

## **Introduction**

PDE requires a District Wide Facility Study to be completed or updated prior to, and within two years of, the Department's receipt of the PlanCon Part A "Project Justification" submission.

This purpose of this document is to update/amend facility study documentation that the District has completed since 2008 in order to meet PDE state reimbursement application requirements for the State College Area High School - Addition and Renovation Project. (PlanCon Part A). Documentation sources include: Crabtree, Rohrbaugh & Associates, BrainSpaces Inc., Dr. William DeJong, Shelby Stewman, SCASD Website, DOE Energy Star Program, and PA Dept. of Education.

This Study amendment presents analysis of improvement options identified to-date. Additional evolving ideas will be more completely developed as specific requirements are identified and decided. Future study amendments or new study sections will be required as future project ideas move forward.

## **Changes/Updates are as follows:**

### **Section 1 District Overview**

- A new section generally describing the School District has been provided based on current School District website information and information readily available from the internet.

### **Section 2 Educational Program**

- A new general summary of the Educational Programs offered by the District is provided. Summaries are listed by grade groups and District-wide programs.
- A new specific High School Educational Program is provided, dated September 11, 2013 developed by BrainSpaces, Inc.
- Educational Adequacy of District buildings are as listed in previous documentation/analysis (DeJong 2008). This information is effectively similar to current conditions with the exception of 1 new school (Mt. Nittany ES), and recent renovations project at Gray's Woods ES and Ferguson Township ES.

### **Section 3 Projected Enrollment**

- A new summary of all District schools and actual enrollments (school year 2013-14) is provided.
- Also provided is 2014 enrollment study provided by District consultant Shelby Stewman.
- The highest projected enrollment for the:
  - Elementary group is 2940 (in year 2022)
  - Middle School group is 1622 (in year 2022)
  - High School group is 2403 (in year 2017)

### **Section 4 Student Capacity**

- Capacity of each school is provided as per the District's Plancon A documentation submitted in October 2009 to PDE. Although there have been some minor function changes in room-use throughout the district, the changes have not been of the type to significantly change capacity.
- Utilizing standard PDE capacity methodology, the total existing"
  - Elementary capacity is approx. 3800
  - Middle school capacity is approx. 2170
  - High School capacity is approx. 2831
- This information has been edited to reflect school closings since that submittal date (Boalsburg ES, Panorama Village ES).
- New analysis information is provided that identifies the Enrollment-to-Capacity percentage for each school.
- The average enrollment of all elementary schools is 76% of capacity. All elementary schools are enrolled at 84% of capacity or less with the exception of Park Forest at 91%. Two elementary buildings are less than 60% of capacity (Houserville ES and Lemont ES).
- Mt. Nittany Middle School is enrolled at 68% of capacity and Park Forest is enrolled at 76% of capacity.
- The high school(s) are enrolled at an average of 77% of capacity.

### **Section 5 Building Condition Analysis**

- A new survey/analysis has been provided on mechanical, electrical and plumbing systems for all buildings.
- A new summary chart for currently operating district buildings listing site acreage, square footage, and dates of construction/improvements is provided.
- Floor plans and building component deficiencies (ceilings, walls, floors, windows, etc.) as identified in previous district documentation (DeJong 2008) were used to develop approximate renovation/improvement costs (adjusted for current year 2014) on schools that have not received recent improvements.

## **Section 6 Energy Modeling**

- Energy Star Statements of Energy Performance (year 2014) are provided for district buildings (based on the Department of Energy: Energy Star Program and SCASD Physical Plant recordkeeping).
- A new Summary of the District's buildings energy scores is provided.
- Predictive energy efficiency targets (Energy Star Target-finder scores) are developed for each option.

## **Section 7 Improvements**

- New costs have been developed for building improvements based on general deficiencies ratings identified in Section 5.

## **Section 8 Options**

- Alternate improvement descriptions and approximate costs are provided for:
  - North and South High Schools
  - Central Office Administrative functions (131 W. Nittany Ave.)
  - Fairmont Building Administrative functions
  - Panorama Village
  - Memorial Field Locker Rooms and Public Restrooms
  - High School / Community Field Playfields
  - Field Lighting
  - Middle School Track
- This amendment presents analysis of Improvements and Options identified to-date. Additional evolving ideas will be more completely developed as specific requirements are identified and decided. Future study amendments or new study sections will be required as future project ideas move forward.

## **Section 9 Study Author**

- Authors and sources of the study update/amendment and other facility study documentation are provided.



## Section 3 – Enrollment Analysis

### State College Area School District

Building	Grades	2014-15 Enrollment	Student Capacity	Enrollment to Capacity Ratio
<b>ELEMENTARY SCHOOLS</b>				
Corl Street Elementary School	K - 5	253	325	78%
Easterly Parkway Elementary School	K - 5	344	450	76%
Ferguson Township Elementary School	K - 5	375	450	83%
Gray's Wood Elementary School	K - 5	388	550	71%
Houserville Elementary School	K - 5	176	300	59%
Lemont Elementary School		167	300	56%
Mount Nittany Elementary School	K - 5	321	450	71%
Park Forest Elementary School	K - 5	478	525	91%
Radio Park Elementary School	K - 5	372	450	83%
		<b>2,874</b>	<b>3,800</b>	<b>76%</b>
<i>Current Enrollment plus 10%</i>		3,161		83%
<i>Highest Projected Enrollment (Stewman)</i>		year 2022 2,967		78%
<b>MIDDLE SCHOOLS</b>				
Mt. Nittany Middle School	6 - 8	727	1,076	68%
Park Forest Middle School	6 - 8	826	1,094	76%
		<b>1,553</b>	<b>2,170</b>	<b>72%</b>
<i>Current Enrollment plus 10%</i>		1,708		79%
<i>Highest Projected Enrollment (Stewman)</i>		year 2022 1,614		74%
<b>HIGH SCHOOLS</b>				
State College Area High School - South	9 - 10	1,095	1,333	82%
State College Area High School - North	11 - 12	1,088	1,498	73%
		<b>2,183</b>	<b>2,831</b>	<b>77%</b>
<i>Current Enrollment plus 10%</i>		2,401		85%
<i>Highest Projected Enrollment (Stewman)</i>		year 2020 2,455		
<b>DELTA</b>				
Fairmont Building				
Delta Middle School	5 - 8	80		
Delta High School	9 - 12	116		
		<b>196</b>		
Virtual	8 - 12	19		
RIT	10 - 12	14		
	<b>totals</b>	<b>6,839</b>		
<b>OTHER</b>				
Boalsburg Elementary School	Sold to St. Joseph's Catholic Academy			
College Heights	Planned to be sold to Penn State			

# Section 5 – Building Condition Analysis

See Section 6 for Energy Use Scores

## State College Area School District

Building	Site Acres	Square Feet	Year Built	Year of Improvements	2008	2014	Improvement Level
					Condition Rating see chart below	Condition Rating see chart below	
<b>ELEMENTARY SCHOOLS</b>							
Corl Street Elementary School	4.7	27,780	1952	1961, 1996	56%	66%	Moderate to major
Easterly Parkway Elementary School	11.4	55,895	1961	2002	0%	10%	Minor
Ferguson Township Elementary School	9.2	64,500	1931	2011	0%	5%	Maintenance
Gray's Wood Elementary School	15	56,795	2002	2011	0%	5%	Maintenance
Houserville Elementary School	55	36,952	1959	1968	62%	72%	Moderate to major
Lemont Elementary School	6.8	28,142	1939	1966	56%	66%	Moderate to major
Mount Nittany Elementary School	40	59,946	2011		0%	5%	Maintenance
Park Forest Elementary School	25	62,326	2005		0%	10%	Minor
Radio Park Elementary School	26	56,697	1963		69%	79%	Moderate to major
<b>MIDDLE SCHOOLS</b>							
Mt. Nittany Middle School	40	155,500	1995		9%	19%	Minor
Park Forest Middle School	55	150,317	1971	1995	29%	39%	Minor
<b>HIGH SCHOOLS</b>							
State College Area High School - South	38	191,280	1962	1965, 2000	57%	See separate report	
State College Area High School - North	42	258,398	1955	65, 89, 2000	59%	See separate report	
<b>DELTA</b>							
Fairmont Building	1.1	88,978	1914	1921,'31,'42	76%	86%	Major
Delta Middle School							
Delta High School							
<b>ADMINISTRATIVE</b>							
District Administration Office	0.5	15,585	1924		61%	71%	Major
Panorama Village	15.6	36,952	1959	1968	63%	73%	Major
Bus Garage		5,176	1973				
Maintenance Storage		7,200	1980				
<b>FIELDS</b>							
Memorial Field			1937	2013		Renovated in 2014	
Community Field			1937				
<b>OTHER</b>							
Boalsburg Elementary School					Sold to St. Joseph's Catholic Academy		
College Heights					Planned to be sold to Penn State		

Ratings	
0%	General Maintenance
10%	Minor
50%	Moderate
75%	Major
100%	Replace

## Section 6 – Energy Modeling

### State College Area School District Energy Star Scores

Building	Grades	Square Feet	Year Built	Year of Improvements	ENERGY STAR SCORES
<b>ELEMENTARY SCHOOLS</b>					
Corl Street Elementary School	K - 5	27,780	1952	1961, 1996	<b>30</b>
Easterly Parkway Elementary School	K - 5	55,895	1961	2002	<b>78</b>
Ferguson Township Elementary School	K - 5	64,500	1931	2011	<b>91</b>
Gray's Wood Elementary School	K - 5	56,795	2002	2011	<b>92</b>
Houserville Elementary School	K - 5	36,952	1959	1968	<b>56</b>
Lemont Elementary School		28,142	1939	1966	<b>80</b>
Mount Nittany Elementary School	K - 5	59,946	2011		<b>95</b>
Park Forest Elementary School	K - 5	62,326	2005		<b>86</b>
Radio Park Elementary School	K - 5	56,697	1963		<b>85</b>
<i>Current Enrollment plus 10%</i>					
<i>Highest Projected Enrollment (Stewman)</i> year 2022					
<b>MIDDLE SCHOOLS</b>					
Mt. Nittany Middle School	6 - 8	155,500	1995		<b>74</b>
Park Forest Middle School	6 - 8	150,317	1971	1995	<b>75</b>
<i>Current Enrollment plus 10%</i>					
<i>Highest Projected Enrollment (Stewman)</i> year 2022					
<b>HIGH SCHOOLS</b>					
State College Area High School - South	9 - 10	191,280	1962	1965, 2000	<b>73</b>
State College Area High School - North	11 - 12	258,398	1955	65, 89, 2000	<b>41</b>
<i>Current Enrollment plus 10%</i>					
<i>Highest Projected Enrollment (Stewman)</i> year 2022					
<b>DELTA</b>					
Fairmont Building		88,978	1914	1921,'31,'42	<b>65</b>
<b>ADMINISTRATIVE</b>					
District Administration Office		15,585	1924		<b>68</b>
Panorama Village		36,952	1959	1968	<b>63</b>
Bus Garage		5,176	1973		
Maintenance Storage		7,200	1980		

See following pages for more detail

## Section 7 – Building Improvement Costs

State College Area School District

2014

Building	Square Feet	Year Built	Year of Improvements	Age of Improvements (years)	Condition Rating see chart below	Improvement Level	Improvement Cost Potential Cost per SF	Total Project Cost Potential includes 20% Soft Cost and 10% Site Allowance
<b>ELEMENTARY SCHOOLS</b>				2014				
Corl Street	27,780	1952	1961, 1996	18	66%	Moderate to major	\$ 125	\$ 4,514,250
Easterly Parkway	55,895	1961	2002	12	5%	Minor	\$ 10	\$ 726,635
Ferguson Township	64,500	1931	2011	3	5%	Maintenance	Maintain	
Gray's Woods	56,795	2002	2011	3	5%	Maintenance	Maintain	
Houerville	36,952	1959	1968	46	72%	Moderate to major	\$ 130	\$ 6,244,888
Lemont	28,142	1939	1966	48	66%	Moderate to major	\$ 130	\$ 4,755,998
Mount Nittany	59,946	2011		3	5%	Maintenance	Maintain	
Park Forest	62,326	2005		9	5%	Maintenance	Maintain	
Radio Park	56,697	1963		51	79%	Moderate to major	\$ 130	\$ 9,581,793
								<b>Total Project Cost Potential</b> includes 20% Soft Cost
<b>MIDDLE SCHOOLS</b>								
Mt. Nittany MS	155,500	1995		19	19%	Minor	\$ 10	\$ 1,866,000
Park Forest MS	150,317	1971	1995	19	39%	Minor	\$ 20	\$ 3,607,608
<b>HIGH SCHOOLS</b>								
High School - South	191,280	1962	1965, 2000					See Section 7 Options
High School - North	258,398	1955	65, 89, 2000					
Fairmont Building	88,978	1914	1921,'31,'42	72	86%	Major		See Section 7 Options
<b>ADMINISTRATIVE</b>								
District Admin. Office	15,585	1924			71%	Major		See Section 7 Options
Panorama Village	36,952	1959	1968		73%	Major		
Bus Garage	5,176	1973						
Maintenance Storage	7,200	1980						
<b>FIELDS</b>								
Memorial Field		1937	2013			Renovated in 2014		
Community Field		1937						See Section 7 Options

Ratings	
0%	General Maintenance
10%	Minor
50%	Moderate
75%	Major
100%	Replace



# Options - Central Office / Memorial Field

The following information explores renovation and relocation options for of the Central Administration Offices (located at 131 W. Nittany Ave.) including the existing Fairmont Building Administrative functions. Also included in each option are Memorial Field Locker Room and Public Restroom Improvements location ideas.

The following Options examine four existing locations:

1. **Central Administrative Offices** at 131 W. Nittany Ave., State College, PA
2. **Fairmont Building** located at 411 S. Frasier Street. , State College, PA
3. **Corl Street Elementary School** at 235 S. Corl St., State College, PA
4. **Lemont Elementary School**, 675 Elmwood St., Lemont, PA
5. **Panorama School**, 240 Villa Crest Drive, State College, PA

## Proposed

<b>Administrative Functions</b>	Approx. <u>Gross SF</u>	Notes
Central Office (with board Room)	11,600	see program of spaces this section
Existing Fairmont Bldg. Functions	<u>2,432</u>	
<b>Total Administrative Spaces</b>	<b>14,032</b>	SF

## Proposed

<b>Memorial Field Functions</b>	Approx. <u>Gross SF</u>	Notes
Locker Rooms and related spaces	6,655	see following cost estimates for program of functions
Public Restrooms	<u>3,200</u>	
<b>Total Memorial Field Spaces</b>	<b>9,855</b>	SF

## Option A

### Central Administration Building - Renovation

Existing Gross Square Feet	15,000	SF
Less basement spaces	<u>(5,000)</u>	SF
<b>Available Gross SF</b>	<b>10,000</b>	SF

**Proposed Administrative Function: 14,032**

*For the proposed administrative functions, the existing Central Office building at 131 W. Nittany is too small without additions.*

## Option B1 and B2

### Fairmont Building - Partial Renovation

For purposes of this study, the existing Fairmont Building is viewed as having two areas each representing approx. one-half of the building. One building area (with Gym) faces W. Nittany Ave. and one area (with Auditorium) faces Fairmont Ave.

The following information lists available space located in each of the two areas of the Fairmont Building

Available Space

<b>Existing Fairmont Building</b>	<b>W. Nittany Ave.</b>	area of building
Classroom/Office Space	11,580	
Gym	6,315	
Basement Spaces	6,000	
Misc./corridors/restrooms, etc.	9,276	
Total SF	<b>33,171</b>	SF

Available Space

<b>Existing Fairmont Building</b>	<b>Fairmont Ave.</b>	area of building
Classroom/Office Space	13,890	
Auditorium	6,890	
Basement Spaces	13,662	
Misc./corridors/restrooms, etc.	10,032	
Total SF	<b>44,474</b>	SF

**Proposed Functions**

Proposed Administrative Functions	<b>14,032</b>	
Proposed Memorial Field Functions	<b>9,855</b>	
Total Proposed Area	<b>23,887</b>	SF

Either area of the Fairmont building is large enough for the proposed administrative, board room and athletic locker rooms. As a result, two Options are identified for use of the Fairmont Building, as follows:

**Fairmont Building**

**Option B1 - West Nittany Ave. area of building**

**Proposed Administrative functions and Memorial Field Locker Rooms**

**New Restroom Facility at Memorial Field**

This area of the building is adequately sized for proposed administrative functions and the locker room functions, but the basement area is too small to house all of the proposed Memorial Field functions.

The remaining Memorial Field functions (restrooms) could fit in the basement of 131 W. Nittany Ave., or the restrooms could be located in a separate new facility in the Central Office parking lot.

This option includes the Memorial Field Restrooms in a new building, since no other use is planned for the vacated Central Office Bldg. (131 W. Nittany Ave.).

## **Fairmont Building**

### **Option B2 - Fairmont Ave. area of building**

#### **Proposed Administrative functions and Memorial Field Locker Rooms and Public Restrooms**

This area of the building is adequately sized for proposed administrative functions. The basement area can accommodate all of the proposed Memorial Field functions although Public Restrooms located in this basement may be too far from the bleachers. The existing multiple floor levels in the basement will need to be resolved .

The remaining W. Nittany side of the building could remain or be razed to create a parking area for the Administrative functions.

Although this area of the Fairmont Building exceeds the required square footage, the building has the opportunity to accommodate other district administrative functions.

## **Option C**

### **Corl Street Elementary School - Renovations**

#### **Proposed Administrative functions**

#### **Memorial Field Functions - New Building**

Existing Square Feet	27,780	SF
Proposed Administrative Functions	<u>14,032</u>	SF
	13,748	SF remaining for additional admin. functions

This one story school has adequate space for currently proposed administrative functions and additional district functions.

If this location is desirable to the District, the one story construction would be an easier and less costly per SF renovation, although major renovations are needed. The site is approx. 4.7 acres and centrally located in the district.

Proposed Memorial Field functions may be located in a new field house at Memorial Field.

## **Option D**

### **Lemont Elementary School - Renovations**

#### **Proposed Administrative functions**

#### **Memorial Field Functions - New Building**

Existing Square Feet	28,142	SF
Proposed Administrative Functions	14,032	SF
	(14,032)	SF remaining for additional admin. functions

Similar to Corl Street ES in size, this one story school has adequate space for currently proposed administrative functions and room for other district functions.

If this location is desirable to the District, the one story construction would be an easier and less costly per SF renovation, although major renovations are needed. The site is approx. 6.8 acres.

Proposed Memorial Field functions may be located in a new field house at Memorial Field.

## **Option E**

### **Panorama Village School - Renovations**

**Existing Panorama Admin. Functions,  
Existing Fairmont Bldg. Functions**

### **Central Office - Renovations**

**Existing Central Office Admin. functions  
Memorial Field Restrooms only (basement)**

### **Memorial Field Functions - New Building (less Restrooms)**

This Option explores the Panorama Village School, Central Admin. Offices (131) and a new Memorial Field building to house the proposed functions and adds the existing functions at Panorama Village.

The majority of the basement area of the existing Central Office Building would be occupied by the Memorial Field Restroom function.

The remaining proposed Memorial Field functions may be located in a new field house at Memorial Field.

Since the Panorama Village Building is planned to house the Fairmont Bldg. functions in this option, the Central Administration bldg. can accommodate the proposed Central Office functions on the 1st and 2nd floor.

Although there appears to be sufficient overall area in the Central Office Bldg. 1st or 2nd floor, a larger Board room with appropriate proportions may be a challenge to locate. Due to existing bearing walls.

Approximate Cost Estimates follow :

## Middle School Running Track

The potential for implementing an all weather surface running track at both the Park Forest and Mount Nittany Middle Schools was evaluated. While each school has a suitable location, the specific sites have different constraints and opportunities for construction, which is directly related to cost.

### Park Forest Middle School

At Park Forest Middle School, the potential site is located at the adjacent athletic field property west of Valley Vista Drive. This approximate nineteen (19) acre property includes a natural grass soccer/multi-purpose field, six (6) tennis courts and other non-formal open lawn and partially wooded areas. Pedestrian and vehicular access from Valley Vista Drive is via “Little Lion Drive” which is a shared access with the adjacent public park, “Circleville Road Park”. There is no formalized parking on the property but there are two small parking lots that serve Circleville Road Park, one adjacent to Little Lion Drive is approximately 50 spaces and the other adjacent to Circleville Road with approximately 110 spaces.

There is space for a running track in an undeveloped area at the northwest corner of the property as shown on the aerial site plan graphic. The east/west orientation is not optimal, however it best fits the site and there would be no displacement of any existing athletic facilities. Earthwork and potential rock excavation would be significant as the property is sloped and there over 30 foot of elevation change within the footprint of the track.

Utility services, such as water and sanitary sewer are not readily available on the site and, if desired, would need to be extended from the nearest available mains (Water in Circleville Road and Sanitary Sewer in Douglas Drive). Sizes of the utility services will be dependent upon the District’s consideration of providing a level of support facilities (restrooms, field house, etc.)

Depending on the facility usage and traffic generation, improvements to Valley Vista Drive may be warranted. Improvements could include adding turn lanes and enhanced crosswalks.

### General Anticipated Construction Costs:

1. Site Preparation and Earthwork	\$600,000
2. Running Track, 6-lanes with “D” areas	\$650,000 (incl. fencing, track drain, jump pits)
3. Track Infield	
a. Natural Grass (add)	\$60,000
or	
b. Synthetic Turf w/ drainage (add)	\$700,000
4. Storm Water Management	\$100,000
5. Portable Bleachers	\$15,000 (200 seats at \$75.00 / seat)
6. Sports Lighting*	\$350,000 (4 pole system,50fc) *must meet Ordinance requirements
7. Parking	\$700 / space (incl. grading, aggregate paving and storm water)
8. Utility Services	\$175,000 (incl. water, sanitary sewer and electric)
9. Valley Vista Dr. Improvements	\$250,000 (budget allowance, improvements not determined)
10. Support Facilities	Not Included (restrooms, field house, etc.)

Mount Nittany Middle School

At Mount Nittany Middle School, the potential site is located just east of the elementary school and south of the main parking lot for the campus. The campus includes three (3) diamond fields (baseball/softball) and four (4) rectangular fields a natural grass soccer/multi-purpose field and other non-formal open lawn areas. Being located on the campus the potential track facility will have ample pedestrian and vehicular access as well as nearby parking spaces.

There is space for a running track on a developed athletic field area as shown on the aerial site plan graphic. The north/south orientation is optimal; however there would be displacement of one (1) existing diamond and two (2) rectangular fields. Earthwork and potential rock excavation is not expected to be significant as the topography is relatively flat with 8 foot of elevation change within the footprint of the track at its thinnest point.

Utility services, such as water, sanitary sewer and electric are readily available on the campus. Since the track is in close proximity to both the elementary and middle schools, it is anticipated that water and sanitary sewer utilities are not required at the track facility.

General Anticipated Construction Costs:

- 1. Site Preparation and Earthwork \$250,000
- 2. Running Track, 6-lanes with "D" areas \$650,000 (incl. fencing, track drain, jump pits)
- 3. Track Infield
  - c. Natural Grass (add) \$60,000
  - or
  - d. Synthetic Turf w/ drainage (add) \$700,000
- 4. Storm Water Management \$100,000
- 5. Utility Services \$30,000 (incl. electric)
- 6. Portable Bleachers \$15,000 (200 seats at \$75.00 / seat)
- 7. Sports Lighting\* \$350,000 (4 pole system,50fc) \*must meet Ordinance requirements
- 8. Parking N/A

Does not include replacement of displaced fields

High School Campus

Community Field Complex

"Community Field" is an approximate 14 acre area of the north campus that is dedicated to athletic and physical education facilities. Currently, there is a lighted tennis court complex with seven (7) courts, two (2) baseball diamond and two (2) softball diamonds with the outfield areas utilized for various seasonal field sports. The baseball and softball fields have overlapping outfields and no fencing to define the specific field area. These fields are used for practice and competition for both varsity and junior varsity

levels. These fields are natural grass and used heavily in the spring and fall sports seasons in addition to physical education activities which does not allow for “natural grass rest and recovery” during the growing season.

Due to the amount of “events” that occurs regularly on these fields as well as the lack of defined, competition level baseball and softball fields, a schematic design concept was developed to address these issues. The concept is to provide competition level baseball and softball fields, each defined with perimeter fencing and typical competition level amenities (backstops, dug outs, scoreboards, etc.) and an oversized, multi-sport, synthetic turf field. The synthetic turf field could include various lines/markings for specific field sizes and different color turf to simulate baseball and softball infields. It is anticipated that this multi-sport field would be utilized for various sports practices and physical education. Lighting of the complex would also provide extended use and events.

General Anticipated Construction Costs:

- |                                   |                                                       |
|-----------------------------------|-------------------------------------------------------|
| 1. Site Preparation and Earthwork | \$250,000                                             |
| 2. Competition Softball Field     | \$170,000                                             |
| 3. Competition Baseball Field     | \$220,000                                             |
| 4. Synthetic Turf, Multi -Sport   | \$1,800,000 (± 190,000 SF Surface)                    |
| 5. Storm Water Management         | \$125,000 (assumed subsurface / part of turf system)  |
| 6. Portable Bleachers             | \$30,000 (400 seats at \$75.00 / seat)                |
| 7. Sports Lighting*               | \$510,000 (6 pole system,50fc) *for multi-sport field |

Proposed Natural Grass Field on North Campus – Conversion to Synthetic Turf

As part of the proposed High School, Additions and Renovations project, a natural grass field (nominal full size soccer field area) is to be implemented upon demolition of the existing North Building classroom wing. A future consideration may be to convert the natural grass to a synthetic surface to increase usage per available field. Conversion will include earthwork/grading to reduce the slope from the natural grass drainage to a nearly flat slope for a synthetic turf field, which will include subsurface drainage system.

General Anticipated Construction Costs:

- |                                   |                                                                  |
|-----------------------------------|------------------------------------------------------------------|
| 1. Site Preparation and Earthwork | \$90,000                                                         |
| 2. Synthetic Turf System          | \$1,000,000 (± 102,000 SF Surface)                               |
| 3. Sports Lighting*               | \$350,000 (4 pole system,50fc) *must meet Ordinance requirements |

**Field Lighting**

The State College Borough Zoning Ordinance permits the use of athletic field lighting with various criteria and requirements depending on the specific zoning district in which the lights are to be located. In the zoning districts on the north campus (PA District on Community Field and PO District on the remaining area) and partially on the south campus (CP-2 District, generally around the South Building),

the maximum luminaire height permitted is 70 feet and the maximum maintained illuminance at the property line shall not exceed 0.5 footcandles. However, when there are adjoining residential uses to the PO and CP-2 Districts, the maximum maintained illuminance is 0.2 footcandles at the property line. The south campus track is located in the R-3B District where the maximum luminaire height permitted is 25 feet and a maximum 0.2 footcandles at the property line.

With regard to the Middle School Running Track(s), both Patton and College Townships have similar illuminance requirements at the property line as the Borough, with College potentially having a lower requirement depending on the "Level of Play" classification. There is no maximum luminaire height regulation in either Township.

While there are many different lighting systems available and every project/application is different, the majority of lighting systems installed on diamond or rectangular fields are a "4 pole" arrangement. Generally, the cost of a "typical" field lighting system can be expected to range from \$85,000 - \$100,000 per pole. The variation in cost is generally due to upgrades in the power supply side of a project.