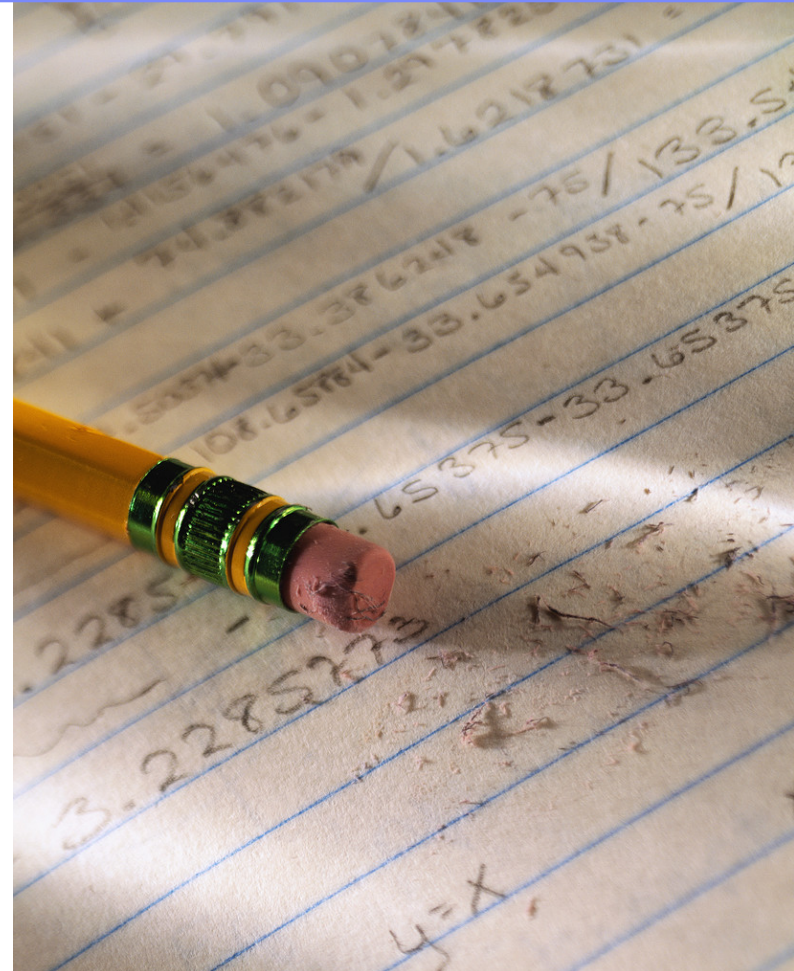


The Sensible Solution:

Presentation for the State College Area
School District School (SCASD) Board
and the Community

January 22nd, 2007

David Paterno and a Team of
Concerned Citizens



Why bring forward the Sensible Solution?

- I committed to bring forward a plan to the board and the community for consideration
- We have more information now than we had during the initial review of design options
- The community desires **consensus** on this important decision
- The proposed one-building plan **does not have consensus**
- The community broadly supports a **two-building** design

The goals of the Sensible Solution:

- To Offer a Fresh Look
 - **One** possible better option for the school district
- To Change the Conversation
 - Away from criticizing one another and talking about the past
 - Toward thoughtfully evaluating design concepts for delivering education in our children's future

Process followed and guiding principles employed by the Sensible Solution team

Step 1	Step 2	Step 3	Step 4	Step 5
Obtain design data from: - SCASB - Web site - 2001 Master Plan - 30% & 60% Design Report	Compile & categorize into: - Physical attributes - Functional attributes - Selection criteria	Translate physical and functional attributes into conceptual design-matching space allocations	Conservatively estimate cost using SCASD factors	Compare designs (that meet physical and functional requirement) against selection criteria

Our Guiding Principles:

- ✓ Modern Delivery of Education
- ✓ Flexibility for the Future
- ✓ Community Consensus
- ✓ Controlling Cost
- ✓ Safety, Security, and Comfort

SOURCE: U.S. DEPARTMENT OF EDUCATION FACILITY DESIGN PRINCIPLES

What is the Sensible Solution?

A straight forward report to assist the school board and administration in their decision regarding the delivery of secondary education in the future.

Prepared by a team of concerned citizens

Reviewed and endorsed by respected community professionals in the fields of **construction, high school operation and maintenance, engineering, business, education, and architecture.**

What is the recommendation of the Sensible Solution?

Renovate and modernize the current 2- building design

What are the highpoints of the Sensible Solution?

1. Improved Delivery of Education
2. Lower Construction Cost
3. Better Safety, Security, and Comfort
4. Enhanced Flexibility
5. Greater Community Consensus

This is a **superior and less risky** approach

Highpoint #1: Improved Delivery of Education

- Sensible Solution is more in line with the modern delivery of education in terms of
 - School size
 - Facility design
- A high school configuration that has a 25-year proven track record of successful academic outcomes.

Highpoint #2: Lower Construction Cost

Cost savings of at least 30% (or \$32 million)

Estimated Summary Comparison

	Sensible Solution		unit cost
	area	cost range	
Total Reno	408,000	\$25M – 28M	\$66 /SF
Additions	132,000	\$18M – 20M	144 /SF
BUILDING	540,000	\$43M – 48M	\$85 /SF
Demolition	33,000	\$200,000	\$6 /SF
SITE			
Acres	8	\$1M	
Temporary Facilities		\$150,000	
Design Contingency	5%	\$2.4M	
HARD COSTS		\$47M - \$52.5M	
SOFT COSTS		\$10.6M	
Construction Contingency	5%	\$2.5M	
Bridge		\$2M	
TOTAL		\$62M - \$67M	

	Kimball Estimate (60% Schematic)		unit cost
	area	cost	
Total Reno	179,200	\$10.7M	\$60 /SF
Additions	358,052	\$51.6M	\$144 /SF
BUILDING	537,252	\$62.4M	\$116 /SF
Demolition	280,994	\$1.3M	\$5 /SF
SITE			
% of Building		\$10.4M	
Temporary Facilities		\$350,000	
Design Contingency	5%	\$3.7M	
HARD COSTS		\$78.1M	
SOFT COSTS		\$16.3M	
Construction Contingency	5%	\$3.9M	
Bridge		N/A	
TOTAL		\$97M - \$99M	

Highpoint #2 (cont): The Sensible Solution exceeds the SCASD requirements

<u>Program Area</u> (SF = Square Feet)	Existing Areas (SF)	Sensible Solution total, (SF)	Kimball plan Single Building total, (SF)
Instructional Spaces	105,833	119,500	116,050
Educational Support	15,112	21,800	21,384
CTC and Tech Ed	28,035	42,150	41,103
Music & Theatre	24,643	33,000	35,480
Physical Education	73,338	86,900	86,862
Food Service	18,065	26,300	26,295
Building Admin / Support Spaces	15,083	18,500	18,476
Other	36,900	41,000	21,900
Total Program Space		389,150	367,550

Lower cost with similar space allocation

Highpoint #3: Safety, Security and Comfort

- **Safety:**
 - Addresses the issue of crossing the street
 - All asbestos is abated
- **Security:**
 - Re-locates main office entrances to the front of each building
 - Two controlled accesses
- **Comfort:**
 - Maintains smaller learning environments
 - All Spaces receive up-to-date Heating, Ventilation, and Air Conditioning systems
 - All areas are updated, replaced, and/or modernized to the same quality standards in the one-building plan

Highpoint #4: Enhanced Flexibility

- Adaptable to changes in enrollments
- Supports school choice options (Charter Schools)
- Supports changes in desired educational delivery
 - Size, number of, opportunity, etc
- Ability to expedite other project/priorities in this district

Two moderately sized and fully renovated buildings will provide significant flexibility for the future and possible changes

Highpoint #5: Greater Community Consensus

- Increased community support for a project of this scope is a critical component of the district's future success.
- The Sensible Solution is based on an analysis of abundant public input from various stakeholders.
- Therefore, it is more likely to be a consensus point for enthusiastic support within our community.
- Educational Impact

The community does not support the current plan by the board's own data of the ACT 34 testimony

Category	Letters	Oral	Total
1) Stop and Evaluate	204	51	255
2) Referendum/Survey	42	N/A	42
3) Two High Schools	72	46	118
4) Renovate North & South Building	292	98	390
5) New School Option	7	0	7
6) Board Plan	253	27	280

Summary:

-812 comments against the board's plan (74%)

-280 comments in support of the board's plan (26%)

Conclusions

The Sensible Solution meets professionally based criteria:

- Modern Delivery of Education
- Flexibility for the Future
- Community Consensus
- Controlling Cost
- Safety, Security, and Comfort

The Sensible Solution meets SCASD criteria:

- Maintaining the excellent instruction for all students
- Engaging every one of high school students in their school
- Managing cost to the community

The Sensible Solution has less risk:

- Future shifting enrollments
- Cost overruns
- Certainty of continued academic success

The Sensible Solution is the better choice!

A call to action from the community

The community needs the following action from the SCASD board:

1. The board schedule a working session to review the Sensible Solution and include representatives of all relevant parties involved in the development of the board's proposed plan (consultants, CAC for Facilities, board members, department heads, etc.).
2. The output of this session should be a comparative analysis between the Sensible Solution and the board's proposed plan.
3. This analysis be presented as an action item at a board meeting to allow for community input, community dialog and a vote by the board to commission a detailed design and cost estimated prepared by an independent architect.
4. That no bids be released until the previous actions are completed.

Where can I get a copy of the Sensible Solution?

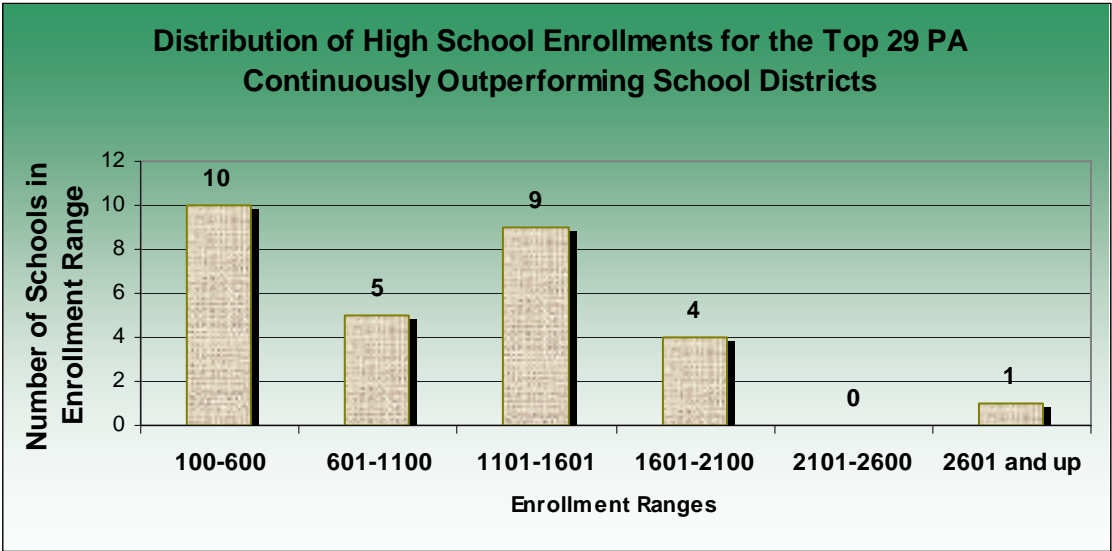
www.SensibleSolution.org

Schlow Library (2nd floor at the desk)

QUESTIONS?

Backup Slides

Outperforming PA Schools



[1] See a report from Standard and Poor on PA Outperforming School Districts at <http://schoolmatters.com>. Obtained information from website on 12/20/06.