



State College Area School District  
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To: Board of Directors

From: Bob O'Donnell, Randy Brown, Vernon Bock, Ed Poprik

Date: November 7, 2016

Subject: District Wide Facilities Master Plan - Elementary Option Selection

This update follows the last Board discussion which ended with a request for further evaluation of new building versus addition and renovations project construction, site plan considerations of playground, pedestrian and vehicular traffic flow, and cost and other considerations of phasing.

The design team has continued to work through the schematic design process in preparation for project selection on November 14. In addition, the team has met with Board Facilities and Ground Committee and State College Borough Planning Commission. These meetings have aided the process and our preparations for this update.

#### **Summary of capital financing:**

The purpose of the projections included analyzing financing capacity for capital projects. These projections were carried through the year 2050, however projects beyond five years carry increased in variability. The variability includes, but is not limited to, interest rate uncertainty, timing of borrowing issuance, changes in repayment schedule. As was shown in the projections, financing capacity is available for up to \$50 million for elementary projects in addition to the remaining borrowings expected for the high school project.

A more thorough analysis of projections will be completed following firm financing decisions. The capital reserve fund balance derives from contributions by the general fund after withdrawals for capital and debt service expenses. Debt service expense is a function of the amount and timing of borrowing and related repayment schedule of the borrowing.

This being said, the administration confirms the district has available capacity to finance up to \$50 million for elementary projects within the estimating parameters included in the the projections.

#### **Project site plans:**

Updated site plans for both new building and addition/renovation construction projects have been provided by the design team. The modifications to these plans, again during the schematic design phase, are predicated upon the remarks and suggestions during committee and planning commission review.

The design team has spent considerable time evaluating the sites in regards to new building versus addition/renovation construction, ensuring that the schematic designs remain viable for consideration. We expect any new information to be available at the upcoming meeting.

Playground location and access, pedestrian and vehicular traffic flow as well as phasing considerations have been the primary focus of site plan modifications over the past week.

**Costs of phasing:**

Phasing costs will be incurred in all scenarios. Typical phasing costs for an additions and renovations project would include items such as modular classrooms, temporary building provisions, and temporary site changes. Typical phasing costs for new construction include utility relocation, and potential redundancies in site and stormwater accommodations. The anticipated phasing costs are included in each of the estimates.

**Construction Contingency:**

While change orders are inevitable for any project, a renovation scenario would be expected to carry a larger risk in this regard. Based on experience from previous district projects along with analysis from the project team, we are projecting a 5% construction contingency for the renovation and addition options and a 3% construction contingency for the new options. These costs are included in the project estimates presented.

**Recommendation:**

The administration maintains the prior recommendations for project scope and selection:

- Corl Street includes an addition/renovation project with three (3) classrooms per grade.
- Houserville includes an addition/renovation project with three (3) classrooms per grade.
- Radio Park includes an addition/renovation project with three (3) classrooms per grade; with the inclusion of a bid alternate for an additional classroom per grade.

This recommendation provides classroom and building capacity to meet the expected student enrollment during the projection period provided in our recent demographic analysis. The inclusion of the additional classroom per grade at Radio Park is recommended for the following reasons:

- Central location in the district
- Potential additional growth in neighboring attendance areas
- Economic advantage of including addition now versus in the future enhanced by the opportunity of PlanCon reimbursement.

The administration expects to receive Board direction regarding this recommendation in order to prepare the agenda for the November 14 meeting.

**Next Steps:**

The design team is scheduled to meet with staff at the elementary level later in the month as we move from schematic design to design development process. Meetings will continue with the municipal planning offices in addition.

A project calendar leading through completion, including Board review and decision points, will be provided at a future meeting. This calendar will include a meeting for public input during the design development process, which is expected to be scheduled in the near future.

State College Area School District  
Schematic Design - Cost Estimates

	Corl Street	Houserville	Houserville Alternate (B2)	Radio Park	Radio Park Alternate (A)	Radio Park Alternate (B1)
Construction Cost	12.82	14.58	16.08	15.25	16.78	17.75
Construction Contingency	0.64	0.73	0.44	0.76	0.76	0.46
Soft Cost w/o Contingency	2.59	2.83	2.83	2.96	2.96	2.96
	16.05	18.14	19.35	18.97	20.50	21.17
Less:						
PlanCon	0.90	1.11	1.20	1.45	1.76	1.57
Grant Funding		1.50	1.50	1.50	1.50	1.50
Total	0.90	2.61	2.70	2.95	3.26	3.07
Net Cost	15.15	15.53	16.65	16.02	17.24	18.10

Recommendation:

Scope: 3 classrooms per grade

Construction: Addition/Renovation

Alternatives:

(A) 1 additional classroom per grade

(B1) New Construction Radio Park

(B2) New Construction Houserville

State College Area School District  
Schematic Design - Cost Estimates

	Recommendation Grand Total	Grand Total Alternate (A)	Grand Total Alternate (B1)	Grand Total Alternate (B2)	Grand Total Alternate (A+B1)	Grand Total Alternate (A+B1+B2)	Grand Total Alternate (A+B2)	Grand Total Alternate (B1+B2)
Construction Cost	42.65	44.18	45.15	44.15	46.68	48.18	45.68	46.65
Construction Contingency	2.13	2.13	1.83	1.84	1.83	1.53	1.84	1.53
Soft Cost w/o Contingency	8.38	8.38	8.38	8.38	8.38	8.38	8.38	8.38
	53.16	54.69	55.36	54.37	56.89	58.09	55.90	56.56
Less:								
PlanCon	3.46	3.77	3.58	3.55	3.89	3.98	3.86	3.67
Grant Funding	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Total	6.46	6.77	6.58	6.55	6.89	6.98	6.86	6.67
Net Cost	46.70	47.92	48.78	47.82	50.00	51.11	49.04	49.89

Recommendation:

Scope: 3 classrooms per grade

Construction: Addition/Renovation

Alternatives:

(A) 1 additional classroom per grade

(B1) New Construction Radio Park

(B2) New Construction Houseville