



Crabtree, Rohrbaugh & Associates - Architects

401 East Winding Hill Road
Mechanicsburg, PA 17055
Pennsylvania • Maryland • Virginia • West Virginia

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Randy L. Brown
Finance and Operations Officer/ Open Records Officer
State College Area School District
240 Villa Crest Drive
State College, PA 16801

RE: Mount Nittany Elementary School (MNES)
Discussion of planning for 2nd floor to current
addition

Dear Randy:

I understand that it has been discussed within SCASD whether the current MNES expansion should be planned for a future second floor or even the potential for building the shell of the 2nd floor at this time.

At this time Crabtree, Rohrbaugh & Associates (CRA) would not recommend this direction for MNES for the following reasons:

- The current addition will expand MNES to approximately 95,000 square feet (SF), this will make it the largest elementary in SCASD by about 6,000 SF, followed by Radio Park ES at 89,000 SF creating two schools of comparable size at the north and south ends of SCASD population centers. After this point the other elementary schools (ES) range in size of 56,000-75,000 SF. In the future, if the population continues to expand, a recommendation would be to begin expanding the other elementary schools in SCASD before planning an addition at MNES. Most notably Park Forest ES and Spring Creek ES could both be expanded to 4 classrooms per grade similar to Radio Park and MNES to maintain smaller school populations throughout SCASD's elementaries.
- Expansion of MNES would likely be a 20,000 SF addition with (6) core classrooms and associated support. The additional core classrooms would take MNES to a capacity of 600-700 students. Currently the (8) ES's for SCASD have an average student population of 358 students, so a 2nd floor to MNES would be nearly twice the capacity of the other schools in the district, this would be in contrast to discussions within recent district wide planning trying to balance the size of ES's in SCASD.
- Could MNES have a roof that is designed for a future addition? Answer: Yes, this could occur, however, to accomplish, MNES would need to be planned with a flat roof, essentially designing the floor slab for a future addition. While this could occur, this would be in contrast to the direction to the CRA to have the addition match the character of the existing MNES that has sloped structural roofs.
- A second option to be able to match the roof structure of MNES would be to "shell in" or building the second floor now at this time with only the second floor exterior walls and roof allowing for

future expansion, however you would be paying for an unconditioned shell at this time that may cost approximately \$4 Million. New construction is currently approximately \$325, if we estimate 60% to building the shell, \$195/SF X 20,000 SF equals \$3.9Million. This would be a substantial investment by SCASD for space that may or may not be needed for a substantial amount of time.

- Last, I would like to discuss the core support spaces in the school, gymnasium, office, library, that potentially would be limited serving a student population of this size along with parking and vehicular circulation.

I hope this letter provides some details about not planning a 2nd floor to MNES's new addition at this time, and that expansion at other schools in SCASD would likely be more appropriate. I would note CRA is approaching this from an architectural planning discussion, and may not be aware of other discussions, but believe this letter will help inform your planning and decisions.

Please do not hesitate to contact me if further information is required or you have questions.

Sincerely,
Crabtree, Rohrbaugh & Associates



R. Jeffrey Straub, AIA, LEED Fellow
Principal | Studio Director
717-514-9826 | jstraub@cra-architects.com

cc. Mike Fisher
John Beddia
Madison Renna