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# ROOF & GESA PROJECTS OVERVIEW & REVIEW

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October 10, 2022



**PENNCREST**  
EMPOWERING LIFE-LONG LEARNERS



2017

## PENNCRES STATUS UP

Eric Petrazio, Acct. Executive  
Doug Boswell, Design Engineer  
Chris Stultz, Energy Engineer

### Today's Goal

- Determine objectives completed to date
- Discuss Preliminary Energy and Facility Analysis
- Determine process moving forward



### Accomplished to date

- Concept meeting April 18, 2017
- Board Approval for study August 10, 2017
- Utility Bills compiled Sept-Oct 2017
- District Walk Through completed on October 24, 2017
- Engineering and evaluations Oct. 2017 thru Nov. 2017



# ROOF CONCERNS & NEW FACILITIES DIRECTOR

Summer 2019 - SES and SHS gym

Roofs

Consultation

Tremco (Spring 2019)

Garland (Spring 2020)



## **Penncrest School District - Roof Management Plan**

*\*2021---Actual cost of project (Slippery Rock Roofing)*

*\*\*2022 -2024 budget estimates adjusted for project scope/inflation*

	Priority for 2021
	Priority for 2022
	Priority for 2023
	Priority for 2024

Facility	Roof Sq Ft	2021*	2022**	2023**	2024**
Cambridge Springs Elementary	71,515				\$2,073,935
Cambridge Springs High School	77,135			\$2,044,077	
Maplewood High School	70,044	\$1,617,439			
Saegertown High School	70,091		\$2,235,902		
	288,785	\$1,617,439	\$2,235,902	\$2,044,077	\$2,073,935





**PENNCREST**  
EMPOWERING LIFE-LONG LEARNERS

**Audrey Bear**

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HARRISBURG | PHILADELPHIA | PITTSBURGH | MINNEAPOLIS | BOSTON | CHICAGO | SEATTLE | LOS ANGELES | NEW YORK | SAN FRANCISCO | KANSAS CITY

March 9, 2020 - Presentations



**GESA Project**



**PENNCREST**  
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March 9, 2020

March 18, 2020 - COVID closures





# **PENNCREST School District IGA Preliminary Costs and Savings Presentation**



**PENNCREST**  
EMPOWERING LIFE-LONG LEARNERS

July 29, 2020



# JULY 31, 2020 ESTIMATE

## PENNCREST SCHOOL DISTRICT, PROJECT ANALYSIS

<u>Project Name</u>	<u>Deposit Amount</u>	<u>Energy Saving</u>	
Maplewood ES	6,158,844.00	Maplewood ES	512,826.00
Maplewood HS	4,595,618.00	Maplewood HS	668,851.00
Cambridge Spring ES	3,350,126.00	Cambridge Spring ES	298,786.00
Cambridge Spring HS	5,267,138.00	Cambridge Spring HS	555,234.00
Saegertown ES	3,802,768.00	Saegertown ES	497,810.00
Saegertown HS	4,971,728.00	Saegertown HS	725,114.00
		<b>Total</b>	<b>3,258,621.00</b>
<b>ESCO Projects</b>	28,146,222.00		
<b>Roofing Project</b>	7,600,000.00		
	<u>35,746,222.00</u>		



**PENNCREST SCHOOL DISTRICT,  
Crawford and Venango Counties, Pennsylvania**

**RESOLUTION**

**INCURRING NONELECTORAL DEBT TO BE EVIDENCED BY  
GENERAL OBLIGATION BONDS IN THE MAXIMUM AGGREGATE  
PRINCIPAL AMOUNT OF \$37,820,000, TO (1) UNDERTAKE  
GUARANTEED ENERGY SAVINGS PROJECTS, INCLUDING  
LIGHTING, WINDOWS, HVAC AND FLOORING UPGRADES, (2)  
CONSTRUCT ROOF REPAIRS AND REPLACEMENTS TO SCHOOL  
BUILDINGS, AND (3) PAY ISSUANCE COSTS; ACCEPTING A BOND  
PURCHASE AGREEMENT; SETTING FORTH THE MAXIMUM  
PARAMETERS, SUBSTANTIAL FORM OF AND CONDITIONS TO  
ISSUING THE BONDS; PLEDGING THE FULL FAITH, CREDIT AND  
TAXING POWER OF THIS SCHOOL DISTRICT TO SECURE THE  
BONDS; APPOINTING  
DEPOSITORY; AND  
ACTIONS.**

Action: C. Potential Guaranteed Energy Savings Act (GESA) Project

Recommended Action: Recommend approval of the attached Performance Based Energy Savings Agreement  
between The McClure Company and the PENNCREST School District.

*Motion by Brown; Second by DeFrancesco*

*Final Resolution: Following a roll call vote, motion passes 8-0*

*Yes: Brooks, Brown, DeFrancesco, Gerow, Gulick, Johnston, Lynch, Valesky*

*No: None*

<https://go.boarddocs.com/pa/pncr/Board.nsf/Private?open&login>

11/18/2020

BoardDocs® LT

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*Absent: Davis*

Action: D. Non Electoral Debt Resolution

Recommended Action: Recommend approval to adopt the attached resolution to incur non electoral debt.

*Motion by Brown; Second by DeFrancesco*

*Final Resolution: Following a roll call vote, motion passes 8-0*

*Yes: Brooks, Brown, DeFrancesco, Gerow, Gulick, Johnston, Lynch, Valesky*

*No: None*

*Absent: Davis*



# MAPLEWOOD

## Existing Conditions

### Maplewood High School

**Building Constructed: 1977**

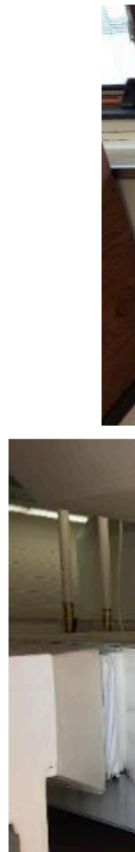
**Renovations: 1989 and 2000**

**Utility Costs: \$78,832**

**Square Footage: 128,000**

#### Recommended Facility Improvements

- Building Wide HVAC Systems with Controls
- Roof Top Units and Exhaust Fans
- Central Heating Plant
- Door Replacements
- Ceiling Replacements with LED Lighting Upgrades
- Other Energy and Capital Opportunities



## Existing Conditions

### Maplewood Elementary School

**Building Constructed: 1959**

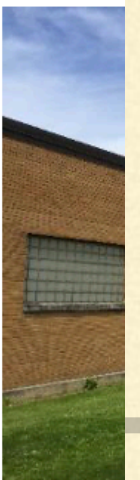
**Renovations: 1988, 1994 and 1999**

**Utility Costs: \$69,718**

**Square Footage: 87,040**

#### Recommended Facility Improvements

- Asbestos Abatement and Flooring Upgrades
- Building Wide HVAC/Control Upgrades
- Central Plant Replacements
- Security Entrances, Doors and Lobbies
- Building Wide Piping Replacements
- Windows Replacements
- Ceiling Replacements with LED Lighting Upgrades
- Other Energy and Capital Opportunities





# SAEGERTOWN

## Existing Conditions

### Saegertown High School

**Building Constructed: 1970**

**Various Renovations: 1989, 1999 and 2006**

**Utility Costs: \$100,983**

**Square Footage: 133,000**

#### **Recommended Facility Improvements**

- Security Entrances, Doors and Lobbies
- Ceiling Replacements and LED Lighting Upgrades
- Building Wide HVAC/Control Upgrades
- Domestic Hot Water Plant
- Window Replacements
- Building Envelope
- Other Energy and Capital Opportunities

## Existing Conditions

### Saegertown Elementary

**Building Constructed: 1960**

**Renovations: 1989, 1999**

**Utility Costs: \$68,109**

**Square Footage: 99,800**

#### **Recommended Facility Improvements**

- Building Wide HVAC/Control Upgrades
- Central Heating Plant
- Building Envelope
- Ceiling Replacements and LED Lighting Upgrades
- Other Energy and Capital Opportunities



# CAMBRIDGE SPRINGS

## Existing Conditions

### Cambridge Springs High School

**Building Constructed: 1951**

**Renovations: 1965, 1989 and 2000**

**Utility Costs: \$122,714**

**Square Footage: 105,481**

#### Recommended Facility Improvements

- Security Entrances, Doors and Lobbies
- Building Wide HVAC/Control Upgrades
- Building Envelope
- Central Plant with Domestic Water
- Ceiling Replacements and LED Lighting Upgrades
- Bathroom Upgrades Inc. ADA Compliance



## Existing Conditions

### Cambridge Springs Elementary School

**Building Constructed: 1958**

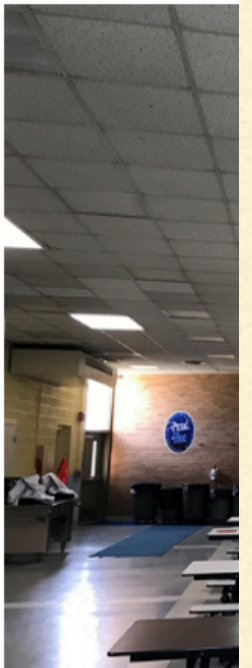
**Renovations: 1958, 1962 and 1970**

**Utility Costs: \$44,139**

**Square Footage: 68,000**

#### Recommended Facility Improvements

- Security Entrances, Doors and Lobbies
- Building Wide HVAC/Control Upgrades
- Ceiling Replacements with LED Lighting Upgrades
- Centralized HVAC Plant
- Other Energy and Capital Opportunities





# Project Matrix

PENNCREST School District							
Campus Feasibility Cost and Savings Matrix							
ID	Energy Conservation Measures	Saegertown ES	Saegertown HS	Maplewood ES	Maplewood HS	Cambridge Springs ES	Cambridge Springs HS
1	Interior/Exterior LED Lighting Upgrades	X	X	X	X	X	X
2	Building Envelope and Sealing	X	X	X	X	X	X
3	District Wide Digital Control Package	X	X	X	X	X	X
4	Central Hot Water Plant with Pumps, VFD's, etc.	X		X	X	X	X
5	Domestic Hot Water Plant with Pumps, VFD's, etc.		X	X		X	X
6	Classroom Unit Ventilators and Air Handling Units Replacements	X	X	X	X	X	X
7	Gyms, Auditoriums, Cafeteria HVAC Upgrades	X	X	X	X	X	X
8	Power Quality Study	X	X	X	X	X	X
9	Exhaust Fan Replacements/Repairs	X	X	X	X	X	X
10	Door Replacements with Key Fob Security Systems	X	X	X	X	X	X
11	Water Fountain with Bottle Fill Systems	X	X	X	X	X	X
12	Secure Entrances with ADA Access and Security Upgrades		X	X		X	X
13	Asbestos Removal and Flooring Upgrades			X			
14	Window Replacements		X	X			
15	Plumbing Piping Replacements			X			
16	Asbestos Removal and Flooring Upgrades			X			
17	Restroom Upgrades inc. ADA Access						X
18	Ceiling Replacement (2x2)	X	X	X	X	X	X
19	HVAC Systems RCx and Ongoing Maintenance	X	X	X	X	X	X
Engineering & Management Costs		\$218,947	\$250,911	\$284,702	\$252,357	\$185,520	\$297,874
Project Sub-Total		\$3,429,023	\$4,484,851	\$5,557,355	\$4,145,141	\$3,020,188	\$4,751,671
Bond Cost		\$28,039	\$34,902	\$41,594	\$32,693	\$25,381	\$36,636
Low Range Project Cost		\$3,457,062	\$4,519,753	\$5,598,950	\$4,177,834	\$3,045,569	\$4,788,307
High Range Project Cost		\$3,802,768	\$4,971,728	\$6,158,844	\$4,595,618	\$3,350,126	\$5,267,138
Dollars/SF		\$35-39/SF	\$35-38/SF	\$55-60/SF	\$33-36/SF	\$44-48/SF	\$40-43/SF
Estimated 20 -Year Energy Savings		\$497,810	\$725,114	\$512,826	\$668,851	\$298,786	\$555,234

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# NOVEMBER 2020 - OCTOBER 2021

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- 20-21 SY - COVID - hybrid, virtual, masks, etc...
  - Summer 2021 - Maplewood GESA
    - Labor, logistics, supply chain, cost increases, fuel, etc...
    - Concerns about 2020 projections
  - 21-22 SY - Masks & vaccination controversies
-



# Combined Facilities & Finance Committee Meeting

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October 19, 2021 - CSHS - 6:00pm



## PENNCREST

EMPOWERING LIFE-LONG LEARNERS

TO: Combined Facilities & Finance Committee members:

FROM: Dr. Timothy S. Glasspool, Superintendent

Combined Facilities & Finance Committee  
Cambridge Springs Jr/Sr High School

Tuesday, October 19, 2021 @ 6:00pm

- I. McClure Presentation - Phase II
- II. PENNCREST Presentation
  - a. District capital budget
    - i. Projects
    - ii. Equipment
  - b. GESA Phase I
  - c. GESA Phase II
  - d. GESA Phase III
  - e. Roof projects
    - i. SHS Roof Timeline - Advertise November 2021
  - f. Financing
    - i. Bond Issuances; 2020 & 2021
    - ii. ESSERS II & ARP-ESSERS(III)
  - g. Student Population
- III. Board Discussion - Phase III - 2022 Bond Issuance
- IV. Adjournment



## PENNCREST School District Investment Grade Audit Presentation

Presented by:

Eric Petrazio, Account Executive

Doug Boswell, PE Senior Mechanical Engineer

McClure Company

[ericpetrazio@mcclureco.com](mailto:ericpetrazio@mcclureco.com)

878-218-0687



# Maplewood Campus GESA Phase I - 2021



\$9,123,493

## Estimated GESA Expenses

(\$2.7 over)

SES & SHS - \$11,634,908

CSES - \$3,350,126 (low range, July 2020)

CSHS - \$5,267,138 (low range, July 2020)





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# AVAILABLE FUNDING (JANUARY 1, 2023)

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- 2020 Bond balance - \$5,924,479.41
    - 20 year payback, general capital, no GESA, 85% by December 2023
  - 2022 Bond balance - \$4,248,141.91
  - Remaining ESSERS II funds - \$2,074,182.51
  - Remaining ARP-ESSERS III funds - \$1,356,025.16
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# ESSERS FEDERAL REGULATIONS

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- ESSERS II - funds are tightly regulated and must be spent by 9/30/23
  - ARP-ESSERS - funds are tightly regulated and must be spent by 9/30/24
  - ESSERS guideline still evolving; PDE Weekly Office Hours (twice per week) & PDE ESSERS/GEER volume 53 (9/30/22)
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# ADMINISTRATION RECOMMENDATIONS

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- Any summer project should be out to bid in December 2022
  - Planning study results expected by January 2023
  - GESA 2.5
    - Contract with McClure to continue GESA I and II
    - Use remaining ESSERS II funds for Exterior Doors and Windows at Maplewood and Saegertown (in original GESA proposals)
    - If approved by PDE in December 2022 for summer 2023 construction
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# ADMINISTRATION RECOMMENDATIONS

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- Utilize remaining ARP-ESSERS and 2020 Bond issuance to fund Cambridge Springs High School roof project summer 2023
  - Remaining ARP-ESSERS III funds - \$1,356,025.16
  - 2020 Bond for the bid difference
- Wait for Planning Study in January 2023 to determine next steps

**Cambridge Springs Project Funds - \$9,484,569.45**

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QUESTIONS, CONCERNS, &  
ADDITIONAL INFORMATION  
REQUIRED TO MAKE DECISIONS?



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