



State College Area School District

Mike Fisher

Director of Physical Plant

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TELEPHONE: 814-231-1026

To: Curtis Johnson

From: Mike Fisher

RE: Park Forest Middle Update

Date: August 31, 2026

The new Park Forest Middle School has broken ground. The first phase of the project includes installing the stormwater basin at the current Park Forest Site along Valley Vista, installation of an Amblerwood Way construction access road, and utility work along Little Lion Drive. Patton Township Planning Commission requested that the Amblerwood Way entrance was constructed within 120 working days, which we are on track to complete. This will move all site traffic off of Little Lion Drive. Although we have not yet obtained a building permit, we can begin civil work under our National Pollutant Discharge Elimination System (NPDES) permit and conditional Land Development approval from Patton Township.

Administratively, our next step is to achieve full Land Development approval, and to do so, the following items still need to be addressed as of 8/27/26:

- **Declaration of Stormwater Access & Maintenance Agreement** - This is an easement between the Township and the District stating that the District will basically maintain any stormwater facilities constructed as long as the site remains in the same use.
 - **Status** - A draft was sent to Patton Township on 5/1/26 and returned with comments on 8/18/26. SCASD turned around the document the next day with Township comments. Currently, the Township has stated that they have more comments, and we are waiting for more feedback.
- **Surety** - To assure any work on public land is completed.
 - **Status** - A draft surety estimate was sent to the Township for review on 6/15/26, and SCASD received feedback on 8/24/26. Comments are being incorporated and will be returned to the Township tomorrow.
- **Lot Consolidation Deed** - Document to combine the 18-acre lot with the recently purchased 7-acre lot along Valley Vista
 - **Status** - Completed and should be recorded in the next couple of days.
- **Temporary Grading & Construction Easement** - An easement between the District and the Township for a small scope of work on the Circleville Park parking lot and adjacent land.
 - **Status** - A draft was sent to Patton Township on 5/1/26, and the District is awaiting comments
- **Developer's Agreement** - Agreement between the Township and District outlining miscellaneous requirements placed on the District during construction and occupancy.
 - **Status** - Patton Township requested that they provide the first draft of this document. The District has not yet received a draft.

On 7/14/26, the District requested that they try to finalize these documents in August and reached out again on 8/26/26, stressing the importance of finalizing the documents for the 9/14/26 Board of Directors meeting. Administration is concerned that if the above documents are not finalized in a timely manner, construction will be delayed.