

**State College Area School District
Office of Physical Plant
Ed Poprik, Director**

To: Board of School Directors VI-B
From: Ed Poprik
RE: **High School Update**
Date: February 25, 2013

The next community forum for the High School modernization project is scheduled for February 28, 2013. The general outline for the evening will be similar to the previous forum:

Location: High School South

5:30 – 7:00 PM	Open House in Cafeteria
5:30 – 6:00 PM	Guided tours of Campus depart from Cafeteria
7:00 – 8:30 PM	Presentation in Auditorium
8:30 PM	Questions and Comments

Draft Agenda for Presentation:

- Schedule
- Educational Planning Update
- Option Refinement
- Site Evaluation Process
- Facility Assessments
- Sustainability
- Budget Methodology
- Financing Scenarios

High School Update, February 25, 2013

In the interim, work on the project continues to progress. The Option titled A2 at the Board Work Session (2 separate, comprehensive High Schools) will be renamed Option F for future presentations (including the Community Forum). This will align the nomenclature to match the 2009 District Wide Master Plan.

An initial estimate for Option F has been developed based on the following criteria:

- Both buildings include CTC programs, however, a program reduction of approx. 20% was made due to smaller enrollment
- Pools are included in both buildings
- A larger kitchen is included in one facility to accommodate satellite capability
- Program space for the Delta program is located at only one facility

The initial estimate for construction and land acquisition cost for this option is \$153.9 to \$161.8 million. A revised table of estimates is attached.

STATE COLLEGE AREA SCHOOL DISTRICT

PROPOSED HIGH SCHOOL PROJECTS

PRELIMINARY BUDGETS

21-Feb **REVISED**

Option	Basic Description	Location	Building Area		Building & Site	Soft Cost	Subtotal	Preliminary Cost Range	
A	New 9-10	Westerly South	262,000	SF	\$52.1 M	\$10.4 M	\$62.5 M	Total Range for Option A	
	New 11-12	Westerly North	327,000	SF	\$64.1 M	\$12.8 M	\$76.9 M		
				589,000	SF			\$139.4 M	\$135.8 M
B	Add/Renov 9-10	Westerly South	263,000	SF	\$45.6 M	\$9 M	\$54.6 M	Total Range for Option B	
	Add/Renov 11-12	Westerly North	286,000	SF	\$50.3 M	\$10 M	\$60.3 M		
				549,000	SF			\$114.9 M	\$112.2 M
C	Renov ONLY 9-10	Westerly South	177,400	SF	\$23.9 M	\$4.8 M	\$28.7 M	Total Range for Option C	
	Renov ONLY 11-12	Westerly North	247,000	SF	\$31.7 M	\$6.3 M	\$38 M		
				424,400	SF			\$66.7 M	\$65 M
D1	New 9-12	Westerly South	495,000	SF	\$98.3 M	\$19.5 M	\$117.8 M	Total Range for Option D1	
			0	SF					
			495,000	SF					\$117.8 M

NOTE

A - D1

Excludes Off Site Land Purchase and Site Construction Cost to accommodate Athletic Fields

STATE COLLEGE AREA SCHOOL DISTRICT

PROPOSED HIGH SCHOOL PROJECTS

PRELIMINARY BUDGETS

21-Feb REVISED

Option	Basic Description	Location	Building Area		Building & Site	Soft Cost	Subtotal	Preliminary Cost Range	
D2	Add/Renov 9-12 Partial Renov North	Westerly South Westerly North	465,000	SF	\$80.3 M	\$16 M	\$96.3 M	Total Range for Option D2	
			90,000	SF	\$15 M	\$3 M	\$18 M		
			555,000	SF			\$114.3 M	\$111.5 M	\$117 M
D3	New 9-12 Partial Renov North	Westerly South Westerly North	460,000	SF	\$88.8 M	\$17.6 M	\$106.4 M	Total Range for Option D3	
			90,000	SF	\$15 M	\$3 M	\$18 M		
			550,000	SF			\$124.4 M	\$121.3 M	\$127.6 M
E1	New 9-12	New Site	495,000	SF	\$104.3 M	\$19.7 M	\$124 M	(incl. \$4.25M Site Acquisition)	
			-	SF				Total Range for Option E1	
			495,000	SF			\$124 M	\$121 M	\$127 M

E1	Considers Appraised Value of Westerly Site	\$115 M	\$121 M
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F	New 9-12 New 9-12	Westerly South New Site	306,250	SF	\$60.3 M	\$14 M	\$74.3 M	(incl. \$2.5M Site Acquisition)	
			322,570	SF	\$68 M	\$15.5 M	\$83.5 M		
			628,820	SF			\$157.8 M	\$153.9 M	\$161.8 M

NOTE	D2-D3	Excludes Off Site Land Purchase/Site Construction Cost to accommodate Athletic Fields
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