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To: Board of Directors II-A  
From: Bob O'Donnell, Vernon Bock, Randy, Brown, Ed Poprik  
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Subject: DWFMP - Elementary Planning: Capacity Discussion

As additional information from the demographic and cost analysis has been further refined, our understanding of the enrollment projections led to advanced development of scenarios and cost estimates. This information has resulted in the identification of decisions necessary in the master planning process. This report has two purposes with the first being to provide updated demographic and cost analysis information, and the second will outline proposed decision points for the Board over the coming weeks.

### **Demographic Report**

The District has received the enrollment projection report from DecisionInsite and is attached. The factors driving the enrollment projection include:

1. Recent kindergarten enrollment trends, modified by live birth data
2. Changes in the grade level cohorts of students served as they age through the district
3. Changes in the number of residential units within the district.

The projections are disaggregated to school projections based on the historical patterns of:

1. The rates at which each school draws enrollment from various sections of the district
2. The pattern of transfers within the district at given level from one school to another.

### *District enrollment - history*

Enrollment districtwide has decreased by approximately 100 students over the last five years and 500 students over the last ten years, while at the elementary level enrollment has remained fairly consistent. During those same periods, enrollment in the “brick-and-mortar” charter schools, located within the boundaries of the district, increased by 50 and 120 students, respectively.

### *Dwelling Unit Impact*

The predicted impact of new dwelling units on school enrollment is based on three factors:

1. Dwelling Units: New dwelling units are categorized into three housing types: single family detached, single family attached, and multifamily. Developers, builders, and municipal

planning offices are contacted for information relative to plans for occupancy of new dwelling units.

2. Student Generation: Student generation rates are determined for each product type for each level: elementary, middle and high school.
3. Grade Level Distribution: For each level, students generated by new dwelling units are distributed across grade levels based upon historical patterns.

The projection estimates that 1,400 new residential units are projected to be occupied over the next 10 years, resulting in a range of 54 to 121 new students, on average, district-wide per year. At the elementary level, the enrollment is projected to grow by 32 to 57 students during that same time period.

### *Finding*

The 2016 demographic analysis predicts growing student enrollment, at all levels in the district. This finding differs from that of the previous report which showed level. The increase in enrollment is supported by the projected new dwelling units based upon the development reported by the municipalities. In addition, to match the district's desires of further enhancing the "school of choice" initiative, seeking to attract families from enrolling in charter schools, ample capacity should be maintained for new and returning students in our facilities.

Given this projection, the district should consider maintaining current student capacity in the buildings at the elementary level, if not increasing capacity. This will be further explained in the capacity scenario discussion.

### **Master Planning Decision Points**

The purpose of this discussion is to prepare for the decision regarding district facility capacity at the elementary level. The capacity decision, relating to school size and project scope, will be the first step in the master planning process. In preparing for the capacity decision, the Board may eliminate or modify various scenarios from analysis in order to narrow the options toward final selection.

In addition to district facility capacity, the Board to prepare to discuss school building capacity prior to project design. The building capacity discussion will obviously aid in the project design selection.

Project design will follow the capacity decision, focusing on core and instructional space to ensure safety, security, proximity to appropriate space, and goals/expectations of the district. Attendance area alignment will be considered following school size and project scope decisions.

### **DWFMP Project Goals**

Before beginning this discussion, we would like to review the below goals for our DWFMP project and the way they relate to various decisions in this process:

1. Comparable Buildings and Programs - Capacity, Design and Program
2. Sustainability and Energy Efficiency - Design

3. Program Flexibility - Design and Program
4. Long-Term Attendance Boundary Stability - Capacity

The capacity decision will address the goal of comparable buildings and programs as well as attendance boundary stability. Therefore, the remaining project goals will be met during project design, while educational programming will be addressed through our normal curriculum process.

### **Capacity Decision**

The administration desires the Board build school capacity in our district which is proximate to our families, encourages involvement with our students, and is within our resources for the current and projected enrollments.

Variables for the capacity decision include:

- Maintain schools close to where students live
- Expend resources within our means (also part of design process)
- Build appropriate district capacity (current and projected enrollments)

### **Scenario Definition and Evaluation**

The below scenarios are presented for discussion with resolution and justification.

#### **Current Configuration**

*2-3-3 (general sections per grade at CS, HV/LE, and RP)*

- Assumes combination of Houserville and Lemont Schools
- Schools are proximate to families
- Configuration does not meet district capacity requirements from projections
- Amount of operational savings less than predicted

#### **Scenario 1**

*0-4-4*

Repurposes Corl St.

Radio Park, Houserville (combined with Lemont) would be similar in size to Park Forest

- Radio Park population density supports this scenario
- Houserville population density does not support this scenario
- Schools are proximate to families
- Configuration does not meet district capacity requirements of projected enrollment
- Amount of operational savings less than predicted

#### **Scenario 2**

*0-3-4+*

*Described in two parts*

#### **Scenario 2A:**

*0-3-5*

Repurposes Corl St.

Houserville would be a similar size as our other district schools

Radio Park would be the largest elementary school

- Schools are proximate to families
- Configuration does not meet district capacity requirements of projected enrollment
- Amount of operational savings less than predicted

**Scenario 2B:**

0-3-4-4

Repurposes Corl St.

Houserville would be a similar size as our other district schools

Radio Park and Easterly Parkway would become the largest elementary schools

- Configuration does not meet district capacity requirements of projected enrollment
- Schools are proximate to families
- Core areas of Easterly Parkway building may need modification as a result of increased student enrollment
- Addition at Easterly Parkway would not be eligible for PlanCon reimbursement
- Amount of operational savings less than predicted

**Scenario 3**

3-3-3

Corl St. would add one classroom per grade

Houserville and Radio Park would be similar in size as the majority of other district schools

- Generates capacity sufficient for projected enrollment
- All elementary schools are proximate and comparable size
- Requires project costs for three buildings
- Amount of operational savings less than predicted

**Scenario 4 & 5 - for informational purposes only**

*Six buildings with four classrooms & Five buildings with five classrooms*

- Results in schools that are not proximate or of comparable size
- Requires added project costs
- Operational savings are estimated to be measurable and significant
- Generates school sizes comparable to our cohorts in the state

Note: Until this point, Scenarios 1 & 2 were expected to produce operational cost savings in an amount larger than realized through this analysis. Through analysis (included in the August 31, 2016 presentation), we recently discovered the only way to achieve significant operational cost savings justifying school closure is through drastic restructuring by “rebuilding” the district elementary building configuration. This would result in higher project facility costs which would also be ineligible for PlanCon reimbursement.

Capacity with charter school students returned and projected enrollment due to development growth.

Supplemental schedules attached for explanatory and reference purposes:

1. Map of elementary school locations and boundaries
2. Map plotting elementary students (district only)
3. Map of development areas in district showing dwelling unit/enrollment growth
4. Class size Guidelines and Capacity Definition
5. Scenario Options
6. Project Cost of Scenarios
7. Operating Cost of Scenarios
8. Average class size (2015-16, 2016-17, 2020, 2025)
9. Class size schedule with charter students returned
10. Cohort district school size and area in square miles
11. Historical SCASD enrollment including charter students
12. Demographic report
13. Enrollment projection charts

## **Recap**

- The demographer estimates student enrollment in the district over the next ten years throughout all academic levels and most geographic areas in the district.
- Measurable operating cost savings are not expected by repurposing only one elementary school.
- Maintain schools proximate to our families to support parent involvement in student education.
- Using an estimated 23 students/class, with 8 schools at approximately 400 students, capacity of 80-90% is proposed to provide flexibility and space for students without attendance area reassignment on a routine basis.

## **District Capacity Decision**

The administration is providing this information to the Board in order to prepare for the District capacity decision-making process in master planning. Representatives from DecisionInsite are prepared to provide further explanation and answer questions related to the enrollment projection report, should the Board desire.

The Board is encouraged to eliminate scenarios presented for capacity and cost analysis determined not viable for consideration. This will allow further refinement of remaining scenarios, as well as, help the Board make informed decisions.

Currently, project option selection is scheduled for November 14. In order to allow for adequate project option refinement, district facility and school capacity decisions should be completed by the beginning of October.

The administration strives to remain responsive to Board and community desires, goals, and expectations. Additional refinement and information requested to aid the Board in the decision-making process will be provided for further consideration.