Facilities Solutions through Community Partnership

DeJONG

State College Area School District

Facilities Master Plan

June 2009

Acknowledgements

We would like to extend our appreciation to the State College Area School District for choosing DeJONG, and providing the information necessary to complete this master plan. We would also like to express our sincere appreciation to the Board of School Directors, to the Facilities Master Plan Steering Committee who worked diligently toward the development of the parameters of this plan, and to the community members who provided critical input. DeJONG would especially like to thank Superintendant Dr. Patricia Best, Director of the Physical Plant Mr. Edward Poprik, and Business Administrator Mr. Jeffrey Ammerman for their careful assistance throughout the planning process.

As a team, we appreciate this opportunity to serve the school community as you embark on your vision for the future of education in the State College Area School District.

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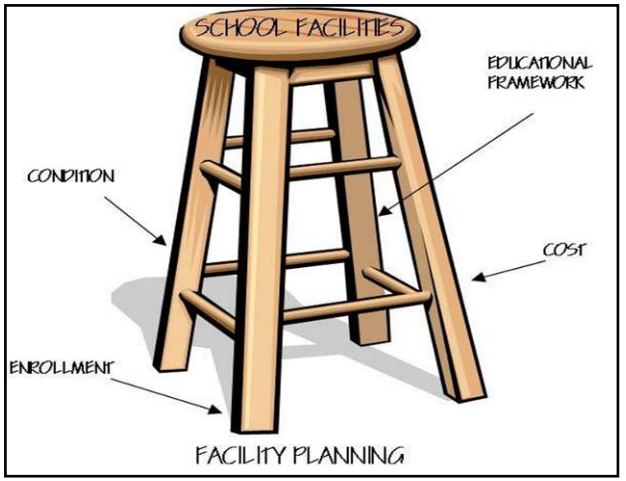
Executive Summary

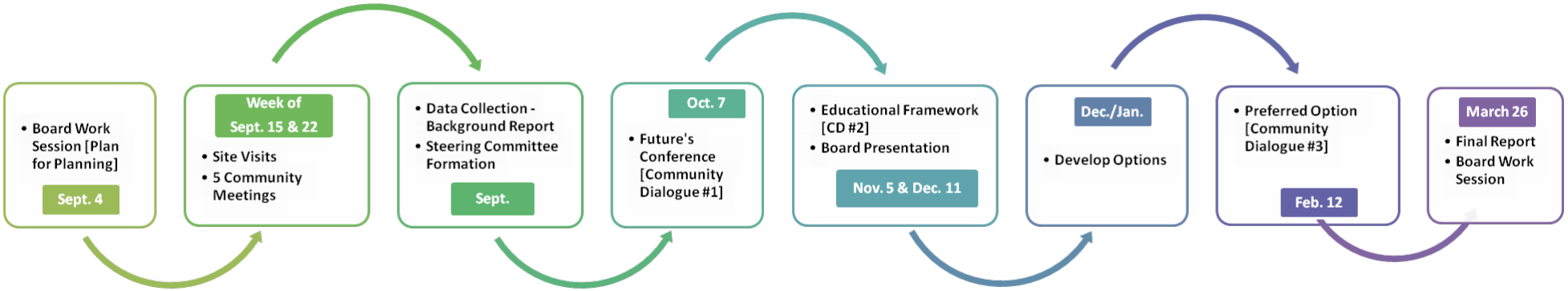
Introduction

From July 2008 through April 2009, the State College Area School District has undertaken a process to develop a facility master plan that addresses the school facilities in the district. Four factors that create the facility master plan are student enrollment, building condition, educational framework, and costs.



Planning Process

The planning process is developed with extensive community involvement, and focused on developing a facility plan that will meet the school facility needs for the 21st Century. The Facilities Master Planning Steering Committee was formed as an advisory group to guide the process, and is representative of different areas and interest groups within the school district. DeJONG, and educational facilities planning firm, was hired to facilitate the planning process, and to assist the Board of School Directors to make the most appropriate decisions regarding school facilities.



Background Information

A Background Report was developed containing school district data to assist the facilities master planning process, including: General Demographics, Historical and Projected Enrollment, Student Data, and a Facilities Summary.

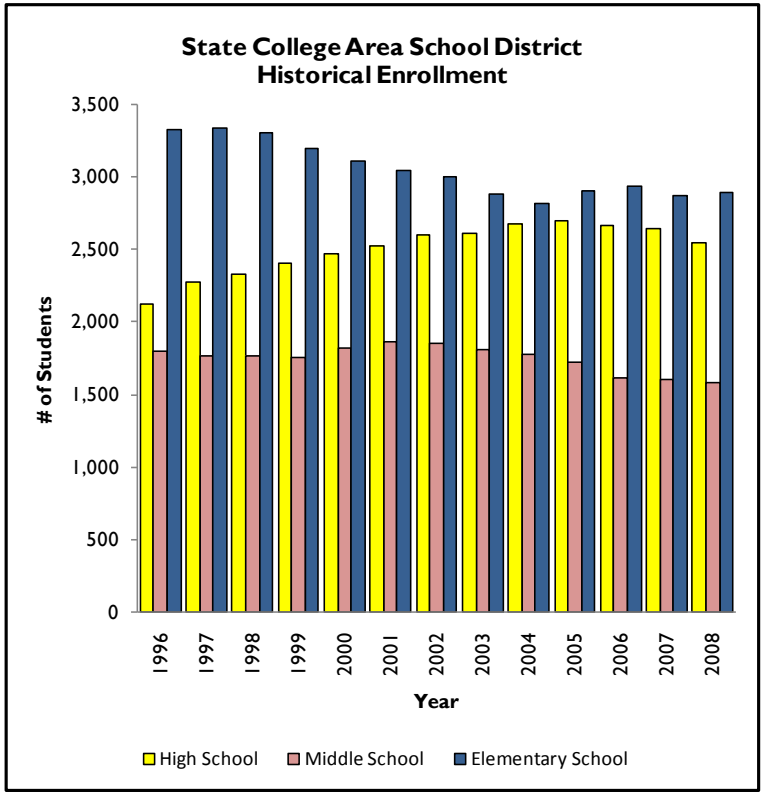
Historical Enrollment -

The overall student enrollment in the State College Area School District has been steady over the last ten years, first gradually increasing and more recently declining. As the table and chart indicate, overall enrollment has decreased by 222 students from the 1997-98 school year to the 2008-09 school year.

The elementary grades have declined by 426 students from 3,323 in 1996-07 to 2,897 in 2008-09. The middle school enrollment peaked in the 2001-02 school year at 1,864 and has decreased by 281 in the past eight years. The high school enrollment increased by 580 from 1996-07 to 2005-06 and has declined by 159 students in the past three years.

State College Area School District - Historical Enrollment (1996-97 - 2008-09)

GRADE	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
K- Half Time	460	497	464	330	325	311	211	172	7	7	8	6	0
K-Full Time	0	0	0	71	62	101	167	230	392	469	463	425	444
1	603	539	556	546	492	497	500	477	473	453	509	496	496
2	585	592	539	562	552	493	501	486	467	470	479	503	503
3	592	579	586	529	551	534	503	496	483	502	472	476	492
4	530	591	597	576	543	575	542	485	503	497	509	475	477
5	553	535	562	585	583	532	579	537	489	504	500	494	485
TOTAL ELEM	**3,323**	**3,333**	**3,304**	**3,199**	**3,108**	**3,043**	**3,003**	**2,883**	**2,814**	**2,902**	**2,940**	**2,875**	**2,897**
6	559	563	537	567	596	582	569	593	558	524	517	514	505
7	611	601	620	585	619	649	616	581	622	568	530	535	526
8	630	598	606	607	606	633	663	634	601	626	569	552	552
TOT MS (6-8)	**1,800**	**1,762**	**1,763**	**1,759**	**1,821**	**1,864**	**1,848**	**1,808**	**1,781**	**1,718**	**1,616**	**1,601**	**1,583**
9	593	630	614	614	621	631	670	681	691	652	679	620	596
10	516	597	637	621	612	641	647	675	676	688	645	688	630
11	543	512	580	607	625	624	639	637	673	681	676	639	677
12	471	532	504	564	615	626	645	623	630	667	659	679	620
Ungraded	0	0	0	0	0	0	0	0	9	15	12	19	21
TOT HS (9-12)	**2,123**	**2,271**	**2,335**	**2,406**	**2,473**	**2,522**	**2,601**	**2,616**	**2,679**	**2,703**	**2,671**	**2,645**	**2,544**
TOTAL SEC	**3,923**	**4,033**	**4,098**	**4,165**	**4,294**	**4,386**	**4,449**	**4,424**	**4,460**	**4,421**	**4,287**	**4,246**	**4,127**
TOT ENR.	**7,246**	**7,366**	**7,402**	**7,364**	**7,402**	**7,429**	**7,452**	**7,307**	**7,274**	**7,323**	**7,227**	**7,121**	**7,024**



Projected Enrollment -

As described on the previous page, enrollment in the State College Area School District has been slightly declining over the last few years. As the historical enrollment indicates, the larger high school enrollment numbers are working their way through the system to be followed by the lower enrollment numbers currently in the elementary and middle grades. To anticipate changes in the district, Shelby Stewman of Stewman Demographics and Carnegie-Melon University was contracted to project population in the district. The results of this study are available in the *Demographic School Analysis: Population Projections for the State College Area School District* Report, and are summarized here within.

Grade Specific Projections

Enrollment was projected district-wide by grade based on three scenarios: 1. Current fertility level; 2. Low fertility level; 3. High fertility level. The included summary tables show the results of the Current Fertility level projection.

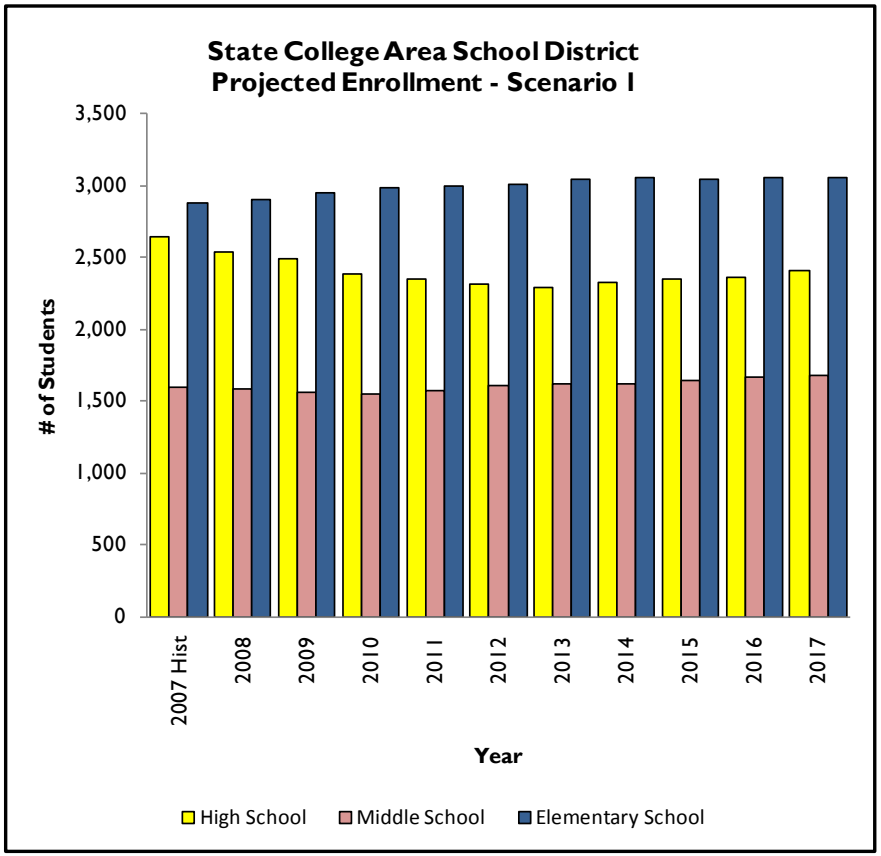
Current fertility level - In this scenario, enrollment is projected to remain relatively flat over the next 10 years. Enrollment over the next five years (from 2007 to 2012) is projected to increase at the elementary and middle school levels, and decrease at the high school level. Overall, the district-wide enrollment is projected to decrease in the next five years by 164 students. Although in the next ten years, the overall enrollment is projected to increase when compared to the 2007 enrollment by 36 students.

	2007	2012	2017	Δ2012-2007	Δ2017-2012	Δ2017-2007
K→G5	2875	3012	3054	+137	+42	+179
G6→G8	1601	1611	1680	+10	+69	+79
G9→G12	2626	2315	2404	-311	+89	-222
Ungraded	19	19	19	0	0	0
Total	7121	6957	7157	-164	+200	+36

Table 17 [Scenario 1] from Stewman; *Demographic School Analysis: Population Projections for the State College Area School District*

As the historical enrollment indicates, the larger high school enrollment is working its way through the system to be followed by lower enrollment numbers currently in the elementary and middles school grades. Overall, this suggests a decrease in overall enrollment through 2011, at which point enrollment will slowly begin to grow.

State College Area School District Projected Enrollment Scenario 1											
GRADE	**2007 Hist**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**
K- Half Time	6	0	0	0	0	0	0	0	0	0	0
K-Full Time	425	455	466	455	461	461	461	461	461	461	461
1	496	476	502	514	502	509	509	509	509	509	509
2	503	498	478	505	517	505	512	512	512	512	512
3	476	511	506	486	513	525	513	520	520	520	520
4	475	483	518	513	493	520	532	520	527	527	527
5	494	474	482	516	511	492	518	530	518	525	525
TOTAL ELEM	**2,875**	**2,897**	**2,952**	**2,989**	**2,997**	**3,012**	**3,045**	**3,052**	**3,047**	**3,054**	**3,054**
6	514	515	494	503	538	533	513	540	553	540	548
7	535	527	528	507	516	552	547	526	554	567	554
8	552	545	537	538	517	526	562	557	536	565	578
TOT MS (6-8)	**1,601**	**1,587**	**1,559**	**1,548**	**1,571**	**1,611**	**1,622**	**1,623**	**1,643**	**1,672**	**1,680**
9	620	601	594	585	586	563	573	612	607	584	615
10	688	621	602	595	586	587	564	574	613	608	585
11	639	684	617	598	591	582	583	561	571	609	604
12	679	630	674	608	590	583	574	575	553	563	600
Ungraded	19	0	0	0	0	0	0	0	0	0	0
TOT HS (9-12)	**2,645**	**2,536**	**2,487**	**2,386**	**2,353**	**2,315**	**2,294**	**2,322**	**2,344**	**2,364**	**2,404**
TOTAL SEC	**4,246**	**4,123**	**4,046**	**3,934**	**3,924**	**3,926**	**3,916**	**3,945**	**3,987**	**4,036**	**4,084**
TOT ENR.	**7,121**	**7,020**	**6,998**	**6,923**	**6,921**	**6,938**	**6,961**	**6,997**	**7,034**	**7,090**	**7,138**



Facilities Summary

The following table summarizes the facilities information for the State College Area School District. As shown, there is a variety of grade configurations, enrollment, and building size throughout the district. At the elementary level, several schools function as "sister" schools. For example, students who attend Panorama Village ES for grades K-3 attend Boalsburg ES for grades 4-5. Students who attend Lemont ES for grades K-2 attend Houserville ES for grades 3-5.

School Facilities Information										
Facility Name	Grades	Enrollment (2008-09)	Size (SF)	SF/ Student*	Site Size (Acres)	Year Built	Year Reno 1	Year Reno 2	Year Reno 3	Modulars
Boalsburg Elementary School	4 - 5	102	24,936	244	5.8	1936	1966	n/a	n/a	0
Central Office	n/a	n/a	15,585	n/a	0.5	1924	n/a	n/a	n/a	n/a
College Heights	n/a	n/a	14,000	n/a	2.0	1931	n/a	n/a	n/a	n/a
Corl Street Elementary School	K - 5	242	27,780	115	4.7	1952	1961	1996	n/a	1
Easterly Parkway Elementary School	K - 5	342	55,895	163	11.4	2002	n/a	n/a	n/a	0
Fairmount Avenue	Alt.	n/a	88,978	n/a	1.1	1914	1921	1931	1942	0
Ferguson Township Elementary School	K - 5	320	29,848	93	9.2	1931	1965	n/a	n/a	1
Gray's Woods Elementary School	K - 5	421	53,614	127	15.0	2002	n/a	n/a	n/a	0
High School North Building	11 - 12	1,215	258,398	213	42.0	1957	1965	1989	1999	0
High School South Building	9 - 10	1,215	191,280	157	38.0	1962	1965	1999	n/a	0
Houserville Elementary School**	3 - 5	170	36,952	217	55.0	1959	1968	n/a	n/a	0
Lemont Elementary School	K - 2	179	28,142	157	6.8	1939	1966	n/a	n/a	0
Mount Nittany Middle School	6 - 8	749	155,500	208	40.0	1995	n/a	n/a	n/a	0
Panorama Village Elementary School	K - 3	204	36,952	181	15.6	1959	1968	n/a	n/a	0
Park Forest Elementary School	K - 5	476	62,326	131	25.0	2005	n/a	n/a	n/a	0
Park Forest Middle School	6 - 8	831	141,623	170	55.0	1971	1995	n/a	n/a	0
Radio Park Elementary School	K - 5	441	56,697	129	26.0	1963	n/a	n/a	n/a	3
Total		6,907	1,278,506		353.1	n/a	n/a	n/a	n/a	5

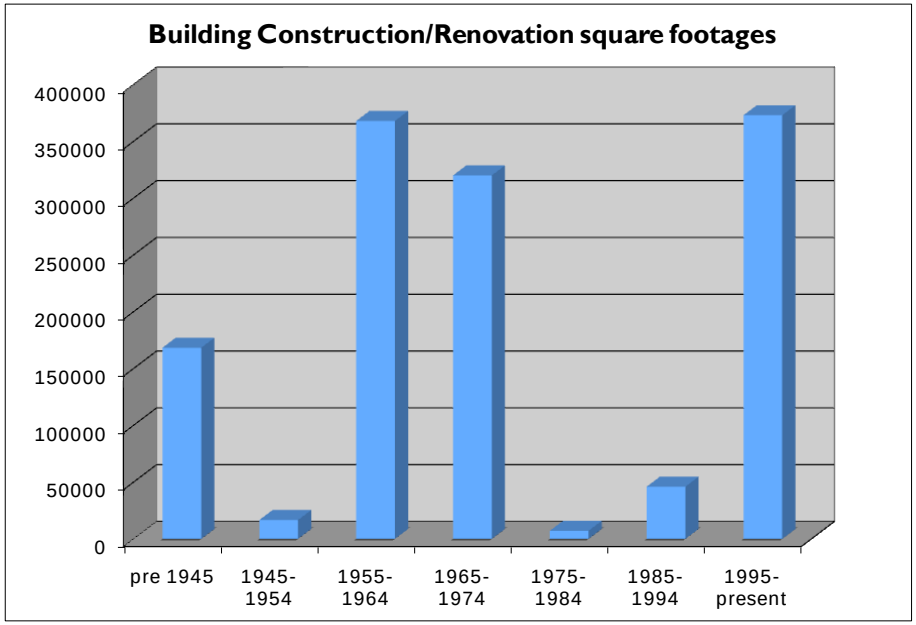
Source: State College Area School District

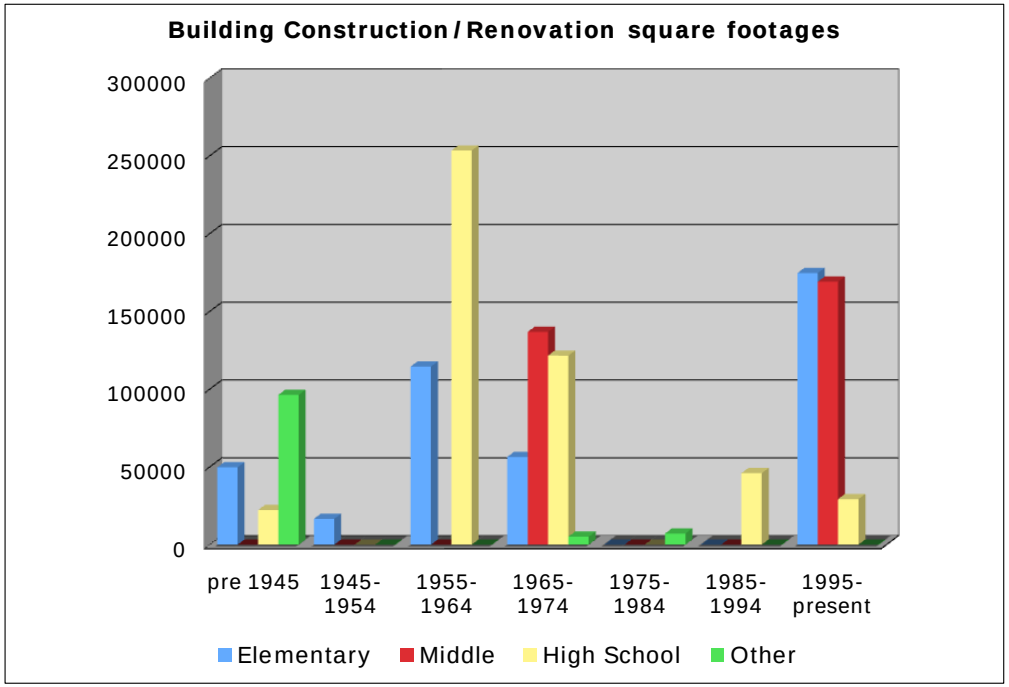
*SF/Student is calculated based on 2008-09 enrollment

** Houserville ES Site Acreage Includes approximately 30 acres leased to Centre Region Parks & Rec.

Building Construction/Renovation Square Footages

The following tables display the building construction/renovation square footages by time period for the State College Area School District. As depicted, most of the building construction and renovation occurred in the time period from 1955 to 1974.
The second table shows the construction/renovation square footages by grade configuration. As depicted, the least amount of construction/renovation has been performed at the high school level over the last thirty years.





Facility Assessment Summary

Facility assessments were conducted to determine the condition and educational adequacy of each facility. The following pages describe the processes for calculating the facility condition index (FCI), which rates the condition of each facility, and the educational adequacy rating.

Facility Condition Index (FCI) Summary

Facility Condition Index is a calculation based on replacement cost of a system. The table below displays the cost of a system relative to the other systems in a facility. For example, the replacement cost of roofing is approximately 4.9% of the total replacement cost of a school facility.

ID	Question	Percent of Total
1	Roofing	4.9%
2	Exterior Walls	5.4%
3	Exterior Windows	2.4%
4	Exterior - Doors	0.6%
5	Interior Floors	7.6%
6	Interior Walls	4.0%
7	Interior Ceilings	5.4%
8	Interior - Other	3.3%
9	HVAC	20.7%
10	Electrical Lighting	10.0%
11	Electrical Distrib.	1.3%
12	Electrical Other	0.5%
13	Plumbing	5.5%
14	Fire / Life Safety	2.3%
15	Specialties	0.8%
16	Structural	19.3%
17	Technology	3.5%
18	Accessibility	2.5%

Facility Condition Index (FCI)

The overall FCI indicates the condition of a facility. Based on industry-wide standards, if the cost to replace exceeds sixty percent of the cost to repair, the facility should be strongly considered for replacement.

Based on the facility review, all of the buildings, other than those most recently constructed should either receive a major renovation or be considered for replacement.

Facility	FCI
Boalsburg ES	83%
Ferguson Township ES	78%
Fairmount Avenue	76%
College Heights	72%
Radio Park ES	69%
Panorama Village ES	63%
Houserville ES	62%
Central Office	61%
HS North	59%
HS South	57%
Corl Street ES	56%
Lemont ES	56%
Park Forest MS	29%
Mt. Nittany MS	9%
Gray's Woods ES	0%
Easterly Parkway ES	0%
Park Forest ES	0%

Educational Adequacy

Using the weighting of spaces an overall educational adequacy score was calculated for each facility in the district. Existing schools were compared to model schools representing best practices in school facilities planning. For the elementary schools, the model school was based on the educational specifications for the recently completed elementary school. The newest facilities (Gray's Woods, Easterly Parkway, and Park Forest) are the schools used as the basis by which the other schools were measured, and thus have a rating of 0%. For high schools, the model was based on the recently created high school educational specification.

Most of the educational adequacy scores are high which indicate they do not meet current adequacy standards. This is a result that many small classrooms, outdated equipment, lack of tutorial and support space, lack of adequate office space, safety concerns regarding drop-off areas, walkways, and parking, amongst other issues. There is significant difference between the older and newer schools in the District.

Elementary School Scores

Facility	Rating
Corl Street ES	66%
Lemont ES	59%
Ferguson Township ES	58%
Boalsburg ES	56%
Radio Park ES	49%
Panorama Village ES	44%
Houserville ES	42%
Gray's Woods ES	0%
Easterly Parkway ES	0%
Park Forest ES	0%

Middle School Scores

Facility	Rating
Park Forest MS	31%
Mt. Nittany MS	1%

High School Scores

Facility	Rating
HS North	73%
HS South	65%

Assessment Summary Table

The following table shows the facility condition index (FCI) and educational adequacy rating for each school. Schools are ordered from overall highest rating (which the lowest total facility condition and educational adequacy) to overall lowest rating.

Facility	FCI	Ed. Adequacy Rating	Overall Rating
Boalsburg ES	83%	56%	139%
Ferguson Township ES	78%	58%	136%
HS North	59%	73%	132%
HS South	57%	65%	122%
Corl Street ES	56%	66%	122%
Radio Park ES	69%	49%	118%
Lemont ES	56%	59%	115%
Panorama Village ES	63%	44%	107%
Houserville ES	62%	42%	104%
Park Forest MS	29%	31%	60%
Mt. Nittany MS	9%	1%	10%
Easterly Parkway ES	0%	0%	0%
Gray's Woods ES	0%	0%	0%
Park Forest ES	0%	0%	0%

Community Engagement

The Facilities Master Plan was developed with extensive community engagement. The following meetings were held to gain input into the facilities master planning process:

- Community Meetings (September 23-25, 2008) – Meetings held in 5 areas of the district for input into community expectations for the facilities master planning process
- Community Dialogue #1: Futures Conference (October 7, 2008) – A district-wide community dialogue to address future trends in educational facilities
- Community Dialogue #2: Educational Framework (November 5, 2008) – A district-wide community dialogue to formulate an educational framework to help guide the facilities master plan
- Community Dialogue #3: Options (February 12, 2009) – A district-wide community dialogue to determine facility options

Community Meetings

Five area Community Meetings were held on September 23-25, 2008 at schools throughout the district to begin the dialogue with the community regarding facility needs. Approximately 220 persons attended the meetings. The format of the meetings included welcome and introductions by leadership of the Facility Master Plan Steering Committee and/or a representative of the State College Area Board of School Directors. The meetings were facilitated by representatives of DeJONG. Participants worked in groups of 5-8 persons to address three questions which were focused on gaining an understanding of what the interests, needs and desires are of parents, staff, and community members regarding the school facility needs in State College.

Question #1: What are the major issues or needs in your area of the school district?

- Air-conditioning. Most schools are not air-conditioned and participants indicated that this was a significant problem in most buildings
- Aging infrastructure. Many of the older buildings have not received significant renovations and improvements over the past 30-40 years.
    - Electric
    - Security
    - Window
    - Heating and AC
- Lack of space for educational programs and concerns regarding the efficiency of space use. Lack of storage space
- Athletic and extracurricular facilities
- Need for adequate off street parking
- Need to address the high school issues whether it is one high school, two high schools, size of high schools and related issues.
- Desire for neighborhood schools and schools which minimize transportation and are pedestrian friendly.
- Safety and Security at all buildings but particularly at the high school level.

- Green and sustainable buildings
- Parent and bus drop off areas and pedestrian access to buildings
- Equity of facilities amongst the elementary schools.
- Need for flexible space
- Paying attention to demographics and accommodating future growth. Addressing "swing zones"

Question 2 – What are the major issues or needs district-wide?

The following are the common items identified at the five meetings for the second question. Many of the concerns that were expressed were all expressed in question #1.

- Safety & Security at all buildings
- Focusing on the educational program needs
- Interested in choices and options for parents
- Desire for community uses of buildings. Collaboration with Penn State University, other community resources.
- Many comments or concerns regarding high schools, high school size and condition of high schools
- Tax impact of facility decisions
- ADA [handicapped accessibility]
- Technology
- Address the "swing zone" issues of assigning students to different schools
- Interest in energy conservation, alternative energy and sustainability
- Address growing areas [demographics]
- Issues associated with aging facility infrastructure

Question 3 – What should be the outcome of the Facilities Master Plan?

Most of the groups indicate that the facility master plan be a long-term plan which is flexible to address future changes. The participants recognized the need for the community to come together and agree on the future direction for school facilities. The following are the common themes which were expressed:

- Keep out politics and focus on the students
- Solution for the high school
- Master plan that addresses all schools
- Consider demographic and educational needs throughout the entire district
- Community involvement in the planning process, consensus and buy-in to the final recommendations
- Utilization of staff and instructor input
- Solutions which are fiscally responsible
- Establish priorities
- Establish timeline for implementation (and follow that implementation)
- Appropriate documentation and transparency
- Renovation vs. new construction cost estimates
- Address the "sister school" concept of K-2, 3-5 vs. K-5
- Making sure that future buildings are well maintained through proactive maintenance.
- Takes into account green and sustainability, and utilize conservation strategies
- Plan that is flexible and updated periodically

Community Dialogue #1: Futures Conference

State College Area School District held a community dialogue on October 7, 2008 at Mt. Nittany Middle School to discuss future trends in education and gather input from the community as part of the beginning of a district-wide facilities master planning process. Over 160 people from the community attended and participated in the dialogue. Participants worked individually on questionnaires, and in small groups of 6-8 people to discuss the same questions. Staff from DeJONG, Inc. helped to facilitate the community dialogue.

At the conclusion of the community dialogue, the results from the group work were reported to the entire group. The questionnaires and flipcharts from the group discussions were then collected and tallied by DeJONG. Additionally, an online questionnaire was made available for one week so that those who could not attend the community dialogue could still take part in the planning process. Over 375 additional community members completed the questionnaire online.

The following is a summary of the results from the community dialogue and online questionnaire.

Preparing students for the 21st Century –

Focus on technology, hands-on-learning, developing problem solving and analytical skills, as well as a mastery of basic educational concepts involving reading, writing, and mathematics. Students should be prepared to enter the work force upon graduation from high school. Promoting creativity and develop communication skills in addition to developing students analytical and problem-solving skills.

The impact of technology on educational facilities -

Create quick and easy access to information, flexibility in determining how and where learning takes place, and provide for a more inclusive environment where all students can be engaged and active in the learning process. Technology may limit human face time, allowing for self-directed/independent learning, and requiring flexibility in the use of space.

Description of a 21st Century School Facility -

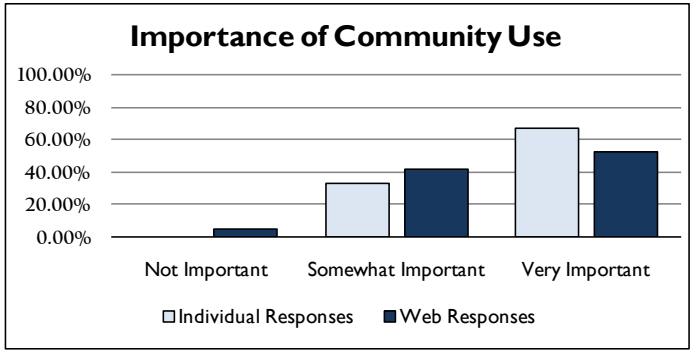
Organized by pods of learning spaces, flexible, and technology advanced. One that incorporates green concepts, has bright and natural light, community-oriented, safe and secure, has comfortable spaces, energy efficient,, highly technological, flexible, safe with natural lighting in all rooms and offices.

Development of flexible school facilities -

Construct flexible buildings which allow for spaces to be increased or decreased in size, spaces that are interchangeable minimize the number of single purpose rooms, and to follow the modular/pod design concept. Community-based, emphasize safety and security, anticipate growth areas, prepare for advances in technology, create flexible learning environments, have green concepts and are energy efficient

Importance of community use for school facilities -

Nearly sixty-seven percent of individual and fifty-three percent of web respondents expressed a desire for schools to available for community. Comparatively, zero percent of individual and approximately five percent of web responses indicated that it is not important for schools to be available for community use. Schools should serve as the center of the community; places for Art centers and senior citizens learning opportunities as well as other intergenerational activities. They emphasized that the community could gain a greater feeling of ownership and dual use could enhance goodwill between schools and community. The first priority for school facilities is the educating of students.



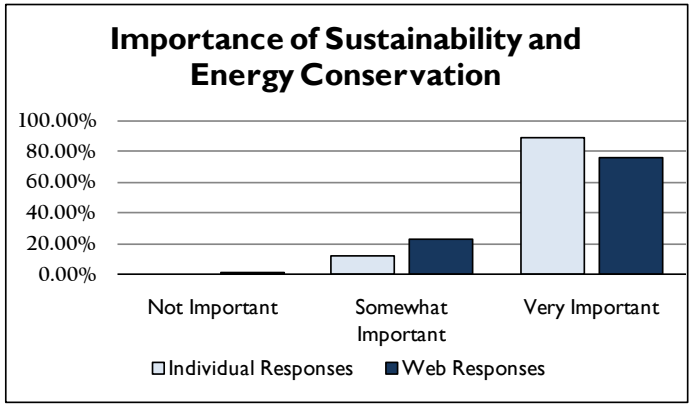
Jointly developed school and community facilities -

Facilities that may be combined with schools if joint development is to occur include:

- Gymnasiums
- Auditoriums
- Pools
- Community meeting rooms
- Sports fields
- Daycare

Importance of sustainability and energy conservation to maintaining schools -

Eighty-eight percent of individual and seventy-six percent of web respondents stated that sustainability and energy conservation are very important to maintaining schools. On the contrary, zero percent of individual and less than two percent of web respondents indicated that sustainability and energy conservation are not important to maintaining schools. Respondent comments regarding sustainability and energy conservation emphasized cost saving benefits, better for the school and environment as a whole, and conversation efforts as a teaching tool.



Importance of maintaining schools which are architecturally or historically significant -

Eighty-four percent of individual and seventy-nine percent of web respondents favored a somewhat to not important rating for maintaining schools which are architecturally or historically significant. On the contrary, sixteen percent of individual and twenty-two percent of web respondents indicated very important for maintaining schools which are architecturally or historically significant. Individual respondents' expressed a desire for retaining schools with character but reuse if not educationally appropriate. Respondents talked about the importance of education as characterized by appropriate learning spaces for students, good clean schools that are well maintained, in compliance with ADA regulations, and can accommodate technology upgrades as well as special education uses.

Neighborhood schools -

Advantages

- Size
- Walk-ability particularly for elementary students
- Fosters sense of community
- Decreased transportation cost

Disadvantages

- Potential lack of diversity
- Size may reduce programming
- May reduce available resources

Regional schools -

Advantages

- More academic program offerings
- More sports teams
- More diversity
- Cost saving opportunities

Disadvantages

- May keep communities apart
- Transportation costs
- Scary for little children
- More competition.

Large schools -

Advantages

- More course and program offerings,
- More extracurricular
- More social options
- More space and facilities
- Economy of scale

Disadvantages

- Safety
- Large class size
- Fewer individual opportunities in sports, clubs, and activities
- Greater chance for students to get lost
- Fragmented resources

Small schools -

Advantages

- More personalized environment/connectedness for students
- Greater opportunity for students in extracurricular activities
- Establishes a sense of belonging for students
- More secure and nurturing environment ES students

Disadvantages

- Few course offerings
- Less diverse
- Possibly higher operating cost
- Limited resources may be stretched too thin

Community Dialogue #2: Educational Framework

State College Area School District held a second community dialogue on November 5, 2008 at Mt. Nittany Middle School to discuss program issues which will impact the size and configuration of future schools. Approximately 125 people from the community attended and participated in the dialogue and over 900 participated on-line. Participants worked individually on questionnaires, and in small groups of 6-8 people to discuss the same questions. Staff from DeJONG, Inc. helped to facilitate the community dialogue.

The following is a summary of the results from the community dialogue and online questionnaire.

Preferred number of students

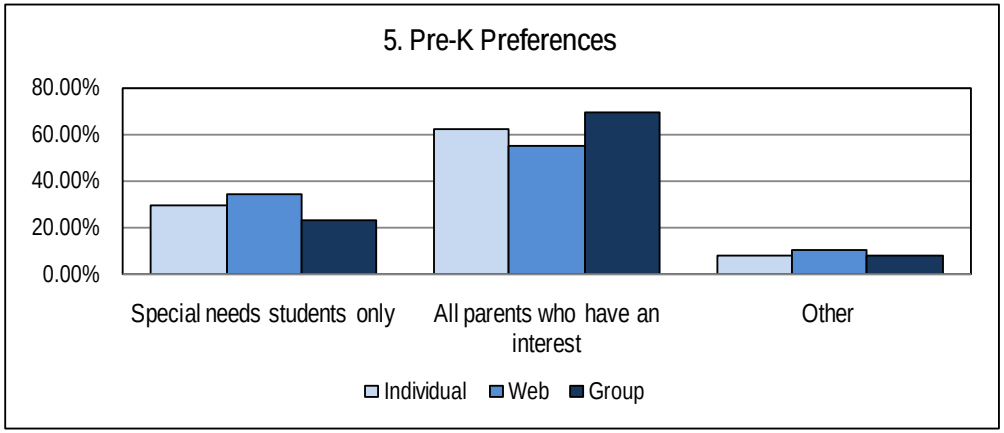
- In an elementary school, respondents preferred smaller schools ranging from 200 – 500 students. Many commented that smaller schools are more personable and community oriented, and that it is important for younger students to be close to home.
- In a middle school, the majority of respondents preferred schools sizes ranging from 600 – 900 students. For both the middle and elementary school, many responded stated that maintaining a small class size is more important than the size of the school.

Elementary school grade configuration

- Individual, web, and group respondents preferred a K-5 grade configuration instead of K-2/3-5 or K-3/4-5.
- A large majority of individual and group respondents believed the current "Sister Schools" (Boalsburg/ Panorama Village and Lemont/Houserville) should be combined into one school. On the contrary, web respondents were mixed on whether the current should be continued as sister schools or combined into K-5 facilities.

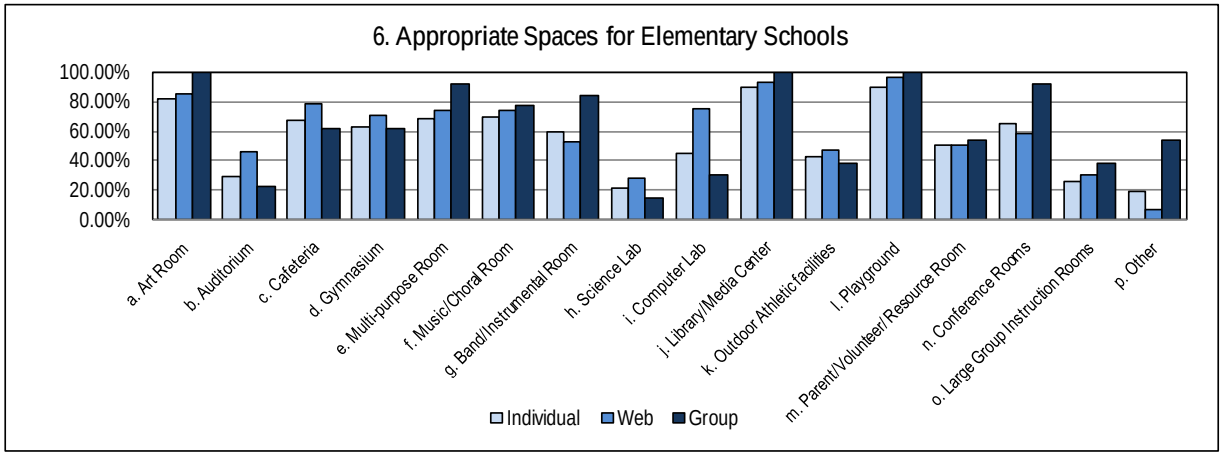
Preferences for Pre-Kindergarten

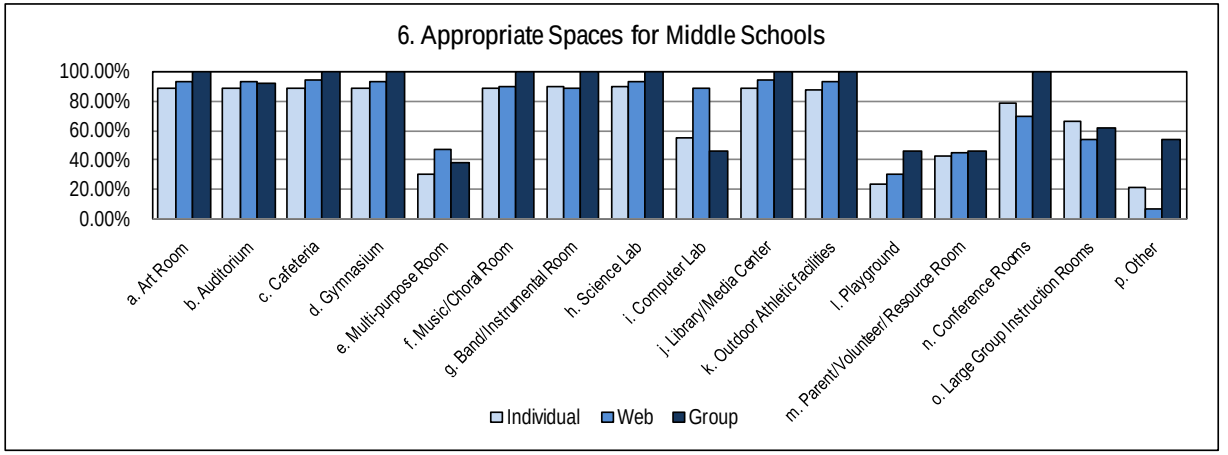
- The majority of individual, web, and group respondents preferred Pre-K to be offered for all parents who have an interest. Comments were mixed, indicating that while some saw a need for the district to offer Pre-K, others felt that this service is already being adequately offered in the area.



Appropriate Educational Spaces for Elementary and Middle Schools

- Respondents expressed a desire for many differentiated educational spaces at all grade levels, and also recognized the value in sharing flexible spaces to maintain efficient facilities. The following tables describe the preferences for elementary and middle schools.





Elementary School Facilities

- The majority of respondents prefer that all elementary schools have comparable facilities. Respondents commented that schools are not currently comparable, and that all should have air conditioning.

High School Preferences

Respondents answered a series of questions regarding high school preferences –

- ***Preferred Number of Students*** - The majority of individual, web, and group respondents preferred a high school of 1,000-1,500 students. There was also some preference for high schools of 1,500-2,000 and 2,000-2,500 students. Respondents varied regarding the ideal number of students in each building. Some respondents recognize the ability to control the size and feeling of the building by having smaller learning communities. Further, respondents recognized the balance that must be created between the size of the school and the amount of opportunities.
- ***Grade Configuration -*** Individual and web respondents were divided about high school grade configuration. Many respondents would prefer to maintain separation between 9th/10th graders and 11th/12th graders regardless of whether or not they are in the same building. Many comments suggest

grade and building configurations ranging from maintaining the current grades and building organizational structure, to sharing facilities between two completely separate academic areas.

- ***Delta Program -*** The majority of individual and group respondents expressed a desire for the Delta Program to be located on a separate site from the main high school campus. Respondents recognize the necessity of the Delta Program being located centrally in the city with access to facilities beyond the high school itself.
- ***Career Technical Center (CTC) -*** A large percentage of individual, web, and group respondents expressed a preference for the Career Technical Center to be located on the main high school campus. Many respondents' comments that it is important to socially integrate students who attend career technical classes with the remainder of the high school student body, and that students should not be isolated offsite.
- ***High School Organization*** – Respondents varied greatly on whether they would prefer students to follow a staggered schedule. Additionally, most respondents did not prefer the concept of one large comprehensive high school and several smaller schools of choice.
- ***Number of Comprehensive High Schools*** - Respondents were closely divided regarding whether the State College Area School District should have one or two comprehensive high schools. Some respondents commented that they could make a case for both. Many responses focused on maintaining the separation between 9th/10th grade and 11th/12th grade. Comments indicate that if more than one high school is built, both have to be completely equal.
- ***High School Location*** - Results were mixed regarding where respondents would want the high school to be located if there is only one. Slightly more individual, web, and group respondents would prefer to locate the high school on the current site than on a new site. A significant number of respondents would prefer either. If two high schools were built, individual, web, and group respondents would prefer that the high schools be built on both the current site and a new site.

Length of Bus Rides

- The majority of individual, web, and group respondents preferred that elementary school students spend 10 to 20 minutes on a bus. The majority of these respondents also preferred that middle and high school students spend 20 to 30 minutes on a bus.

Financing facilities

- When asked if they would rather build a new school or renovate, respondents would prefer the more cost-effective option.
- Respondents prefer alternative financing mechanisms and alternatives to property tax be explored for funding school facilities projects, and suggested such alternatives as school-wide fundraising events, sharing costs with partners, and obtaining government grants.

Physical condition of facilities

- The newest schools: Easterly Parkway ES, Gray's Woods ES, Mt. Nittany MS, and Park Forest ES, are all believed to be in excellent condition. Most of the other schools in the district are perceived to be in fair to poor condition, with few in good condition.

Facility Options

Options were formulated for the facilities throughout the district based on background information, facility assessments, educational adequacy, and community input. Options were developed for each facility and then determined to be viable or not depending on how they addressed the facility need. These options were then presented to the community during Community Dialogue #3 for discussion and input. This presentation included the background and description of each option, including estimated construction and operational costs.. For newer facilities, including several elementary schools and the middle schools, no options were brought forth to the community.

School(s)	Option #	Brief Description	Proposed Action	Number of Students	Cost
Boalsburg/Panorama Village ES	Option A	Combine into one K-5 school	Build a new ES on the Panorama Village/Mt. Nittany MS Site	400	$12.6M
Boalsburg/Panorama Village ES	Option B	Combine into one K-5 school	Renovate and Build an addition to Panorama Village ES	400	$9.6M
Boalsburg/Panorama Village ES	Option C	Combine into one K-5 school	Build a new ES on the Boalsburg Site	400	12.6M
Boalsburg/Panorama Village ES	Option D	Maintain sister schools	Renovate Panorama Village ES and Build a new Boalsburg ES	200, 200	$13.2M
Lemont/Houserville ES	Option A	Combine into one K-5 school	Build a new ES on the Houserville ES Site	400	$12.6M
Lemont/Houserville ES	Option B	Combine into one K-5 school	Renovate and build an addition to Houserville ES	400	$9.6M
Lemont/Houserville ES	Option C	Maintain sister schools	Renovate Houserville ES and Renovate Lemont ES	200, 200	$10.1M

School(s)	Option #	Brief Description	Proposed Action	Number of Students	Cost
Corl Street ES	Option A	Renovate	Renovate and build an addition to Corl Street ES	300	$8.1M
Corl Street ES	Option B	Build new	Build a new ES on the Corl Street ES Site	300	$9.5M
Corl Street ES	Option C	Build new	Build a new ES at a new site	300	$9.5M
Ferguson Township ES	Option A	Build new	Build a new ES on the Ferguson Township ES Site	400	$12.6M
Ferguson Township ES	Option B	Build new	Build a new ES at a new site in the Ferguson Township area	400	$12.6M
Ferguson Township ES	Option C	Renovate/Build new	Keep current façade and replace remaining building with a new ES	400	$12.6M
Radio Park ES	Option A	Renovate	Renovate and build an addition to Radio Park ES	500	$9.3M
Radio Park ES	Option B	Build new	Build a new ES on the Radio Park ES Site	500	$15.8M
Gray's Woods ES	Option A	Addition	Build an addition for four classrooms to Gray's Woods ES	100 (Addition)	$1.2M

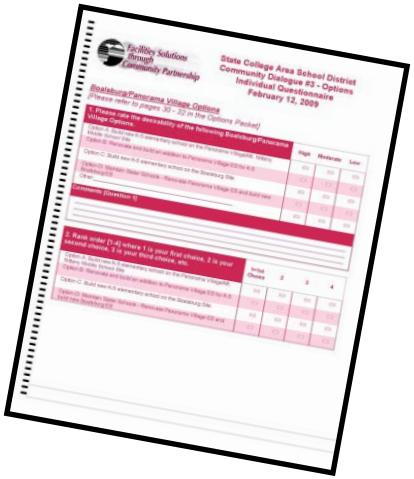
School(s)	Option #	Brief Description	Proposed Action	Number of Students	Cost
High School	Option A	Two separate 9-10, 11-12 buildings	Build new HS facilities on current site (both sides of the street)	1200, 1200	$115.3M
High School	Option B	Two separate 9-10, 11-12 buildings	Renovate/Demolish/Build new HS facilities on current site (both sides of the street)	1200, 1200	$105.2M
High School	Option C	Two separate 9-10, 11-12 buildings	Renovate existing HS facilities on both sides of the street	1200, 1200	$75M
High School	Option D	One 9-12 building	Renovate/Demolish/Build new HS on current site (one side of the street) [Previous Plan]	2,400	$110M
High School	Option E	One 9-12 building	Build new HS on new site	2,400	$120M
High School	Option F	Two separate 9-12 buildings	Build a new HS on current site and Build a new HS on a new site	1200, 1200	$129.3M
High School	Option G	Two separate 9-12 buildings	Renovate/Add to current HS site and Build a new HS on a new site	1200, 1200	$121.9M

Community Dialogue #3: Options

The State College Area School District held a community dialogue at 7 PM on February 12, 2009 at Mt. Nittany Middle School to gain input on preferred facilities options. Over 300 people attended and participated in the dialogue.

Additionally, an online questionnaire was made available for three weeks so that those who could not attend the community dialogue could still take part in the planning process. An additional 883 community members completed the questionnaire online.

Staff from DeJONG, Inc. helped to facilitate the community dialogue, which included a presentation of school district background information and describing the facility options. Participants worked individually on questionnaires, and in small groups of 6-8 people to discuss the same questions.



Boalsburg/Panorama Village ES

Summary of Results

- Overall, the majority of respondents preferred Options A and B. (Option A – Build new K-5 ES on the Panorama Village/Mt. Nittany MS Site; Option B – Renovate and build an addition to Panorama Village ES for K-5)

Summary of Comments

- Students like sister schools because they are small and neighborhood friendly
- Transportation should be considered
- The school district gain input from these communities to make a decision
- If one school is closed, the site should be used for community uses
- Prefer the most economical/financially responsible option
- Keep everything the same

Lemont/Houserville ES

Summary of Results

- Overall, the majority of respondents preferred Options A or B (Option A – Build new K-5 ES on Houserville ES Site; Option B – Renovate and build an addition to Houserville ES for K-5)

Summary of Comments

- Use the Lemont Building for other district uses
- Preserve historic buildings
- Transportation should be considered
- The school district gain input from these communities to make a decision
- If one school is closed, the site should be used for community uses
- Prefer the most economical/financially responsible option
- Keep everything the same
- Renovate both facilities and keep the same

Corl Street ES

Summary of Results

- Overall, the majority of respondents preferred Option A or B (Option A – Renovate/Add to Corl Street ES; Option B – New ES on the current Corl Street ES site)

Summary of Comments

- Keep the school near the residents, where students can walk
- Consider a new site near Bristol
- Consider purchasing nearby properties
- Parking must be increased to accommodate employees and visitors
- This is a community school

Ferguson Township ES

Summary of Results

- Overall, the majority of respondents preferred Option A or C (Option A – New ES on the current Ferguson Township ES site; Option C – Keep the façade and replace the building with a new ES)

Summary of Comments

- The current façade is very important, and a new design should have similar façade
- Sinkhole problems on current site must be addressed
- This is a very nostalgic building, and very important to community members
- This is the town hub for Pine Grove
- Ferguson is in bad condition and needs addressed

Radio Park ES

Summary of Results

- Overall, the majority of respondents preferred Option A (Option A – Renovate/Add to Radio Park ES)

Summary of Comments

- Renovations could make Radio Park like a brand new building
- Consider traffic patterns at school, and also neighboring bus garage
- Current condition seems okay
- The school is larger and in better condition than other elementary schools, but still needs attention

Gray's Woods

Summary of Results

- Overall, the majority of respondents preferred Option A (Option A – Add four classrooms to Gray's Woods ES)

Summary of Comments

- This is a location of growth
- This school is in good condition and should be addressed after schools with more needs are addressed
- This school was overcrowded by the time it was built
- Should discuss were the four classrooms would be located
- Need to address more than just the four classrooms (additional faculty spaces, storage, etc,)

High School

Summary of Results

- Overall, preferences vary for all options but the largest majority of favorable responses are for Options A and B (Option A – HS on Current Site for 2,400 students [9-10, 11-12 both sides of the street], all new; Option B – HS on Current Site for 2,400 students [9-10, 11-12 both sides of the street], reno/demo/new)

Summary of Comments

- Preferred option should meet the ed. specs.
- School size is important – it must be laid out correctly
- Consider buying neighboring property next to the current high school site
- Need more information regarding costs and benefits
- Consider transportation issues of one vs. two schools
- Two separate schools would lose the comprehensiveness of the curriculum and divide the community
- A new site should be centrally located
- Consider ways to cross Westerly Parkway (Bridge, tunnel, etc.)

Prioritization of Facilities Projects

Overall, the majority of Individual, Web, and Group Respondents rated the High School as the first priority and Boalsburg/Panorama Village ES as the second priority. Ferguson Township was also a high priority. The two lowest priorities from Individual, Web, and Group Respondents were Gray's Woods ES and Radio Park ES.

Summary of Comments

- Address the elementary schools first because the high school is not overcrowded
- All students will go through the high school, so it needs to be addressed soon
- Teens need to get into 21st Century programs as soon as possible so they can grow into productive young adults
- Work on multiple projects at once, and use schools to move kids around in the meantime
- Building and student safety should be a high priority
- Address the worst facilities first

Support for Tax Increase

A large majority of respondents stated that they would be willing to support a tax increase to fund capital improvement projects. The majority of respondents stated that they would support a bond amount of $100m, or 4 mills. A wide range of other amounts also rated, from $25m to $175m.

Summary of Comments

- Money must be spent responsibly and on quality education
- The costs will increase over time, so the sooner the projects are started, the better
- Base the decision on what is best for students
- Consider local economic conditions
- Don't cut corners, and consider other ways to save money throughout the District's budget

Deciding Factors for Facilities Options

The majority of respondents believed improving the learning environment to be the most important factor for deciding among facilities options. Significantly fewer respondents rated the remaining three factors: least costly, impact on local community, and improving building condition.

Summary of Comments

- Combination of all factors is important
- Safety, security, and ease of use for all users
- Improving the learning environment while considering its relationship with cost
- Planning for the future, to create facilities that are useful for years to come

Redistricting to Address Capacity Issues

Forty percent of Individual Respondents and over 37% of Web Respondents preferred supporting minor redistricting to address capacity issues for school facilities, with redistricting to eliminate "swing" zones their second preference. The majority of Group Respondents preferred redistricting to eliminate "swing" zones. There was much less support for no redistricting or major redistricting.

Summary of Comments

- Respondents want students to be able to go to elementary schools closest to them
- Respondents stated they would like to do whatever it takes to eliminate "swing zones"
- Some respondents did not feel comfortable answering this question because they felt they do not know enough about how the district currently forms school boundaries, or all the details included in changing them

Community Dialogue #4: Review of Recommendations

The State College Area School District held an additional community meeting on June 2, 2009 at Mt. Nittany Middle School to present the Facilities Master Plan Recommendations and gain more input on outstanding questions regarding additional district facilities. Approximately 70 people attended and participated in the Community Meeting.

Additionally, an online questionnaire was made available for one week so that those who could not attend the meeting could still take part in the planning process. An additional 120 community members completed the questionnaire online.

The following questions were included on the questionnaire:

1. What is your overall opinion of the Facilities Master Plan Recommendations?
2. How would you rate the facilities master planning process?
3. What is your overall opinion of the recommendation to renovate Memorial Field at its current location?
4. What is your overall opinion of the recommendation to move Central Office to another location?
5. What is your overall opinion of the recommendation to renovate part of the Fairmount Building to accommodate Delta and Hearts and Strides?
6. What is your overall opinion of the recommendation to move the service facilities to another location?

Summary of Results

1. What is your overall opinion of the Facilities Master Plan Recommendations?

Seventy percent of respondents agreed or strongly agreed with the Facilities Master Plan Recommendations. Many comments suggested that respondents felt the recommendations were well thought-out and based on community input. Some recognized that they do not agree with all recommendations but respect the planning process.

1. What is your overall opinion of the Facilities Master Plan Recommendations?					
	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Individual & Web Respondents	13%	57%	9%	13%	8%

2. How would you rate the facilities master planning process?

One a scale of 1 to 5, where 1 equals excellent and 5 equals poor, 39% of respondents rated the facility master plan as a 2, 28% of respondents rated it as a 1, and 25% of the respondents rated it as a 3. Comments were mixed between respondents who felt the community engagement portion of the facility master planning process was substantial and respondents who felt there were not enough opportunities.

3. What is your overall opinion of the recommendation to renovate Memorial Field at its current location?

Thirty-three percent of respondents agree, and 26% of respondents strongly agree with the recommendation to renovate Memorial Field at its current location. The remaining respondents were distributed among no opinion (14%), disagree (19%), and strongly disagree (8%). Many comments favored the renovation of Memorial Field, although they suggested that school improvements be a higher priority. So respondents expressed concern regarding site constraints.

3. What is your overall opinion of the recommendation to renovate Memorial Field at its current location?					
	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Individual & Web Respondents	26%	33%	14%	19%	8%

4. What is your overall opinion of the recommendation to move Central Office to another location?

The majority of respondents agreed (34%) or strongly agreed (36%) with the recommendation to move the Central Office to another location. Many respondent comments suggested that operational efficiency could be better achieved by locating all of the administrative functions to one site. They also stated that the current Central Office building would be better utilized as part of Memorial Field athletic facilities.

5. What is your overall opinion of the recommendation to renovate part of the Fairmount Building to accommodate Delta and Hearts and Strides?

Forty-four percent of respondents agree with the recommendation to renovate part of the Fairmount Building to accommodate Delta and Hearts and Strides. Additionally, 29% strongly agreed. The remaining respondents had no opinion (9%), disagreed (13%), or strongly disagreed (5%). Comments indicate that many respondents agree with this recommendation, and would like the Fairmount Building to continue to serve the district in some fashion. Additionally, some comments question the efficiency of operating the facility for such a small number of students.

5. What is your overall opinion of the recommendation to renovate part of the Fairmount Building to accommodate Delta and Hearts and Strides?					
	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Individual & Web Respondents	29%	44%	9%	13%	5%

6. What is your overall opinion of the recommendation to move the service facilities to another location?

Thirty-seven percent of respondents agreed with the recommendation to move the service facilities to a new location, while 33% had no opinion and 23% strongly agreed. Comments indicated that respondents were favorable towards the recommendation to move the service facilities to another location if it increases efficiency, and is done in a fiscally responsible manner. Additionally, respondents felt more emphasis should be placed on improving school facilities.

Boalsburg ES

Background Information

Facility Snapshot: Boalsburg Elementary School	
Grade Configuration	4 - 5
Dates of Construction [Original/Additions/Renovations]	1936, 1966
Site Acreage	5.8
Square Footage	24,936
Modulars	0
Enrollment [2008-09]	102
Square feet/Student	244

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 83%**. Many of the systems are in need of a major renovation or replacement. Systems requiring replacement include exterior windows and doors, interior floors, HVAC, electrical lighting and distribution, fire and life safety, and accessibility.
- **Educational Adequacy = 56%**. Most spaces rated moderate to poor. Those rated as fair to poor included special education, music, art, bus/parent/pedestrian access, parking, furniture/casework and security.

Facility Options

- **Option A** – Combine Boalsburg ES and Panorama Village ES into one K-5 school. Build a new ES on the Panorama Village/Mt. Nittany MS site [Approximate Cost: $12.6 M]
- **Option B** – Combine Boalsburg ES and Panorama Village ES into one K-5 school. Renovate and build an addition to Panorama Village ES. [Approximate Cost: $9.6 M]
- **Option C** – Combine Boalsburg ES and Panorama Village ES into one K-5 school. Build a new ES on the Boalsburg site. [Approximate Cost: $12.6 M]
- **Option D** – Maintain sister schools. Renovate Panorama Village ES and build a new Boalsburg ES. [Approximate Cost: $13.2 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** Respondents rated Options A and B highly, and Options C and D as low. Respondents viewed Options A and B as cost effective, and also noted that students in the same family would not be divided between schools as sometimes happens in with the current sister school setup.

Recommendation

Option A or B – Combine Boalsburg ES and Panorama Village ES into one K-5 school by renovating/adding to Panorama Village ES or building new on the Panorama Village/Mt. Nittany MS site.

Corl Street ES

Background Information

Facility Snapshot: Corl Street Elementary School	
Grade Configuration	K - 5
Dates of Construction [Original/Additions/Renovations]	1952, 1961, 1996
Site Acreage	4.7
Square Footage	27,780
Modulars	1
Enrollment [2008-09]	242
Square feet/Student	115

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 56%**. Most of the major systems are rated from moderate renovation to replacement of the system. The systems rated for replacement include exterior windows, HVAC, and fire/life safety.
- **Educational Adequacy = 66%**. Most spaces rated moderate. The lowest rated spaces included music, computer lab, admin./support, furniture/casework, parking, and accessibility.

Facility Options

- **Option A** – Renovate and build an addition to Corl Street ES to accommodate 300 students [Approximate Cost: $8.1 M]
- **Option B** – Build a new Corl Street ES on the existing site to accommodate 300 students [Approximate Cost: $9.5 M]
- **Option C** – Build a new ES at a new site [Approximate Cost: $9.5 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** Respondents rated Options A and B highly, and Option as low. Respondents commented that the school should be kept near the high volume of students who walk to school, that parking issues at the current site must be addressed, and that purchasing neighboring properties could be considered.

Recommendation

Option A or B – Replace existing Corl Street ES with a 300 student capacity school on the current Corl Street ES site by either building a new school or renovation/addition.

Easterly Parkway ES

Background Information

Facility Snapshot: Easterly Parkway Elementary School	
Grade Configuration	K - 5
Dates of Construction [Original/Additions/Renovations]	2002
Site Acreage	11.4
Square Footage	55,895
Modulars	0
Enrollment [2008-09]	342
Square feet/Student	163

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 0%**. Easterly Parkway ES has an FCI of 0% because all major systems rated as needing General Maintenance only.
- **Educational Adequacy = 0%**. Spaces are rated as excellent for educational adequacy.

Facility Options

- **No Options presented**

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** No facility options were presented for Easterly Parkway ES.

Recommendation

No recommendation

Ferguson Township ES

Background Information

Facility Snapshot: Ferguson Twp. Elementary School	
Grade Configuration	K - 5
Dates of Construction [Original/Additions/Renovations]	1931, 1965
Site Acreage	9.2
Square Footage	29,848
Modulars	1
Enrollment [2008-09]	320
Square feet/Student	93

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 78%**. Many of the systems are in need of a major renovation or replacement. Systems requiring replacement include exterior windows and doors, interior floors, HVAC, electrical lighting and distribution, fire and life safety, specialties, and accessibility.
- **Educational Adequacy = 58%**. Most spaces rated moderate to poor. Those rated as poor included music and computer lab.

Facility Options

- **Option A** – Build a new ES on the Ferguson Township ES site to accommodate 400 students [Approximate Cost: $12.6 M]
- **Option B** – Build a new ES in the Ferguson Township Area to accommodate 400 students [Approximate Cost: $12.6 M]
- **Option C** – Keep the current façade and replace the remaining building with a new ES for 400 students
  [Approximate Cost: $12.6 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** Respondents rated Options A and C highly, and Option B as low. Respondents stated the community importance of the façade, and also that the site has sinkhole issues that must be addressed.

Recommendation

Option A or C – Replace the existing Ferguson Township ES with a 400 student capacity school on the current Ferguson Township ES site by building a totally new facility or a new school while maintaining the existing façade..

Gray's Woods ES

Background Information

Facility Snapshot: Gray's Woods Elementary School	
Grade Configuration	K - 5
Dates of Construction [Original/Additions/Renovations]	2002
Site Acreage	15.0
Square Footage	53,614
Modulars	0
Enrollment [2008-09]	421
Square feet/Student	127

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 0%**. Gray's Woods ES has an FCI of 0% because all major systems rated as needing General Maintenance only.
- **Educational Adequacy = 0%**. Spaces are rated as excellent for educational adequacy.

Facility Options

- **Option A** – Build an addition for four classrooms to Gray's Woods ES to accommodate 500 students. [Approximate Cost: $1.2 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** Respondents rated Option A highly to address growth in the area. Some respondents stated that Gray's Woods should be addressed last since it is a newer facility, whereas others felt addressing it first would free up space at other facilities.

Recommendation

Option A – Build an addition to the existing Gray's Woods ES to accommodate 500 students and address additional growth in the area.

Houserville ES

Background Information

Facility Snapshot: Houserville Elementary School	
Grade Configuration	3 - 5
Dates of Construction [Original/Additions/Renovations]	1959, 1968
Site Acreage	55.0*
Square Footage	36,952
Modulars	0
Enrollment [2008-09]	170
Square feet/Student	217

**Approximately 30 acres currently leased to Centre Region Parks & Rec.*

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 62%**. Most of the systems require a major renovation or replacement. The systems requiring replacement include exterior windows and doors, interior walls, HVAC, and accessibility.
- **Educational Adequacy = 42%**. Most spaces rated fair to good. Those rated as fair included music, security, and bus/parent/pedestrian accessibility.

Facility Options

- **Option A** – Combine Houserville ES and Lemont ES into one K-5 school. Build a new ES on the Houserville ES site. [Approximate Cost: $12.6 M]
- **Option B** – Combine Houserville ES and Lemont ES into one K-5 school. Renovate and build an addition to Houserville ES. [Approximate Cost: $9.6 M]
- **Option C** – Maintain sister schools. Renovate Houserville ES and Lemont ES. [Approximate Cost: $10.1 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** Respondents rated Options A and B highly, and Option C as low. Respondents viewed Options A and B as cost effective due to the consolidation of two schools into one, and also noted that students in the same family would not be divided between schools as sometimes happens in with the current sister school setup. Respondents also expressed concern that the whatever Lemont's future use should be, it is a historical structure and should be preserved.

Recommendation

Option A or B – Combine Houserville ES and Lemont ES into one K-5 school by renovating/adding to Houserville ES or building new on the Houserville ES site.

Lemont ES

Background Information

Facility Snapshot: Lemont Elementary School	
Grade Configuration	K - 2
Dates of Construction [Original/Additions/Renovations]	1939, 1966
Site Acreage	6.8
Square Footage	28,142
Modulars	0
Enrollment [2008-09]	179
Square feet/Student	157

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 56%**. Many of the systems are in need of a moderate renovation or replacement. Systems requiring replacement include exterior windows and doors, fire/life safety, and specialties.
- **Educational Adequacy = 59%**. Most spaces rated moderate to poor. Those rated as fair to poor included music, and administration/support.

Facility Options

- **Option A** – Combine Houserville ES and Lemont ES into one K-5 school. Build a new ES on the Houserville ES site. [Approximate Cost: $12.6 M]
- **Option B** – Combine Houserville ES and Lemont ES into one K-5 school. Renovate and build an addition to Houserville ES. [Approximate Cost: $9.6 M]
- **Option C** – Maintain sister schools. Renovate Houserville ES and Lemont ES. [Approximate Cost: $10.1 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** Respondents rated Options A and B highly, and Option C as low. Respondents viewed Options A and B as cost effective due to the consolidation of two schools into one, and also noted that students in the same family would not be divided between schools as sometimes happens in with the current sister school setup. Respondents also expressed concern that the whatever Lemont's future use should be, it is a historical structure and should be preserved.

Recommendation

Option A or B – Combine Houserville ES and Lemont ES into one K-5 school by renovating/adding to Houserville ES or building new on the Houserville ES site.

Panorama Village ES

Background Information

Facility Snapshot: Panorama Village Elementary School	
Grade Configuration	K - 3
Dates of Construction [Original/Additions/Renovations]	1959, 1968
Site Acreage	15.6
Square Footage	36,952
Modulars	0
Enrollment [2008-09]	204
Square feet/Student	181

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 63%**. Most of the systems are in need of a moderate renovation to replacement. Systems requiring replacement include exterior windows and doors, interior walls, HVAC, fire and life safety, and accessibility.
- **Educational Adequacy = 44%**. Most spaces rated fair to good. Those rated lowest included special education, music, security, and bus/parent/pedestrian access.

Facility Options

- **Option A** – Combine Boalsburg ES and Panorama Village ES into one K-5 school. Build a new ES on the Panorama Village/Mt. Nittany MS site. [Approximate Cost: $12.6 M]
- **Option B** – Combine Boalsburg ES and Panorama Village ES into one K-5 school. Renovate and build an addition to Panorama Village ES. [Approximate Cost: $9.6 M]
- **Option C** – Combine Boalsburg ES and Panorama Village ES into one K-5 school. Build a new ES on the Boalsburg site. [Approximate Cost: $12.6 M]
- **Option D** – Maintain sister schools. Renovate Panorama Village ES and build a new Boalsburg ES. [Approximate Cost: $13.2 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** Respondents rated Options A and B highly, and Options C and D as low. Respondents viewed Options A and B as cost effective, and also noted that students in the same family would not be divided between schools as sometimes happens in with the current sister school setup.

Recommendation

Option A or B – Combine Boalsburg ES and Panorama Village ES into one K-5 school by renovating/adding to Panorama Village ES or building new on the Panorama Village/Mt. Nittany MS site.

Park Forest ES

Background Information

Facility Snapshot: Park Forest Elementary School	
Grade Configuration	K - 5
Dates of Construction [Original/Additions/Renovations]	2005
Site Acreage	25.0
Square Footage	62,326
Modulars	0
Enrollment [2008-09]	476
Square feet/Student	131

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 0%**. Park Forest ES has an FCI of 0% because all major systems rated as needing General Maintenance only.
- **Educational Adequacy = 0%**. Spaces are rated as excellent for educational adequacy.

Facility Options

- No Options presented

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** No facility options were presented for Park Forest ES.

Recommendation

No Recommendation

Radio Park ES

Background Information

Facility Snapshot: Radio Park Elementary School	
Grade Configuration	K - 5
Dates of Construction [Original/Additions/Renovations]	1963
Site Acreage	26.0
Square Footage	56,697
Modulars	3
Enrollment [2008-09]	441
Square feet/Student	129

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 69%**. Many of the systems are in need of a major renovation or replacement. Systems requiring replacement include exterior windows, HVAC, fire and life safety, and specialties.
- **Educational Adequacy = 49%**. Most spaces rated fair to good. The lowest rated included special education, multipurpose, music, computer lab, admin./support, furniture/casework, security, and bus/parent/pedestrian access.

Facility Options

- **Option A** – Renovate and build an addition on Radio Park ES to accommodate 500 students [Approximate Cost: $9.3 M]
- **Option B** – Build a new ES on the Radio Park ES site [Approximate Cost: $15.8 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** Respondents prefer elementary schools to have 200 – 500 students, and were split between maintaining the sister schools and combining them. Many comments stated the desire for a common grade configuration district-wide. Over 90% of respondents stated that elementary schools should have comparable facilities district-wide.
- **Community Dialogue #3: Facility Options –** Respondents rated Option A highly, and Option B as low. Respondents stated that a renovation could make Radio Park like a brand new building, that it is in better condition than many of the elementary schools but still needs attention, and that the traffic pattern outside the school should be addressed.

Recommendation

Option A – Renovate/build an addition to the existing Radio Park ES to accommodate 500 students.

Mt. Nittany MS

Background Information

Facility Snapshot: Mt. Nittany Middle School	
Grade Configuration	6 - 8
Dates of Construction [Original/Additions/Renovations]	1995
Site Acreage	40.0
Square Footage	155,500
Modulars	0
Enrollment [2008-09]	749
Square feet/Student	208

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 9%**. The major systems at Mt. Nittany MS are rated in good condition requiring general maintenance or minor replacement.
- **Educational Adequacy = 1%**. Nearly all spaces at Mt. Nittany MS are rated as excellent.

Facility Options

- **No Options presented**

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** The majority of respondents prefer middle schools to have 600 - 900 students, and stated that smaller class size should be more important than school size. Other comments explained that larger middle schools can provide more course offerings, and that teaming or other groupings can help provide a smaller group identity.
- **Community Dialogue #3: Facility Options –** No facility options were presented for Mt. Nittany MS.

Recommendation

No recommendation.

Park Forest MS

Background Information

Facility Snapshot: Park Forest Middle School	
Grade Configuration	6 - 8
Dates of Construction [Original/Additions/Renovations]	1971, 1995
Site Acreage	55.0
Square Footage	141,623
Modulars	0
Enrollment [2008-09]	831
Square feet/Student	170

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 29%**. Many of the systems are in need of a minor to major replacement.
- **Educational Adequacy = 31%**. Most spaces rated moderate to good.

Facility Options

- No Options presented

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** The majority of respondents prefer middle schools to have 600 - 900 students, and stated that smaller class size should be more important than school size. Other comments explained that larger middle schools can provide more course offerings, and that teaming or other groupings can help provide a smaller group identity.
- **Community Dialogue #3: Facility Options –** No facility options were presented for Park Forest ES.

Recommendation

No recommendation.

High School – North Building

Background Information

Facility Snapshot: High School North	
Grade Configuration	11 - 12
Dates of Construction [Original/Additions/Renovations]	1957, 1965, 1989, 1999
Site Acreage	42.0
Square Footage	258,398
Modulars	0
Enrollment [2008-09]	1,215
Square feet/Student	213

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 67%**. Many of the systems are in need of a moderate renovation to replacement. Systems requiring replacement include exterior windows and doors, electrical lighting and distribution, and fire and life safety.
- **Educational Adequacy = 73%**. Most spaces rated fair to poor. Those rated as poor included art, music, auditorium, admin./ support, and overall building relationships.

Facility Options

- **Option A** – Two separate 9-10, 11-12 buildings. Build new HS facilities on current site (both sides of the street) [Approx. Cost: $115.3 M]
- **Option B** – Two separate 9-10, 11-12 buildings. Renovate/ Demolish/Build new HS facilities on current site (both sides of the street) [Approx. Cost: $105.2 M]
- **Option C** – Two separate 9-10, 11-12 buildings. Renovate existing HS facilities on current site (both sides of the street) [Approx. Cost: $75 M]
- **Option D** – One 9-12 building. Renovate/Demolish/Build new HS on current site (one side of the street) [Approx. Cost: $110 M]
- **Option E** – One 9-12 building. Build new HS on new site. [Approx. Cost: $120 M]
- **Option F** – Two separate 9-12 buildings. Build a new HS on current site and build a new HS on a new site. [Approx. Cost: $129.3 M]
- **Option G** – Two separate 9-12 buildings. Renovate/add to current HS site and build a new HS on a new site. [Approx. Cost: $121.9 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** The majority of respondents prefer high schools with 1,000 – 1,500 students. Additionally, the majority of respondents prefer one district-wide high school. Preference for grade configuration was mixed with some respondents preferring one 9-12 facility, and others preferring 9-10 in one building and 11-12 in another.
- **Community Dialogue #3: Facility Options –** Overall, respondents rated Options A and B more favorably than the remaining options. Respondents stated that a solution that creates appropriate flexibility and that improving the learning environment is the guiding principle in planning renovations and construction.

Recommendation

Option A, B, or C– Build new, renovate, or Reno/Add on the existing site to accommodate 1,200 students in each building. Consider construction closer to Westerly Parkway to decrease distance between the two buildings, with parking in rear.

High School – South Building

Background Information

Facility Snapshot: High School South	
Grade Configuration	9 - 10
Dates of Construction [Original/Additions/Renovations]	1962, 1965, 1999
Site Acreage	38.0
Square Footage	191,280
Modulars	0
Enrollment [2008-09]	1,215
Square feet/Student	157

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 57%**. Many of the systems are in need of a minor renovation to replacement. Systems requiring replacement include exterior windows and doors, electrical lighting and distribution, and fire and life safety.
- **Educational Adequacy = 65%**. Most spaces rated moderate to poor. Those rated as poor included science lab, security, overall building relationships.

Facility Options

- **Option A** – Two separate 9-10, 11-12 buildings. Build new HS facilities on current site (both sides of the street) [Approx. Cost: $115.3 M]
- **Option B** – Two separate 9-10, 11-12 buildings. Renovate/ Demolish/Build new HS facilities on current site (both sides of the street) [Approx. Cost: $105.2 M]
- **Option C** – Two separate 9-10, 11-12 buildings. Renovate existing HS facilities on current site (both sides of the street) [Approx. Cost: $75 M]
- **Option D** – One 9-12 building. Renovate/Demolish/Build new HS on current site (one side of the street) [Approx. Cost: $110 M]
- **Option E** – One 9-12 building. Build new HS on new site. [Approx. Cost: $120 M]
- **Option F** – Two separate 9-12 buildings. Build a new HS on current site and build a new HS on a new site. [Approx. Cost: $129.3 M]
- **Option G** – Two separate 9-12 buildings. Renovate/add to current HS site and build a new HS on a new site. [Approx. Cost: $121.9 M]

Community Engagement Input

- **Community Dialogue #1: Futures Conference –** Respondents prefer smaller, neighborhood focused schools, functioning as centers of community with short transportation distances for students.
- **Community Dialogue #2: Educational Framework –** The majority of respondents prefer high schools with 1,000 – 1,500 students. Additionally, the majority of respondents prefer one district-wide high school. Preference for grade configuration was mixed with some respondents preferring one 9-12 facility, and others preferring 9-10 in one building and 11-12 in another.
- **Community Dialogue #3: Facility Options –** Overall, respondents rated Options A and B more favorably than the remaining options. Respondents stated that a solution that creates appropriate flexibility and that improving the learning environment is the guiding principle in planning renovations and construction.

Recommendation

Option A, B, or C– Build new, renovate, or Reno/Add on the existing site to accommodate 1,200 students in each building. Consider construction closer to Westerly Parkway to decrease distance between the two buildings, with parking in rear.

Central Office

Background Information

Facility Snapshot: Central Offic e Building	
Dates of Construction [Original/Additions/Renovations]	1924
Site Acreage	0.5
Square Footage	15,585

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 61%**. Many of the systems are rated between moderate renovation and full replacement. Systems requiring replacement include exterior windows and doors, HVAC, electrical lighting, fire and life safety, and accessibility.
- **Educational Adequacy = N/A**.

Facility Options

Facility options for the Central Office were not included on the community dialogue questionnaires. Since options for the Central Office, Memorial Field, College Heights, Fairmount Avenue, and other support facilities are dependent on recommendations for school facilities, these options were created and analyzed after the results of the community dialogues were processed.

Recommendation

Central Office should be relocated to accommodate the expansion of Memorial Field/Athletic Facilities at the current site. Special consideration should be given to renovations at Lemont ES or Panorama Village ES, or the purchase of another facility.

College Heights

Background Information

Facility Snapshot: College Heights Building	
Dates of Construction [Original/Additions/Renovations]	1931
Site Acreage	2.0
Square Footage	14,000

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 72%**. Many of the systems are in need of a moderate renovation to replacement. Systems requiring replacement include roofing, exterior windows and doors, electrical lighting, fire and life safety, and accessibility.
- **Educational Adequacy = N/A**.

Facility Options

Facility options for College Heights were not included on the community dialogue questionnaires. Since options for the Central Office, Memorial Field, College Heights, Fairmount Avenue, and other support facilities are dependent on recommendations for school facilities, these options were created and analyzed after the results of the community dialogues were processed.

Recommendation

College Heights should be utilized for District uses and possibly swing space throughout the implementation of the plan. The College Heights Building may be available for re-use.

Fairmount Avenue

Background Information

Facility Snapshot: Fairmount Avenue School	
Grade Configuration	6-12
Dates of Construction [Original/Additions/Renovations]	1914, 1921, 1931, 1942
Site Acreage	1.1
Square Footage	88,978
Modulars	0
Enrollment [2008-09] (DELTA Program)	127
Square feet/Student	N/A

Facility Condition and Educational Adequacy

- **Facility Condition Index (FCI) = 76%**. Many of the systems are in need of a major renovation or replacement. Systems requiring replacement include exterior windows and doors, interior floors, electrical lighting and distribution, plumbing, and accessibility.
- **Educational Adequacy = N/A**.

Facility Options

Facility options for the Fairmount Avenue Building were not included on the community dialogue questionnaires. Since options for the Central Office, Memorial Field, College Heights, Fairmount Avenue, and other support facilities are dependent on recommendations for school facilities, these options were created and analyzed after the results of the community dialogues were processed.

Recommendation

Renovation of part of the Fairmount Avenue Building to house the DELTA program and other specialty programs (HEARTS, STRIDES, etc.).

Recommendations

The Facility Master Plan Steering Committee recognizes the outstanding efforts of the State College Area School District in addressing the improvement of school facilities.

Over the past 14 years, the State College Area School District has successfully renovated, replaced, and newly constructed 5 elementary and middle school projects in the district, including:

- Construction of Park Forest ES (2005)
- Construction of Gray's Woods ES (2002)
- Full Modernization and Addition to Easterly Parkway ES (2002)
- Construction of Mt. Nittany MS (1995)
- Renovation and addition to Park Forest MS (1995)

These schools were renovated or replaced as a result of the aging of facilities and the need to improve the educational environment for teaching and learning.

The majority of the recent projects have focused on elementary and middle schools. Some elementary schools remain and still need to be addressed, in addition to the more challenging high school project.

The State College Area School District Facilities Master Plan Steering Committee has formulated recommendations based on enrollment and demographics, building condition, adequacy assessment, community input, and operational efficiency.

The State College Area School District Facilities Master Plan Steering Committee is pleased to submit the following recommendations. Parallel tracks for the elementary and high school projects are recommended to address phasing and implementation of the Facilities Master Plan.

Recommendations Regarding Specific Facilities

1. The Facility Master Plan Steering Committee recommends the following elementary projects to be included in the Facility Master Plan.

- **Boalsburg/Panorama Village ES** – Combine existing Boalsburg and Panorama Village sister schools into one K-5 school (400 student capacity) located on the Panorama Village/Mt. Nittany MS site by either building a new school or renovation/addition. The Committee recognizes the combining of sister schools as a method to increase operational efficiency.

- **Ferguson Township ES** – Replace existing Ferguson Township ES with a 400 student capacity school on the current Ferguson Township ES site by building a totally new school or a new school while maintaining the façade of the existing school.

- **Lemont/Houserville ES** – Combine existing Lemont and Houserville sister schools into one K-5 school (400 student capacity) located on the Houserville ES site by either building a new school or renovation/addition. The Committee recognizes the combining of sister schools as a method to increase operational efficiency.

- **Corl Street ES** – Replace existing Corl Street ES with a 300 student capacity on the current Corl Street ES site by either building a new school or renovation/addition.

- **Radio Park ES** – Renovate/Build an addition to the existing Radio Park ES to accommodate 500 students.

- **Gray's Woods ES** – Build an addition to the existing Gray's Woods ES to accommodate 500 students and address additional growth in the area.

2. The Facility Master Plan Steering Committee recommends the following high school project be included in the Facility Master Plan.

- **High School (9/10 – 11/12)** – Build new, renovate, or Reno/Add on the existing site to accommodate 1,200 students in each building. Consider construction closer to Westerly Parkway to decrease distance between the two buildings, with parking in rear.

The Facility Master Plan Steering Committee recommends that a Design Analysis be conducted to further analyze build new, renovate, or reno/add on the existing high school site and determine the most appropriate High School solution.

Build new, renovate, or Reno/Add were rated the highest high school options. These options call for a 9/10 – 11/12 solution. Developing concept designs will provide the district with a clearer understanding to determine the most appropriate solution.

3. The Facility Master Plan Steering Committee proposes the following sequence of elementary projects.

The Committee recognizes that the implementation of a building program of this size be staged in phases. Phases will provide an opportunity to manage large scale projects with efficiency and attention to detail.

The Steering Committee proposes that the elementary and high school projects be placed on parallel tracks. Depending on the resources available it is suggested that the District phase in the implementation of elementary projects and develop a parallel process for addressing the high school project.

The suggested sequence of elementary school projects is as follows:

1. Panorama Village ES [Reno/Add or Replace]
2. Ferguson Township ES [New or New with current façade]
3. Houserville ES [Reno/Add or Replace]
4. Corl Street ES [Reno/Add or Replace on current site]
5. Radio Park ES [Reno/Add]

The Steering Committee recognizes that this order may need to be adjusted based on other decisions the district might encounter such as fluctuations in student enrollment, the staging of projects to adequately house students during construction, site or permitting issues or other decisions that will need to be made such as the location of the Central Office.

4. The Facility Master Plan Steering Committee recommends the renovation of Memorial Field.

Based on the location of the High School, it is recommended that Memorial Field be renovated at its current location. This renovation should include renovating the existing administration building and possibly part of the Fairmount Avenue School into athletic facilities.

5. The Facility Master Plan Steering Committee recommends the renovation of part of the Fairmount Avenue School to house the DELTA program and other specialty programs (HEARTS, STRIDES, etc.)

Based on input from the community and students, the location of DELTA is preferred to be offsite from the high school but still accessible, with close proximity to downtown and Penn State University. The Fairmount Avenue School provides this location.

6. The Facility Master Plan Steering Committee recommends that there be further study regarding the School District's administrative and support facilities.

The main focus of the facility master plan has been on the school facilities. However the school district also needs to provide adequate space for the administrative and support functions. Several of the recommendations in the report potentially impact the location or manner in which these functions are housed. Currently the school district has a service building on the North High School site which the 9-10/11-12 high school recommendation may require this facility to be moved. Recommendations also call for the renovation of the Memorial Field which will likely include renovating the administrative offices as a support facility for the athletic functions which are held at Memorial Field. Based on other recommendations in this report there are also possibilities of relocating the administration offices to the Lemont building or Panorama Village if Panorama Village building is replaced with a new facility.

7. The Facility Master Plan Steering Committee recommends that the District's school facilities not recommended for modernization, renovation, or replacement continue to be properly maintained and kept in proper working order through on-going maintenance and component replacement.

Schools which are not recommended for modernization, renovation or full replacement will also need to be kept in proper working order. These buildings will require replacement of systems such as roofs, windows, paving, air-conditioning, electrical upgrades, as well as health and safety items.

Even buildings which are recommended for renovation or replacement may require interim improvements until such time that the building project is implemented.

8. The Facility Master Plan Steering Committee recommends the School Board develop a "triggering" mechanism to address additional elementary school facilities based on increases in enrollment.

To accommodate all elementary students in the district, the School Board should authorize the development of a new elementary school facility when elementary school enrollment exceeds 3,200 students district-wide.

It is further recommended that the School District pursue the purchase of an additional elementary site in the western portion of the school district

9. The Facility Master Plan Steering Committee recommends facilities and sites that are no longer needed for District purposes be reused in such a manner which will be of greatest benefit to the community.

The Steering Committee recognizes that some facilities and/or sites may no longer be needed. These facilities may include but are not limited to Boalsburg ES and Lemont ES.

Recommendations Regarding Implementation

10. The Facility Master Plan Steering Committee recommends that improvement to the learning environment be the guiding principle in planning renovations and new construction.

The steering committee agrees with the results of community dialogue #3, whereby the large majority of individual, web, and group respondents stated that the deciding factor for facilities options should be improving the learning environment.

11. The Facility Master Plan Steering Committee recommends that the School Board form a group to explore collaboration and the development of shared

facilities with other community agencies and organizations

The Facility Master Plan Steering Committee recognizes the advantages and needs of sharing facilities with the community, and advises the School Board to seek partnerships with community agencies and organizations to maximize community resources and be a part of community centers and benefit the School District as well as those community interests. Future elementary school sites and additional athletic fields should be planned and acquired as needed and jointly where the opportunity exists. It is recognized that the School Board should seek partners who have their own financial support where possible.

12. The Facility Master Plan Steering Committee recommends the School Board authorize the administration to seek professional services needed to further refine and implement this plan.

To implement this plan, planners, architects, and engineers will need to be hired, as well as financial and other consultants. The School Board is advised to authorize the selection and contracting with appropriate firms to address the projects as identified in the prioritization of projects.

13. The Facility Master Plan Steering Committee recommends the District continue to use and develop Geographic Information Systems (GIS) capabilities.

The District has compiled a multitude of GIS layers throughout the facility planning process, and it is necessary to maintain and update this system, and utilize it whenever applicable for District planning and other functions.

14. The Facility Master Plan Steering Committee recommends minor redistricting to address capacity and demographic issues.

Minor redistricting and minimal use of “swing zones” may alleviate strain caused by over-enrollment at facilities. “Swing zones” should be used sparingly and be eliminated when the opportunity presents itself.

15. The Facility Master Plan Steering Committee recommends that projects be accomplished in a timely manner and as economic conditions permit.

The Committee recognizes that all projects cannot [nor should] be completed at the same time. The Committee also recognizes that projects will need to be phased in over time. However, the Committee recommends that the projects identified be accomplished within a 10 year period of time. To accomplish this, additional financial resources will be required for school facility projects in the District.

16. The Facility Master Plan Steering Committee recommends the District update the plan every 5 years

The Steering Committee recognizes the need for the District to keep current; it is suggested that the Master Plan be updated every 5 years.

17. The Facility Master Plan Steering Committee recommends the community be continuously involved in the planning and implementation of these recommendations.

The involvement of the community was important in the development of this plan. As future decisions need to be made and as projects are designed and implemented, ongoing community involvement should be encouraged and facilitated. Ongoing communication that builds trust and support for this plan will be important.

The Facility Master Plan Steering Committee also stands ready to be of further assistance if needed.