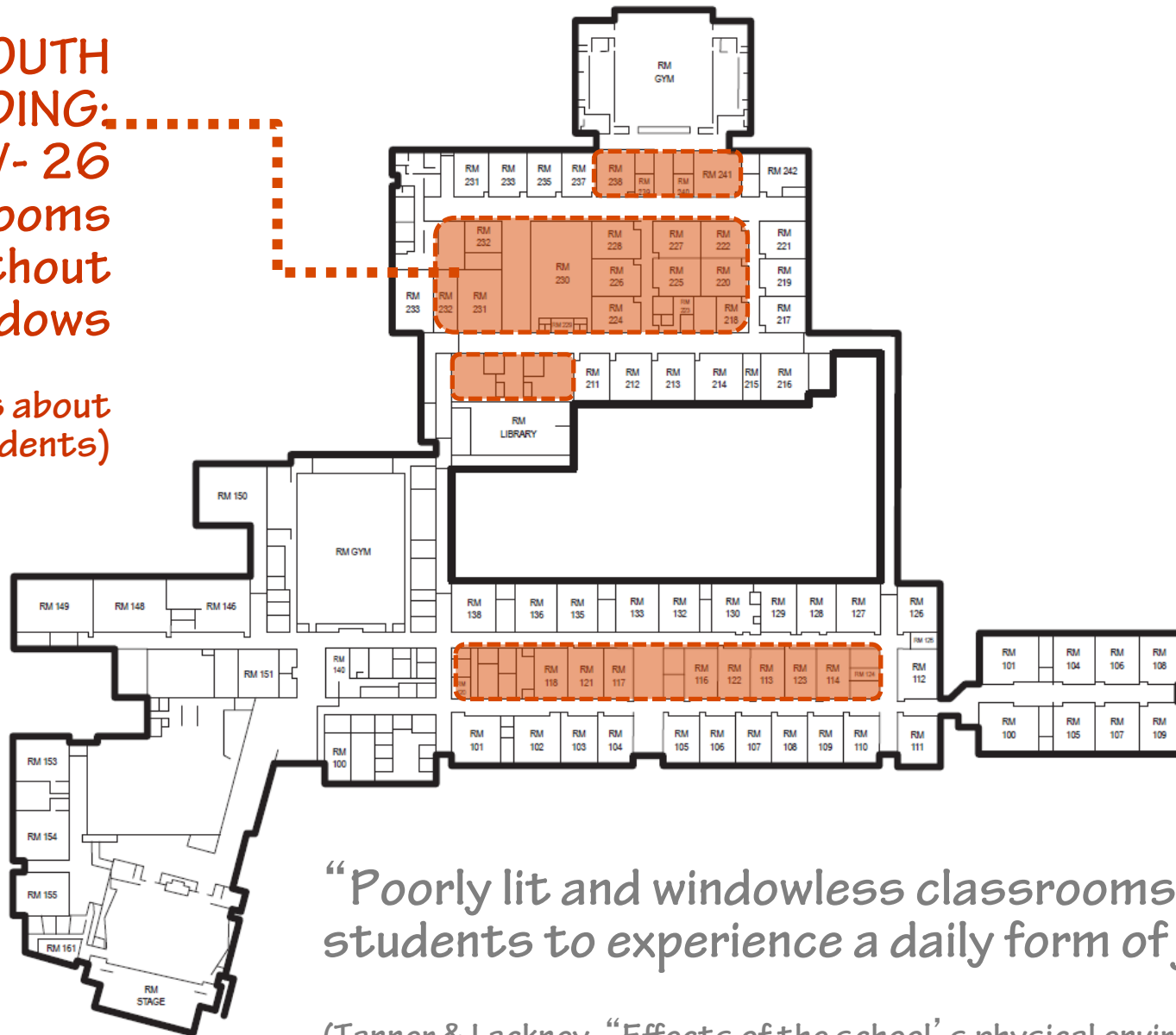
HS South: Key Functional Challenges

- Main office poorly located to control building access
- Many classrooms lack windows
- Students use North building for Pool
- Difficult for students to find teachers
- Student services are too far from classrooms
- Lack of teacher collaboration/support spaces
- No space for small group/project work
- Long travel distances for students
- Library is too far from most classrooms
- Classrooms are too small for activities
- Hallways are congested during passing
- Difficult for CTC/Science collaboration



SOUTH
BUILDING:
+/- 26
classrooms
without
windows

(that's about
650 students)



“Poorly lit and windowless classrooms can cause students to experience a daily form of jet lag...”

(Tanner & Lackney, “Effects of the school’s physical environment on student achievement” 2006)

Guiding Principles

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- ✓ **Relevance** motivates students to pursue understanding.
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Educational Planning District Responsibility

1. Ensure our model is supportive of guiding principles (knowing model is subject to future change)
2. Current work: high school faculty, students & admin.
3. Identify current reality in how we support guiding principles
4. Identify needs to better support guiding principles: operations, teaching and learning, and facility
5. Result: provide our school community with priorities for our future educational model
6. Monthly updates to Board and Community

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)

Recommendation

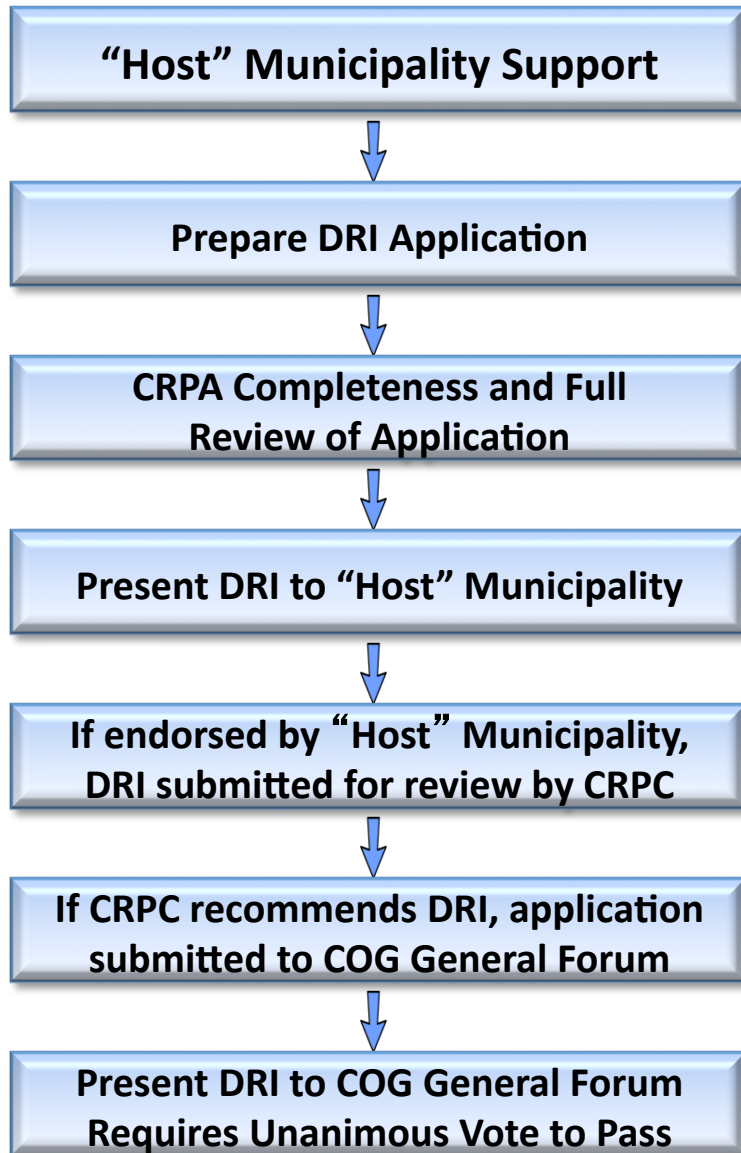
Site Evaluation



From 23 sites to 3 at current time

- Still in discussions with a few landowners.
 - Expect to be able to discuss specific sites at April Work Session.
- In Process with Level 2 Evaluation
- All Potential New Sites Outside RGB /SSA and will Require DRI Process

DRI Process



5 to 6 Months



Site Evaluation

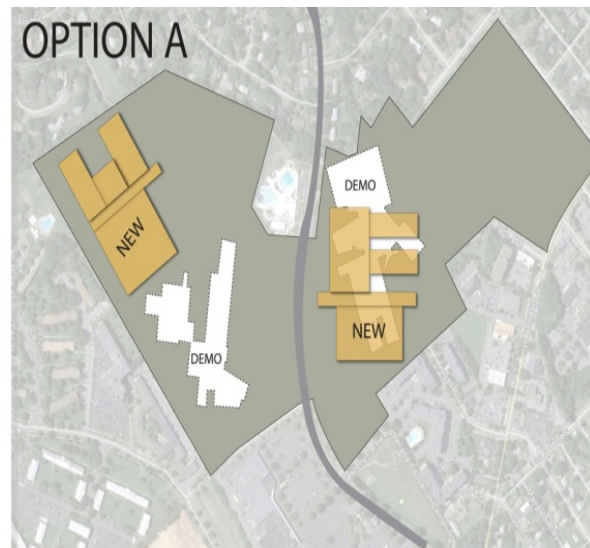
Terminology:

- Regional Growth Boundary / Sewer Service Area
Growth Management "Tool" in Centre Region
- Developments of Regional Impact
Process for a Revision or Expansion to RGB/SSA
- Centre Regional Planning Agency/
Commission

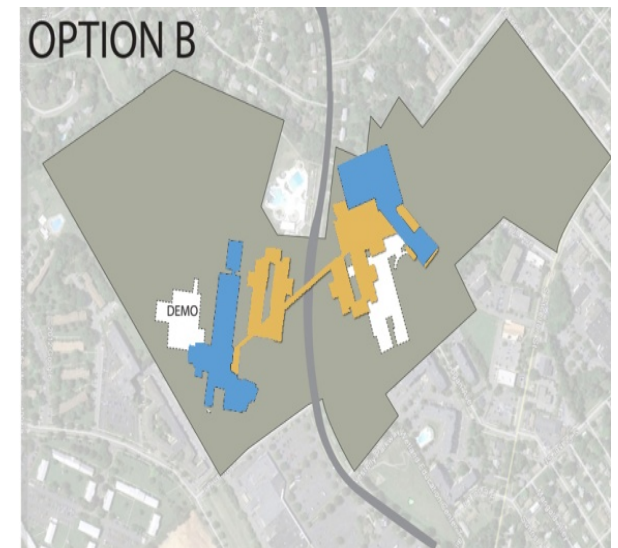
DRI Overview "Currently"

- What? (Background)
- Why? (Site Location and Sewer)
- When? (Application Timeframe)
- How? (Application Process)
- Who? (Review/Approval Process/Unanimous Vote)

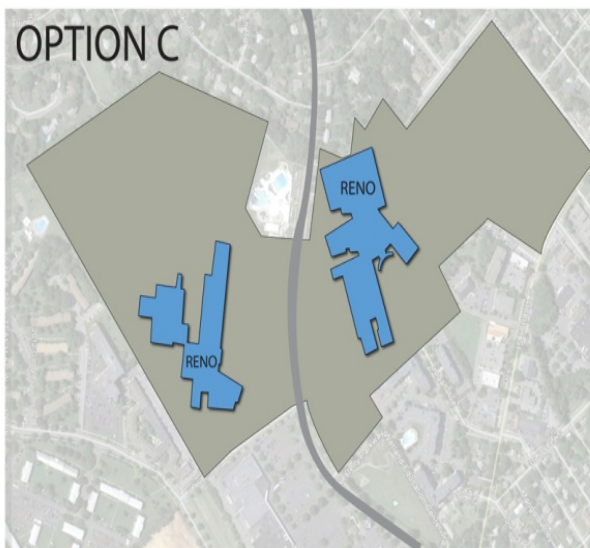
Option	Basic Description		Location		Preliminary Cost Range	
A	New 9-10 & New 11 -12		Westerly South & North		\$135.8 M	\$142.8 M
B	Add/Renov 9-10 & 11-12		Westerly South & North		\$112.2 M	\$118 M
C	Renov ONLY 9-10 & 11-12		Westerly South & North		\$65 M	\$68.2 M
D1	New 9-12		Westerly South		\$115 M	\$121 M
D2	Add/Renov 9-12 Partial Renov North		Westerly South Westerly North		\$111.5 M	\$117 M
D3	New 9-12 Partial Renov North		Westerly South Westerly North		\$121.3 M	\$127.6 M
E1	New 9-12		New Site		\$121 M	\$127 M
	Considers Appraised Value of Westerly Site				\$115 M	\$121 M
F	(2) New 9-12 Schools		Westerly South / New Site		\$153.9 M	\$161.8 M



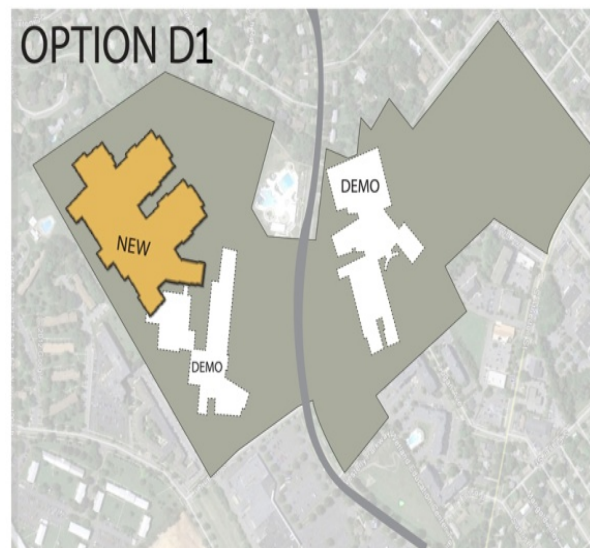
TWO NEW SCHOOLS ON WESTERLY PKWY SITE



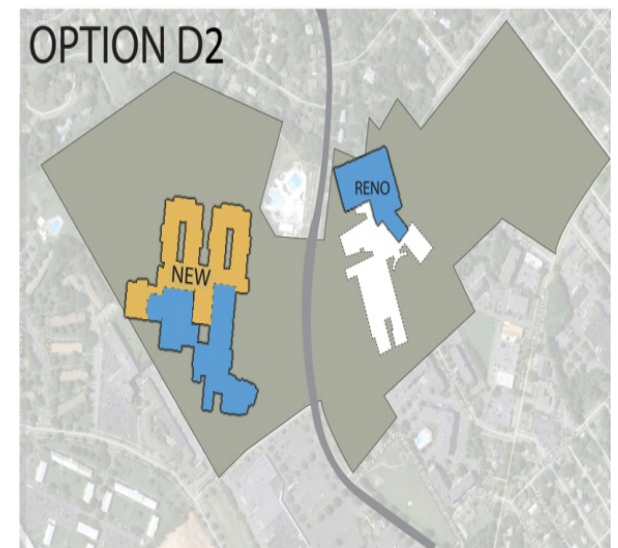
TWO SCHOOLS, ADDITIONS & RENOVATIONS, ON WESTERLY PKWY SITE



TWO SCHOOLS, RENOVATIONS ONLY, ON WESTERLY PKWY SITE



ONE NEW SCHOOL ON WESTERLY PKWY SITE



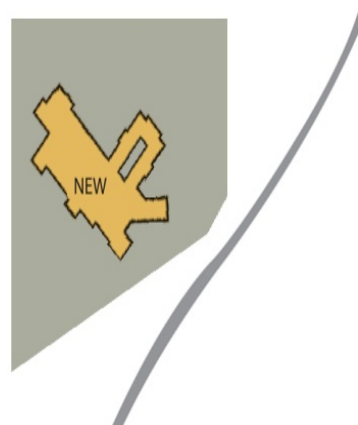
ONE SCHOOL, ADDITIONS & RENOVATIONS, ON WESTERLY PKWY SITE

OPTION E



ONE NEW SCHOOL ON NEW SITE

OPTION F



ONE NEW SCHOOL ON NEW SITE



ONE NEW SCHOOL ON WESTERLY PKWY SITE

Option Refinement

A NEW CONSTRUCTION

Build One New 9-10 on South AND One New 11-12 on North
Total demolition of North and South

B ADDITIONS AND RENOVATIONS

Provide additions and renovations to BOTH North and South

C RENOVATIONS ONLY

Provide renovations to BOTH North and South

D INSTRUCTIONAL CENTER AT SOUTH

E1 NEW CONSTRUCTION

Build One New 9-12 on New site

F TWO INDEPENDENT HIGH SCHOOLS

Build One New 9-12 on South AND One New 9-12 on New site
Total demolition of South and Partial demolition of North

D1 NEW CONSTRUCTION

One New 9-12 on South
Total demo of N and S

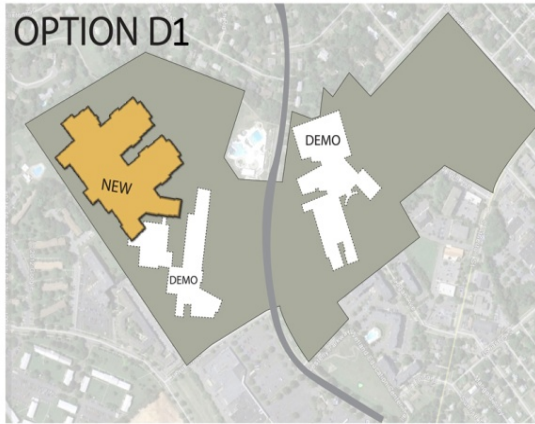
D2 ADDITIONS + RENOVATIONS

Add and reno to S for 9-12
Partial demo and, reno of N

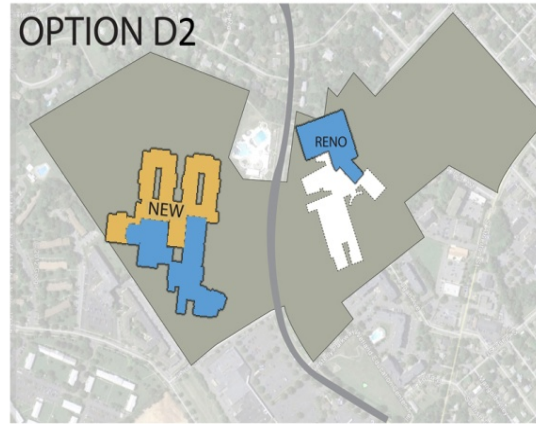
D3 NEW CONSTRUCTION

Build One New 9-12 on South
Partial demo and reno of N

“D” Options



ONE NEW SCHOOL ON WESTERLY PKWY SITE



ONE SCHOOL, ADDITIONS & RENOVATIONS, ON WESTERLY PKWY SITE

D1 NEW CONSTRUCTION

Build One New 9-12 on South
Total demolition of North and South

D2 ADDITIONS AND RENOVATIONS

Provide additions and renovations to South for grades 9-12
Partial demolition of North and South, Renovate partial North

D3 NEW CONSTRUCTION

Build One New 9-12 on South
Total demolition South and partial demolition of North/Renovate

OPTION F - Staffing Costs



High Level Assumptions (refinements to be determined):

1. Current Teacher Complement reflects 2012-2013 full-time equivalent teaching positions.
2. 2 Building Teacher Complement reflects 2012-2013 full-time equivalent teaching positions with each building having the same offerings, including career and technical center (CTC)
3. CTC offerings are exactly doubled due to specific certification requirements of those teachers
(could be modified with added transportation costs or other modifications)
4. Average Salary for 2012-2013
5. PSERS, Worker's Compensation and Unemployment Compensation expense assumes 2012-2013 rate
6. Medical and Dental Insurance expense is calculated by using the 2012-2013 rates

Please Note: The above reflects teaching staff additions only and does not reflect support staff needs.

OPTION F - Staffing Costs

	Current Teacher Complement	2 Building Teacher Complement
FTE	149.57	179.10
Average Salary	64,190.00	64,190.00
Total Salaries	9,600,898.30	11,496,429.00
FICA	734,468.72	879,476.82
PSERS (12.36%)	1,186,671.03	1,420,958.62
Medical Insurance	3,573,471.68	4,278,991.63
Dental Insurance	179,078.94	214,434.97
Worker's Compensation	57,605.39	68,978.57
Unemployment Compensation	9,600.90	11,496.43
	15,341,794.96	18,370,766.04
Increase in Yearly Staffing Costs		3,028,971.08

Preliminary Construction Phasing

	2013				2014				2015				2016				2017				2018			
	Jan	Apr	July	Oct	Jan	Apr	July	Oct	Jan	Apr	July	Oct	Jan	Apr	July	Oct	Jan	Apr	July	Oct	Jan	Apr	July	Oct
Option A																								
New 9-10 on South	F. Study & Schematic																							
New 11-12 on North					Design																			
													Phase 1- New 9-10 South Building											
																	Phase 2 - New 11-12 North Building							
Option B																								
Additions & Renovations	F. Study & Schematic																							
North & South Buildings					Design																			
													Phase 1- New Classroom Additions											
													North Renovations											
													Phase 2 -South Renovations											
Option C																								
Renovations Only	F. Study & Schematic																							
North & South Buildings					Design																			
													Phase 1- North Renovations											
													Phase 2 -South Renovations											
Option D1																								
New 9-12 Building on South	F. Study & Schematic																							
					Design																			
													New Building Construction											
																	Demo & Site							

Preliminary Construction Phasing

	2013				2014				2015				2016				2017				2018			
	Jan	Apr	July	Oct	Jan	Apr	July	Oct	Jan	Apr	July	Oct	Jan	Apr	July	Oct	Jan	Apr	July	Oct	Jan	Apr	July	Oct
Option D2																								
Additions and Renovations to	F. Study & Schematic																							
South Building w/ North Community					Design																			
Center									South Building Addition															
													Renovations & Demolition to Existing Buildings											
Option D3																								
New 9-12 Building on South	F. Study & Schematic																							
with North Community Building					Design																			
									New Building Construction															
													North Community Center											
Option E1																	Demo & Site							
New 9-12 Building	F. Study & Schematic																							
On New Site To Be Determined					Design																			
									New Building Construction															
Option F																								
New 9-12 on South	F. Study & Schematic																							
New 9-12 on New Site					Design																			
									New 9-12 on South															
													New 9-12 on New Site											

Schedule (Stay on Westerly Parkway)

April 2013	Educational Program Update
April 2013	Off-site option(s) detailed
May 2013	Initiate Polling (pending Board action)
May 2013	Educational Program Update
May 2013	Demographic analysis complete
June 2013	Polling complete (pending)
June-Sept. 2013	Options narrowed
October 2013	Final Option selected
January 2014	Complete Schematic Design
March- May 2014	Potential Referendum

Schedule (Off Westerly Parkway)

April 2013	Educational Program Update
April 2013	Off-site option(s) detailed
May 2013	Initiate Polling (pending Board action)
May 2013	Educational Program Update
May 2013	Demographic analysis complete
June 2013	Polling complete (pending)
June-Sept. 2013	Options narrowed
October 2013	Final Option selected
October 2013	DRI process initiated
January 2014	Complete Schematic Design
February 2014	DRI process completed (if successful)
May 2014	Potential Referendum

Option Comparison Matrix

Option Characteristics		Option Compliance							
		A	B	C	D1	D2	D3	E1	F
		One New 9-10 & One New 11-12, both at Westerly Site	Additions & Reno, North & South Buildings	Renovation Only, Existing Buildings	New 9-12 Building, Located on South Side of Westerly	Additions & Reno, South Building w/ North Community Center	New 9-12 Building, Located on South Side of Westerly w/ North Community Center	New 9-12 Building, located on a New Site to be determined	Two New 9-12 Buildings, One at Westerly Site & One at New Site
1	Best opportunity to organize building & site to satisfy educational program.	0	0	0	0	0	0	0	0
2	Greatest student/ teacher interaction.	0	0	0	0	0	0	0	0
3	Meets outdoor athletic/ extra curricular needs.	0	0	0	0	0	0	0	0
4	Maximize student safety and security.	0	0	0	0	0	0	0	0
5	Provides future expansion capability; building and site.	0	0	0	0	0	0	0	0
6	Creates opportunity for supervision	0	0	0	0	0	0	0	0
7	Project Cost	\$135.8 - \$142.8 M	\$112.2 - \$118 M	\$65 - \$68.2 M	\$115 - \$121 M	\$111.5 - \$117 M	\$121.3 - \$127.6	\$121 - \$127 M	\$153.9 - \$161.8 M
8	Least Operation and maintenance cost	0	0	0	0	0	0	0	0
9	Least Construction Duration	0	0	0	0	0	0	0	0
10	Provides pedestrian/ vehicular safe site design	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0
		Highest score indicates highest degree of compliance with Option Characteristics							

Option Comparison Matrix

Option Characteristics		Characteristic Importance *
1	Best opportunity to organize building & site to satisfy educational program.	
2	Greatest student/ teacher interaction.	
3	Meets outdoor athletic/ extra curricular needs.	
4	Maximize student safety and security.	
5	Provides future expansion capability; building and site.	
6	Creates opportunity for supervision	
7	Project Cost	
8	Least Operation and maintenance cost	
9	Least Construction Duration	
10	Provides pedestrian/ vehicular safe site design	
* Importance of Characteristic :		
High =		3
Moderate =		2
Low =		1

Option Comparison Matrix - *Weighted Results*

Option Characteristics		Option Compliance															
		A		B		C		D1		D2		D3		E1		F	
1	Best opportunity to organize building & site to satisfy educational program.		0		0		0		0		0		0		0		0
2	Greatest student/ teacher interaction.		0		0		0		0		0		0		0		0
3	Meets outdoor athletic/ extra curricular needs.		0		0		0		0		0		0		0		0
4	Maximize student safety and security.		0		0		0		0		0		0		0		0
5	Provides future expansion capability; building and site.		0		0		0		0		0		0		0		0
6	Creates opportunity for supervision		0		0		0		0		0		0		0		0
7	Project Cost		\$135.8 - \$142.8 M		\$112.2 - \$118 M		\$65 - \$68.2 M		\$115 - \$121 M		\$111.5 - \$117 M		\$121.3 - \$127.6 M		\$121 - \$127 M		\$153.9 - \$161.8 M
8	Least Operation and maintenance cost		0		0		0		0		0		0		0		0
9	Least Construction Duration		0		0		0		0		0		0		0		0
10	Provides pedestrian/ vehicular safe site design		0		0		0		0		0		0		0		0
			0		0		0		0		0		0		0		0
		A		B		C		D1		D2		D3		E1		F	
		Highest score indicates highest degree of compliance with Option Characteristics															

Energy Analysis

Existing buildings cost \$0.94/SF for electricity and natural gas.
(Average between North and South, utility data)

New or renovation anticipated to be approximately \$1.15/SF.

- Estimate based on building size and usage using EnergyStar Target Finder/ Anticipated Energy Efficient Design.
- National Average is \$1.50 - \$2.00/SF

Why more than existing?

- Existing buildings are not fully air conditioned
- Building Code Ventilation Requirements
- Acceptable Educational Lighting Levels
- Sections of the existing buildings are not properly heated.

- **Questions and Comments**

