



State College
Area School District

Financing the Physical Plant 10-year Capital Plan 2025-2026

CAPITAL REINVESTMENT – SCASD BUDGET

FACTORS THAT IMPACT DEBT SERVICE CAPACITY AND CAPITAL REINVESTMENT

1. FUNDING OF DEBT SERVICE AND CAPITAL REINVESTMENT

- a. Impact of inflation on cost of construction
- b. Impact of interest rates on borrowings and deposits
- c. Time value of money, length of debt, and borrowing capacity
- d. Debt is based on historical prices, capital needs are based on future costs

2. CAPITAL REINVESTMENT COSTS ASSOCIATED WITH MAINTAINING FACILITIES

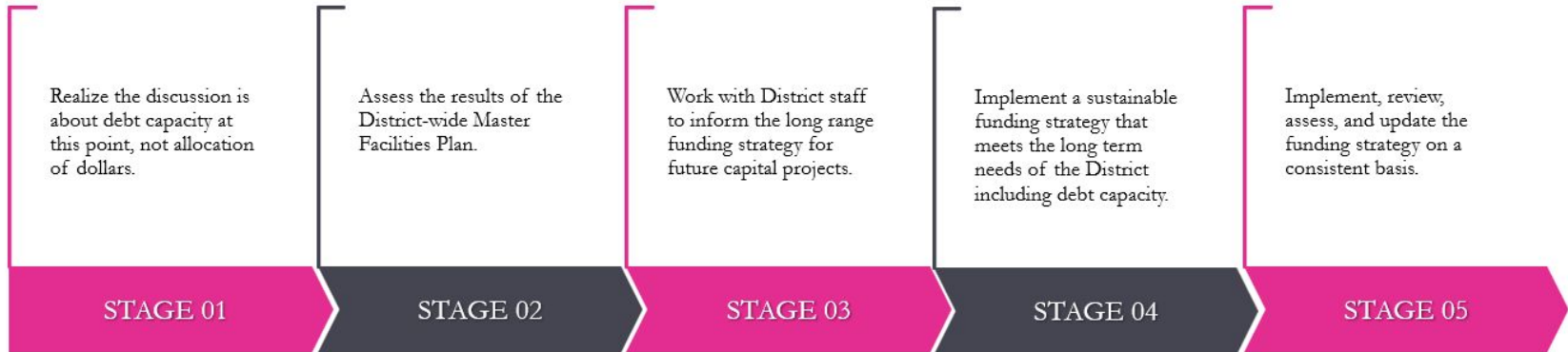
- a. Buildings/Facilities age, require a planned reinvestment strategy
 - At what age will SCASD facilities require capital reinvestment
 - At what age will SCASD facilities require capital replacement
- b. Impact of inflation on cost of construction
- c. Difficulty informing capital reinvestment/replacement strategy
 - District-wide Facilities Master Plan should inform
 - Staff is an important source of information
 - Strategy should also incorporate components of the District-wide Master Plan

HOW DO WE MOVE FORWARD?

- A key component will be the outcomes and information contained in the District-wide Facilities Master Plan.
- An inventory of facilities with estimated reinvestment dates and costs should be developed.
- Stakeholders should have an understanding that today's costs do not equate to future costs.
- Stakeholders should, in addition to budgeting for future capital reinvestment, plan for costs associated with other long term expenses (such as growth, strategic priorities, etc.)



ROADMAP



**Physical Plant
10-year Capital Plan
2025-2026**

Executive Summary:

- This report includes information on the facilities planning process and projected projects for 2026 through 2034.
- As part of an ongoing planning process, the Physical Plant department develops and maintains a 10-year capital plan. This plan is derived from the recent District Wide Facilities Master Plan (DWFMP), current internal infrastructure assessments, and planned maintenance based on equipment life expectancy. In addition, many projects include an energy savings component, which Physical Plant will report on as projects come to fruition.
- The capital plan is preventative in nature and therefore strives to maintain the district's assets to promote an ideal learning environment with minimal disruption for larger renovations.
- Although previous estimates outlined complete renovations or replacements at year 40, Physical Plant currently forecasts that with an increase in preventative care, building systems can realistically sustain a lifespan of 50-60 years.

Funding Levels:

- Current annual funding levels for capital-based preventative maintenance range from \$2MM – \$3MM; however, this plan outlines an ideal funding level of \$6MM-\$7MM annually.
- Funding levels assume minimal investment in Fairmount and Park Forest Middle School while providing continuity throughout the rest of the district. Fairmount and Park Forest Middle options are discussed later in this plan.
- The current funding level of approximately \$1.50/sqft funding level will allow Physical Plant to address deferred maintenance items throughout the district and bring facilities to a standard where they can be effectively maintained.
- A funding level of approximately \$4.00/sqft would achieve equity across all schools, in that the learning environment across the district could be brought to the same standards as of today.

Funding by Building by Year

School	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	Total
Athletics	\$80,000	\$1,085,000	\$900,000	\$0	\$0	\$2,100,000	\$175,000	\$675,000	\$0	\$5,015,000
Bus Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,000	\$220,000
Corl Street Elem	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$690,000	\$1,190,000
Easterly Parkway Elem	\$80,000	\$3,278,378	\$1,461,227	\$820,037	\$918,898	\$250,000	\$635,912	\$0	\$647,200	\$8,091,652
Fairmount	\$180,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,000
Ferguson Twp Elem	\$500,000	\$555,439	\$566,495	\$0	\$156,502	\$869,456	\$470,000	\$0	\$493,366	\$5,080,491
Grays Woods Elem	\$0	\$412,653	\$2,783,282	\$1,271,790	\$2,356,382	\$0	\$0	\$775,589	\$338,609	\$7,938,305
High School South	\$63,654	\$0	\$0	\$0	\$0	\$412,000	\$0	\$0	\$300,000	\$1,925,654
Mount Nittany Elem	\$100,000	\$0	\$65,000	\$0	\$889,114	\$20,600	\$458,532	\$703,044	\$0	\$3,997,349
Mount Nittany Middle	\$176,838	\$1,550,898	\$737,924	\$8,376,670	\$3,195,421	\$627,854	\$1,995,542	\$949,616	\$1,831,264	\$19,442,027
North/ Delta	\$1,815,000	\$0	\$75,000	\$250,000	\$0	\$300,000	\$0	\$502,908	\$0	\$2,942,908
Panorama Village	\$273,045	\$0	\$2,148,323	\$0	\$204,754	\$320,000	\$190,000	\$0	\$0	\$3,136,122
Park Forest Elem	\$561,573	\$0	\$477,621	\$500,000	\$0	\$0	\$3,136,781	\$2,015,499	\$1,167,023	\$9,035,535
Park Forest Middle	\$0	\$0	\$0	\$0	\$0	\$3,342,513	\$0	\$0	\$0	\$3,342,513
Radio Park Elem	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$798,385	\$0	\$1,298,385
Spring Creek Elem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$686,909	\$1,186,909

Funding Category by Year

Category	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Architectural	\$476,838	\$741,545	\$1,571,083	\$2,938,874	\$3,894,282	\$2,986,525	\$1,158,489	\$2,648,884	\$1,699,296
Civil	\$886,573	\$2,005,439	\$900,000	\$1,000,000	\$0	\$4,010,788	\$1,283,583	\$3,045,791	\$2,062,086
Envelope	\$100,000	\$212,180	\$591,955	\$0	\$183,995	\$0	\$385,000	\$0	\$558,609
MEP	\$2,366,699	\$3,923,204	\$6,151,834	\$7,279,623	\$3,642,794	\$1,745,110	\$4,734,695	\$1,225,366	\$2,054,380
Grand Total	\$3,830,110	\$6,882,368	\$9,214,872	\$11,218,497	\$7,721,071	\$8,742,423	\$7,561,767	\$6,920,041	\$6,374,371

Chart B Definitions:

Arch. – Items inside the building (fixtures, floors, etc.)

Envelope – Items outside the building (brick, windows, roof, etc.)

MEP – Mechanical, electrical, plumbing

Civil – Items not connected to the building (walkways, landscaping, etc.)

Other Capital Needs:

Aside from complete school building projects, several other areas of capital need are not included in this plan they include

- Athletics
- Fairmount
- Current Park Forest Middle School site
- Bus Garage

Athletics



The 10-year capital plan captures funding for maintenance-related items; however, it does not include funding for new construction, such as a complete build-out of new facilities at Community Field as outlined in the DWFMP on [August 4, 2025](#). Option #3 from the plan, shown below, would add approximately another \$11MM-\$12MM to this plan.

It should be noted that this upgrade would position SCASD athletics to have facilities that are comparable to peer schools

Fairmount

The Fairmount building is currently unoccupied, and a project is planned to begin abatement work of the building. This initial Asbestos-Containing Material (ACM) abatement project has been created with a scope of work that addresses known ACM located in building areas that will not require demolition to access. Identified materials include floor tiles, tile adhesive, pipe insulation, and window caulking. It should be noted that, if or when a full renovation of the building is designed, areas of demolition that involve known ACM contained behind walls or in ceilings will be properly abated during the demolition phase of that project. The anticipated project cost is \$180,000.

Moving forward, a complete renovation of Fairmount would be in the \$16MM-\$20MM range. Please note that this is a rough order of magnitude estimate and would be highly dependent upon future building utilization.

Once a preliminary abatement is complete, Physical Plant will recommend a comprehensive stabilization and refurbishment of the building envelope, including a new roof, windows, brick stabilization, and an adaptable, expandable heating/cooling system. As a rough order of magnitude, this phase would be in the \$2MM-\$4MM range. Currently, the Physical Plant is providing temporary heat in the building to keep it preserved. This approach will be sufficient for 1-2 years before alternative measures, such as stabilization, will be required. A stabilization effort will allow the building to sit unoccupied for 3-5 years if a decision to occupy the building has not yet been made.

Current Park Forest Middle School Site

With the addition of the new Park Forest Middle School, expected to be completed late in 2028, a decision will need to be made regarding the current site. Regardless of the path forward, the following challenges will need to be addressed:

- The sanitary main that is currently routed under the building must be replaced or rerouted around the structure
- The front parking lot must be retained as overflow parking for the new school
- Numerous stormwater management challenges such as the catch basin not being sufficient, runoff from neighboring properties, and low lying fields that stay damp

Physical Plant, along with Crabtree Rohrbaugh & Associates, performed a preliminary scoping of the site for a new transportation terminal. At first glance, the site (assuming the building is razed) has the potential footprint and power requirements to support a new transportation terminal that can house facilities for maintenance of multiple bus fuel types, as well as charging stations if the district moves toward electric options. An estimate of the complete razing of the current Park Forest Middle School is included in the 10-year cost estimates.

Bus Garage

The current bus terminal is past its useful life and should be replaced. The site lacks space to build a new facility without removing the current structure. This approach could be accomplished by piecemealing the project by taking down the existing building section by section and rebuilding; however, this is far from ideal. The current terminal has no downtime available as buses are being maintained year-round. In addition, there is no room to add capacity if the district moves toward electrifying its fleet or power infrastructure. A rough order-of-magnitude estimate to rebuild the transportation hub at the current Park Forest site would be \$ 10MM–\$20MM, depending on the stormwater upgrades required and would provide needed overflow parking for Radio Park Elementary.

Conclusion

All maintenance items are included in the plan; however, if the district decides to proceed with a remodel of Fairmount, a complete overhaul of Community Field, and a new transportation terminal, costs could reach \$125MM, up from the \$75MM outlined in this plan. It is also important to note that security or safety-related items, such as shatter film, bird glass, and rekeying, are on Physical Plant's radar but are not included in this plan due to grant opportunities.

Questions?