

ACT 34 HEARING BOOKLET

State College Area School District



For the Proposed:

**New Construction of:
Mount Nittany Elementary School**

Date: February 9, 2010
Time: 8:00 PM
Location: Auditorium
Mount Nittany Middle School
656 Brandywine Drive
State College, PA 16801



ARCHITECTURE
SCHRADERGROUP architecture, LLC
Design . Planning . Programming



PART I

Introduction



STATE COLLEGE AREA SCHOOL DISTRICT

STATE COLLEGE, PENNSYLVANIA

BOARD OF SCHOOL DIRECTORS

Ann McGlaughlin, President
Penni Fishbaine, Member
David Hutchinson, Member
Jim Leous, Member
Jim Pawelczyk, Member
Gowen Roper, Member
Chris Small, Member
Dorothea Stahl, Member

DISTRICT ADMINISTRATION

Richard Mextorf, Superintendent
Jeffrey Ammerman, Business Administrator
Edward Poprik, Director of Physical Plant
Jean Valdella, Building Principal

State College Area School District
131 West Nittany Avenue, State College, PA 16801
(814) 231 1011



ARCHITECTS/ENGINEERS

Schrader Group Architecture, LLC
161 Leverington Avenue, Suite 105
Philadelphia, PA 19127

Barton Associates, Inc.
Mechanical/Plumbing/Electrical Engineering
State College, PA

Baker Ingram Associates, Inc.
Structural Engineering
Lancaster, PA

Sweetland Engineering
Civil Engineering
State College, PA

McFarland Kistler & Associates, Inc.
Food Service
Pittsburgh, PA

INDEPENDENT FINANCIAL ADVISOR

John C. Frey
Senior Managing Consultant
Public Financial Management Group
One Keystone Plaza, Suite 300
Harrisburg, PA 17101

SOLICITOR

Scott C. Etter, Esq.
Miller Kistler & Campbell, Inc.
720 South Atherton Street
State College, PA 16801



ACT 34 HEARING AGENDA

STATE COLLEGE AREA SCHOOL DISTRICT
State College, PA

Location:
Auditorium
Mount Nittany Middle School
656 Brandywine Avenue, State College, PA 16801

February 9, 2010

- I. Opening Remarks..... Ann McGlaughlin, President
Board of School Directors
State College Area School District
- II. Hearing Duly Constituted.....Scott C. Etter, Esquire
Solicitor
Miller Kistler & Campbell, Inc.
- III. Project History and Need for Construction..... Edward Poprik
Director of Physical Plant
State College Area School District
- IV. Project Options Considered Edward Poprik
Director of Physical Plant
State College Area School District
- V. Project Description David L. Schrader, AIA
Schrader Group Architecture, LLC
 - Mount Nittany Elementary School New Construction
 - a. Project Description
 - b. Site Plan
 - c. Floor Plan
 - d. Building Renderings
 - e. Room Schedules and Adjustments
 - f. Plancon D Cost Estimating
- VI. Analysis of Financial Alternatives John C. Frey
Senior Management Consultant
Public Financial Management Group
- VII. Public Comments.....Scott C. Etter, Esquire
Solicitor
Miller Kistler & Campbell, Inc.
- VIII. Adjournment Ann McGlaughlin, President
Board of School Directors
State College Area School District



PART II

Hearing Duly Constituted



PURPOSE OF AN ACT 34 HEARING

THE PURPOSES FOR THIS HEARING ARE AS FOLLOWS:

1. To establish the need for the projects by reviewing historical events leading to the Board's decision to proceed with a building program.
2. To review the various options considered by the Board prior to their decision to proceed with the project.
3. To describe the construction to occur at Mount Nittany Elementary School and the educational program that serves as a basis for what is being proposed.
4. To present the estimated construction cost, the total project cost, the financial needs and an estimate of the local tax impact of the project.
5. To give citizens and residents the opportunity to comment and to pose questions. Act 34 of 1973 applies to all new construction in educational buildings:

Act 34 of 1973 applies only to costs for new construction and does not address the cost for alterations to existing structures. In addition, there are other excludable costs which are not factored into the Act 34 calculations including; site development costs, test borings and architectural/engineering fees on these items.

PLEASE NOTE: This is an opportunity for the administration and the professionals who are accountable to your Board of Education to describe and discuss the proposed project. It is not a debate, but a stenographer is present to receive and record comments and observations. Official record of the hearing is being documented in order that the Board can consider and study constructive comments or questions.

Any and all interested persons may appear at and attend the public hearing and will be granted a reasonable opportunity to be heard at this public hearing.

Please feel welcome to participate during the comment period at the appropriate part of tonight's presentation. Thank you.

PUBLIC COMMENTS:

Any resident who has submitted a written request for agenda time on or before 12:00 P.M., February 9, 2010, shall be entitled to speak during this portion of the agenda. Subsequently, any member of the audience not having requested agenda time on or before 12:00 P.M., February 9, 2010, shall also be entitled to speak during this period. Public comments are to be conducted in accordance with Act 34 requirements.

Guidelines

- a. When recognized, please approach the microphone and first state your name and address.
- b. Ask only one question or make only one statement at a time to allow all persons an opportunity to speak.
- c. Further questions or statements by individuals who have already spoken will be allowed after all interested persons have had an opportunity to speak.
- d. Please do not intentionally repeat previous questions or statements.

THE PUBLIC HAS THIRTY (30) DAYS FOLLOWING THIS HEARING UP TO AND INCLUDING MARCH 11, 2010 TO MAKE WRITTEN COMMENTS ABOUT THE PROJECT.



RESOLUTION OF THE
BOARD OF SCHOOL DIRECTORS
STATE COLLEGE AREA SCHOOL DISTRICT

MOUNT NITTANY ELEMENTARY SCHOOL

AGENDA ITEM: Act 34 Hearing on Proposed Construction
New Construction of the Mount Nittany Elementary School

Background Information:

Act 34 of the Public School Code requires school districts, prior to undertaking a new construction program to hold a public hearing. This hearing will review the scope of the project noted above and define the Maximum Building Construction Cost and Maximum Project Cost for the project. The hearing will also provide an opportunity for public input.

Recommendations:

That the Board approves the following resolution:

Be it resolved that the State College Area School District intends to proceed with the new construction, both educationally and physically, at a **Maximum Building Construction Cost of \$12,267,596 and a Maximum Project Cost of \$16,001,932.**

Be it further resolved that the State College Area School District will conduct an Act 34 Hearing on February 9, 2010, beginning at 8:00 PM, prevailing time at the Auditorium in the Mount Nittany Middle School at 656 Brandywine Drive, State College, PA 16801, and the Hearing will be duly advertised in accordance with the School Code.

BOARD ACTION DATE: January 11, 2010

VOTING: AYE 8 NAY 0 ABSTENTIONS 0 ABSENT 1



Signature, Board Secretary

Mary Jenn Dorman

Board Secretary's Name

State College Area School District
131 West Nittany Avenue, State College, PA 16801

1/11/10 DATE



EXHIBIT "A"

NOTICE OF PUBLIC HEARING

TO: ALL RESIDENTS OF THE STATE COLLEGE AREA SCHOOL DISTRICT
Centre County, PA

Please take notice that a public hearing will be held in the State College Area School District, in the Auditorium of the Mount Nittany Middle School at 656 Brandywine Drive, State College, PA 16801, on February 9, 2010, beginning at 8:00 PM, prevailing time.

The purpose of the Hearing is to inform the residents of this school district of all relevant matters relating to planning, designing, acquiring, construction and furnishing of the proposed New Construction of the Mount Nittany Elementary School.

A description of the project, including facts with respect to educational, physical, administrative, budgetary and fiscal matters and certain other information, will be presented and will be available for consideration at such public hearing, and from January 12, 2010, until such public hearing, during regular business hours (8:00 am to 4:00 pm) at the office of the Superintendent of the State College Area School District located at the Central Office, 131 West Nittany Avenue, State College, PA 16801.

The Board of School Directors of the School District by resolution duly adopted on January 11, 2010 authorized a "MAXIMUM BUILDING CONSTRUCTION COST" and a "MAXIMUM PROJECT COST" in connection with the project. The costs are as follows:

Maximum Building Construction Cost
\$12,267,596

Maximum Project Cost
\$16,001,932

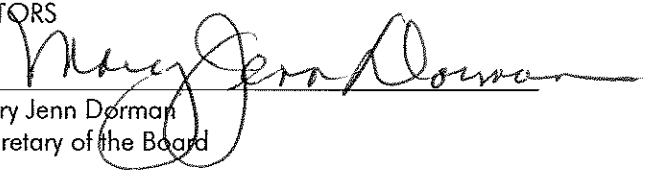
This public hearing is being held pursuant to requirements of the Pennsylvania Public School Code of 1949, approved March 10, 1949, as amended and supplemented, including amendments made pursuant to Act No. 34 of the Session of 1973 of the General Assembly.

Any and all interested persons may appear at and attend the public hearing and will be granted a reasonable opportunity to be heard at such public hearing. Such persons also may submit letters, or written testimony, and/or secure scheduled agenda time, to the Secretary of the Board of Directors, Mary Jenn Dorman, at the Central Office until 12:00 noon, February 9, 2010.

The public shall have thirty (30) days following this hearing, up to and including March 11, 2010, within which to submit written comments about the Project to the Secretary of the Board.

BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS

STATE COLLEGE AREA SCHOOL DISTRICT BY:
STATE COLLEGE, PENNSYLVANIA


Mary Jenn Dorman
Secretary of the Board

CENTRE DAILY TIMES

www.centredaily.com

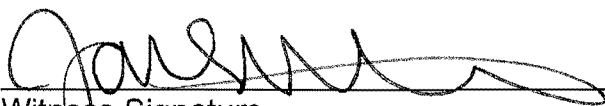
PROOF OF PUBLICATION

COMMONWEALTH OF PENNSYLVANIA)


COUNTY OF CENTRE) SS:

JANET SANTOSTEFANO, being duly sworn according to law says that she is an agent of the Centre Daily Times, a daily newspaper of general circulation, having its place of business in State College, Centre County, Pennsylvania, and having been established in the year 1898; that the advertisement, a printed copy of which is attached hereto, appeared in said newspaper on the

18 day(s) of January, 2010;
that affiant is not interested in the subject matter of the notice or advertisement;
that all of the allegations contained herein relative to the time, place and character of the publication are true.


Witness Signature

Sworn and Subscribed to me this 19th
day of January, A.D. 2010.


Notary Signature

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Amy D. Sinclair, Notary Public

College Twp., Centre County

My Commission Expires Aug. 14, 2013

Member, Pennsylvania Association of Notaries

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SCHOOL DISTRICT
Centre County, PA

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BY THE ORDER OF THE BOARD OF SCHOOL DIRECTORS
STATE COLLEGE AREA SCHOOL DISTRICT
STATE COLLEGE, PENNSYLVANIA BY:

Mary Jenn Dorman
Secretary of the Board



PART III

Project History & Need for
Construction



NEED FOR THE PROJECT

Over the past 14 years, the State College Area School District (SCASD) 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 formulated recommendations based on enrollment and demographics, building condition, adequacy assessment, community input, and operational efficiency. This information was developed under the leadership of DeJong Associates and was adopted by the Board of directors in June 2009. The information is available on the State College Area School District website.

The State College Area School District Facilities Master Plan Steering Committee submitted the following recommendations relative to the elementary school projects.

Recommendations Regarding Specific Elementary Facilities

The Facility Master Plan Steering Committee recommended 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 recognized 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.
- 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.
- 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 recognized 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.

**Excerpted from State College Area School District, Facilities Master Plan submitted by DeJong Associates in June 2009.*

Design Team Work for Phase 1 of the Elementary Projects

Schrader Group Architecture, LLC of Philadelphia, PA was hired by SCASD in June 2009 to develop designs for three of the projects described above. Those projects described as Phase 1 include:

- Additions and Renovations to Ferguson Township Elementary School
- Construction of a new building at the Panorama Village Elementary School and Mount Nittany Middle School sites. This project is now known as Mount Nittany Elementary School.
- Additions to Gray's Woods Elementary School.

Proposed Sequence for Phase 1 of the Elementary Projects

Planning will begin on all three Phase 1 projects simultaneously, with ground breaking targeted for the summer of 2010, and design to include the following objectives:

- Maintain the existing Panorama Village Elementary School
- Phase the Ferguson Project to maintain the students on site

This Act 34 Hearing is for the New Construction of the Mount Nittany Elementary School.



SUMMARY OF OWNED BUILDINGS AND LAND

The following "Summary of Owned Buildings and Land" presents information about each facility in terms of projects completed, grade configurations, capacities and enrollments. Columns 3-5 represent the existing FTE capacities of the buildings and columns 7-9 represent the proposed FTE capacities of the facilities once this project is complete.

#1	PRESENT				PLANNED					
	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED CONVERSION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE PER ENROLLMENT (#9 - #10)
Boalsburg Elementary	36,66	5.8	4-5	200	Close (See PVES Plancon)	5.8	K-5		XXXXXXXXXX	XXXXXXXXXX
Easterly Parkway Elementary	55, 02	11.4	K-5	450	Maintain	11.4	K-5	450	XXXXXXXXXX	XXXXXXXXXX
Corl Street Elementary	52,61,96	4.7	K-5	350	Maintain	4.7	K-5	350	XXXXXXXXXX	XXXXXXXXXX
Ferguson Township Elementary	31,56	9.2	K-5	350	Add/ Alter (2011)	9.2	K-5	525	XXXXXXXXXX	XXXXXXXXXX
Housesville Elementary	59,68	30	3-5	300	Maintain	30	K-5	300	XXXXXXXXXX	XXXXXXXXXX
Lemont Elementary	39,68	6.8	K-2	300	Maintain	6.8	K-5	300	XXXXXXXXXX	XXXXXXXXXX
Panorama Village Elementary	59,68	15.6	K-3	300	Close (See PVES Plancon)	15.6	K-5		XXXXXXXXXX	XXXXXXXXXX
Park Forest Elementary	2005	25	K-5	525	Maintain	25	K-5	525	XXXXXXXXXX	XXXXXXXXXX
Radio Park Elementary	63	26	K-5	500	Maintain	26	K-5	500	XXXXXXXXXX	XXXXXXXXXX
Gray's Woods Elementary	2002	15	K-5	450	Maintain	15	K-5	450	XXXXXXXXXX	XXXXXXXXXX
New Panorama Village Elementary	2011	5	K-5	525	New same time (2011)	5	K-5	525	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	4,250	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	3,925	3,348	577
Park Forest Middle School	71,95	30	6-8	1,094	Maintain	30	6-8	1,094	XXXXXXXXXX	XXXXXXXXXX
Mount Nittany Middle School	95	40	6-8	1,076	Maintain	40	6-8	1,076	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	2,170	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,170	1,704	466
North High School	57,65,78,79,89	32.4	11-12	1,428	Maintain	32.4	11-12	1,428	XXXXXXXXXX	XXXXXXXXXX
South High School	62,85	38	9-10	1,333	Maintain	38	9-10	1,333	XXXXXXXXXX	XXXXXXXXXX
Delta Program (at Fairmont E.S.)	14,21,31,38,42	1	9-12	149	Maintain	1	9-12	149	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	2,910	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,910	2,433	477
DAO - Central Office	24	0.48	N/A	N/A	Maintain	0.48	N/A	N/A	XXXXXXXXXX	XXXXXXXXXX
Memorial Field		2	N/A	N/A	Maintain	2	N/A	N/A	XXXXXXXXXX	XXXXXXXXXX
College Heights	31	2	N/A	N/A	Maintain	2	N/A	N/A	XXXXXXXXXX	XXXXXXXXXX
Bus Garage	73,80,85,87	5	N/A	N/A	Maintain	5	N/A	N/A	XXXXXXXXXX	XXXXXXXXXX
Maintenance Storage Bldg	80	25	N/A	N/A	Maintain	1	N/A	N/A	XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
TOTAL	XXXXXXXXXX	XXX	XXXX	9,330	XXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	9,005	7,485	1,520

*Chart from Plancon A09

It should be noted here that the "FTE" Capacity refers to "full-time equivalent" capacity. This term refers to the method of establishing building capacity within the school district as compared to others across the Commonwealth according to the PDE calculations. The capacities don't reflect the actual District use of each facility. The Department of Education's Planning and Construction workbook (PlanCon) includes forms which calculate the buildings FTE utilizing certain state-wide standards. This is not intended to replace the district's local policies on class sizes or room assignments. These are local decisions and must be considered in establishing the number, types, and sizes of education spaces within a facility.



ENROLLMENT PROJECTIONS

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.

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

*Chart excerpted from DeJong Master Plan Study, June 2009

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.

Projected Enrollment - 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 within the DeJong study.



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.

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 middle 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 I											
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

*Chart excerpted from DeJong Master Plan Study, June 2009



CONCLUSION – DECISION TO CONSTRUCT A NEW MOUNT NITTANY ELEMENTARY SCHOOL

While enrollment projections do not suggest an increase for the Mount Nittany Elementary School, the conditions of the two existing facilities suggest that this new facility should be one of the first facilities to be renovated. In addition, the existing Panorama Village Elementary School will be retained and will be used to fulfill other District needs following the completion of the new Mount Nittany Elementary School. As a result, State College Area School District has elected to construct a new Mount Nittany Elementary School in order to satisfy the needs of these facilities for the future.



PART IV

Project Options Considered



PROJECT OPTIONS CONSIDERED

District-Wide Facilities Master Plan Options

As previously described, in July of 2008, the State College Area School District employed DeJong, Inc. to complete a District Wide Facilities Master Plan (more information, including the entire plan is available through the District web-site -SCASD.ORG). On April 20, 2009 the Board of School Directors received preliminary plan recommendations from the Steering Committee. The completed DWFMP was adopted in June of 2009 and serves as the “District Wide Feasibility Study” for the Plancon Part A submission.

Proposed Elementary Projects – Phase 1

As a result of the Steering Committee recommendations, the Board of School Directors has accepted the following recommendations from the CAC for Facilities as the Phase 1 projects:

- § Consolidate the Boalsburg and Panorama Village Elementary schools in a New Elementary School at the Panorama Village site now to be called Mount Nittany Elementary School.
- § Replace the current Ferguson Township Elementary School through a combination Renovation/New Construction project
- § Gray's Woods Elementary School Addition

Options Considered for Panorama Village (Mount Nittany) Elementary School Site in the Master Plan

Based on the projects listed above, the Steering Committee developed and ranked a series of options for the Panorama Village Elementary Site. The Options discussed and the community engagement input follow:

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.
- § **Option B** – Combine Boalsburg ES and Panorama Village ES into one K-5 school. Renovate and build an addition to Panorama Village ES.
- § **Option C** – Combine Boalsburg ES and Panorama Village ES into one K-5 school. Build a new ES on the Boalsburg site.
- § **Option D** – Maintain sister schools. Renovate Panorama Village ES and build a new Boalsburg ES.

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.

Mount Nittany Elementary Schematic Options Considered During Design

After the Master planning Process, Schrader Group Architecture, LLC was hired to develop the specific project. The design process was not developed around the design and review of several different options rather it was the result of an intense public planning and Design Charrette process. This process allowed all variables of the project to be tested at the same time. The Planning and Design Charrette Process included the following:

Meeting #1 Development of the Project Touchstones

Duration: Approximately 3-4 hours

Date: July 14

Attendees: CAC for Facilities Members, District Administration, Building Administration, Teachers, Board, the public and the design team public or not.

This meeting was focused first on developing a collegial relationship between all team members in an open and fun environment. Project Touchstones were brainstormed for the overall Elementary School projects. The Touchstones are the main ideas for the projects that are constantly referred back to during the project.

Meeting # 2 Goal Setting Workshop

Duration: Full day event

Dates: July 30

Attendees: All of the members described above as well as members of the public.

The primary goal of this workshop was to discuss the project as a whole. The three goals that we explored included; sustainable objectives, integrated design process objectives and educational concept objectives. There was a significant education process as part of this session.

While we investigated the key site related elements specific to each of the project sites we also attempted to decide whether a building design concept should be repeated on the two sites or whether each site would receive its own specific design. This was key to the following Charrette.



Meeting #3 Design Charrette

Duration: 2 days for the building site
Dates: August 20 and 21
Attendees: Members described above as well as members of the public.

This session was developed as a full two day design charrette process. Educational concepts, site related concepts and building related concepts were fully explored using break out groups. The groups came together to determine which concepts to continue with and which to eliminate. The end result of the session resulted in a concept developed for the design team to turn into a schematic design.

Ultimately one basic concept was developed that all agreed would be the best design for this site. That design was tested both publicly with the Board and Citizen's Advisory Committee and in staff meetings. The design has been honed to a project that the district can be proud of and is further described in Section 5.

SELECTED OPTION FOR MOUNT NITTANY ELEMENTARY – OPTION A

Following the intense design process generated by the Design Charrette the final concept developed for this project includes the construction of an approximate 60,500 s.f. building and related site improvements, terraced down the hillside between the existing Panorama Village Elementary School and the existing Mount Nittany Middle School. This is the option presented for this Act 34 Hearing.



PART V

Project Description



PROJECT DESCRIPTION

Introduction

This portion of the booklet describes the proposed project. It also includes the Act 34 cost estimate for the project.

Information provided in this section is as follows:

INFORMATION

- Project Description
- Building Renderings
- Site Plan
- Floor Plans
- Room Schedules and Adjustments
- Plancon D Cost Estimating

LOCATION

V-2 through V-8
V-9 through V-10
V-11
V-12 through V-19
V-20 & A11 through A19
V-25 & D02 through D23



PROJECT DESCRIPTION – MOUNT NITTANY ELEMENTARY SCHOOL

Summary

The scope of work generally consists of the site preparation and construction of a new Mount Nittany Elementary School. The project is a Pennsylvania Department of Education Plan Con project seeking reimbursement from the state. New construction work includes but is not limited to the following: preparation of site for new work including on-site storm water infiltration system (to be final determined following Geotechnical investigation) and construction of new 1 and 2 story school as described below and in the attached Drawings. Building area as follows:

Ground Floor:	44,500 GSF
Second Floor:	14,500 GSF
<u>Mechanical Floor:</u>	<u>1,500 GSF</u>

Total: 60,500 GSF

Environmental Goals for the Project

As previously described, a LEED Charrette was held for the project in July 2009 in which the Owner, design team, community member participants established that this project will pursue a LEED GOLD certification.

At a minimum, this includes the following:

- Development of the energy and daylighting models
- Lighting control systems will be used to reduce energy use
- Window systems and orientation are being designed to optimize daylighting throughout the space thus reducing heat loads and energy use
- Rainwater cistern system will be utilized to provide the gray water for use in toilets
- investigating solar hot water heating systems
- low flow fixtures in order to reduce water usage

Teaching Tool Goals for the Project

During several of the Goal Setting and Charrette sessions a series of teaching tool goals were established for the building and site. The building designs will attempt to include as many of the teaching tool goals as possible. Some of the concepts that were identified include the following:

- Rainwater collection cisterns may include gauges for children to understand the amount of rainfall in the region and how it contributes to overall building water use. Additionally, dye coloring of the rainwater reused for toilets allows students to know which water is reused rainwater and which domestic water is.
- Exposure of the building systems and building structure to give children firsthand knowledge of how the facility is assembled. Color coordination of these elements will give children the opportunity to know all of the living and breathing elements of a building.



- Inclusion of "Sustainability System" monitors at the entry to buildings. These allow the students to understand the amount of energy use currently consumed by the building relative to the external forces of nature at any given time. These types of elements are very beneficial to science programs, math programs and even become great topics for writing exercises.
- Inclusions of a separate section of building signage dedicated to labeling various systems within the building that are sustainable in nature with a short description of how they work. This gives children the ability to see firsthand the sustainable elements and have that ingrained as part of their learning experience.
- Of course the experience of having children as part of the recycling program in a building is a lifelong learning experience that they take home with them.
- Color coding of walls in wings so that students know where they are while they learn the spectrum of colors.
- Site Landscape Teaching Tools:
 - Items that have been identified on the preliminary land development plans for the project as desirable teaching components in the proposed landscapes include:
 - 1. Rain Gardens
 - 2. Art Garden
 - 3. Butterfly Gardens
 - 4. Teaching Garden
 - 5. Infiltration Areas for Stormwater Run-off
 - 6. Plant Materials Attractive to Wildlife
 - 7. Shade Trees near Impervious Areas
 - 8. Marked Distance Walking Course
 - 9. Two Paved Areas for Outdoor Activities
 - 10. Outdoor Pavilion
 - 11. Viewing Stand of Mt. Nittany



EDUCATIONAL SPECIFICATIONS

Mount Nittany Elementary School will serve local neighborhoods and house students in grades Kindergarten through Fifth Grade, including Special Education. Enrollments are expected to remain the same (although this population will include the consolidation of two building populations). If enrollments increase beyond what is expected, options include; additional space at this building, redistricting to other elementary schools and/or adding new classrooms to one or more of the other buildings.

The building will be totally air-conditioned, sprinklered, and designed for handicap accessibility. Energy efficient lighting, HVAC and plumbing equipment will be installed.

Kindergarten

Educational Goals

Kindergarten education is provided to give the youngest students of the District extended learning opportunities. Reading, writing, mathematics, social studies and science kindergarten appropriate curriculum based upon local curriculum and the Pennsylvania Standards will be delivered in multi-modal strategies by certified Early Education teachers.

Space Requirements and Configuration

The building will house three kindergarten rooms (although one space shall be provided in the vicinity with similar square footages and outfitting). They will be located in one area of the building. Each room will have student cubbies. The cubbies will have storage cabinets above. Markerboards and tack boards will be provided, mounted at heights appropriate to kindergarten students.

Classrooms

Educational Goals

Grades one through five certificated teachers will provide education to students in multi-modal strategies a local curriculum aligned to the Pennsylvania Standards, consisting of reading, writing, mathematics, social studies and science. Groupings of classrooms shall allow for teaming between first and second grade and third and fourth grade respectively. Fifth grade operates utilizing and instructional strategy independent of the other grades at this time.

Space Requirements and Configuration

Eighteen (18) Classrooms for grades one through five will be provided and will be outfitted consistently for flexibility in assignment, based on fluctuating needs year to year. All rooms will have resilient flooring. Classrooms assigned to grades one through five will also most likely feature removable area rugs.

Each classroom will feature a sink with both hot and cold water. Casework will mimic the casework at the Park Forest Elementary School and cubbies or coat hooks will be provided outside of the classrooms for the required number of students. Markerboards with tack boards will be included.



A computer work station will be provided at the teacher's desk area. New furniture for the teachers will be included as well as new student desks. Each room will be prepared for installation of "smartboards".

Special Education Classrooms:

Educational Goals

In a least restrictive environment, students identified for Special Education will receive individualized and group special instruction by appropriately certificated teachers and aides, designed to support the student learning both in the Special Education Classroom and the regular classroom.

Space Requirements and Configuration

Two (2) Special Education Classrooms will be provided. These rooms will be distributed at each wing of the facility. Each Special Education room will include the same type of casework and equipment items as the regular classrooms. In addition, there will be a second desk for an aide. Student furniture will include half-circle tables or similar, and accommodate seating students in groups by grade level.

Art Classroom:

Educational Goals

All students will receive classic instruction in Art from certificated Art teachers in a dedicated Art classroom. The instruction will be based upon the local curriculum and PA Academic Standards.

Space Requirements and Configuration

The Art Classroom will be located in a centrally accessible location. Built-in casework will be provided including wall mounted storage cabinets. A kiln will be included and located to provide exhaust ventilation, safety, and security. The shelving at the art storage area will be provided for three-dimensional project progress storage, flat files, and clay cart storage. Additional material storage will be located in an adjacent storage room.

Music Instruction Rooms:

Educational Goals

All students will receive classic instruction in Music History and Theory from certificated Music teachers in a dedicated Music classroom. The instruction will be based upon the local curriculum and PA Academic Standards. Musical instrument and performance instruction shall be provided in the second music room. The spaces provided for each shall be fitted out to provide for flexibility of use by either program.

Space Requirements and Configuration

The music rooms will serve the purpose of supporting the music programs for the entire school.

Carpet and acoustical wall panels will be utilized in the space to control the acoustics.

A sink and bubbler shall be provided in each room for cleaning out of musical instruments.



If any of the spaces is located adjacent to another space with a folding partition then the folding partition shall be provided with appropriate acoustical properties to consolidate the sounds of activity within that room only.

Marker boards and tack boards will be installed as well as a local sound system.

Physical Education (All-Purpose Room):

Educational Goals

All students will receive instruction in Health and Physical Education from certificated Physical Education teachers. The instruction will be based upon the local curriculum and PA Academic Standards.

Space Requirements and Configuration

An All-Purpose Room will be provided that can be subdivided for physical education. Toilet rooms will be located within proximity of the gymnasium for nighttime functions. The room will not be sized nor equipped for spectator events. There are no locker rooms nor shower facilities (except for a shower in the Nurses Suite).

Cafeteria (All Purpose Room) and Stage:

The cafeteria will receive flooring similar to the adjacent gymnasium space (all part of the All-Purpose Room). An appropriately sound rated folding partition will be provided to allow for separation of use and consolidation of sound between each of the adjacent uses.

The cafeteria portion of the all-Purpose Room shall be capable of seating a lunch session for the potential expanded 500 student populations (in several seatings) should those classrooms be added at some future date.

The elevated platform stage will be equipped as a classroom with classroom lighting and will be treated acoustically.

Kitchen:

The kitchen will meet current standards and requirements. New equipment as well as refrigerated and dry storage will be provided as well as a single line service. The kitchen shall be designed similar to the recent Park Forest Elementary School kitchen.

Library:

Educational Goals

All students will receive instruction in the Library Sciences from certificated Library/Media Specialists Education teachers. The instruction will be based upon the local curriculum and PA Academic Standards. Students will also have access to the Library for research and general reading activities.



Space Requirements and Configuration

The school library will be located in a centrally accessible portion of the building. Library equipment and furnishings will be provided. Additional storage casework will be provided to match this equipment. The library shelving will be considerate of the range of age groups of the students.

The library will include additional power and data outlets, and handicap accessible furnishings. A section of the library will be established as an instructional area.

The library office and work room will be located adjacent to both the library and the computer room for access and supervision.

The library shall be located in an area of the building that allows for consolidation of that area of the building should the library facility be open on nights and weekends for community or student use. Secure doorways shall be provided at instructional areas to deter the public from accessing those areas when the school is not in session.

Administration and Guidance:

The main office will have visual supervision and control of the main building entrance. The main entrance will be designed to provide a security vestibule.

The office area will include a private principal's office, a secretary's area, a work area, file room, and a privacy toilet. The office area will have a view of the front drive and the main entrance.

A security vestibule will be provided that controls visitor access to the school through the office. This provides supervised access to be controlled by office personnel.

The work area will include file storage, supply storage, work counter, copier, fax, and teachers' mailboxes.

Nurse:

The nurse's office will be adjacent to the main office. This location will be convenient to the classrooms, the cafeteria, and the main office, and is located at the main entrance for student pick-up or ambulance service.

The nurse's office will include a handicap accessible privacy toilet within the space. Storage for a wheelchair, vision/hearing testing equipment, and secure records must be provided. An enclosed office will be provided for the nurse. Medical cabinets with metal countertops should be provided.

Faculty Rooms:

Two faculty spaces will be located in separate areas of the facility. One will serve the faculty lunch needs. The second will function more as a teacher preparation area and will be located adjacent to the main office.

The classroom areas shall have privacy accessible toilet rooms.



Toilet Rooms:

The "gang" toilet rooms will be designed to accommodate the handicapped. Durable finishes, lighting and ventilation will be included. The gang toilet will also serve the nighttime functions in the cafeteria and gym.

Corridors:

The corridors will be designed with hard surface flooring. Display cases and tack boards will be added throughout the facility.



BUILDING PLANS AND IMAGES

The project site plans, floor plans and renderings follow:



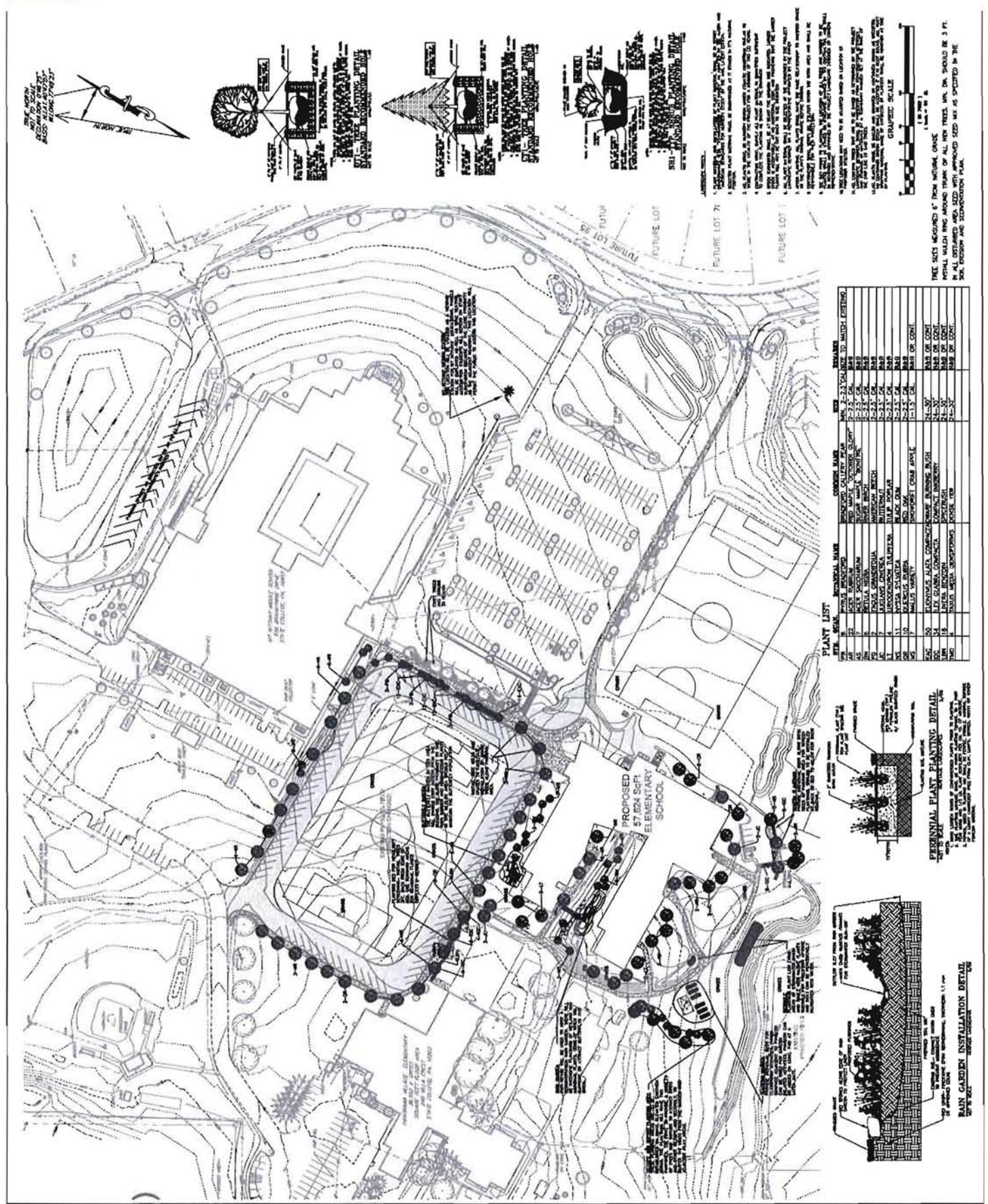
View of proposed entry from the northeast

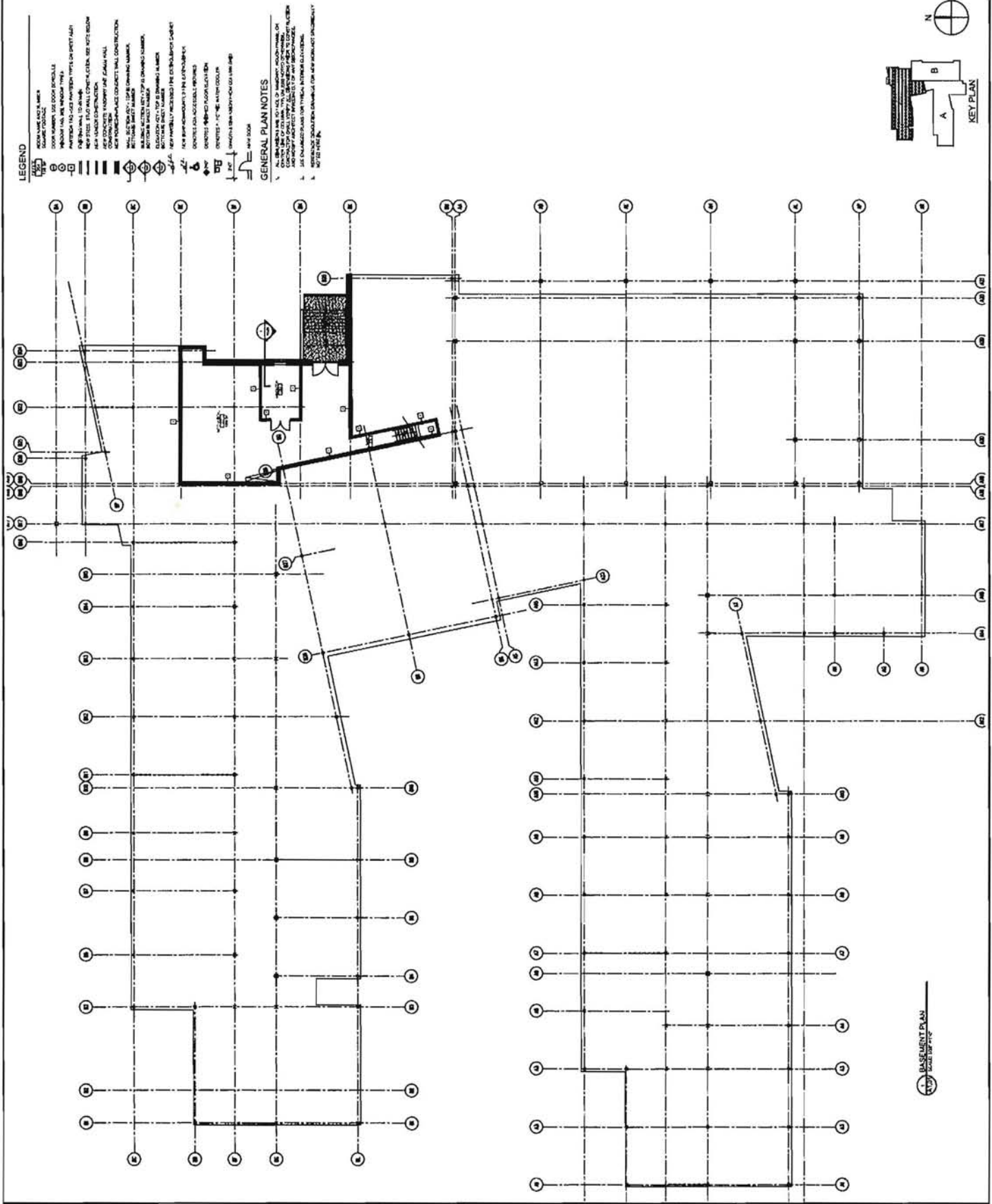


View of proposed facility from the south



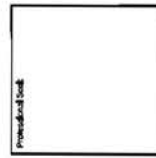
View of proposed facility from the southwest







SCOTT GROUP ARCHITECTS, LLC
181 Lehigh Valley Avenue
Lehigh Valley, PA 18003
T 610-482-7441
F 610-482-7441
www.scottgroup.com



STATE COLLEGE AREA
SCHOOL DISTRICT
131 N. MARKET AVE.
STATE COLLEGE, PA 16801

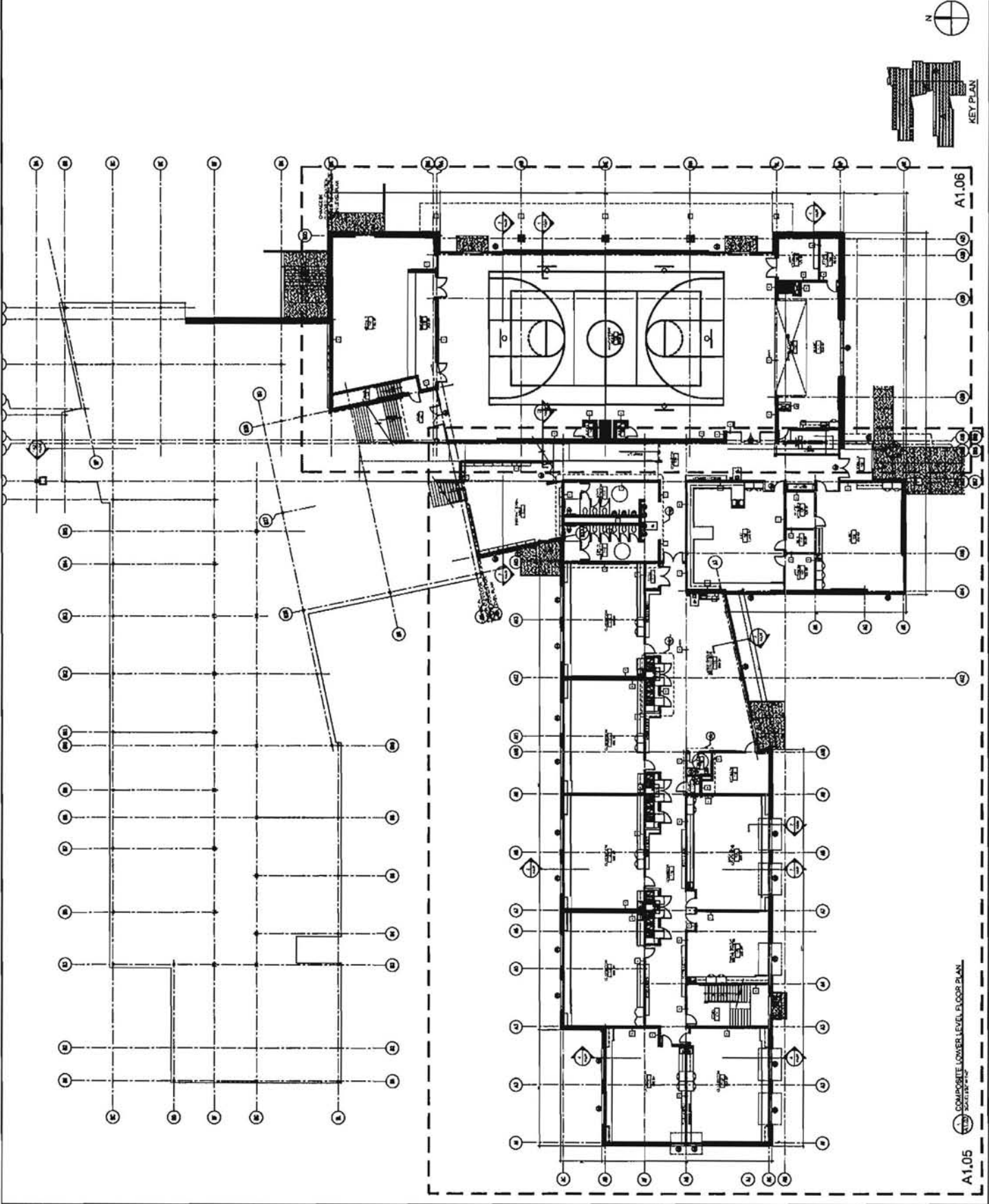
New Construction Project of:
The New Elementary School
Brandwylle Drive
State College, PA 16801

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DATE: 04 DEC 2005
PROJECT NO.: 99017

COMPOSITE
LOWER LEVEL
FLOOR PLAN
Drawing No. 99017

A1.02
DESIGN DEVELOPMENT

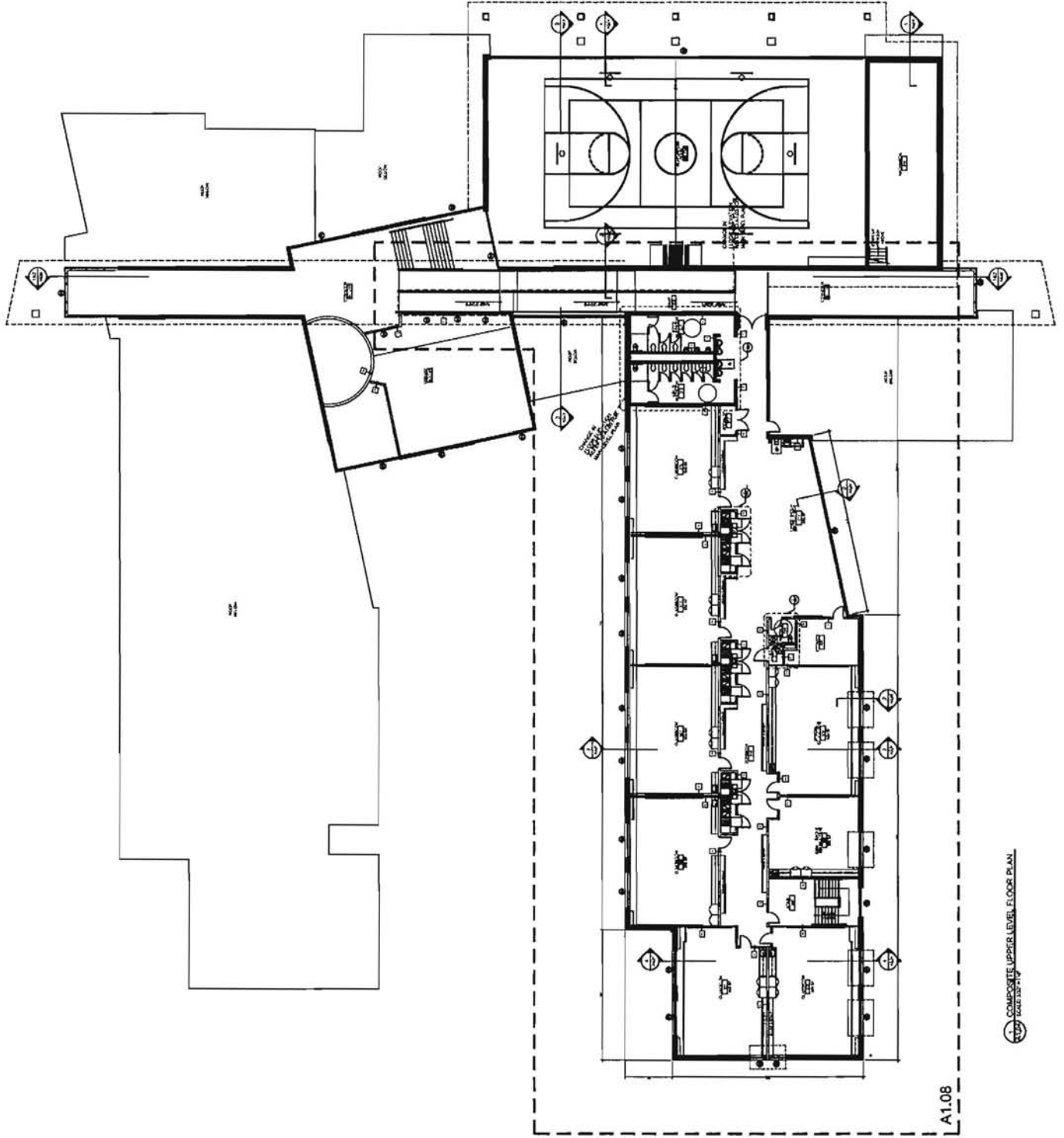
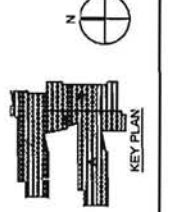


A1.05 COMPOSITE LOWER LEVEL FLOOR PLAN

A1.06

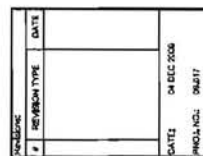


1 COMPOSITE MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



COMPOSITE UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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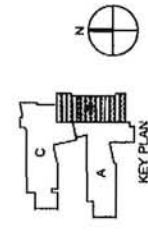
1 PARTIAL LOWER LEVEL FLOOR PLAN

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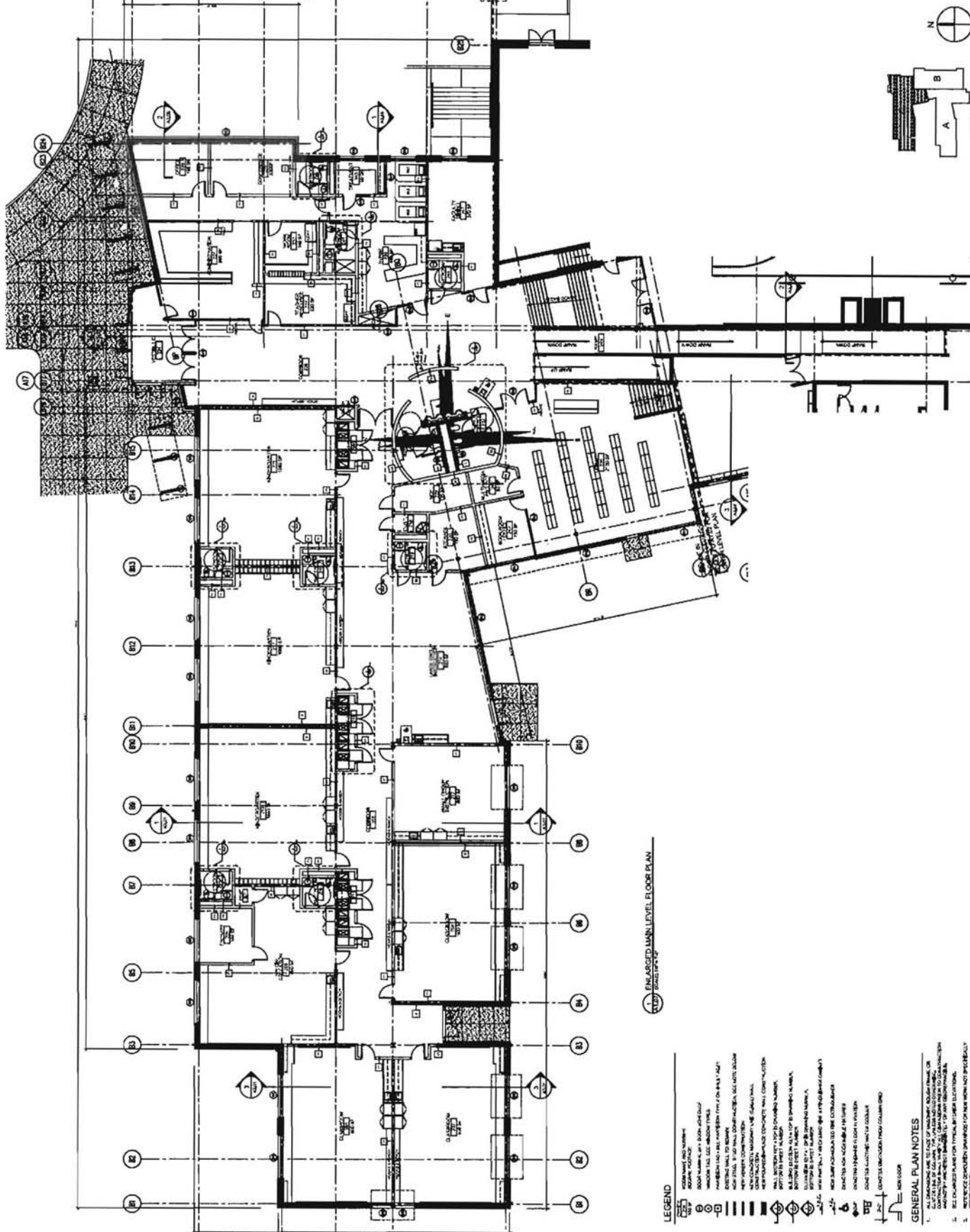
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Creating Time
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GENERAL PLAN NOTES

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REFERENCE DIMENSIONS SHOWN FOR NEW WORK NOT SPECIFICALLY



COMMUNICATIONS POLYMER, LLC
 671 Leesington Avenue Suite 102
 Leesington, Pennsylvania 15773
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 Fax: 215-482-7441
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SHETLAND ENGINEERING & ASSOCIATES, INC.

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 Houston, Texas 77036
 (713) 861-1111

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Professional Grade

**STATE COLLEGE AREA
SCHOOL DISTRICT**
311 W. MYRTLE AVE.
STATE COLLEGE, PA. 16801

New Construction Project of:
The New Elementary School
Brandywine Drive
State College, PA 16801

REVISION		DATE
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DATE:	04 DEC 2008
PROJECT NO.:	06917

ENLARGED
UPPER LEVEL
FLOOR PLAN

A1.08

Drawing Number

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 171. **PRINT CITY** _____
 172. **PRINT STATE** _____
 173. **PRINT ZIP** _____
 174. **PRINT PHONE** _____
 175. **PRINT DATE** _____
 176. **PRINT SIGNATURE** _____
 177. **PRINT NAME** _____
 178. **PRINT ADDRESS** _____
 179. **PRINT CITY** _____
 180. **PRINT STATE** _____
 181. **PRINT ZIP** _____
 182. **PRINT PHONE** _____
 183. **PRINT DATE** _____
 184. **PRINT SIGNATURE** _____
 185. **PRINT NAME** _____
 186. **PRINT ADDRESS** _____
 187. **PRINT CITY** _____
 188. **PRINT STATE** _____
 189. **PRINT ZIP** _____
 190. **PRINT PHONE** _____
 191. **PRINT DATE** _____
 192. **PRINT SIGNATURE** _____
 193. **PRINT NAME** _____
 194. **PRINT ADDRESS** _____
 195. **PRINT CITY** _____
 196. **PRINT STATE** _____
 197. **PRINT ZIP** _____
 198. **PRINT PHONE** _____
 199. **PRINT DATE** _____
 200. **PRINT SIGNATURE** _____
 201. **PRINT NAME** _____
 202. **PRINT ADDRESS** _____
 203. **PRINT CITY** _____
 204. **PRINT STATE** _____
 205. **PRINT ZIP** _____
 206. **PRINT PHONE** _____
 207. **PRINT DATE** _____
 208. **PRINT SIGNATURE** _____
 209. **PRINT NAME** _____
 210. **PRINT ADDRESS** _____
 211. **PRINT CITY** _____
 212. **PRINT STATE** _____
 213. **PRINT ZIP** _____
 214. **PRINT PHONE** _____
 215. **PRINT DATE** _____
 216. **PRINT SIGNATURE** _____
 217. **PRINT NAME** _____
 218. **PRINT ADDRESS** _____
 219. **PRINT CITY** _____
 220. **PRINT STATE** _____

GENERAL PLAN NOTES

[illegible]

1 ENLARGED UPPER LEVEL FLOOR PLAN
DATE: 10-1-82



ROOM SCHEDULE AND ADJUSTMENTS

The following pages are from the Pennsylvania Department of Education's Planning and Construction Workbook for reimbursable projects. They indicate the "schedule" or list of rooms planned as a result of this project and the corresponding "full-time equivalent" (FTE) capacity. The total FTE is then adjusted for Special Education Classrooms and Resource Rooms, and the project Enrollment-to-Capacity Ratios.

ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (1 OF 2)

District/CTC:

State College Area School District

Project Name:

Boalsburg/Panorama Village Elementary School

Grades:

K - 5

#1		PROJECT PLANNED SPACES - SCHEDULED AREA ONLY									
		EXISTING				NEW				TOTAL	
		#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	TOTAL AREA SQ FT	TOTAL FTE
LIBRARY	XXX				XXXX	2,080	1.0	2,080	XXXX	2,080	XXXXX
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
HALF-TIME KINDRGRTN	50										
FULL-TIME KINDRGRTN	25					1,060	3.0	3,180	75	3,180	75
FULL-TIME KINDRGRTN	25										
FULL-TIME KINDRGRTN	25										
REG CLSRM 660+ SQ FT	25					900	15.0	13,500	375	13,500	375
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
REG CLSRM 660+ SQ FT	25										
SPECIAL ED ROOMS	XXX	SEE PAGE A18				SEE PAGE A18				XXXXXX	XXXXX
SMALL GROUP <850 SQ FT	XXX				XXXX	830	1.0	830	XXXX	830	XXXXX
SMALL GROUP <850 SQ FT	XXX				XXXX	400	3.0	1,200	XXXX	1,200	XXXXX
LARGE GROUP INS 850+ SQ FT	XXX				XXXX				XXXX		XXXXX
LARGE GROUP INS 850+ SQ FT	XXX				XXXX				XXXX		XXXXX
ALTERNATIVE ED ROOM	XXX				XXXX				XXXX		XXXXX
OTHER: SGI						900	1.0	900		900	
OTHER: SGI						915	1.0	915		915	
OTHER:											
OTHER:											
OTHER:											
OTHER:											
OTHER:											
PAGE A11 SUBTOTAL	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX	22,605	450	22,605	450

ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 2)

District/CTC: State College Area School District		Project Name: Boalsburg/Panorama Village Elementary School								Grades: <u>K - 5</u>	
		PROJECT PLANNED SPACES - SCHEDULED AREA ONLY									
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	TOTAL AREA SQ FT	TOTAL FTE
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXXX
COMPUTER ROOM	XXX				XXXX				XXXX		XXXXXX
ART ROOM	XXX				XXXX	730	1.0	730	XXXX	730	XXXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXXX
ART ROOM	XXX				XXXX				XXXX		XXXXXX
MUSIC ROOM	XXX				XXXX	775	1.0	775	XXXX	775	XXXXXX
MUSIC ROOM	XXX				XXXX	900	1.0	900	XXXX	900	XXXXXX
MUSIC ROOM	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
MULTI-PURPOSE RM	XXX				XXXX	3,000	1.0	3,000	XXXX	3,000	XXXXXX
STAGE/PLATFORM	XXX				XXXX				XXXX		XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX				XXXX				XXXX		XXXXXX
LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX				XXXX				XXXX		XXXXXX
NATATORIUM	XXX	SEE PAGE A19				SEE PAGE A19				XXXXXX	XXXXXX
KITCHEN & STORAGE	XXX				XXXX				XXXX		XXXXXX
# OF SERVINGS: <u>3</u>	XXX				XXXX				XXXX		XXXXXX
MEALS PREPARED PER SERVING: <u>135</u>	XXX				XXXX	1,420	1.0	1,420	XXXX	1,420	XXXXXX
CAFETERIA	XXX				XXXX				XXXX		XXXXXX
TO SEAT: <u>150</u>	XXX				XXXX	3,000	1.0	3,000	XXXX	3,000	XXXXXX
FACULTY DINING ROOM	XXX				XXXX	370	1.0	370	XXXX	370	XXXXXX
FACULTY ROOM	XXX				XXXX	140	1.0	140	XXXX	140	XXXXXX
HEALTH SUITE (NURSE)	XXX				XXXX	900	1.0	900	XXXX	900	XXXXXX
BLDG ADMIN/GUIDANCE	XXX				XXXX				XXXX		XXXXXX
TOTAL STAFF: <u>4</u>	XXX				XXXX	1,410	1.0	1,410	XXXX	1,410	XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
OTHER: _____	XXX				XXXX				XXXX		XXXXXX
PAGE A12 SUBTOTAL	XXX	XXXXXX	XXXXXX		XXXX	XXXXXX	XXXXXX	12,645	XXXX	12,645	XXXXXX
PAGE A11 SUBTOTAL	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX	22,605	450	22,605	450
BUILDING TOTAL	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX	35,250	450	35,250	450

ROOM SCHEDULE ADJUSTMENTS

District/CTC:

State College Area School District

Project Name:

Boalsburg/Panorama Village Elementary School

Grades:

K - 5

PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	TOTAL AREA SQ FT	TOTAL FTE
ELEMENTARY	XXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX
PROJECT ELEM CAP	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX	35,250	450	35,250	450
KINDERGARTEN DEDUCT FOR HALF-TIME PRGM	-25	XXXXXX		XXXXXX		XXXXXX		XXXXXX		XXXXXX	
ADJUSTED ELEM CAP	XXX	XXXXXX	XXXXXX	XXXXXX		XXXXXX	XXXXXX	XXXXXX	450	XXXXXX	450
ENR/CAP ADJ FACTOR	XXX	XXXXXX	XXXXXX	XXXXXX	0.8713	XXXXXX	XXXXXX	XXXXXX	0.8713	XXXXXX	0.8713
JUSTIFIED ELEM	XXX	XXXXXX	XXXXXX	XXXXXX		XXXXXX	XXXXXX	XXXXXX	392	XXXXXX	392
REG PRE-SCHOOL 660+*	25										
SP ED PRE-SCHOOL 660+*	25										
SP ED 660+ SQ FT	25					900	2.0	1,800	50	1,800	50
SP ED 660+ SQ FT	25					890	1.0	890	25	890	25
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED RESOURCE ROOM > 400 SQ FT	**										(MAX=25)
SP ED RESOURCE ROOM > 400 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED ELEMENTARY	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX	37,940	467	37,940	467
MIDDLE/SECONDARY	XXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX				
ENR/CAP ADJ FACTOR	XXX	XXXXXX	XXXXXX	XXXXXX	0.8713	XXXXXX	XXXXXX	XXXXXX	0.8713	XXXXXX	0.8713
JUSTIFIED MS/SEC	XXX	XXXXXX	XXXXXX	XXXXXX		XXXXXX	XXXXXX	XXXXXX		XXXXXX	
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED 660+ SQ FT	25										
SP ED RESOURCE ROOM > 400 SQ FT	**										(MAX=25)
SP ED RESOURCE ROOM > 400 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
SP ED < 401 SQ FT	XXX				XXXX				XXXX		XXXXXX
ADJUSTED MS/SEC	XXX	XXXXXX	XXXXXX			XXXXXX	XXXXXX				

* Regular and Special Education Pre-School rooms must meet the requirements addressed in the Part A instructions. Verification that the requirements will be met must be submitted with Part A.

** Justified Elementary or Middle/Secondary Capacity (Col. 12) divided by 25. The maximum capacity that may be reported in column #12 is 25. See Part A instructions for a more detailed explanation.

PROJECT FULL TIME EQUIVALENTS											
District/CTC: State College Area School District				Project Name: Boalsburg/Panorama Village Elementary School						Grades: <u> K </u> - <u> 5 </u>	
		PROJECT PLANNED SPACES - SCHEDULED AREA ONLY									
		EXISTING				NEW				TOTAL	
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NAME OF SPACE	UNIT CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE	TOTAL AREA SQ FT	TOTAL FTE
ADJUSTED ELEMENTARY	XXX	XXXXXX	XXXX			XXXX	XXXX	37,940	467	37,940	467
ADJUSTED MS/SEC	XXX	XXXXXX	XXXX			XXXXXX	XXXX				
NATATORIUM *		XXXXXX	XXXX			XXXX	XXXX				
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - BOYS	XXX XXX	XXXXXX XXXXXX	XXXX XXXX		XXXXXX XXXXXX XXXXXX	XXXX XXXX XXXX	XXXX XXXX XXXX		XXXXXX XXXXXX XXXXXX		XXXXXX XXXXXX XXXXXX
NATATORIUM LOCKER ROOM, DRYING & SHOWER RM - GIRLS	XXX XXX	XXXXXX XXXXXX	XXXX XXXX		XXXXXX XXXXXX XXXXXX	XXXX XXXX XXXX	XXXX XXXX XXXX		XXXXXX XXXXXX XXXXXX		XXXXXX XXXXXX XXXXXX
DIST ADMIN OFFICE	XXX	XXXXXX	XXXX			XXXX	XXXX				
VOCATIONAL	XXX	XXXXXX	XXXX			XXXX	XXXX				
PRJT BUILDING TOTAL	XXX	XXXXXX	XXXX		XXXXXX	XXXX	XXXX	37,940	XXXXXX	37,940	XXXXXX

* REFER TO THE PART A INSTRUCTIONS TO DETERMINE IF CAPACITY SHOULD BE ASSIGNED.



PLANCON D COST ESTIMATING

The following pages are from the Pennsylvania Department of Education's Planning and Construction Workbook for reimbursable projects. They indicate the project accounting based on estimates. These estimates represent a 60% design cost estimate and are formatted to meet the PDE requirements.

The estimates and the various cost breakouts are shown on Plancon D02, D03 and D04. The Act 34 Maximum Building Construction Cost for New Building or Substantial Addition and the Aggregate Building Expenditure Standard maximum cost calculations adopted by the SCASD Board of Directors are shown on Plancon D20, D21 and D23.

PROJECT ACCOUNTING BASED ON ESTIMATES (1 of 2)

District/CTC: State College Area School District		Project Name: Mount Nittany Elem. School (AKA Pan.Vill. Elem.)		Project #:	
ROUND FIGURES TO NEAREST DOLLAR					
PROJECT COSTS		NEW	EXISTING	TOTAL	
A. STRUCTURE COSTS (include site development)					
1. General (Report costs for sanitary sewage disposal on line E-1.)		8,572,091		8,572,091	
2. Heating and Ventilating		1,852,901		1,852,901	
3. Plumbing (Report costs for sanitary sewage disposal on line E-1.)		901,731		901,731	
4. Electrical		1,367,555		1,367,555	
5. Asbestos Abatement (D04, line C-3)		X X X X X X			
6. Building Purchase Amount		X X X X X X			
7. Other * (Exclude test borings and site survey)					
a. _____					
b. _____					
c. _____					
d. _____					
e. PlanCon-D-Add't Costs, Total					
A-1 to A-7 - Subtotal		12,694,278		12,694,278	
8. Construction Insurance					
a. Owner Controlled Insurance Program on Structure Costs (Exclude asbestos abatement, building purchase and other structure costs not covered by the program)					
b. Builder's Risk Insurance (if not included in primes)					
c. Construction Insurance - Total					
9. TOTAL-Structure Costs (A-1 to A-7-Subtotal plus A-8-c)		12,694,278		12,694,278	
B. ARCHITECT'S FEE					
1. Architect's/Engineer's Fee on Structure		714,750		714,750	
2. EPA-Certified Project Designer's Fee on Asbestos Abatement		X X X X X X X X X X X X			
3. TOTAL - Architect's Fee		714,750		714,750	
C. MOVABLE FIXTURES AND EQUIPMENT					
1. Movable Fixtures and Equipment		504,800		504,800	
2. Architect's Fee					
3. TOTAL - Movable Fixtures & Equipment		504,800		504,800	
D. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT - TOTAL (A-9 plus B-3 and C-3)		13,913,828		13,913,828	
E. SITE COSTS					
1. Sanitary Sewage Disposal					
2. Sanitary Sewage Disposal Tap-In Fee and/or Capacity Charges		100,000		100,000	
3. Owner Controlled Insurance Program/Builder's Risk Insurance on Sanitary Sewage Disposal					
4. Architect's/Engineer's Fee for Sanitary Sewage Disposal					
5. Site Acquisition Costs			X X X X X X		
a. Gross Amount Due from Settlement Statement or Estimated Just Compensation			X X X X X X		
b. Real Estate Appraisal Fees			X X X X X X		
c. Other Related Site Acquisition Costs			X X X X X X		
d. Site Acquisition Costs - Total			X X X X X X		
6. TOTAL - Site Costs		100,000		100,000	
F. STRUCTURE COSTS, ARCHITECT'S FEE, MOVABLE FIXTURES & EQUIPMENT, AND SITE COSTS - TOTAL (D plus E-6)		14,013,828		14,013,828	
* Type "No Fee" beside each item for which no design fee is charged.					

PROJECT ACCOUNTING BASED ON ESTIMATES (2 of 2)

District/CTC: State College Area School District	Project Name: Mount Nittany Elem. School (AKA Pan.Vill. Elem.)	Project #:
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ROUND FIGURES TO NEAREST DOLLAR

PROJECT COSTS (CONT.)				TOTAL
G. ADDITIONAL CONSTRUCTION-RELATED COSTS				
1. Project Supervision (inc. Asbestos Abatement Project Supervision)				
2. Construction Manager Fee and Related Costs				495,052
3. Total Demolition of Entire Existing Structures and Related Asbestos Removal to Prepare Project Site for Construction of New School Building and Related AHERA Clearance Air Monitoring and EPA-Certified Project Designer's Fee on Asbestos Abatement (Exclude costs for partial demolition.)				
4. Architectural Printing				
5. Test Borings				19,500
6. Site Survey				13,400
7. Other (attach schedule if needed)				
a. _____				
b. PlanCon-D-Add't Costs, Total				387,881
8. Contingency				756,271
9. TOTAL - Additional Construction-Related Costs				1,672,104
H. FINANCING COSTS FOR THIS PROJECT ONLY	BOND ISSUE/NOTE SERIES OF 2010	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	X X X X X X X X X X X X
1. Underwriter Fees	144,000			144,000
2. Legal Fees	50,000			50,000
3. Financial Advisor	35,000			35,000
4. Bond Insurance	55,500			55,500
5. Paying Agent/Trustee Fees and Expenses	1,500			1,500
6. Capitalized Interest				
7. Printing	7,500			7,500
8. CUSIP & Rating Fees	15,000			15,000
9. Other				
a. Internet Auction Administrator	2,500			2,500
b. Phone, Fed-Ex, Copying	5,000			5,000
10. TOTAL-Financing Costs	316,000			316,000
I. TOTAL PROJECT COSTS (F plus G-9 plus H-10)				16,001,932
REVENUE SOURCES	BOND ISSUE/NOTE SERIES OF 2010	BOND ISSUE/NOTE SERIES OF _____	BOND ISSUE/NOTE SERIES OF _____	TOTAL
J. AMOUNT FINANCED FOR THIS PROJECT ONLY	16,000,000			16,000,000
K. ORIGINAL ISSUE DISCOUNT/ PREMIUM FOR THIS PROJECT ONLY	-40,000			(40,000)
L. INTEREST EARNINGS FOR THIS PROJECT ONLY	41,932			41,932
M. BUILDING INSURANCE RECEIVED				
N. PROCEEDS FROM SALE OF BUILDING OR LAND				
O. LOCAL FUNDS - CASH (SEE INSTRUCTIONS)				
P. OTHER FUNDS (ATTACH SCHEDULE)				
Q. TOTAL REVENUE SOURCES				16,001,932

DETAILED COSTS

District/CTC:		Project Name:		Project #:
State College Area School District		Mount Nittany Elem. School (AKA Pan.Vill. Elem.)		
		NEW	EXISTING	TOTAL
A. SITE DEVELOPMENT COSTS (exclude Sanitary Sewage Disposal)				
1. General (include Rough Grading to Receive Building)		1,172,521		1,172,521
2. Heating and Ventilating				
3. Plumbing		107,151		107,151
4. Electrical		155,060		155,060
5. Other: _____				
6. Other: _____				
7. A-1 thru A-6 - Subtotal		1,434,732		1,434,732
8. Construction Insurance				
a. Owner Controlled Insurance Program on Site Development Costs				
b. Builder's Risk Insurance (if not included in primes)				
c. Construction Insurance - Subtotal				
9. Site Development Costs - Total		1,434,732		1,434,732
B. ARCHITECT'S FEE ON SITE DEVELOPMENT		211,500		211,500
				EXISTING
C. ASBESTOS ABATEMENT				
1. Asbestos Abatement				
2. AHERA Clearance Air Monitoring				
3. Asbestos Abatement - Total (D02, line A-5)				
D. EPA-CERTIFIED PROJECT DESIGNER'S FEE ON ASBESTOS ABATEMENT (D02, LINE B-2)				
E. ROOF REPLACEMENT/REPAIR				
1. Roof Replacement Repair				
2. Owner Controlled Insurance Program on Roof Replacement/Repair				
3. Builder's Risk Insurance (if not included in primes)				
4. Roof Replacement/Repair - Total				
F. ARCHITECT'S FEE ON ROOF REPLACEMENT/REPAIR				

ACT 34 OF 1973: SCHOOL BUILDING CAPACITY (1 of 2)														
District/CTC: State College Area School District					Project Name: Mount Nittany Elem. School (AKA Pan.Vill. Elem.)					Project #:				
ACT 34 CAPACITY FRACTION														
A. SCHEDULED AREA FOR THE NEW BUILDING OR ADDITION (A19, Project Building Total, column #9)										<div style="text-align: right;"> USE AREAS FROM 37,940 sq.ft. APPROVED PART A 37,940 sq.ft. 1.0000 <small>(ROUND TO 4 DEC PL.)</small> </div>				
B. SCHEDULED AREA FOR THE TOTAL BUILDING (A19, Project Building Total, column #11)														
C. ACT 34 CAPACITY FRACTION (line A divided by line B)														
*** BASED ON SCHEDULED AREA FOR TOTAL BUILDING ***														
ELEMENTARY BUILDING														
	550-659 SQ FT			660-769 SQ FT			770-849 SQ FT			850+ SQ FT			TOTAL	
	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	ACT 34 CAP	NO. OF ROOMS	TOTAL	BLDG TOTAL	
KINDERGARTEN	XXX	XXX	XXX	32			34			35	3	105	105	
REGULAR CLASSROOM	XXX	XXX	XXX	32			34			35	15	525	525	
SMALL GROUP/SEMINAR	24	3	72	32			34			XXX	XXX	XXX	72	
LARGE GROUP INSTR	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35	3	105	105	
COMPUTER ROOM	XXX	XXX	XXX	32			34			35				
ART ROOM	XXX	XXX	XXX	32			34			35	1	35	35	
MUSIC ROOM **	XXX	XXX	XXX	32			34			35	1	35	35	
REG PRE-SCHOOL	XXX	XXX	XXX	32			34			35				
SPEC ED PRE-SCHOOL	XXX	XXX	XXX	32			34			35				
SPECIAL ED CLSRM	XXX	XXX	XXX	32			34			35	3	105	105	
SPECIAL ED RESOURCE (MAX = 1 RM)	24			32			34			35				
NATATORIUM	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	35				
D. BUILDING TOTAL													982	
E. PRORATED ELEMENTARY CAPACITY FOR MIDDLE SCHOOL (D22, M minus O)														
F. ELEMENTARY CAPACITY (D plus E)													982	
G. ACT 34 ELEMENTARY CAPACITY (F times C; rounded to nearest whole number)													982	
DISTRICT ADMINISTRATION OFFICES														
H. TOTAL NUMBER OF POSITIONS TO BE HOUSED (A16, Number of Positions Listed)														
I. ACT 34 DISTRICT ADMINISTRATION OFFICE CAPACITY (H times 1.3; rounded to nearest whole number)														
VOCATIONAL BUILDING														
J. TOTAL SCHEDULED AREA (A17, Building Total, column #12)														
K. VOCATIONAL CAPACITY (J divided by 100 times 1.44; rounded to nearest whole number)														
L. ACT 34 VOCATIONAL CAPACITY (K times C; rounded to nearest whole number)														

* SEE INSTRUCTIONS FOR ROOMS NOT LISTED HERE.

** ONLY INCLUDE MUSIC CLASSROOMS; DO NOT INCLUDE BAND ROOMS,
CHORAL ROOMS OR INSTRUMENTAL ROOMS

ACT 34 OF 1973: AGGREGATE BUILDING EXPENDITURE STANDARD

District/CTC: State College Area School District	Project Name: Mount Nittany Elem. School (AKA Pan.Vill. Elem.)	Project #:
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A. GRADES K-6

1. Act 34 Elementary Capacity (D21, line G)	<u>982</u>	
2. 2007-2008 Per Pupil Cost Limit	<u>\$14,499</u>	
3. Building Expenditure Standard for Grades K-6 (A-1 times A-2)		\$ <u>14,238,018</u>

B. GRADES 7-9

1. Grades 7-9 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	_____	
b. Proration Fraction (building housing grades 7-9 - 1.00; grades 7-12 - .50; grades 8-12 - 0.40; grades 9-12 - .25; grades 10-12 - 0.00)	_____	(ROUND TO 2 DEC PL)
c. Grades 7-9 Capacity (1-a times 1-b; rounded to nearest whole number)	_____	
2. 2007-2008 Per Pupil Cost Limit	<u>\$20,255</u>	
3. Building Expenditure Standard for Grades 7-9 (B-1-c times B-2)		\$ _____

C. GRADES 10-12 / DAO

1. Grades 10-12 Capacity		
a. Act 34 Secondary Capacity (D22, line R)	_____	
b. Proration Fraction (building housing grades 7-9 - 0.00; grades 7-12 - .50; grades 8-12 - 0.60; grades 9-12 - .75; grades 10-12 - 1.00)	_____	(ROUND TO 2 DEC PL)
c. Grades 10-12 Capacity (1-a times 1-b; rounded to nearest whole number)	_____	
d. Act 34 District Administration Office Capacity (D21, line I)	_____	
e. Grades 10-12 / DAO Capacity (1-c plus 1-d)	_____	
2. 2007-2008 Per Pupil Cost Limit	<u>\$25,078</u>	
3. Building Expenditure Standard for Grades 10-12 / DAO (C-1-e times C-2)		\$ _____

D. VOCATIONAL

1. Act 34 Vocational Capacity (D21, line L)	_____	
2. 2007-2008 Per Pupil Cost Limit	<u>\$25,078</u>	
3. Building Expenditure Standard for Vocational (D-1 times D-2)		\$ _____

E. AGGREGATE BUILDING EXPENDITURE STANDARD

(A-3 plus B-3 plus C-3 plus D-3) \$ 14,238,018

F. ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (D20, line C)

\$ 12,267,596

IF THE ACT 34 MAXIMUM BUILDING CONSTRUCTION COST (line F) EXCEEDS THE
AGGREGATE BUILDING EXPENDITURE STANDARD (line E), THIS PROJECT REQUIRES
A REFERENDUM.

REFERENDUM (if applicable)

Date Advertised _____

Date Held _____



PART VI

Analysis of Financial Alternatives



STATE COLLEGE AREA SCHOOL DISTRICT ANALYSIS OF FINANCING ALTERNATIVES

We have analyzed four alternative methods of financing the proposed designing, constructing, furnishing, and equipping renovations to the Mount Nittany Elementary School (the "Project"). We also estimated the direct costs of financing as required by the Department of Education regulations issued November 4, 1978.

ANALYSIS OF ALTERNATIVES

The four alternatives of financing that we examined are:

1. Cash or a short-term loan.
2. General obligation bond issue.
3. A local authority issue.
4. A financing through the State Public School Building Authority (SPSBA).

Analysis of the School District's financial statements for recent years, and of the financing projections prepared in connection with this Project, and discussions with the School District's Administration indicated that a financing the entire project with cash is not feasible. The School District does not have the funds necessary to pay enough cash for its share of the Project, nor does it appear that the School District would be able to raise the required amounts from its anticipated cash flow to meet the proposed construction schedule.

We then analyzed in detail the three alternatives which would require the School District to incur long-term debt. For each alternative, we estimated a bond issue size and calculated the average annual debt service requirements. We then constructed a repayment schedule assuming equal annual payments over 17 years at current interest rate levels for the General Obligation, Local Authority, and SPSBA Bond Issues. Financing costs for the local authority and SPSBA were slightly higher, which resulted in a larger bond issue and higher average annual payments. Bonds issued through either a local authority or the SPSBA would be classified as revenue bonds instead of general obligation bonds. Interest rates on revenue bonds are slightly higher than interest rates that would be received on general obligation bonds. This would result in higher annual debt service payments for the School District. The General Obligation alternative offers the School District the advantage of lower interest rates, more favorable refunding provisions and keeps more control with the local school board. Based on these analyses and past performance, the least costly alternative for financing the Project is the General Obligation Bond Issue.



COMPARISON OF LONG TERM FINANCING METHODS

<u>ITEM</u>	<u>GENERAL OBLIGATION</u>	<u>LOCAL AUTHORITY*</u>	<u>SPSBA</u>
Construction & Related Costs	\$14,929,661	\$14,929,661	\$14,929,661
Contingency & Supervision	756,271	756,271	756,271
Costs of Issuance	260,500	270,500	265,500
Bond Insurance	55,500	65,242	60,242
Total Costs	<u>16,001,932</u>	<u>16,021,674</u>	<u>16,011,674</u>
Less: Interest Earned	41,932	45,674	44,674
Plus: Original Issue Discount	40,000	44,000	43,000
BOND ISSUE	16,000,000	16,020,000	16,010,000
Average Annual Payment at 4.60%** for 17 years	\$1,358,371	\$1,370,180	\$1,369,325

* A Local Authority would have annual administrative expenses, which have not been included in these calculations.

** Local Authority and SPSBA Annual Payments are calculated assuming 4.70% as a result of higher interest costs associated with selling revenue bonds.

The School District is considering other ways to reduce the debt service and local effort needed to fund the Project.

1. The School District will consider the use of bond insurance on the 2010 Bonds. The cost of such insurance may increase the size of the Bond Issue but reduce the interest rate the School District must pay on the Bonds, and result in lower debt service.
2. For discussion purposes only, we have provided on Table I the amortization schedule for \$16,000,000 which would fully fund the Project.

STATE REIMBURSEMENT

The State will reimburse the School District for a portion of the principal and interest which the School District pays each year on the bonds. The amount of the reimbursement is determined by two factors, the percentage of the Project determined by the Department of Education to be reimbursable and the School District's Capital Account Reimbursement Fraction ("CARF"). It is estimated that the Project will be assigned \$3,494,240 in reimbursement. Based on a pro-forma calculation of reimbursement for a bond issue sized for this Project, the reimbursement percentage would be 21.84%. The School District's CARF percentage is 28.91%. When these two percentages are multiplied, the result is an "effective" reimbursable percentage of 6.31%. Therefore, for each dollar paid by the School District toward principal and interest, the state will reimburse the School District 6.31 cents for the Project.



INDIRECT COSTS

As a result of the completion of this proposed Project, School District officials do not anticipate any changes in indirect cost associated with services to be provided to accomplish long range objectives of the School District since they are just replacing existing schools.

Assuming a collected mill currently provides \$2,000,344, the indirect costs will have a millage impact of 0.00 mills annually.

TOTAL MILLAGE IMPACT

The total millage impact of the Project is:
\$16,000,000 G.O. Bonds on Table I = 0.63 mills

The millage impact from the bond issue of 0.63 plus the indirect costs of 0.00 mills equals a total millage impact of 0.63 mills.



STATE COLLEGE AREA SCHOOL DISTRICT
CAPITAL PROJECT SERIES OF 2010

TABLE I

TOTAL ISSUE SIZE = \$16,000,000

DATED 7/1/2010

1	2	3	4	5	6	7	8	9
DATE	PRINCIPAL	ESTIMATED RATES	INTEREST	SEMI-ANNUAL DEBT SERVICE	PROPOSED FISCAL YEAR DEBT SERVICE	LESS: STATE AID	PROPOSED LOCAL EFFORT	GROSS MILLS NEEDED
11/1/2010			215,556.17	215,556.17				
5/1/2011	105,000	1.750	323,334.25	428,334.25	643,890.42	(40,654.88)	603,235.54	0.30
11/1/2011			322,415.50	322,415.50				
5/1/2012	700,000	2.100	322,415.50	1,022,415.50	1,344,831.00	(84,911.88)	1,259,919.12	0.33
11/1/2012			315,065.50	315,065.50				
5/1/2013	715,000	2.490	315,065.50	1,030,065.50	1,345,131.00	(84,930.82)	1,260,200.18	
11/1/2013			306,163.75	306,163.75				
5/1/2014	735,000	2.880	306,163.75	1,041,163.75	1,347,327.50	(85,069.50)	1,262,258.00	
11/1/2014			295,579.75	295,579.75				
5/1/2015	755,000	3.260	295,579.75	1,050,579.75	1,346,159.50	(84,995.76)	1,261,163.74	
11/1/2015			283,273.25	283,273.25				
5/1/2016	775,000	3.510	283,273.25	1,058,273.25	1,341,546.50	(84,704.49)	1,256,842.01	
11/1/2016			269,672.00	269,672.00				
5/1/2017	805,000	3.740	269,672.00	1,074,672.00	1,344,344.00	(84,881.13)	1,259,462.87	
11/1/2017			254,618.50	254,618.50				
5/1/2018	830,000	3.930	254,618.50	1,084,618.50	1,339,237.00	(84,558.67)	1,254,678.33	
11/1/2018			238,309.00	238,309.00				
5/1/2019	865,000	4.080	238,309.00	1,103,309.00	1,341,618.00	(84,709.01)	1,256,908.99	
11/1/2019			220,663.00	220,663.00				
5/1/2020	900,000	4.210	220,663.00	1,120,663.00	1,341,326.00	(84,690.57)	1,256,635.43	
11/1/2020			201,718.00	201,718.00				
5/1/2021	940,000	4.310	201,718.00	1,141,718.00	1,343,436.00	(84,823.80)	1,258,612.20	
11/1/2021			181,461.00	181,461.00				
5/1/2022	985,000	4.380	181,461.00	1,166,461.00	1,347,922.00	(85,107.04)	1,262,814.96	
11/1/2022			159,889.50	159,889.50				
5/1/2023	1,025,000	4.450	159,889.50	1,184,889.50	1,344,779.00	(84,908.59)	1,259,870.41	
11/1/2023			137,083.25	137,083.25				
5/1/2024	1,070,000	4.520	137,083.25	1,207,083.25	1,344,166.50	(84,869.92)	1,259,296.58	
11/1/2024			112,901.25	112,901.25				
5/1/2025	1,115,000	4.600	112,901.25	1,227,901.25	1,340,802.50	(84,657.52)	1,256,144.98	
11/1/2025			87,256.25	87,256.25				
5/1/2026	1,170,000	4.670	87,256.25	1,257,256.25	1,344,512.50	(84,891.77)	1,259,620.73	
11/1/2026			59,936.75	59,936.75				
5/1/2027	1,225,000	4.740	59,936.75	1,284,936.75	1,344,873.50	(84,914.56)	1,259,958.94	
11/1/2027			30,904.25	30,904.25				
5/1/2028	1,285,000	4.810	30,904.25	1,315,904.25	1,346,808.50	(85,036.73)	1,261,771.77	
TOTALS	16,000,000		7,492,711.42	23,492,711.42	23,492,711.42	(1,483,316.64)	22,009,394.77	0.63
PE%=	21.84%	Estimated						
CARF%=	28.91%							
1 MILL=	2,000,344	Estimated						

