

GT Management Consultants LLC
When Experience Counts

715 N Belvidere Avenue
York, PA 17404-4113
717-319-8443
gtmconsultantsllc@gmail.com

July 21, 2019

Report of CM Visits on 7/15-19/2019

To: Wesley Doll, Superintendent
Ronald Ebbert, School Board
Christopher McMahon, Facilities Mgr.
Anthony Graham, Dir. Of Athletics and Property
Candra Bretzman, Exec. Assistant

BUILDING KEY:

AES = Arendtsville Elementary

BES = Biglerville Elementary

BHS = Biglerville High School

Observations: 7/15/19

AES Time In 12:05pm Time Out 12:20pm

- NextGen is working on programming the VUV units.

BES Time In 12:30pm Time Out 1:00pm

- Some units do not appear to have isolation valves installed. I will speak to Shawn.
- The Ceiling Installers are in the building.
- The Gutter Contractor is working in the courtyards.
- Heating piping is being installed for the VUV's and VAV coils.

BHS Time In 11:30am Time Out 12:00pm

- The Pipe Fitters are working in the N Gym.
- The Electricians are working in the S Gym.
- The Electricians are working in corridors running power for the new units.

Observations: 7/16/19

AES Time In 10:30am Time Out 10:45am

- NextGen on site working on programming VUV units.
- HVAC Contractor working in halls and in the library.

BES Time In 11:00am Time Out 11:30am

- Shawn and I checked units and coils for isolation valves. The valves are inside the VUV units; however some of the VAV coils are lacking valves on one, or both sides of the coils. Shawn will see that they are installed on all units.

Observations: 7/17/19

BHS Weekly Meeting: Time In 10:00am Time Out 10:45am

BES

Roofing and gutters will complete within the next 2 wks.

Windows will complete this week.

AC1 start-up will be Friday 7/19 or Monday 7/22.

Ductwork and VUV units are in place.

Rooftop unit startup at BES will be 7/22.

Trane 600psi refrigerant pipe tightness test will be done the end of this week. All personnel need to be out of the building for this test.

VUV start ups will start the 5th of August.

BHS

Rooftops 2, 3, 4 and 13 will start up on 7/19.

Five units will be crane lifted on 7/24.

Lighting changes are 75 % completed.

Roof work is completed.

Transformers will be coming within a week or so

AES

Crane lift of unit will be 7/18/19

Eight VUV units will be started beginning 7/18/19.

7/18/19

AES New Construction Final Design Meeting at CRA Associates. Time In 9:00am Time Out 11:30am

- The roof drain for the original building appears to be outside the foundation at the front of building, not in the pipe tunnel. This will make the relocation much easier.
- Final coordination will be on July 25th.
- Cost Issues
 - The Courtyard design is not in the original scope.
 - If the Gym alternate is taken, the foundation walls must be higher and the slope changed or we will lose the playground. The additional foundation will be an added cost.
 - The stage and curtains have caused a code required sprinkler system to be needed in that area. This will require a separate main installation and sprinkler design and installation, all at an additional cost.
- The District needs to verify the condition of the roof on the original building.
- There is a coordination and scheduling issue. With the gym needing to be occupied by April 30 of 2020, there must be power supplied to this area from the new switchgear. The piping and grease trap from the existing kitchen are in the way of the installation in the ceiling of the basement electrical room. Moore Engineering and CRA are trying to work this out.

Recommendations:

- The project is on schedule.

Questions:

- None at this time.

Respectfully submitted,

Gil Tunney

Gil Tunney, Owner
GT Management Consultants, LLC

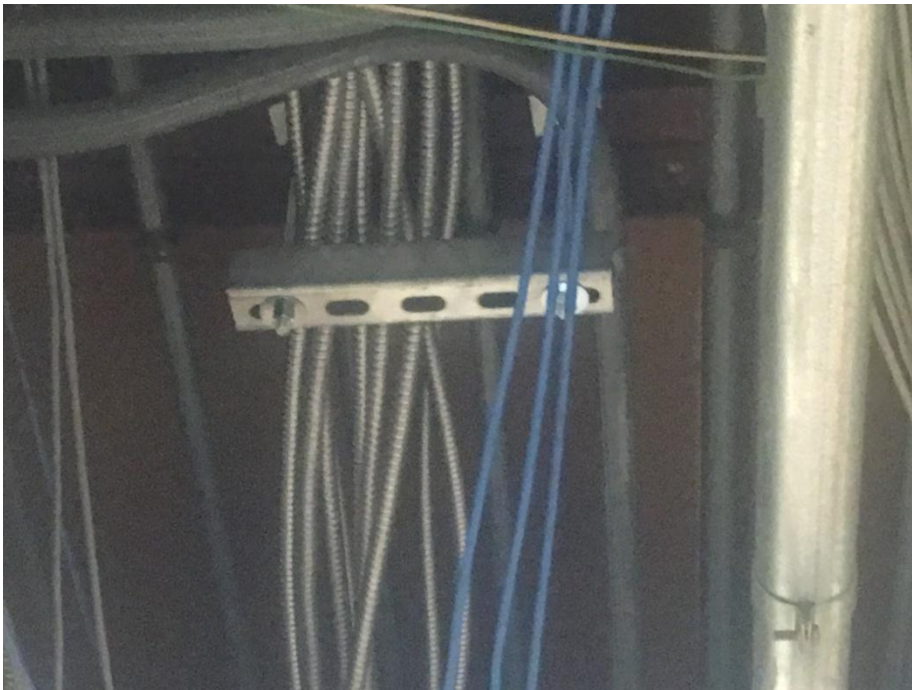
Project Photos:



View of piping into VUV after insulation.



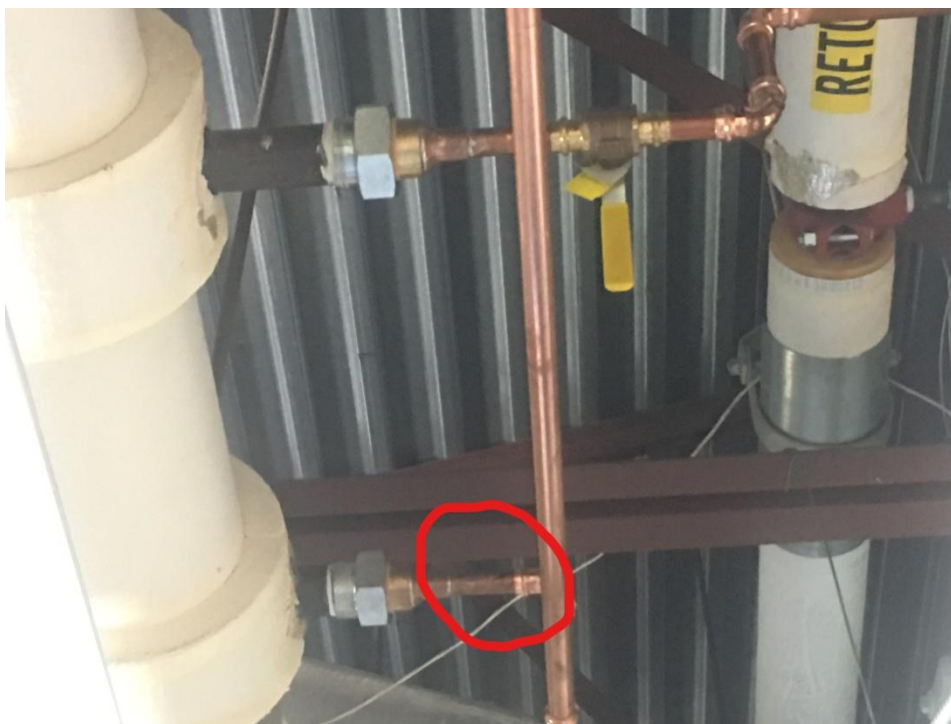
View of closure panel of old vents at AES. This will be behind the new shelving.



View of electrical MC cable being supported above ceiling as required by code.



View of VAV unit coil being installed.



View of new heat piping takeoff. Note missing valve on return side.