



Crabtree, Rohrbaugh & Associates

**STATE COLLEGE AREA
SCHOOL DISTRICT**

**Park Forest Middle School &
Facility Assessments**

SCHOOL BOARD MEETING

May 5, 2024

SCHEDULE UPDATE

Schematic Design/ 30% Submission (September 2024)

Design Development/ 60% Submission (April to August)

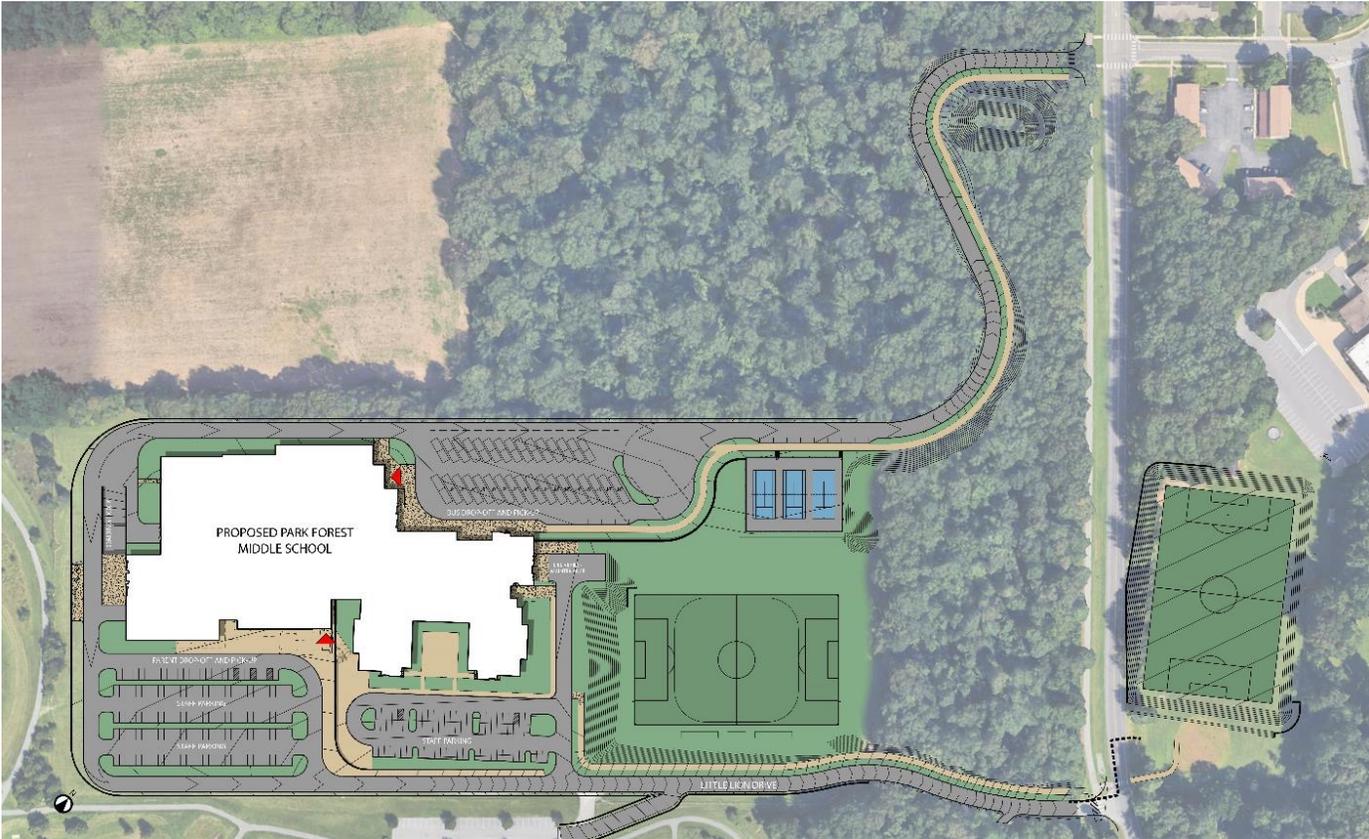
- Interior Design- 3 rounds with staff completed Monday, May 5
- Exterior Building Design
- Interior Building Design
- Floor Plan Coordination with Engineering Teams
- Site Plan Confirmation
- **Facility Study- Focus Board of School Directors Discussion (June)**
 - **Facility Assessments**
 - **Green House Gas Emissions**
 - **Additional Information will be provided at Bord Meeting**
 - **Fairmount Building & Park Forest MS Existing**
 - **Bus Facility**
- **Construction Management & Commissioning Teams Engaged (May to July)**
- **Third Party Cost Estimate (July)**
- **Act 34 Hearing & Process (August to October)**
- **Construction Documents/ 90% Submission (August – October)**
- **Bidding (October to November)**
- **Board of School Directors Review & Potential Approval (Nov to Dec.)**
- **Start of Construction (January 2026)**

PARK FOREST MIDDLE SCHOOL



1. Relocation & Refinement of Stormwater Management as discussed at recent School Board Meetings.
2. Coordination of utility connections to site.
3. Refinement of receiving on East & West sides of the school.
4. Transportation refinements for bussing & van delivery to school.
5. Geothermal well field design and locations.
6. Site grading and retaining wall design.

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PARK FOREST MIDDLE SCHOOL



**PLANS PURPOSELY
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PERSON MEETING**

2nd Floor Plan (Upper Level)

1st Floor Plan (Main Level)

Ground Floor Plan (Lower Level)



Floor Plan Updates

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1st Floor Plan (Main Level)

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2nd Floor Plan (Upper Level)

Ground Floor Plan (Lower Level)



2nd & Ground Floor Plans



PARK FOREST MIDDLE SCHOOL



Exterior Building Design



PARK FOREST MIDDLE SCHOOL



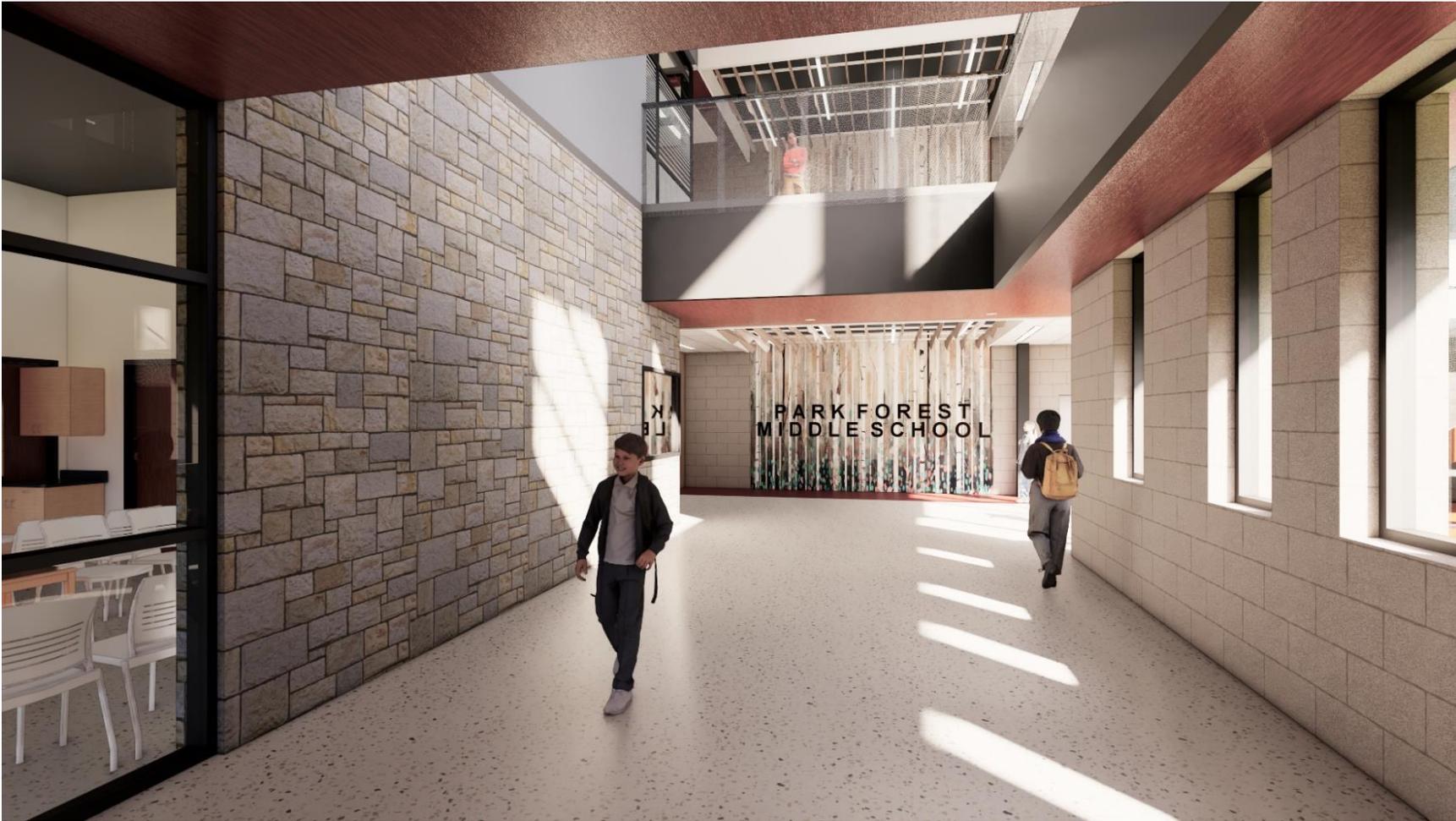
PARK FOREST MIDDLE SCHOOL



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Park Forest Middle School- LEED Certification Plan						LEED version 4 & 4.1	Crabtree, Rohrbaugh & Associates Architects						
CREDIT GOALS			LEED Project #- TBD			CRA Project #: 3798					April 9, 2025		
Category	Credit Name	Regional &/or LEED v4.1	Target Points	Responsible	Description	Specification	D/C	Design Team			CC	USGBC	REMARKS
								Coord. COMPLETE	ONGOING Coordination	Design Template Submitted	Const. Credits	Design Review Complete	
Project Information													
PI	Project Information		Required	CRA			D						
Integrative Process			1		1 Total Points Possible			0	0	0	0	0	0
IP Credit 1	Integrative Process		1	Verdacity	Develop Integrative Design Process from Pre-design		D						
Location and Transportation			5		15 Total Points Possible			0	0	0	0	0	0
LT Credit 1	LEED for Neighborhood Development Location		0		Locate the project within a LEED for New Development project boundary.		D						N/A
Sustainable Sites			12		12 Total Points Possible			0	0	0	0	0	0
SS Credit 5	Heat Island Reduction		2	CRA	Combination of 75% Roof Areas with SRI 82 or better and 50% of non roof areas SRI of 28 or shaded.		D						May be achievable for 2 points, but in process at this time.
Water Efficiency			6		12 Total Points Possible			0	0	0	0	0	0
WE Credit 4	Water Metering		1	Moore	Install permanent water meter for two or more of certain water subsystems		D						
Energy & Atmosphere			26		31 Total Points Possible			0	0	0	0	0	0
EA Prereq 1	Fundamental Commissioning and Verification		Required	Cx/A Owner	Verify installation & Performance of Systems	01353, TAB & Commissioning	C						
Materials & Resources			8		13 Total Points Possible			0	0	0	0	0	0
MR Prereq 1	Storage and Collection of Recyclables		Required	CRA	Designate area/ storage bins		D						
Indoor Environmental Quality			13		16 Total Points Possible			0	0	0	0	0	0
EQ Prereq 1	Minimum Indoor Air Quality Performance		Required	Cx/A Moore	Establish minimum indoor air quality performance based on ASHRAE Code		D						
Total Point Goal			81		110 Total Points Available								
Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points						** This column will be zero until the USGBC approves the uploaded documentation and completed Online Credit Template.							

- Sustainability Certification Plan is in place and been discussed with all design team members.
- PFMS is following successful approach utilized for State High & recent (3) Elementary Schools.
- Highlights include:
 - Geothermal HVAC
 - Daylighting & Views
 - Indoor Air Quality
 - Thermal Envelope
 - Potential Net Zero Facility in tandem w/ SCASD Solar Program.
- Development of Alternates including:
 - 630 Solar Array
 - Bird Friendly Glass at strategic locations.
- Solar for Schools Grant Application (May CFA Hearing)
- PFMS preliminarily anticipates Gold Certification.



Sustainability



PARK FOREST MIDDLE SCHOOL



The design team has been working with Vitro Architectural Glass the past 4 months on planning for “Bird Safe” glass on Park Forest Middle School, tentatively utilizing a laser etched method.

Initial Discussion has been centered on utilizing “Bird Safe” glass for the Larger Curtain Wall locations at Main Entrances, Library, Cafeteria, Stair Towers throughout the building that represent the majority of square footage of glass in the school.



The “Bird Safe” glass would be bid as an alternate to the main project to understand the full cost impact for a product that is relatively new to the school construction market

Current methods of achieving Bird Friendly Glass are:

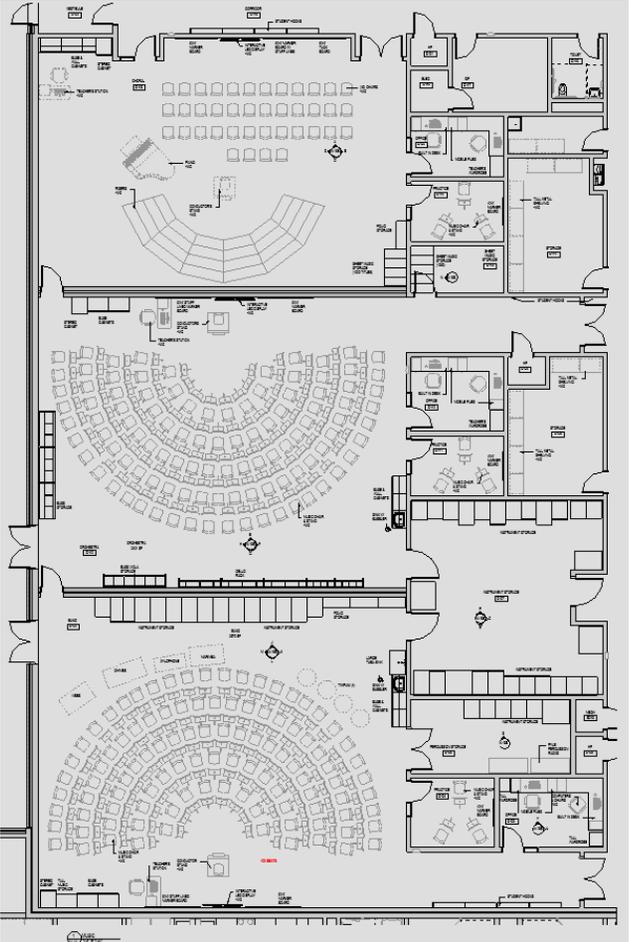
- Fritted Glass
- Acid Etched Glass
- UV-coated glass
- Laser Etched Glass



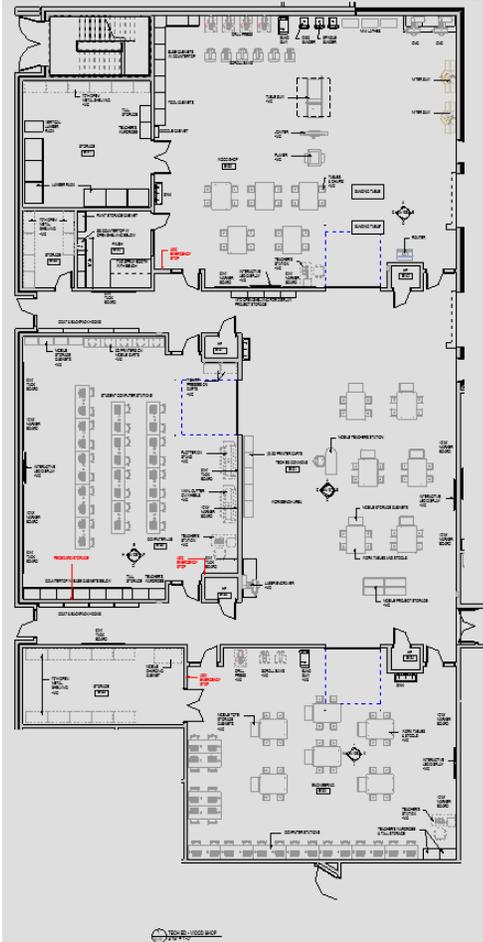
“Bird Safe” Glass



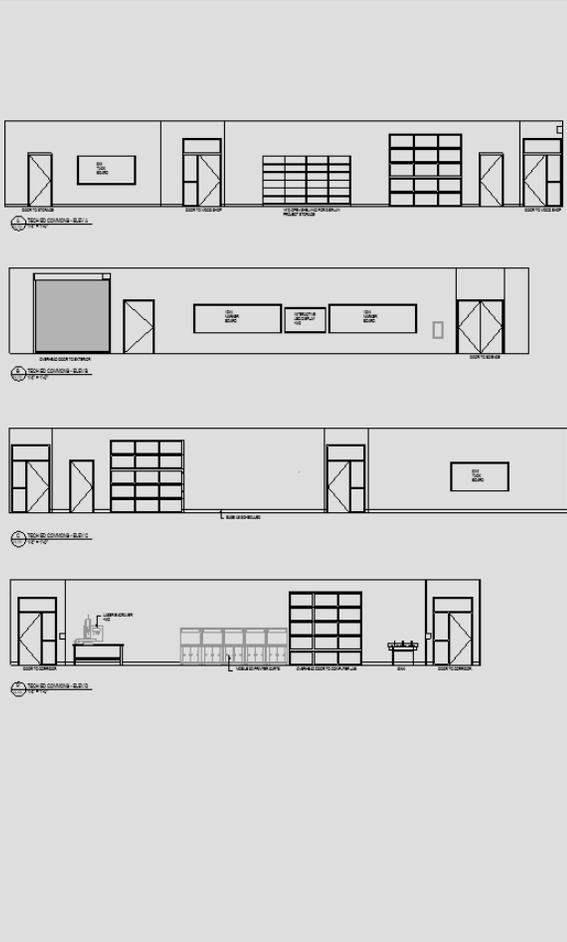
PARK FOREST MIDDLE SCHOOL



Music Department



Technical Education Department



Interior Layouts- 3rd interview round complete.

PARK FOREST MIDDLE SCHOOL

			Low		High
New Cost/ Square Foot			\$ 325		\$ 340
Building Square Footage	New		268,825		268,825
Reno Cost/ Square Foot		0%	\$ 0	0%	\$ 0
Building Square Footage	Reno		0		0
Total Square Footage			268,825		268,825
Subtotal Building Cost 2024			\$ 87,368,125		\$ 91,400,500
Sitework Allowance (ELA)			\$ 7,250,000		\$ 7,750,000
Modulars & Phased Construction			\$ 0		\$ 0
Site Demolition & Prep			\$ 1,000,000		\$ 1,500,000
Construction Cost			\$ 95,618,125		\$ 100,650,500
Escalation to MidPoint of Construction (21 months Design & 24 Months Construction= 33 Months to MidPoint, 3% Escalation assumed, starting Prelim Design in 2022)		8.25%	\$ 7,888,495	8.25%	\$ 8,303,666
			\$ 103,506,620		\$ 108,954,166
Potential Soft Cost		20%	\$ 20,701,324	22%	\$ 23,969,917
2025/2026 Total Project Cost based upon Today's Construction Costs			\$ 124,207,944		\$ 132,924,083
Estimating Contingency		3%	\$ 3,726,238	3%	\$ 3,987,722
2025/2026 Total Project Cost			\$ 127,934,183		\$ 136,911,805
With Alternates, Aux Gym & Storage (7,593 SF)			\$ 130,728,786		\$ 139,706,409

3rd Party Cost Estimate is scheduled for July to provide further detail & evaluate current construction market.



Cost Estimate Update



FACILITY ASSESSMENTS

1. Include photo and narrative evaluation of each building in the district, that leads into a cost evaluation for each building planned over a 9-year period.
2. Evaluations include:
 - Site
 - Exterior
 - Interior
 - Safety
 - Plumbing & Fire Prot.
 - HVAC
 - Electrical

6 | Easterly Parkway Elementary School

Address:	234 Easterly Parkway State College, PA 16801
Construction Timeline:	Originally constructed in 1955; renovation/addition in 2002.
Building Square Footage:	55,895 sf
Site Acreage:	11.4 acres



Building Summary

Easterly Parkway Elementary School is a 2-story building located in State College Boro, State College, PA. The school currently houses grades K-5. The property is served by public water, sewer and natural gas.

Site Conditions

The site is bordered on all sides by community suburbs. The property slopes down noticeably from south to north.

Paving & Walkways:

Vehicular access to the site is from Easterly Parkway. There is one drive loop to the north side of the school which allows parents to pick up and drop off students. There is a separate drive loop to the southwest side of the school for buses to drop off and pick up.

Deliveries are made at either the main southwest entrance or the northeast entrance. Staff and visitors park in a paved lot southwest of the school. Staff also park in a lot north of the school and south of the

State College Area School District | Section 6 - Existing Facility Conditions Analysis

type as part of any future renovation.

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FACILITY ASSESSMENTS

School	SCHOOL YEAR									
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Future
Corl Street ES	\$ -	\$ 19,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 822,007	\$ -
Easterly Parkway ES	\$ 296,640	\$ 5,352,586	\$ 1,855,450	\$ -	\$ 1,321,572	\$ -	\$ -	\$ -	\$ -	\$ -
Ferguson Township ES	\$ 632,214	\$ -	\$ 700,557	\$ 898,456	\$ 1,258,972	\$ -	\$ -	\$ -	\$ -	\$ 1,763,080
Gray's Woods ES	\$ 309,000	\$ -	\$ 190,134	\$ 5,724,624	\$ 1,594,513	\$ -	\$ 743,828	\$ 760,062	\$ -	\$ -
Spring Creek ES	\$ 18,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 884,636	\$ -
Mount Nittany ES	\$ 80,340	\$ -	\$ 583,021	\$ -	\$ 1,066,937	\$ -	\$ -	\$ 243,653	\$ -	\$ 1,843,271
Park Forest ES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,644,753	\$ -	\$ 738,780	\$ 782,864	\$ -
Radio Park ES	\$ 18,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974,400	\$ -	\$ -
Mount Nittany MS	\$ 1,009,936	\$ 1,271,085	\$ 1,401,842	\$ -	\$ -	\$ -	\$ 20,237,940	\$ -	\$ -	\$ -
Park Forest MS	\$ -	\$ -	\$ -	\$ 4,011,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State College Area HS - South	\$ 494,400	\$ 76,385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610,634	\$ -
State College Area HS - North	\$ 346,080	\$ -	\$ 2,989,701	\$ -	\$ -	\$ -	\$ -	\$ 603,489	\$ -	\$ -
Panorama	\$ -	\$ 3,192,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Needs by Year	\$ 3,205,690	\$ 9,912,036	\$ 7,720,705	\$ 10,634,096	\$ 5,241,994	\$ 9,644,753	\$ 20,981,768	\$ 3,320,384	\$ 3,100,141	\$ 3,606,350

1. Facility Assessments are looking holistically throughout the school district.
2. Please note these represent costs to bring all buildings up to new condition over an approximately 9-10 year time period. It is assumed this is an ideal scenario, and it is typical for school districts to extend projects beyond this time period to meet available funds.
3. This allows for long range planning in tandem with current planned projects, most notably Mount Nittany Elementary and Park Forest Middle School projects.



SUMMARY COSTS

FACILITY ASSESSMENTS

			SCHOOL YEAR										
Easterly Parkway ES			2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Future	For Discussion
			3%	3%	3%	3%	3%	3%	3%	3%	3%		
Base Cost Inflation			103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%		
SITE													
Hardscape Improvements	\$ 498,410	3%	\$ -	\$ 528,763	\$ -	\$ -					\$ -	\$ -	\$ -
Code Compliance Improvements	\$ 25,760	3%	\$ -	\$ 27,329	\$ -	\$ -					\$ -	\$ -	\$ -
Stormwater/Drainage Improvements	\$ 26,565	3%	\$ -	\$ 28,183	\$ -	\$ -					\$ -	\$ -	\$ -
Landscape Improvements	\$ 48,673	3%	\$ -	\$ 51,637	\$ -	\$ -					\$ -	\$ -	\$ -
<i>Sub-Total</i>	\$ 599,408		\$ -	\$ 635,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXTERIOR OF BUILDING													
Masonry Restoration - Cleaning/Repoint/Replacement	\$ 150,000	3%	\$ -	\$ 159,135		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Metal Panel- High Performance Painting	\$ 80,000	3%		\$ 84,872									
Roof Replacement/White TPO	\$ 400,000	3%	\$ -	\$ -	\$ 437,091	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>	\$ 630,000		\$ -	\$ 244,007	\$ 437,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTERIOR OF BUILDING													
ACT Ceiling Tile Replacement	\$ 335,370		\$ -	\$ 355,794	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
VCT Classrooms	\$ 100,000		\$ -	\$ 106,090	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
VCT Hallways	\$ 100,000				\$ 109,273								
Carpet Tile Replacement	\$ 45,000		\$ -		\$ 49,173		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Classrooms- GWB/Wall Repair/CMU Painting	\$ 75,000		\$ -	\$ 79,568			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hallways- GWB/Wall Repair/CMU Painting	\$ 75,000				\$ 81,955								
Casework Upgrades	\$ 450,000		\$ -	\$ -	\$ -		\$ 521,673	\$ -	\$ -	\$ -		\$ -	\$ -
Vestibule Upgrades- Doors, Hardware, Flooring	\$ 60,000				\$ 65,564								
Stair Treads	\$ 20,000				\$ 21,855								
Bathroom Tile	\$ 80,000				\$ 87,418								
Group Toilet Facilities Upgrades	\$ 140,000		\$ -	\$ -	\$ 152,982		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
Kitchen Renovation (Allowance)	\$ 500,000		\$ -	\$ -			\$ 579,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Floor Replacement (Synthetic)	\$ 75,000		\$ -		\$ 81,955		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>			\$ -	\$ 541,452	\$ 650,173	\$ -	\$ 1,101,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



EXAMPLE- COST BREAKDOWN- EASTERLY PARKWAY ES



FACILITY ASSESSMENTS

SAFETY & SECURITY													
Replace/upgrade fire alarm system	\$ 240,000		\$ 247,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>			\$ 247,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLUMBING & FIRE PROTECTION													
Replace Grease Traps in Kitchen (Future)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Install Trap Guards	\$ 5,000		\$ -	\$ 5,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repair Leaking Storm Line in Kitchen	\$ 7,500		\$ -	\$ 7,957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Valves	\$ 25,000		\$ -	\$ 26,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Water Softeners	\$ 40,000		\$ -	\$ 42,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Install Redundant Water Heater/Replace Exist	\$ 30,000		\$ -	\$ 31,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>			\$ -	\$ 114,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC													
Replace Boilers and Blend Pumps	\$ 350,000		\$ -	\$ -	\$ 382,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vestibule Heaters	\$ 70,000		\$ -	\$ -	\$ 76,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Upgrades - Replace UV's, refirb AHU's, and repalce EF's	\$ 1,575,000		\$ -	\$ 1,670,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Damaged Pipe Insulation	\$ 125,000		\$ -	\$ 132,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Valves	\$ 40,000		\$ -	\$ 42,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upgrade Controls	\$ 390,000		\$ -	\$ 413,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>			\$ -	\$ 2,259,717	\$ 458,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELECTRICAL													
Replace obsolete clocks and head end equipment	\$ 30,000		\$ -	\$ 31,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace obsolete Intercom head end equipment	\$ 75,000		\$ -	\$ 79,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace original fluorescent luminaires that have not been replaced with LED type in areas that are using LED lamps.	\$ 75,000		\$ -	\$ 79,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical work associated with Mechanical equipment replacements.	\$ 447,160		\$ -	\$ 474,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Total</i>			\$ -	\$ 665,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Estimating Contingency 20%</i>													
Needs by Year			\$ 296,640	\$ 5,352,586	\$ 1,855,450	\$ -	\$ 1,321,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Needs by Year			\$ 3,205,690	\$ 9,912,036	\$ 7,720,705	\$ 10,634,096	\$ 5,241,994	\$ 9,644,753	\$ 20,981,768	\$ 3,320,384	\$ 3,100,141	\$ 3,606,350	\$ -



EXAMPLE- COST BREAKDOWN- EASTERLY PARKWAY ES



FACILITY ASSESSMENTS TAKEAWAYS

1. 3 Elementary Schools & Mount Nittany Middle will require substantial renovations in the next 10 years due to age of facilities.
2. SCASD has the opportunity to transition from major projects to maintaining facilities due to the work of the last 22-25 years, however funding is necessary to accomplish this.
3. Please note this does not include renovation of Park Forest MS, Fairmount Building and Bus Facility at this time, which require further evaluation & discussion.

6 | Easterly Parkway Elementary School

Address:	234 Easterly Parkway State College, PA 16801
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Building Square Footage:	55,895 sf
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Building Summary

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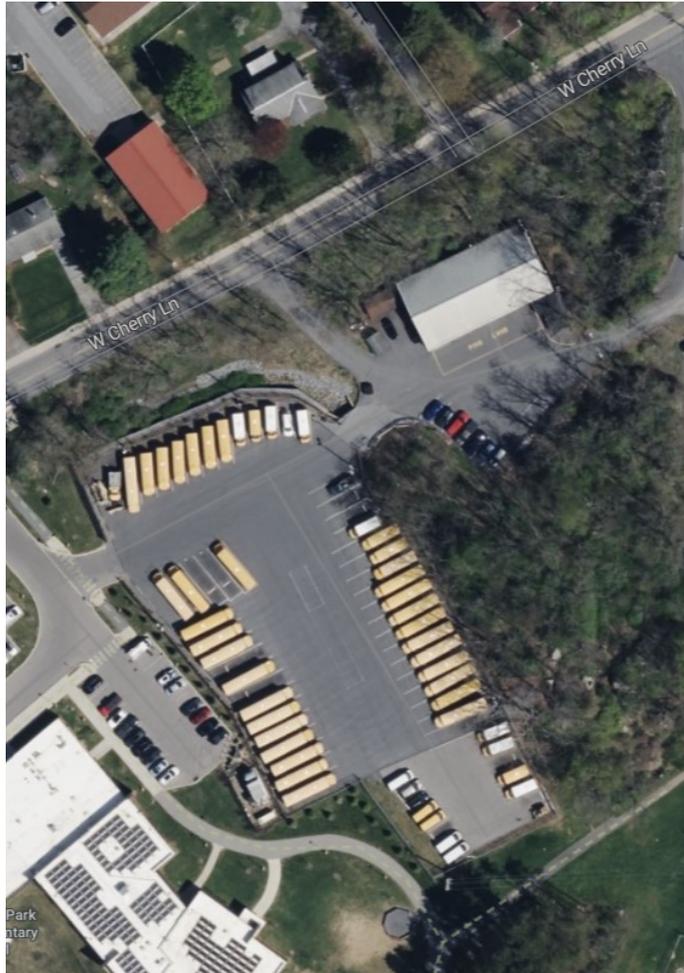


PLANS PURPOSELY OMITTED FOR SECURITY PURPOSES, WILL BE DISCUSSED AT IN PERSON MEETING

FAIRMOUNT BUILDING

1. Current Facility is approximately 90,000 Square Feet
2. Building is being evaluated for Instructional Support & Office Opportunities for State College Area School District
3. ADA Challenges & Abatement
4. Potential Staggering of Renovation Projects for Fairmount Building
 1. Envelope Stabilization
 2. 2 Primary Sectors of the Building
 1. 1930/1936 Area facing Nittany Ave.
 2. 1914/1940 Area facing Fairmount
5. Rough Estimate to Renovate entire facility is \$16-\$18 Million
 1. This is construction cost only and does not account for developing smaller isolated projects to stagger cost.

FACILITY ASSESSMENTS



BUS FACILITY

1. Exterior Envelope Replacement
2. Interior Renovation
3. Support Building Replacement to Service Bays
4. Complete Building Replacement
5. Location
6. Electric Fleet Capability

EXISTING PARK FOREST MIDDLE SCHOOL UTILIZATION

1. Potential to retain 50% of Building
2. Address sewer and storm lines under current facility.
3. Future use of campus.



QUESTIONS

