State College
Area School District
MAY 9TH REQUEST OF BOARD OF DIRECTORS

Board Actions

2014 District Wide Facility Master Plan Study Update: Elementary Focus
- Option Summary (note: these were developed from most recent study including elementary focus, 2009)
- Potential Floor and Site Plans for Options Provided
- Updated Energy Star Data for Options

PlanCon Part A & B Submission
- Corl Street Elementary School
- Houserville Elementary School
  - Radio Park Elementary School

Documents will be submitted to PDE by May 15, 2016 (received by May 13th)
IMPORTANCE OF MAY 15TH SUBMISSION

• Moratorium on PlanCon process begins May 15th (May 13th)
• Submissions after May 15 not eligible for PlanCon funding
• Entering PlanCon process means:
  • Create environment for all preliminary options to be eligible for PlanCon funding
    • Amounts of $2.2 to $2.4 million for two projects
    • Potentially more for remaining projects
• Options for 4 Elementary Schools include:
  • Renovation, additions, new construction, repurposing
    • Corl Street, Houserville, Lemont, and Radio Park
IMPORTANCE OF MAY 15TH SUBMISSION (CONT’D)

1. Entering PlanCon process protects funding for final option
   a. Modifications to initial project options possible after master planning process completed
2. District not obligated to proceed with projects, PlanCon applications can be withdrawn without recourse to the District
3. Deadline to start construction - 2019
4. Receipt of State Aid results in reduced local tax effort required for facility project costs
5. Related note: Deadline for substantial completion of projects under DOED ACE Grant funding is June 2018
AFTER PLANCON DOCUMENT SUBMISSION

Master Planning Process

1. Four month period of community involvement and discussion
   a. Mid-May through September 2016

2. Option development

3. Attendance area and demographic analysis

4. Elementary School Option selection
BOARD COMMITTEE INVOLVEMENT: COMMUNICATIONS

• Received presentation materials last week
• Assist in preparing for communicating:
  • Need for projects
  • Time frame for Elementary Update DWFMP
  • Facilitate stakeholder involvement
  • Attend meetings in community to increase understanding and listen to ideas and concerns related to projects scope
  • Explain opportunities for state revenue to assist in funding projects, reducing local tax burden
  • Prepare for project selection and Act 34 Hearing
BOARD COMMITTEE INVOLVEMENT: FACILITIES & GROUNDS

• Received presentation materials last week
• Assist in preparing for Board decision making:
  • Identify need for projects
  • Time frame for Elementary Update DWFMP
  • Attend meetings in community to increase understanding and listen to ideas and concerns
  • Assist in evaluation of project scope
  • Review cost of options
  • Explain opportunities for state revenue to assist in funding projects, reducing local tax burden
• Prepare for project selection and Act 34 Hearing
CRABTREE ROHRBAUGH AND ASSOCIATES

- Work completed to date
- PlanCon Process
- Immediate next steps
- Proposed calendar/timeline
- Stakeholder involvement opportunities
- Decision points
Questions
State College
Area School District
01 DISTRRICT OVERVIEW
02 SCHEDULE
03 OPTIONS
04 BUILDING SURVEYS (LESSONS LEARNED)
01  DISTRICT OVERVIEW
02  SCHEDULE
03  OPTIONS
04  BUILDING SURVEYS (LESSONS LEARNED)
**Proposed Design Schedule**

**Preliminary DWFMP Schedule** to identify general approach, it is anticipated this schedule will evolve with the integration of the School Board, Administration, and Design Team.

**PlanCON Part A&B** has been moved up in schedule to accommodate PDE May 15, 2016 Moratorium Date.

### Proposed Design Schedule

<table>
<thead>
<tr>
<th><strong>District Wide Facility Master Plan (Phase One and Two)</strong></th>
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**Crabtree, Rohrbaugh & Associates Architects**

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- **DWFMP (Phase One)**
  - Community Engagement
  - Facility Evaluation
  - Option Development
  - School Board Work Sessions & Review
    - Option(s) Selected
  - Building Design (Phase Two)
    - Schematic Design
    - Design Development
    - Construction Documents
- **Milestones**
  - **30% Document Review**
  - **60% Document Review**
  - **90% Document Review**
  - **Code Analysis Preliminary Update**
  - **Final Submission**
  - **Bidding**
  - **PlanCON (PA Depart. of Ed. Reviews) Part A&B Revised Timeline**
- **Surveys, Building, Site & Geotechnical**
  - Preliminary LD Submission
  - Design & Preparation
  - Final LD Submission
- **Zoning & Traffic Signal Permitting**
  - Preliminary Zoning
  - Design & Preparation
  - Final Zoning Approvals
- **NPDES Conservation District**
  - Design & Preparation
  - NPDES Submission
- **School Board Meetings & Review**
  - Community Meetings
- **Drawings available for Public**
- **Construction**
  - 16 months

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*Preliminary DWFMP Schedule to identify general approach, it is anticipated this schedule will evolve with the integration of the School Board, Administration, and Design Team.*

**PlanCON Part A&B has been moved up in schedule to accommodate PDE May 15, 2016 Moratorium Date.*
DWFMP Schedule
2 Week Look Ahead
• Communications Committee Meeting
• Facilities Committee Meeting
• Existing Elementary School Discussions (Lessons Learned)
  • Easterly, Ferguson, Grays Woods, Mount Nittany, Park Forest Elementary Schools
• May 9 School Board Meeting
  • Study Update
  • DWFMP Update
    • Preliminary Options to final selection open during 4 month Study Update
  • Part A Submissions (PLanCON May 15 Deadline)
    • Radio Park ES
    • Houserville ES
    • Corl Street ES
• Submission to PDE Prior to May 15
  • Protects Approximately $2.2-$2.4 Million of State Reimbursement
PlanCon PRIMER

PLANNING AND CONSTRUCTION WORKBOOK

- Part A – Project justification
- Part B – Schematic design
- Part C – Property acquisition
- Part D – Project accounting based on estimates
- Part E – Design development (30 & 60% Documents)
- Part F – Construction documents (100% Documents)
- Part G – Project accounting based on bids
- Part H – Project financing
- Part I – Interim reporting
- Part J – Project accounting based on final costs.
- Part K – Project refinancing
4 Month Update

- May/ June Preliminary Outreach
- Community Discussions
- Board Updates
- Staff Input/ Educational Planning
- Attendance Area Analysis
- Option Development
  - New vs. Renovation
  - Corl Street

- Option Selection
  - September
  - New vs. Renovation
  - Corl Street
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OPTION "3"

RADIO PARK ES  NEW CONSTRUCTION
HOUSERVILLE ES  NEW CONSTRUCTION
CORL STREET ES  ADDITIONS / RENOVATIONS
LEMONT ES  REPURPOSE

OPTION "4"

RADIO PARK ES  NEW CONSTRUCTION
HOUSERVILLE ES  NEW CONSTRUCTION
CORL STREET ES  REPURPOSE
LEMONT ES  REPURPOSE
OPTION “5”

RADIO PARK ES       ADDITIONS / RENOVATIONS
HOUSERVILLE ES       NEW CONSTRUCTION
CORL STREET ES       ADDITIONS / RENOVATIONS
LEMONT ES            REPURPOSE

OPTION “6”

RADIO PARK ES       ADDITIONS / RENOVATIONS
HOUSERVILLE ES       NEW CONSTRUCTION
CORL STREET ES       REPURPOSE
LEMONT ES            REPURPOSE
OPTION “7”

RADIO PARK ES  NEW CONSTRUCTION
HOUSERVILLE ES  ADDITIONS / RENOVATIONS
CORL STREET ES  ADDITIONS / RENOVATIONS
LEMONTE ES  REPURPOSE

OPTION “8”

RADIO PARK ES  NEW CONSTRUCTION
HOUSERVILLE ES  ADDITIONS / RENOVATIONS
CORL STREET ES  REPURPOSE
LEMONTE ES  REPURPOSE
Cost Analysis for Options

At this early stage it appears that Square Footage for the Elementary Schools are as follows

- Radio Park ES 77,000 – 80,000 Square Feet
- Houserville ES 68,000 – 71,000 Square Feet
- Corl Street ES 49,000 – 52,000 Square Feet

The preliminary designs are based upon early discussions with SCASD and surveys of existing building renovated within SCASD. It is anticipated in depth with community, staff, and SCASD over next 4 month will refine program within the square footages identified.

Based upon the square footages identified the following costs were derived

- Radio Park ES $17 - $19.8 Million
- Houserville ES $16.5 - $19.3 Million
- Corl Street ES $11 - $12.2 Million

Options described in previous slides show both Additions / Renovations and New Construction. At this early time due to the level of renovation scope, it should be anticipated that both Additions / Renovations and New Construction will be within the range of costs shown above. As final options are developed beyond preliminary Study Update, these costs will be refined for final selection by SCASD.

PlanCON Part A/B costs have used the upper range costs at this time to be conservative in planning.
RADIO PARK ES - PROPOSED
01  DISTRICT OVERVIEW
02  SCHEDULE
03  OPTIONS
04  BUILDING SURVEYS (LESSONS LEARNED)
QUESTIONS?