

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

To: Board of School Directors

From: Ed Poprik

RE: **Facilities Planning Update**

Date: May 21, 2012

Recommend that the Board of School Directors authorize the administration to defer the construction of the restroom building for the west bleachers at Memorial Field.

Further recommend that the Board of School Directors authorize the administration to negotiate a design contract for Phase 1 of a Panorama Village building conversion.

Background:

Memorial Field- Based on direction from the Board, design of the West Bleacher portion of the Memorial Field project continues to progress. This Phase 1 work is projected to be ready for bidding in the fall of 2012, with construction projected for the summer of 2013. The Board has authorized funding for design, but not yet for construction.

Several concerns have prompted Administration to recommend the deferral of the restroom building included in this phase of the project. The cost of Phase 1 is substantial, with an estimated total cost of \$3.9 million. When considered against the many other ongoing facility concerns faced by the district and the financial challenges they present, reducing costs is the primary rationale for presenting this recommendation. Additionally, the lack of impact on the student athlete presented in the Phase 1 work is a concern.

While more study is needed, savings could exceed \$500,000.

Reducing costs at this point could enable considerations for accelerated student-focused improvements.

Panorama Village- Since September of 2011, the former Panorama Village Elementary School has been vacant. After reviewing potential long-term uses for this asset, the administration offers a feasibility study for review. (Attached)

The general scope of the feasibility study recommends that the building be converted to administrative and support uses. Two phases of conversion are envisioned. The first phase accommodates many of the functions currently performed at College Heights, as well as Physical Plant functions currently housed at Fairmount Avenue and 131 West Nittany Avenue. Along with these existing functions the first phase establishes a new district meeting room. The preliminary estimate for this phase is \$1,700,000 to \$1,900,000. Sale of the College Heights building could offset some of the costs associated with this phase. (Earliest date for the College Heights property to be available for sale would be late-Summer/early-Fall of 2013.)

The second phase of this project would accommodate the remainder of the functions currently housed at 131 West Nittany Avenue as well as some limited functions from the Fairmount Avenue building. The preliminary estimate for the second phase is also projected at \$1,700,000 to \$1,900,000.

Administration is seeking authorization to begin design of the Phase 1 portion of this project. If authorized, a contract for design would be presented for action at a future meeting. If timely action is taken, the work could be completed by September of 2013.

High School- The established Ad Hoc interview committee continues to review the 3 finalists for the design professional appointment. Tours of High School projects completed by each of the firms are transpiring in May, with the committee preparing to deliberate further at their June meeting.

Additionally, administration has been developing a recommendation for an “educational visioning” process. In developing a High School project, the educational vision must be clear. From this vision an Educational Specification (Ed Spec) is developed. The Ed Spec details each room of the building as well as spatial relationships. The selected design professional will use the Ed Spec to develop schematic designs.

While development of the vision and the Ed Spec will be driven by the State College School District Staff, a detailed process must be developed and outside professional resources may be needed.