



Crabtree, Rohrbaugh & Associates

STATE COLLEGE AREA

SCHOOL DISTRICT

Park Forest Middle School &
District Wide Master Study

COMMUNITY MEETING

September 25, 2025

SCHEDULE UPDATE

- **Construction Documents/ 90% Submission (Submitted September 2025)**
 - Steering Committee Review- Thursday, September 25, 2025
 - Final Interior Design Verification
 - Preliminary Code Review with Centre Region Code Administration
 - Final Coordination with SCASD Operations Team
 - IT, Systems & Specifications, Food Service, Safety & Security
- **Construction Management Team Engaged (September-November 2026)**
 - September 2025- RFP Released
 - October 3, 2025- Proposals Due
 - October 16, 2025- CM Interviews
 - October 27, 2025- Award CM Contract
- **Third Party Cost Estimate (November 2025)**
- **Act 34 Hearing & Process (December 2025-January 2026)**
 - November 17, 2025- Draft Booklet
 - December, 2025- Board Approval of Act 34 Booklet
 - January 2026- Act 34 Hearing
- **Bidding (January-February 2026)**
- **Board of School Directors Review & Potential Approval (Feb.-Mar 2026)**
- **Start of Construction (March 2026)**

PARK FOREST MIDDLE SCHOOL



1. Review with PFMS Building Coordinators completed Friday, September 5, 2025.
2. Mechanical, Electrical & Plumbing Review occurred with SCASD Operation and Facilities Team during past month. Follow-up confirmations are in process at this time.
3. Acoustical and Stage Consultant teams have been engaged and coordination with design team and SCASD is in process. Modeling equipment & best practices from State High & MNMS.
4. Single Toilet Location confirmation throughout school.
5. Outdoor Bag Room Storage.

Current Work in Process

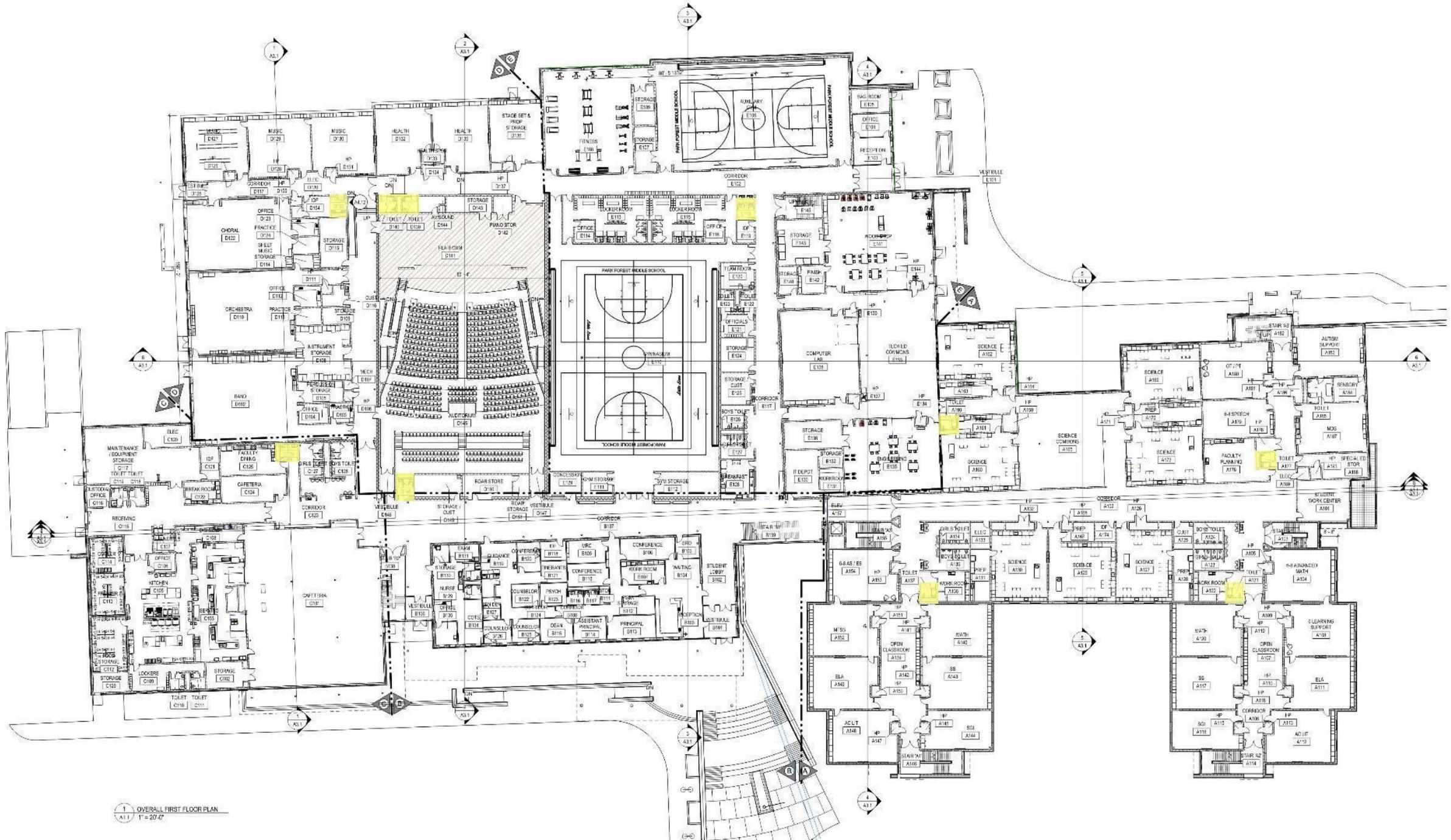
**PLANS PURPOSELY
OMITTED FOR
SECURITY
PURPOSES, WILL BE
DISCUSSED AT IN
PERSON MEETING**

1. Art Department
Re-Configuration
2. Science Department
Reconfiguration
3. Mechanical Room/Storage
& Receiving
4. Concession Stand &
morning lunch delivery to
students
5. Exterior Locker/Bag
Storage
6. Single Toilet distribution
throughout School
7. Auditorium/Stage &
Performing Arts
8. Media Center Refinement
9. Exterior Courtyards &
Main Entry

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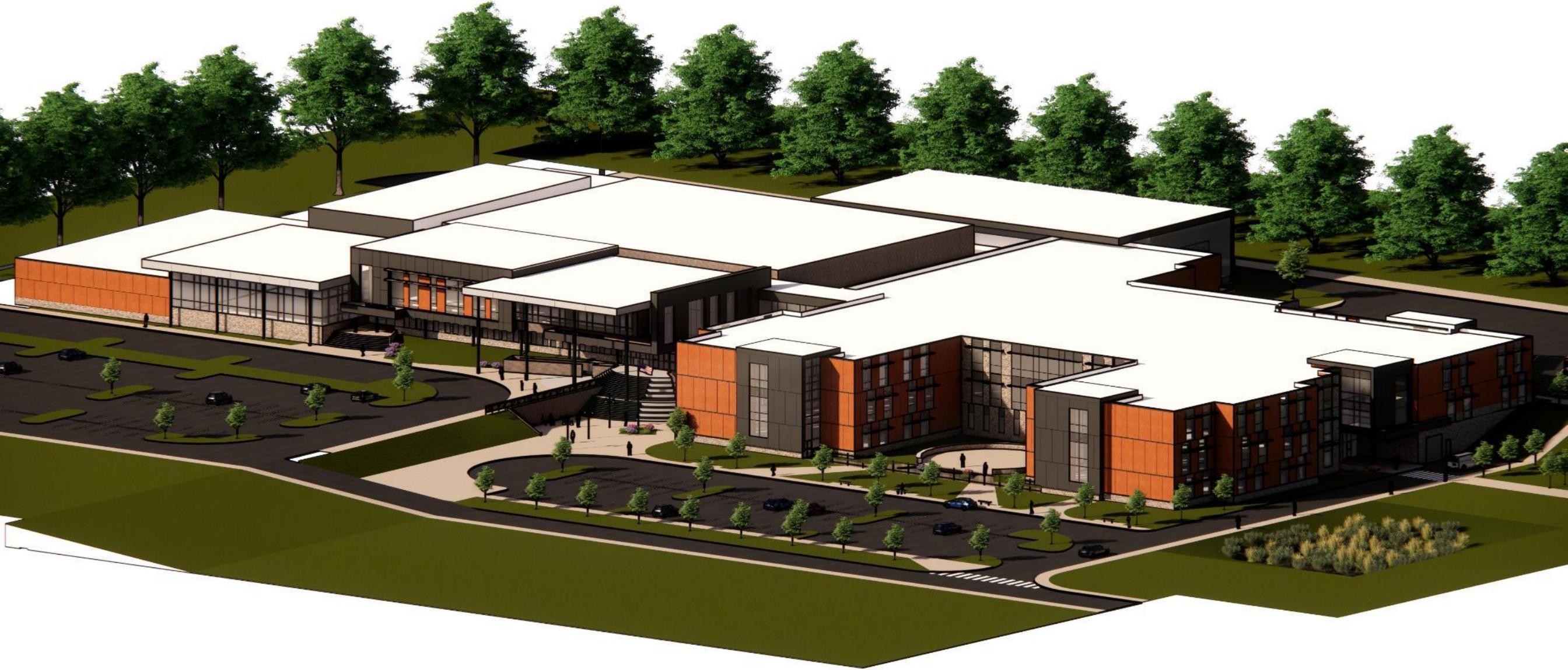
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Single Occupant Toilet Locations

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| CREDIT GOALS | | LEED Project #- TBD | | | | | CRA Project#: 3798 | | |
|-------------------------------------|--|-------------------------|---------------|-------------|---|----------------------------|--------------------|-----------------|----------------------|
| Category | Credit Name | Regional &/or LEED v4.1 | Target Points | Responsible | Description | Specification | Design Team | | |
| | | | | | | | D/C | Coord. COMPLETE | ONGOING Coordination |
| Project Information | | | | | | | | | |
| PI | Project Information | | Required | CRA | | | D | | |
| Integrative Process | | | 1 | | 1 Total Points Possible | | | 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 |
| LT Credit 1 | LEED for Neighborhood Development Location | | 0 | | Locate the project within a LEED for New Development project boundary. | | D | | |
| Sustainable Sites | | | 12 | | 12 Total Points Possible | | | 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 | | |
| Water Efficiency | | | 6 | | 12 Total Points Possible | | | 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 |
| EA Prereq 1 | Fundamental Commissioning and Verification | | Required | CxA/ Owner | Verify installation & Performance of Systems | 01353, TAB & Commissioning | C | | |
| Materials & Resources | | | 8 | | 13 Total Points Possible | | | 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 |
| EQ Prereq 1 | Minimum Indoor Air Quality Performance | | Required | CxA/ Moore | Establish minimum indoor air quality performance based on ASHRAE Code | | D | | |
| Total Point Goal | | | 81 | | 110 Total Points Available | | | | |

- 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:
 - Water Source Heat Pumps
 - Daylighting & Views
 - Indoor Air Quality
 - Thermal Envelope
 - Potential Net Zero Facility in tandem w/ SCASD Solar Program.
- Development of Alternates including:
 - 630 kW Solar Array
 - Bird Friendly Glass at strategic locations.
- Solar for Schools Grant Application (May CFA Hearing)
- PFMS preliminarily anticipates Gold Certification.

SSc3 Open Space Calculations- v4.1

Requirement: 30% of site (LEED Boundary) outdoor space

Of the outdoor space, 25% must be diversity of vegetation (2 or more types) or have overhead vegetated canopy.

1,449,202 SF- Site Area (LEED Boundary)

434,761 SF required 30% Required Open Space

108,691 SF required 25% of Outdoor Space of (SF) diversity of vegetation (2 or more types) or overhead vegetated canopy.

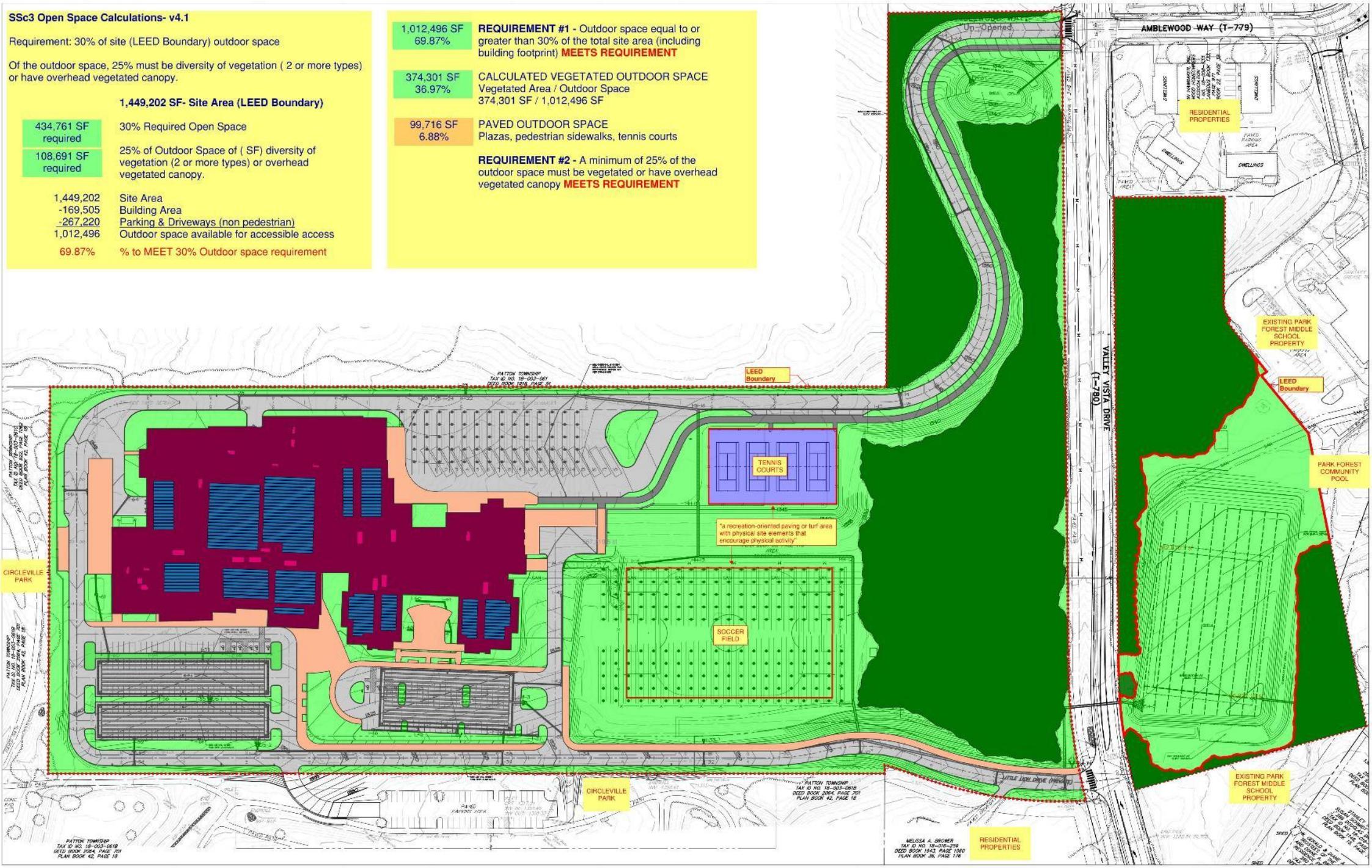
1,449,202 Site Area
 -169,505 Building Area
 -267,220 Parking & Driveways (non pedestrian)
 1,012,496 Outdoor space available for accessible access
 69.87% % to MEET 30% Outdoor space requirement

1,012,496 SF 69.87% **REQUIREMENT #1** - Outdoor space equal to or greater than 30% of the total site area (including building footprint) **MEETS REQUIREMENT**

374,301 SF 36.97% **CALCULATED VEGETATED OUTDOOR SPACE**
 Vegetated Area / Outdoor Space
 374,301 SF / 1,012,496 SF

99,716 SF 6.88% **PAVED OUTDOOR SPACE**
 Plazas, pedestrian sidewalks, tennis courts

REQUIREMENT #2 - A minimum of 25% of the outdoor space must be vegetated or have overhead vegetated canopy **MEETS REQUIREMENT**



LEGEND

- LEED Project Boundary
1,449,202 SF
- Building Area
169,505 SF
- Open Area
540,842 SF
- Vegetated Area
374,301 SF
- Concrete Paving
58,870 SF
- Asphalt Paving - Pedestrian
15,996 SF
- Asphalt Paving - Driveways
267,220 SF
- Tennis Courts
24,805 SF
- Photovoltaic Arrays (Solar)
29,654 SF
- RTU's
2,245 SF

| REVISIONS PER: | DATE: | BY: |
|----------------|-------|-----|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

ELA GROUP
 ENGINEERS + LANDSCAPE ARCHITECTS
 2012 Sandy Drive, Suite 100, State College, PA 16803
 814.861.6735

CALCULATION FOR INFILL PROPERTY LEED v4.1 (STARTING ALONG NORTH PROPERTY LINE)

- 277 LF PARK FOREST BAPTIST CHURCH
- 1,269 LF VALLEY VISTA DRIVE (WEST SIDE)
- 342 LF RESIDENTIAL PROPERTY (SOUTHEAST CORNER OF PROPERTY)
- 1,956 LF CIRCLEVILLE PARK - PATTON TOWNSHIP
- 177 LF RESIDENTIAL PROPERTIES (NORTH OF PROPERTY, EAST OF VALLEY VISTA)
- 688 LF EXISTING PARK FOREST MIDDLE SCHOOL PROPERTY
- 252 LF PARK FOREST COMMUNITY POOL
- 384 LF EXISTING PARK FOREST MIDDLE SCHOOL PROPERTY
- 950 LF VALLEY VISTA DRIVE (EAST SIDE)

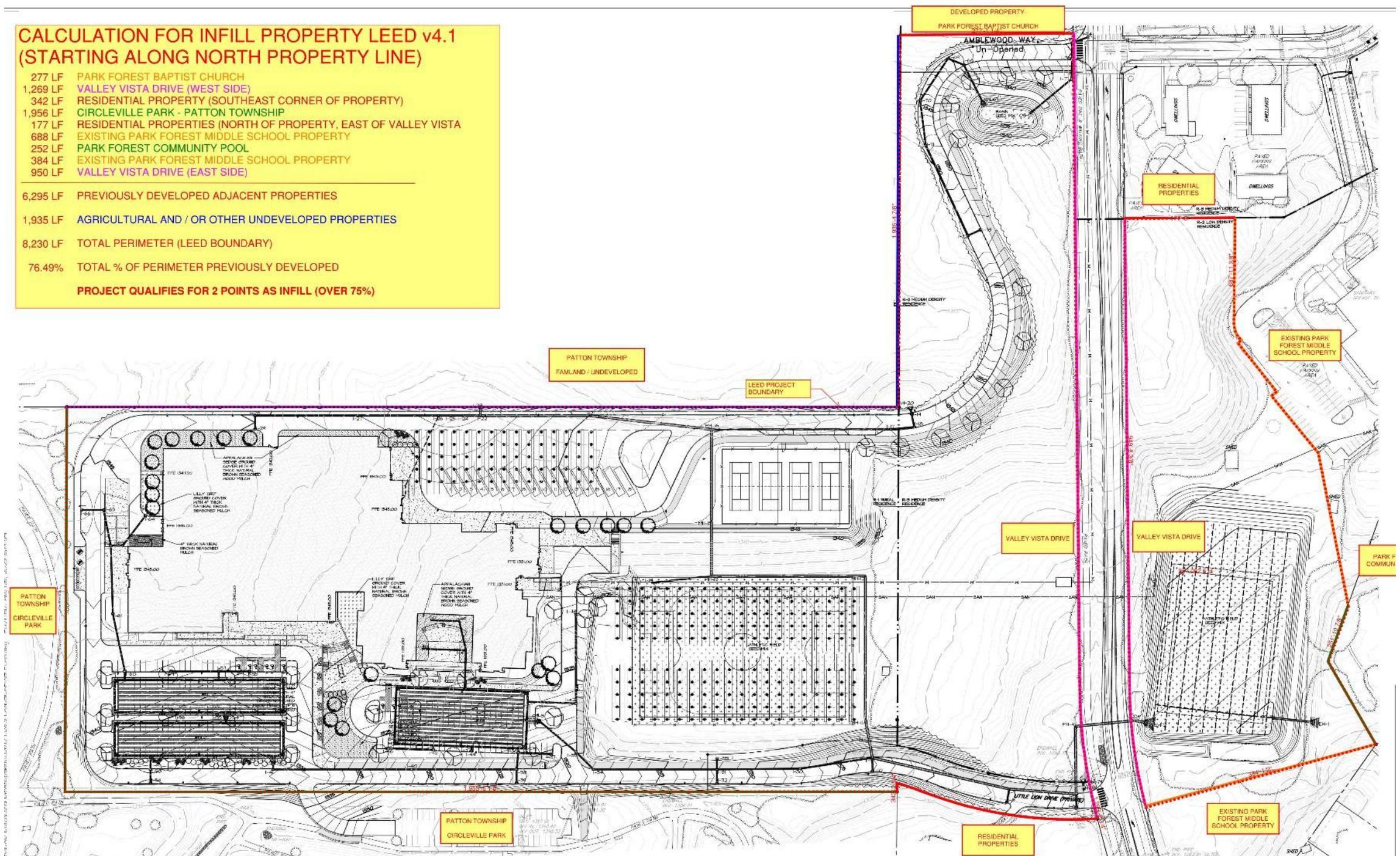
6,295 LF PREVIOUSLY DEVELOPED ADJACENT PROPERTIES

1,935 LF AGRICULTURAL AND / OR OTHER UNDEVELOPED PROPERTIES

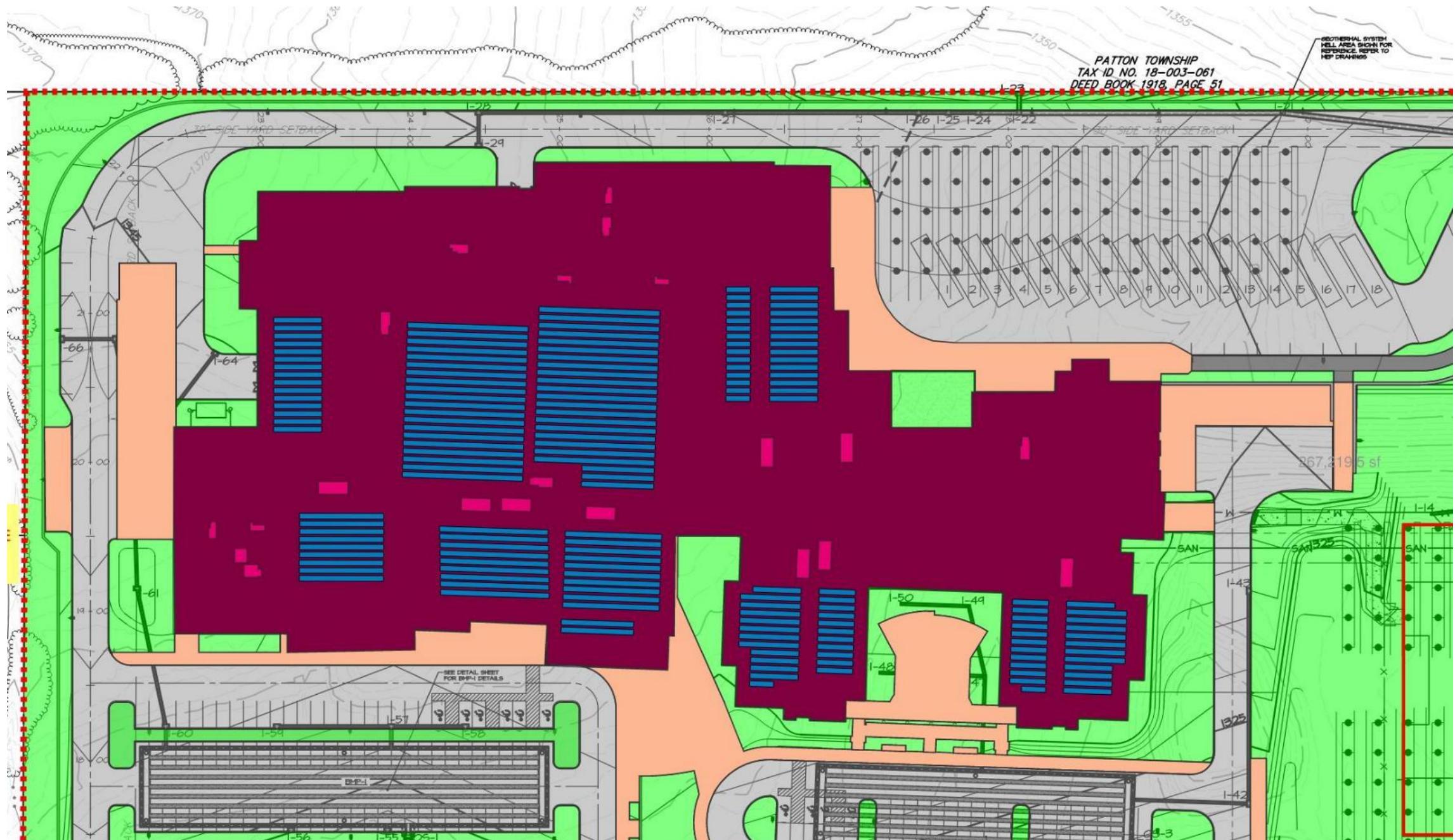
8,230 LF TOTAL PERIMETER (LEED BOUNDARY)

76.49% TOTAL % OF PERIMETER PREVIOUSLY DEVELOPED

PROJECT QUALIFIES FOR 2 POINTS AS INFILL (OVER 75%)



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LEED- RENEWABLE ENERGY PRODUCTION (630 kW ARRAY BID AS AN ALTERNATE)



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.

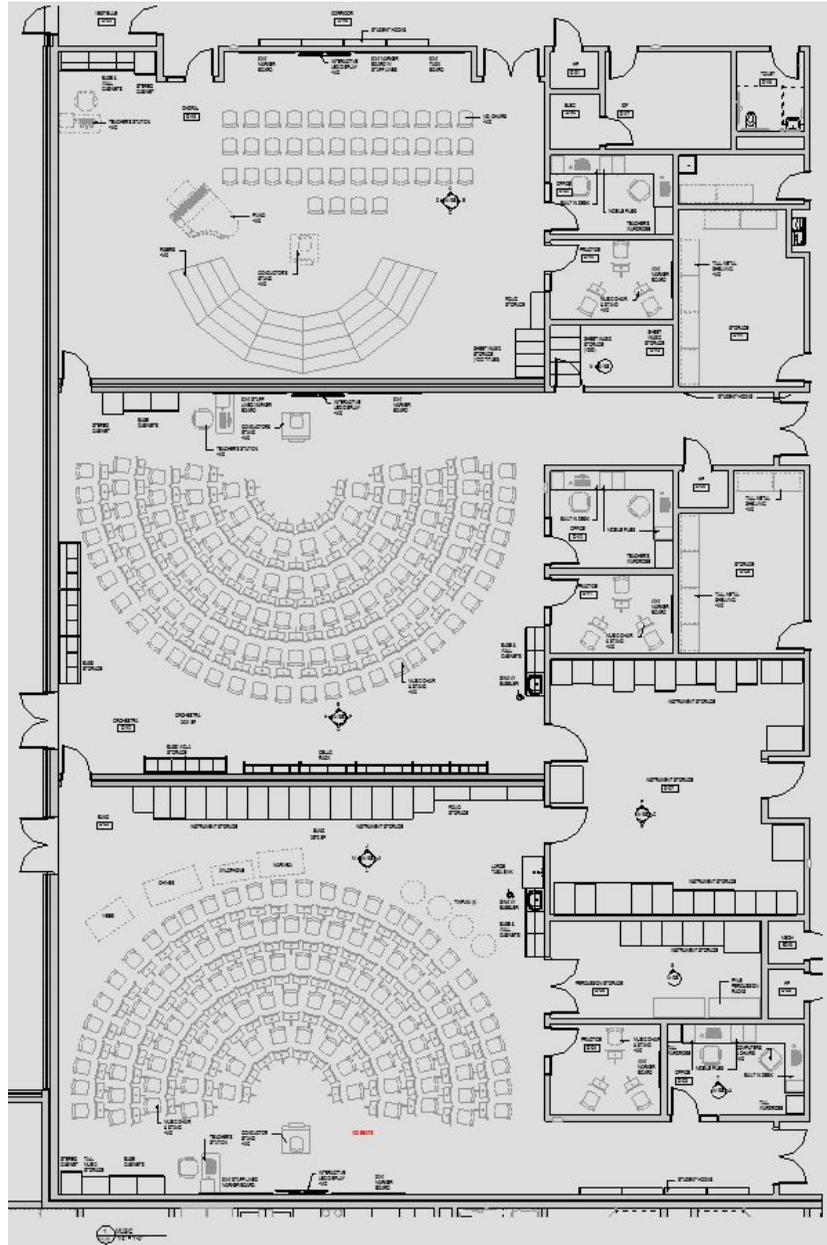
Initial Discussion has been centered on utilizing “Bird Safe” glass for the Larger Curtain Wall locations at Main Entrances, Library, Cafeteria, Stair Towers throughout the building that represent the majority of square footage of glass in the school.

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

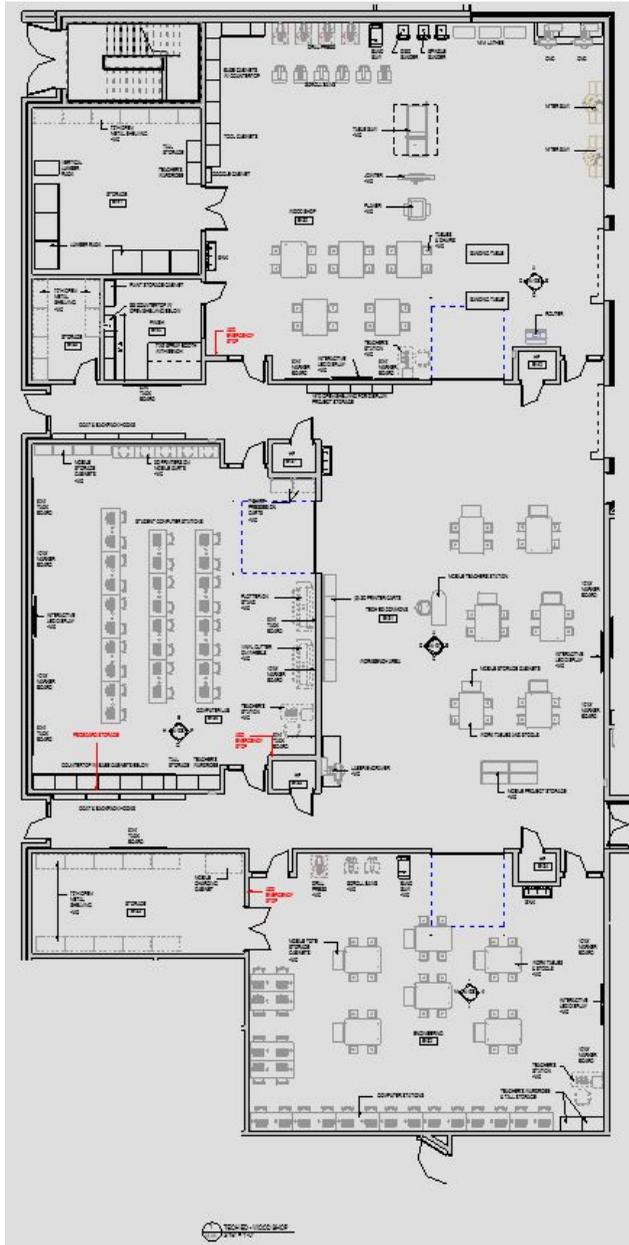
Current methods of achieving Bird Friendly Glass are:

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

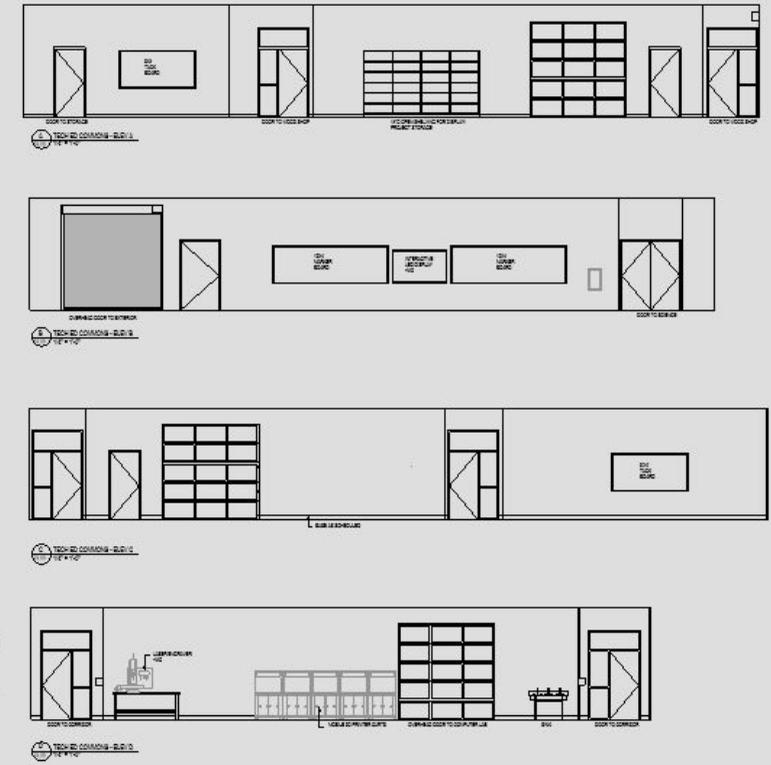




Music Department



Technical Education Department

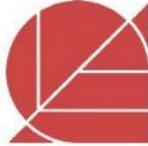


| | | | Low | | High |
|---|--|-------|-----------------------|-------|-----------------------|
| New Cost/ Square Foot | | | \$ 325 | | \$ 340 |
| Building Square Footage | | New | 268,825 | | 268,825 |
| Reno Cost/ Square Foot | | | \$ 0 | 0% | \$ 0 |
| Building Square Footage | | Reno | 0 | | 0 |
| 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% | | | | | |
| | | 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.

ATHLETIC FIELDS- COMMUNITY FIELD





ELA SPORT

ATHLETIC FACILITIES DESIGN & CONSULTING

2013 Sandy Drive, Suite 103, State College, PA 16803
814.861.6328 elagroup.com

1. Baseball Playability Improvements

- Regrade Field to Improve Planarity
- Place Sod over all Graded Areas
- Rebuild Infield

COMMUNITY FIELD (Option 1)



ELASPORT

ATHLETIC FACILITIES DESIGN & CONSULTING

2013 Sandy Drive, Suite 103, State College, PA 16803
814.861.6328 elagroup.com

1. Baseball Field Improvements

- Full Synthetic Turf Infield
- Regrade Outfield to Improve Planarity
- Place Sod over all Graded Areas

2. Softball Field Improvements

- Full Synthetic Turf Infield
- Sod Transition Area



COMMUNITY FIELD (Option 2)



ELASPORT

ATHLETIC FACILITIES DESIGN & CONSULTING

2013 Sandy Drive, Suite 103, State College, PA 16803
814.861.6328 elagroup.com



1. Baseball & Softball Complex

- Full Synthetic Turf
- Practice Infields
- Bullpens and Batting Tunnels
- Pressbox
- Spectator Areas
- Fieldhouse (+5,000 SF) with Restrooms
- Perimeter Fencing

2. Tennis Center

- Complete Reconstruction - Reduced to 5 Courts
- ADA Access from South Gill Street

3. Off-Street Parking Facility (A)

- 50 Minimum Spaces (including ADA)
- Drop-off and Turnaround

4. Off-Street Parking Facility (B)

- 50 Minimum Spaces (including ADA)
- Separate Storm Water Management

5. Open Lawn Space (> 4 Acres)

- Softball Improvements Removed
- Restored to Lawn Condition
- Water Line Relocation
- Extended Fence Line along Atherton St.

COMMUNITY FIELD (Option 3)



- All Playgrounds were evaluated throughout State College Area School District
- Playground Evaluation took into account stakeholder feedback via individual school staff surveys.
- Report also took into account the 2019 Playground Master Plan.
- Interviews were conducted with staff both instructional & facilities.
- Cost estimates generated for "in kind" replacement or "best match" of use type.



- Natural play elements are challenging for maintenance upkeep and very weather dependent for usage.
- Many Playgrounds have “evolved over time” with limited professional design guidance.
- EWF “Engineered Wood Fiber” surfacing currently does not appear to be sustainable from cost and required maintenance. The lack of proper subsurface drainage promotes accelerated decomposing of the EWF thus increasing the amount required to maintain the appropriate depths for fall.
- Window for repair and/or parts replacement on aging equipment is closing.
- May benefit from more “all weather” play areas for use in inclement weather conditions and beyond shoulder seasons.

- Ferguson Township ES - \$370,113
- Mount Nittany ES - \$368,798
- Easterly Parkway ES- \$530,627
- Radio Park ES - \$555,819
- Gray's Woods ES - \$360,707
- Park Forest ES - \$645,529
- Corl Street ES - \$500,150
- Spring Creek ES - \$483,230

Cost estimates are replacement in kind and do not include expanded scope such as "poured in place" surfacing.

Physical Plant is actively working on a design concept for a new playground at FT. Underground stormwater management work must be completed in the near future and much of the work is under the current playground. This concept will be presented to the board before asking for permission to bid.

ELA GROUP
ENGINEERS + LANDSCAPE ARCHITECTS

State College Area School District - Mt Nittany Elementary School
DRAFT Opinion of Probable Cost for In-Kind Replacement
ELA Project No: SC148-039
Date: May 2025

| Item No. | Description/Item | Estimated Quantity | Units | Unit Price | Total Cost |
|--|--|--------------------|-------|-------------|------------------|
| A Play Equipment (Best Match with "Kompan" Current Equipment Recommendations) | | | | | |
| 1 | Fairy Tale seesaw | 1.0 | EA | \$34,500.00 | \$34,500 |
| 2 | Climber - Cone twister | 1.0 | EA | \$29,400.00 | \$29,400 |
| 3 | Swing set - 6 seat, 8 ft H | 1.0 | EA | \$10,100.00 | \$10,100 |
| 4 | Play structure - Double tower w/s | 1.0 | EA | \$7,830.00 | \$7,830 |
| 5 | Freestanding slide - 7 ft | 2.0 | EA | \$11,800.00 | \$23,600 |
| 6 | Surprise basket - ball toss game | | | | |
| Subtotal A | | | | | \$105,430 |
| B Site Preparation and Improvements | | | | | |
| 1 | Demolition (dismantling/removal) | 1.0 | LS | \$52,715.00 | \$52,715 |
| 2 | Play Equipment Installation | 1.0 | LS | \$63,258.00 | \$63,258 |
| 3 | Hard Play Area Refurbish (mill and overlay) | 695.0 | SY | \$25.00 | \$17,375 |
| 4 | Site Restoration | 970.0 | SY | \$10.00 | \$9,700 |
| Subtotal B | | | | | \$143,048 |
| C Safety Surface | | | | | |
| 1 | Excavation | 220.0 | CY | \$21.00 | \$4,620 |
| 2 | Drainage Base Layer (6" of #67 with underdrains) | 1330.0 | SY | \$16.00 | \$21,280 |
| 3 | Wood Carpet Surface Material | 590.0 | CY | \$32.00 | \$18,880 |
| Subtotal C | | | | | \$44,780 |
| TOTAL COSTS (A through C) | | | | | \$293,258 |
| 15% GENERAL CONDITIONS | | | | | \$43,989 |
| 20% SOFT COSTS & ESTIMATING CONTINGENCY: | | | | | \$67,449 |
| TOTAL Cost for In-Kind Replacement | | | | | \$360,707 |
| Options | | | | | |
| 1 | Surface Edge Curbing | 870.0 | LF | \$32.00 | \$27,840 |
| 2 | PIP Rubberized Surface | 1330.0 | SY | \$235.00 | \$312,550 |
| 3 | Hard Play Color Coating | 695.0 | SY | \$25.00 | \$17,375 |
| 4 | Added Paved Pedestrian Access (Unit Price Only) | 0.0 | SY | \$40.00 | \$0 |
| 5 | Added Hard Play Surface (50% added) | 350.0 | SY | \$50.00 | \$17,500 |
| 6 | Added 4' High Chainlink Fence (Unit Price Only) | 0.0 | LF | \$45.00 | \$0 |
| Subtotal Options | | | | | \$375,265 |



State College Area School District - Playground Capital Improvements
Gray's Woods Elementary School
DRAFT Opinion of Probable Cost for In-Kind Replacement
ELA Project No: SC148-039
Date: May 2025

| Item No. | Description/Item | Estimated Quantity | Units | Unit Price | Total Cost |
|--|--|--------------------|-------|-------------|------------------|
| A Play Equipment (Best Match with "Kompan" Current Equipment Recommendations) | | | | | |
| 1 | Mega Deck w/ladder & slide | 1.0 | EA | \$34,500.00 | \$34,500 |
| 2 | Play structure - 2-Tower w/Met bridge | 1.0 | EA | \$29,400.00 | \$29,400 |
| 3 | Multispinner Carousel | 1.0 | EA | \$10,100.00 | \$10,100 |
| 4 | Ocean Seesaw | 1.0 | EA | \$7,830.00 | \$7,830 |
| 5 | Swing set, 6 seats, 8 ft H | 2.0 | EA | \$11,800.00 | \$23,600 |
| Subtotal A | | | | | \$105,430 |
| B Site Preparation and Improvements | | | | | |
| 1 | Demolition (dismantling/removal) | 1.0 | LS | \$52,715.00 | \$52,715 |
| 2 | Play Equipment Installation | 1.0 | LS | \$63,258.00 | \$63,258 |
| 3 | Hard Play Area Refurbish (mill and overlay) | 695.0 | SY | \$25.00 | \$17,375 |
| 4 | Site Restoration | 970.0 | SY | \$10.00 | \$9,700 |
| Subtotal B | | | | | \$143,048 |
| C Safety Surface | | | | | |
| 1 | Excavation | 220.0 | CY | \$21.00 | \$4,620 |
| 2 | Drainage Base Layer (6" of #67 with underdrains) | 1330.0 | SY | \$16.00 | \$21,280 |
| 3 | Wood Carpet Surface Material | 590.0 | CY | \$32.00 | \$18,880 |
| Subtotal C | | | | | \$44,780 |
| TOTAL COSTS (A through C) | | | | | \$293,258 |
| 15% GENERAL CONDITIONS | | | | | \$43,989 |
| 20% SOFT COSTS & ESTIMATING CONTINGENCY: | | | | | \$67,449 |
| TOTAL Cost for In-Kind Replacement | | | | | \$360,707 |
| Options | | | | | |
| 1 | Surface Edge Curbing | 870.0 | LF | \$32.00 | \$27,840 |
| 2 | PIP Rubberized Surface | 1330.0 | SY | \$235.00 | \$312,550 |
| 3 | Hard Play Color Coating | 695.0 | SY | \$25.00 | \$17,375 |
| 4 | Added Paved Pedestrian Access (Unit Price Only) | 0.0 | SY | \$40.00 | \$0 |
| 5 | Added Hard Play Surface (50% added) | 350.0 | SY | \$50.00 | \$17,500 |
| 6 | Added 4' High Chainlink Fence (Unit Price Only) | 0.0 | LF | \$45.00 | \$0 |
| Subtotal Options | | | | | \$375,265 |

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.

pipe system at the kitchen.

service
not any



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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



State College
Area School District

| 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.

| Easterly Parkway ES | | | SCHOOL YEAR | | | | | | | | | | For Discussion |
|--|------------|-----------|-------------|------------|------------|---------|--------------|---------|---------|---------|---------|--------|----------------|
| | | | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | Future | |
| | | | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | | |
| | Base Cost | Inflation | 103.00% | 106.09% | 109.27% | 112.59% | 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 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

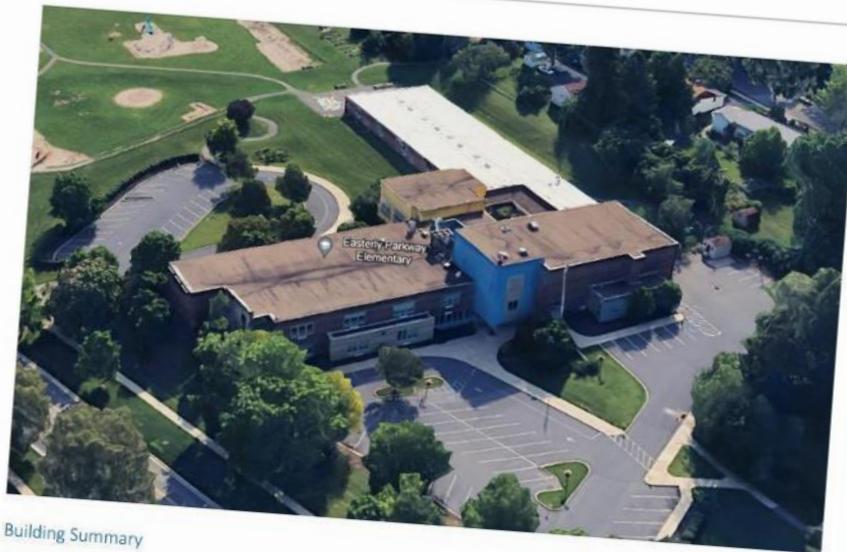
| SAFETY & SECURITY | | | | | | | | | | | | | |
|--|--------------|--|--------------|--------------|--------------|---------------|--------------|--------------|---------------|--------------|--------------|--------------|------|
| Replace/upgrade fire alarm system | \$ 240,000 | | \$ 247,200 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| <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, refurb AHU's, and replace EF's | \$ 1,575,000 | | \$ - | \$ 1,670,918 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Replace Damaged Pipe Insulation | \$ 125,000 | | \$ - | \$ 132,613 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Replace Valves | \$ 40,000 | | \$ - | \$ 42,436 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Upgrade Controls | \$ 380,000 | | \$ - | \$ 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 | \$ - |

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 |
| 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

type as part of any future renovation.

pipe system at the kitchen.

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

FAIRMOUNT BUILDING

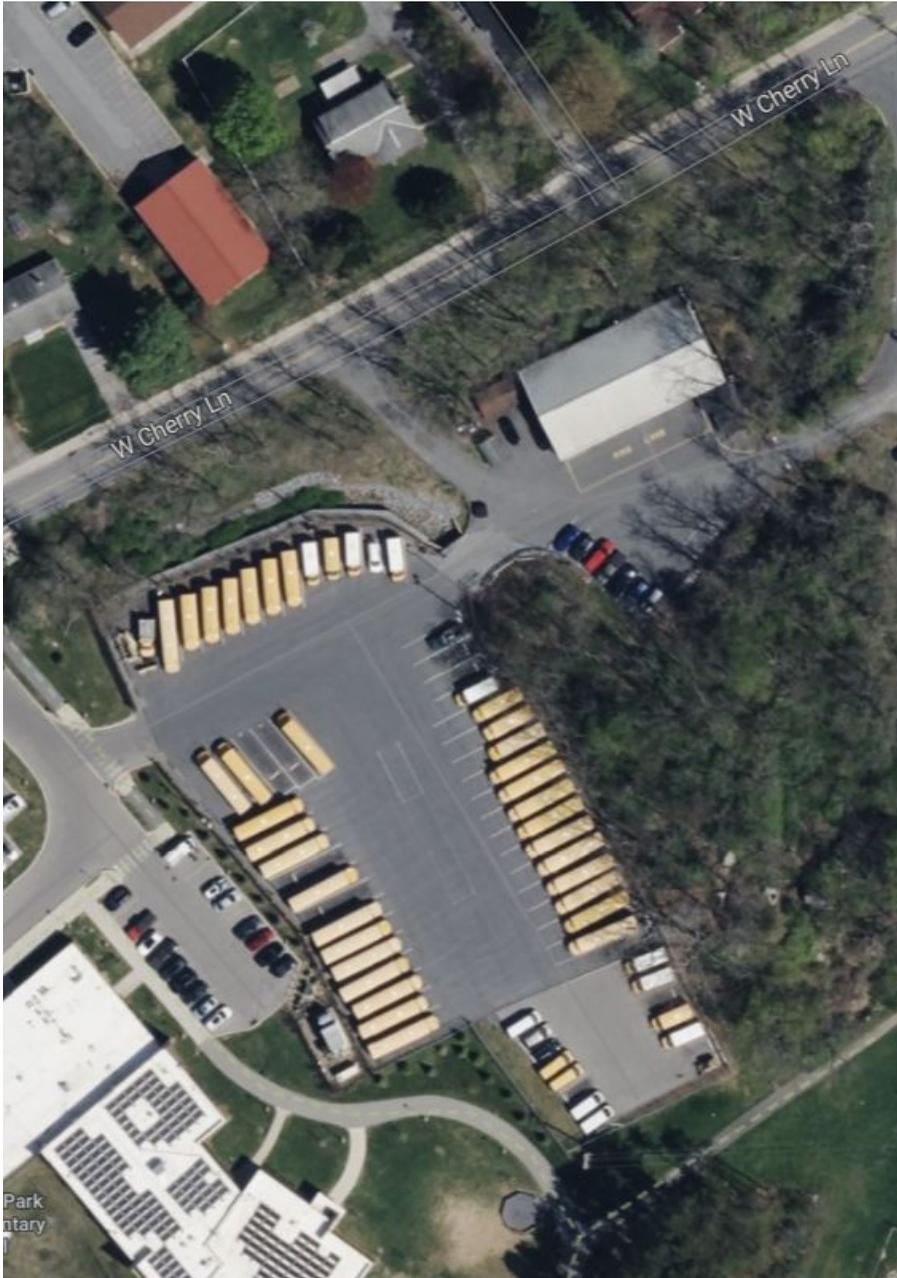
1. Current Facility is approximately 90,000 Square Feet
2. Building is being evaluated for Instructional Support & Office Opportunities for State College Area School District
3. ADA Challenges & Abatement
4. Potential Staggering of Renovation Projects for Fairmount Building
 1. Envelope Stabilization
 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.

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

7. Potential to retain 50% of Building
8. Address sewer and storm lines under current facility.
9. Future use of campus.





PARK FOREST MS

Concerns or items missed in the design

DISTRICT-WIDE FACILITY

MASTER PLAN

Items of Interest

Areas of Priority suggested for the Plan

PLAYGROUNDS/

ATHLETICS

How to prepare a Master Plan?

What would you Prioritize?