Capital Projects

for the

Upper St. Clair School District

January 22, 2018

Upper St. Clair SCHOOL DISTRICT

McLean Architects

The Projects:

- **Upper St. Clair High School:**
  Community Complex Building &
  Pool Addition

- **Boyce Middle School Field:**
  Restroom / Concessions Building
  with Announcer Booth

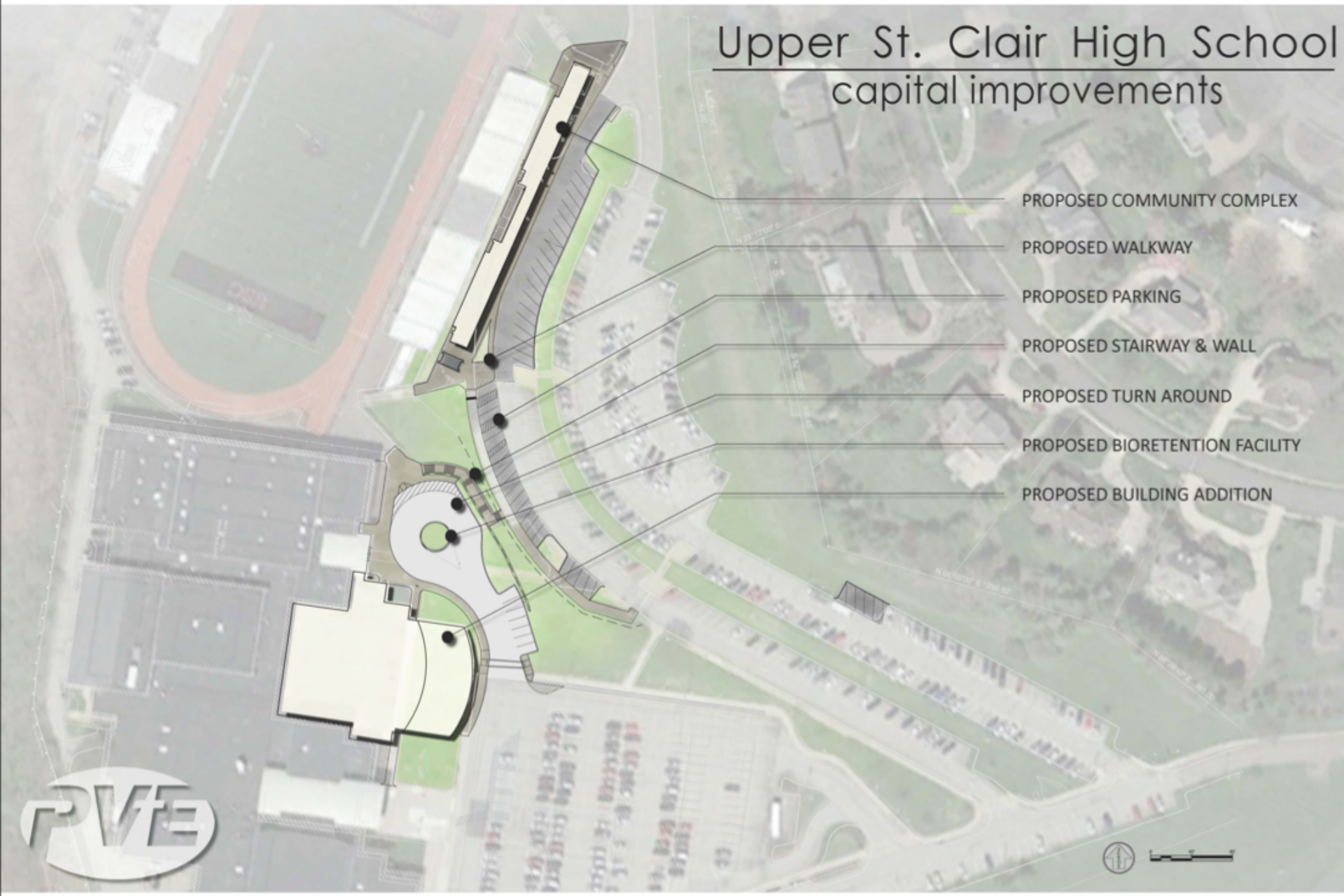
Upper St. Clair SCHOOL DISTRICT

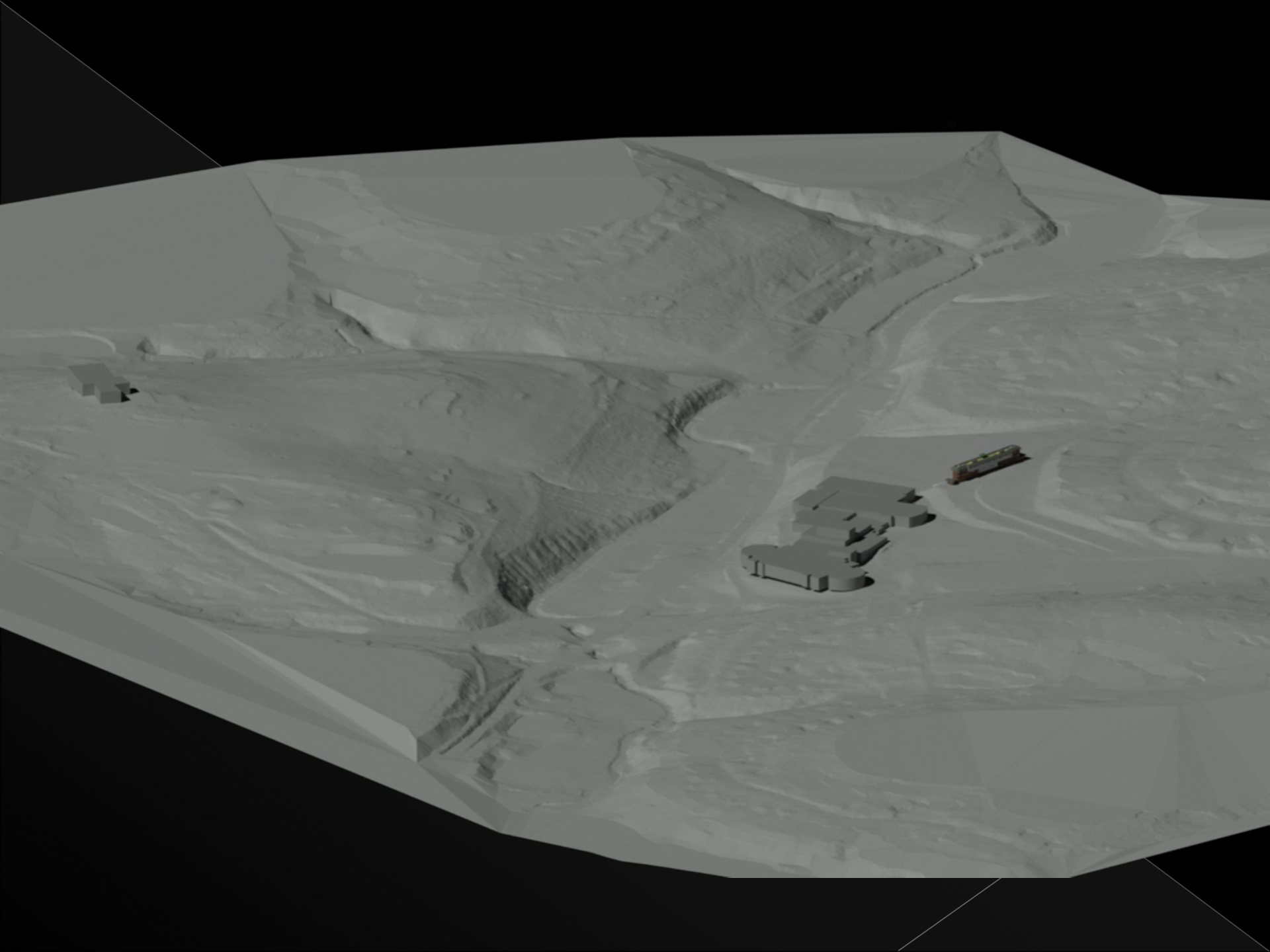
McLean Architects

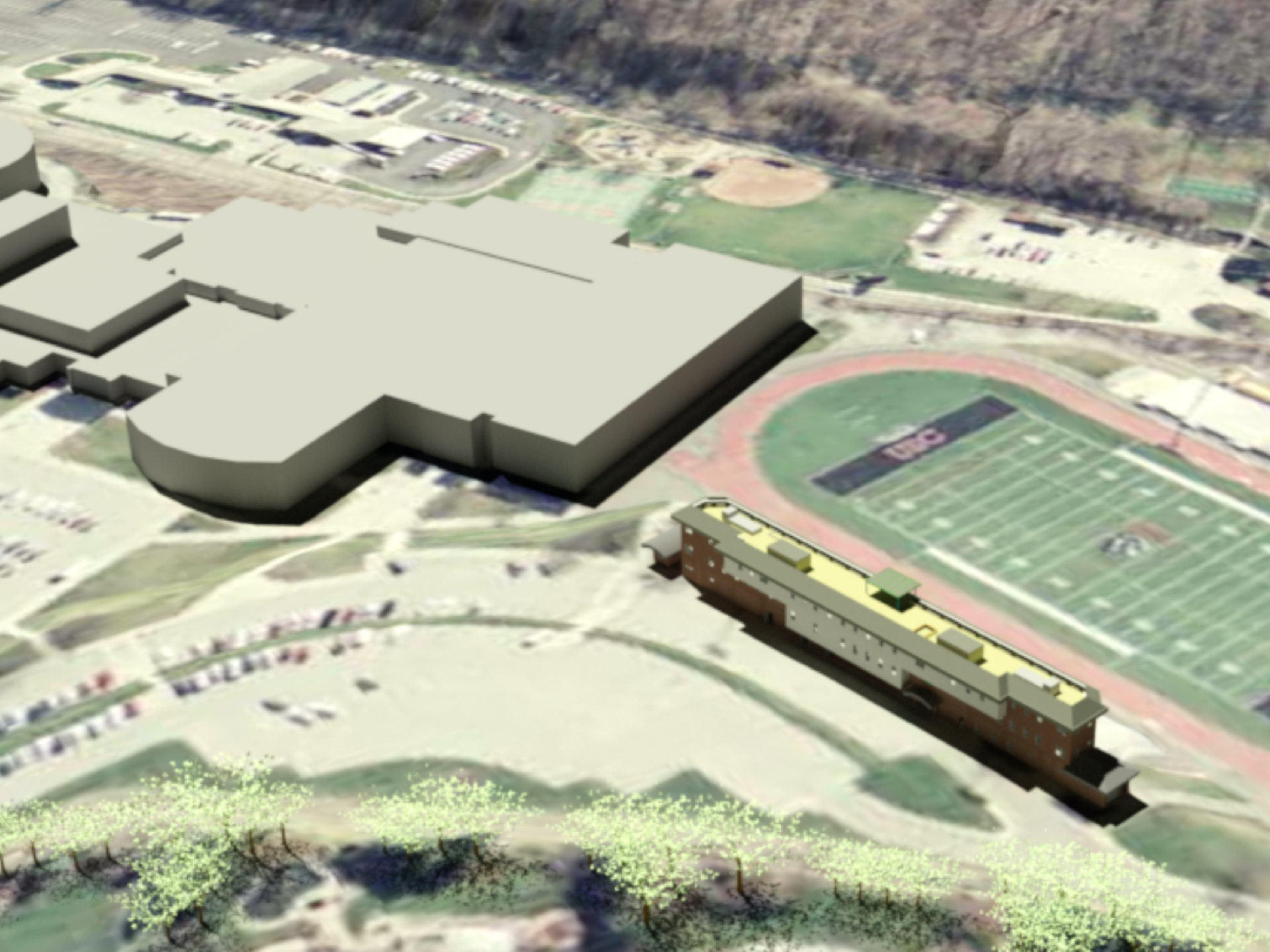


Proposed Additions & Improvements to Upper St. Clair High School Upper St. Clair, PA McLean Architects, LLC

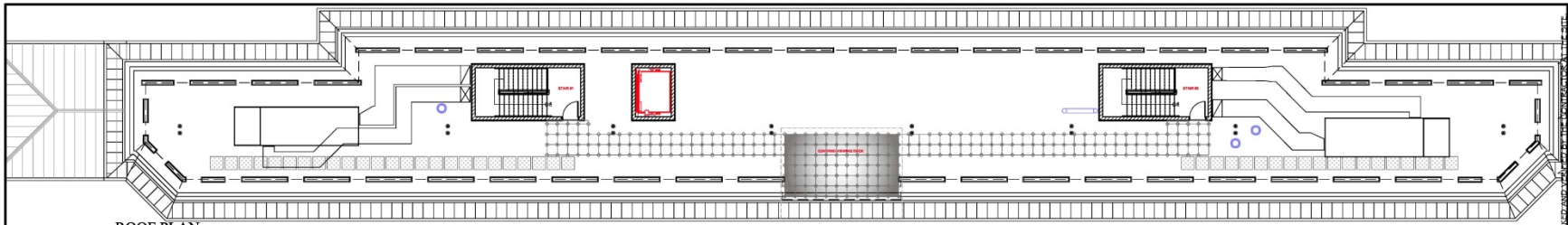
Upper St. Clair High School
capital improvements



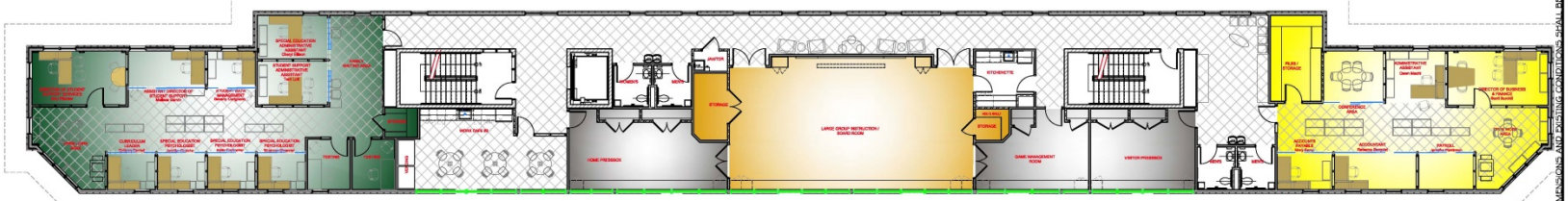






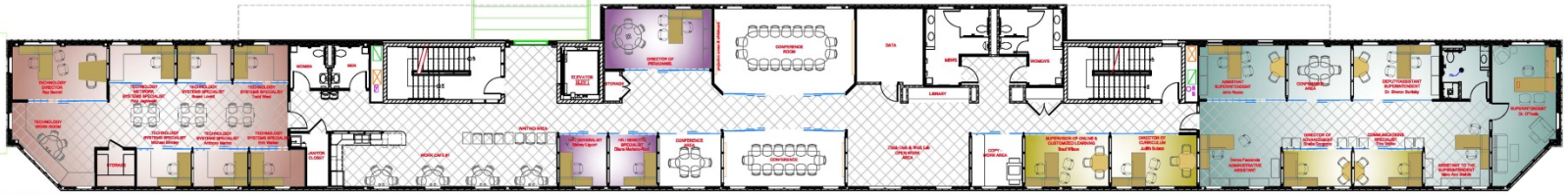


ROOF PLAN
SCALE: 1/8" = 1'-0"

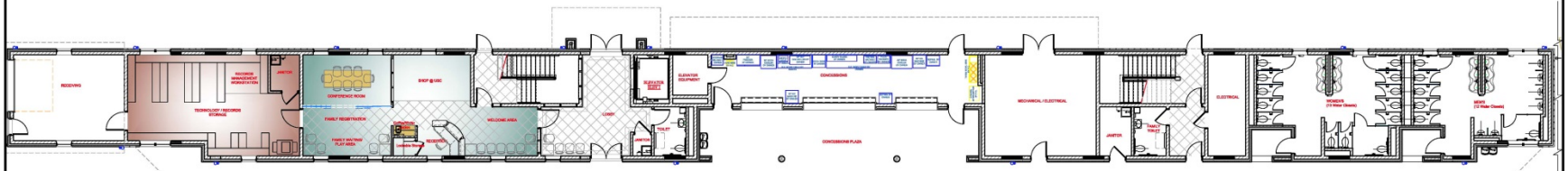


THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

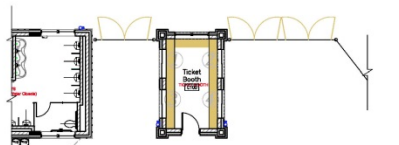
G 10 20 30 40 **50** 40 30 20 10



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SOUTH TICKET BOOTH PLAN
SCALE: 1/8" = 1'-0"

TRUE NORTH

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR ON THE SITE

CAPITAL IMPROVEMENTS FOR THE
UPPER ST. CLAIR SCHOOL DISTRICT
AT UPPER ST. CLAIR HIGH SCHOOL

FLOOR PLANS

McLean Architects
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412-381-3300 Fax: 412-381-2320
e-mail: mclean@mcleanarchitects.com

Proposed HS Stadium Community Complex

DRAWN BY: CAD SCALE: 1/8"=1'-0" PROJECT NO.: MA1615-C
DATE: 12/20/17 REVISIONS:
APPROVED BY:

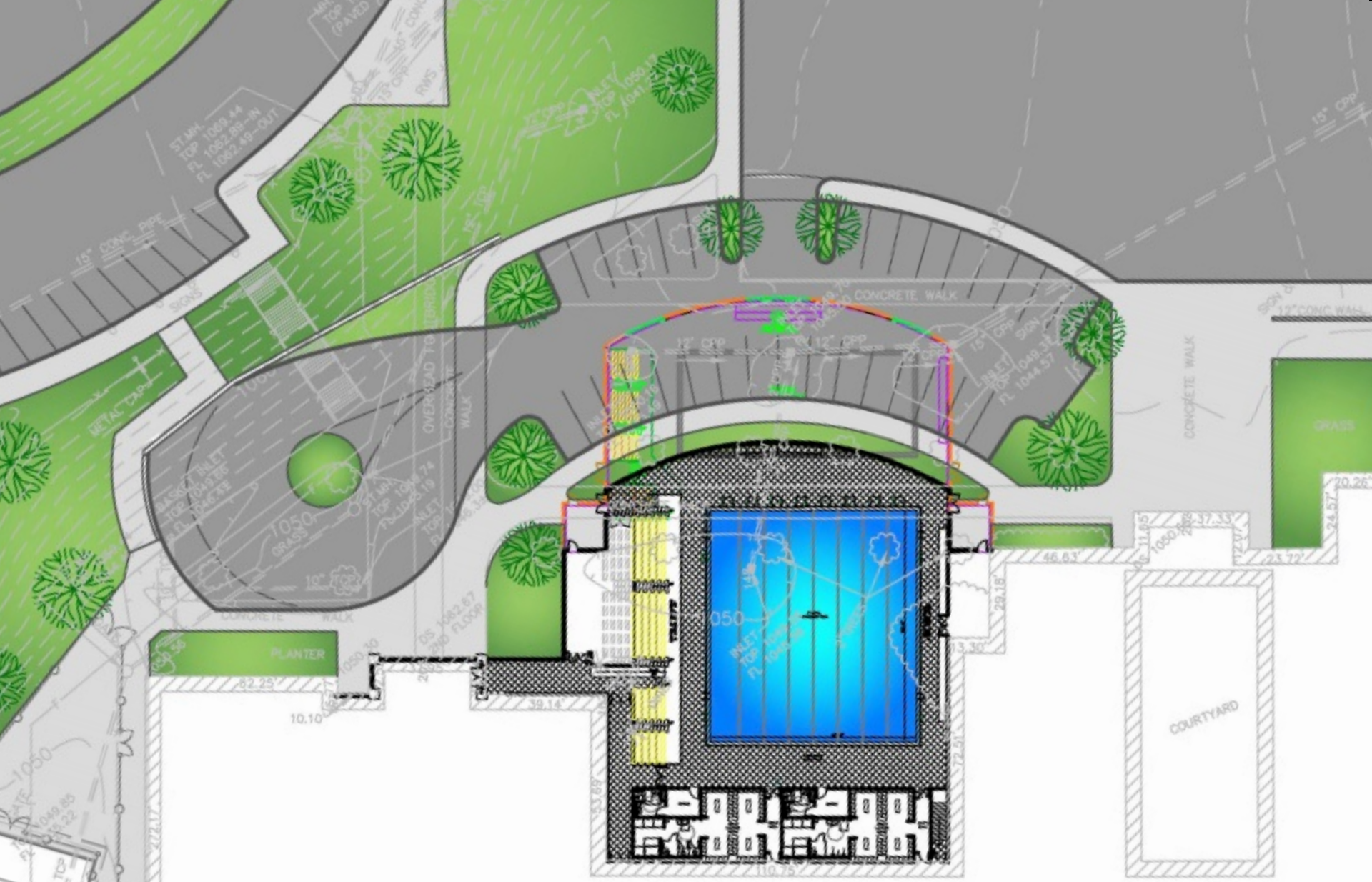
DWG.NO.
A-1
MA1615-C

New Swimming Pool

The existing high school swimming pool is a 50 year old five-lane configuration that limits use of the facility. Its location within the building hampers public access. A new 8 lane pool facility, along with site improvements, places it in a more accessible location. A bid alternate to add a separate special-use pool allows consideration of additional functionality, flexibility, and special needs utilization.

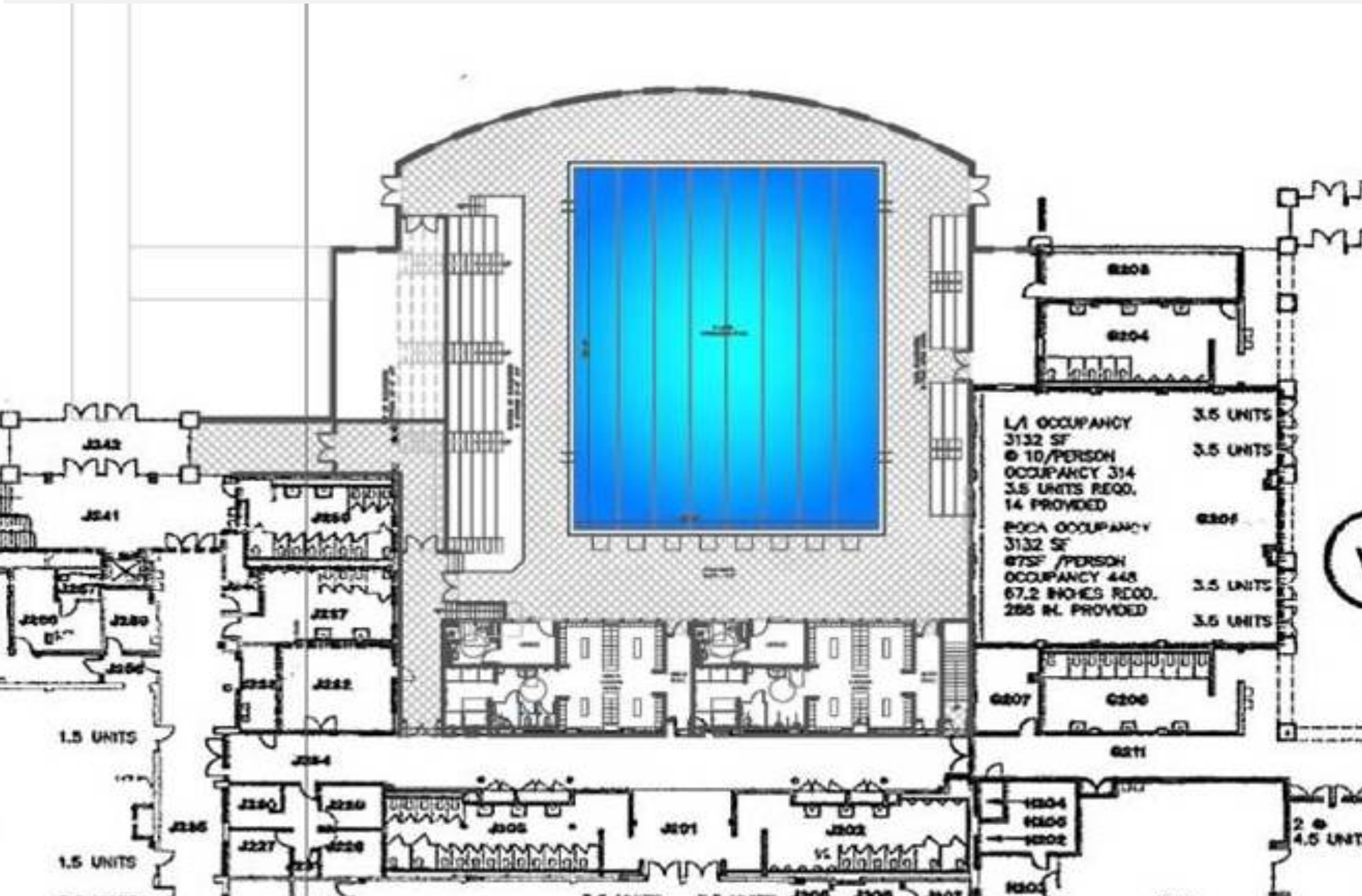
Upper St. Clair SCHOOL DISTRICT

McLean Architects

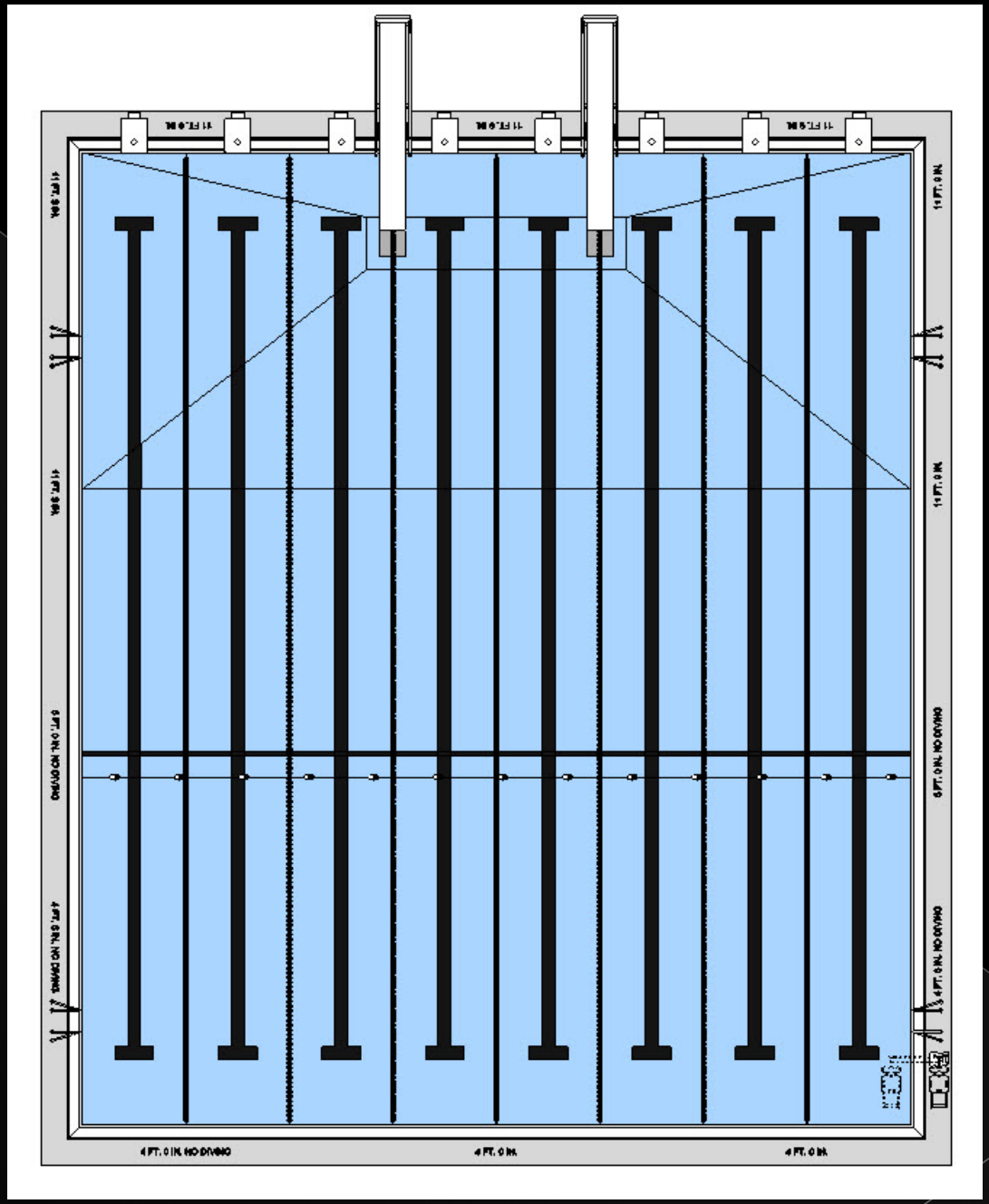


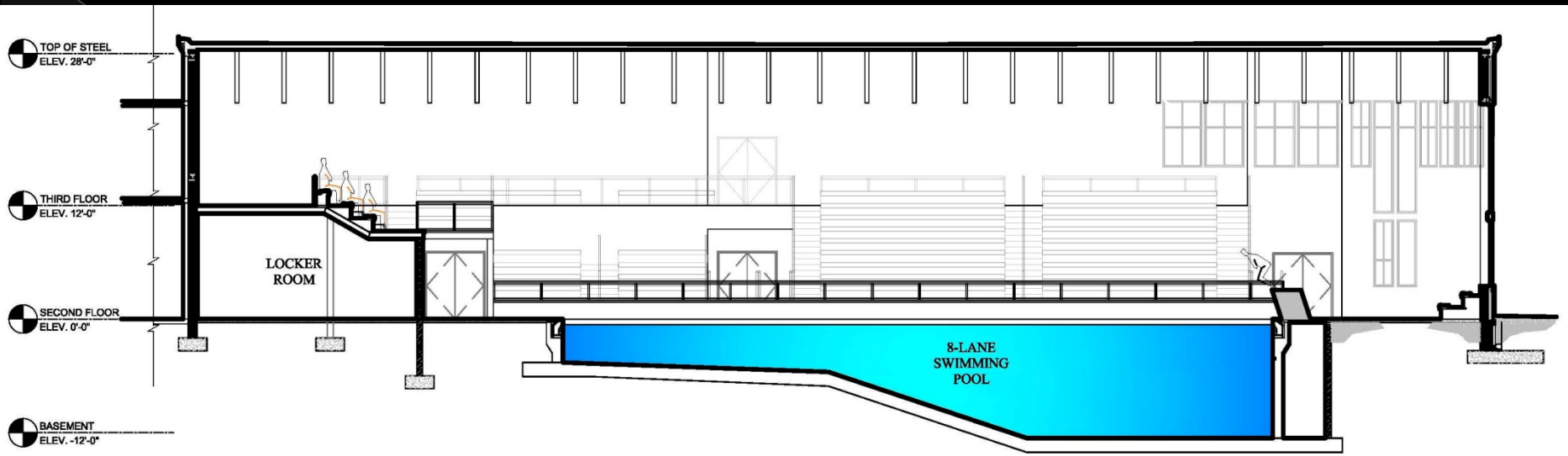
Site Plan with Addition for New Pool

High School Floor Plan w/ New Pool



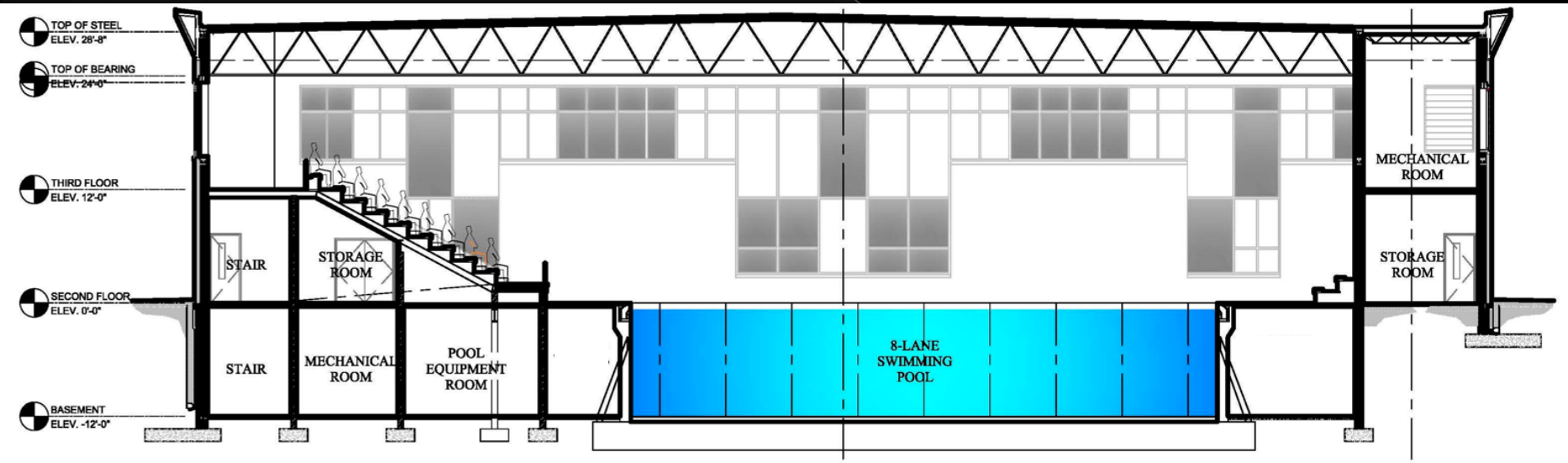






EAST-WEST BUILDING SECTION THROUGH NATATORIUM - BASE BID

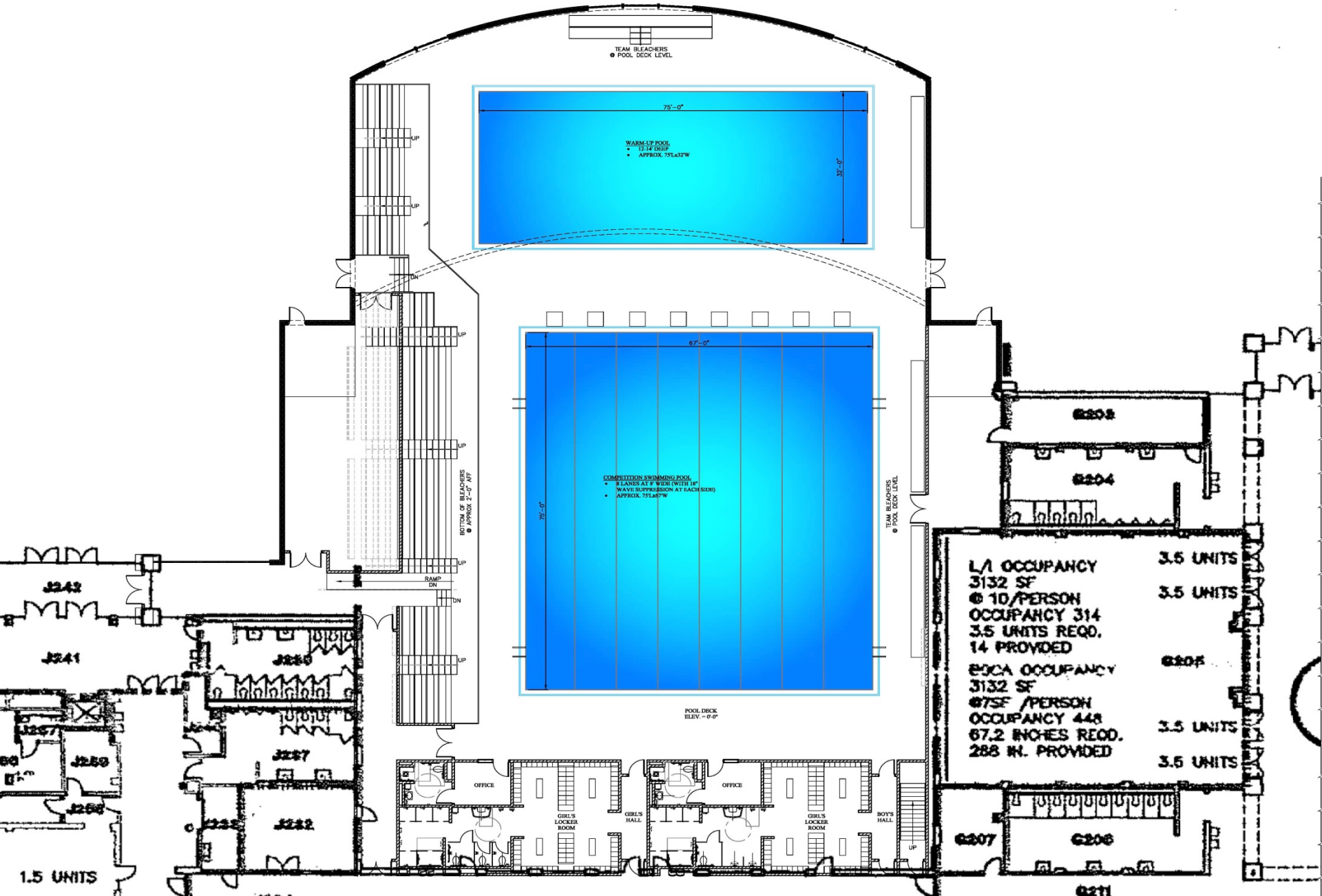
SCALE: 1/8"=1'-0"

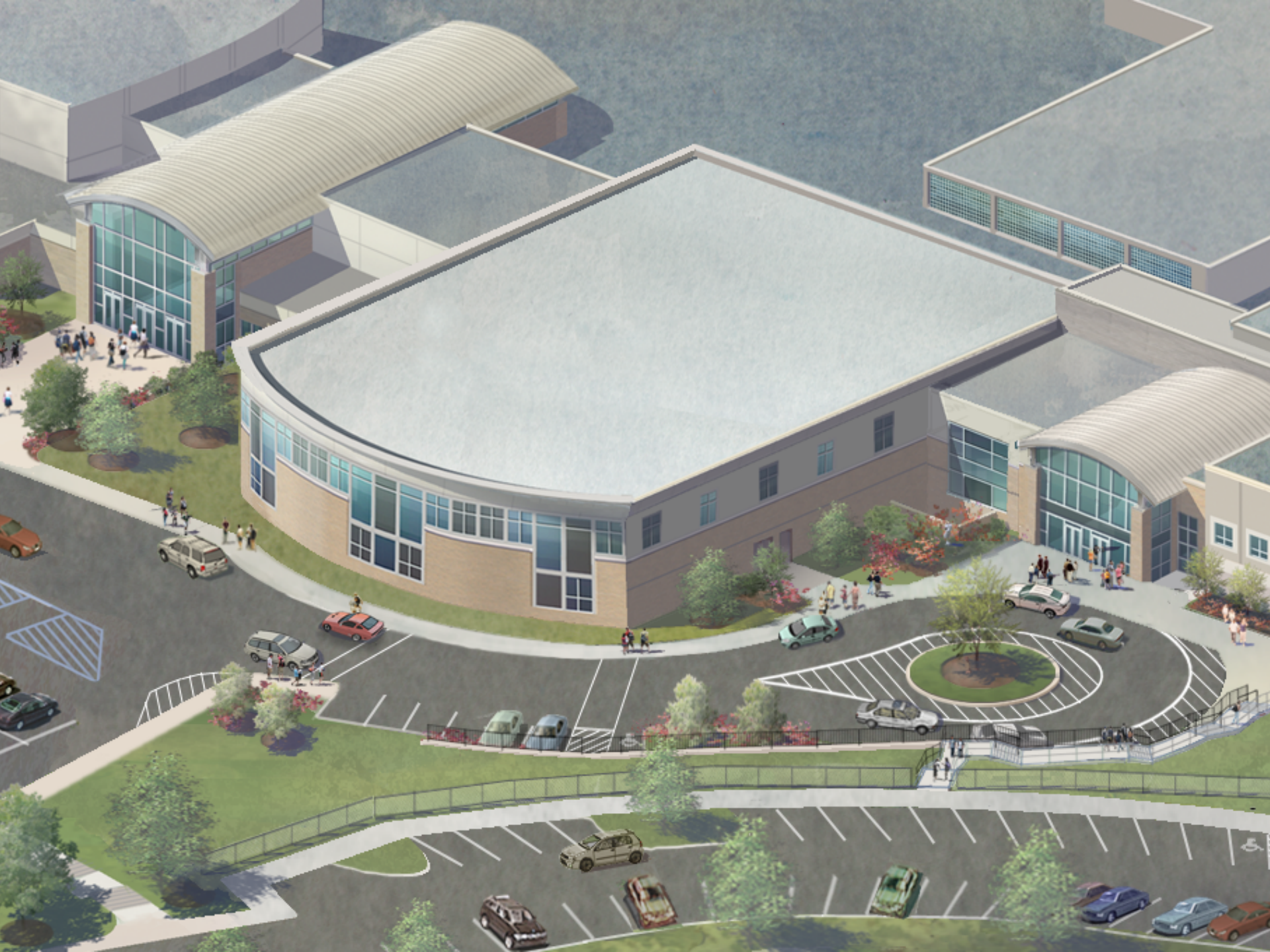


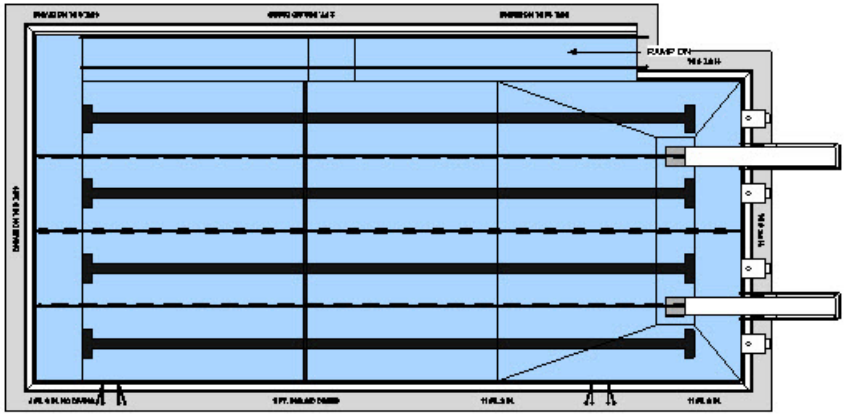
NORTH-SOUTH BUILDING SECTION THROUGH NATATORIUM

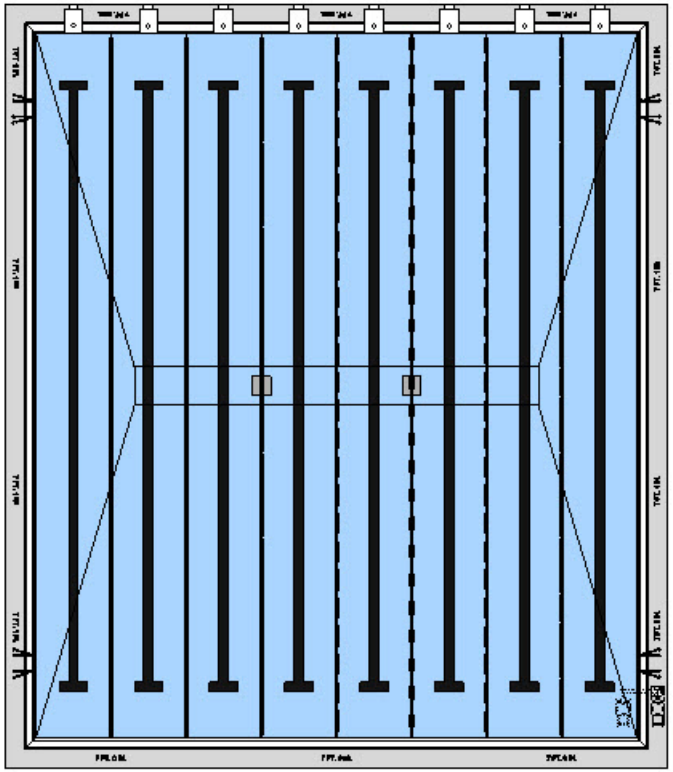
SCALE: 1/8"=1'-0"

Add-Alternate Design for Added Special Use Pool

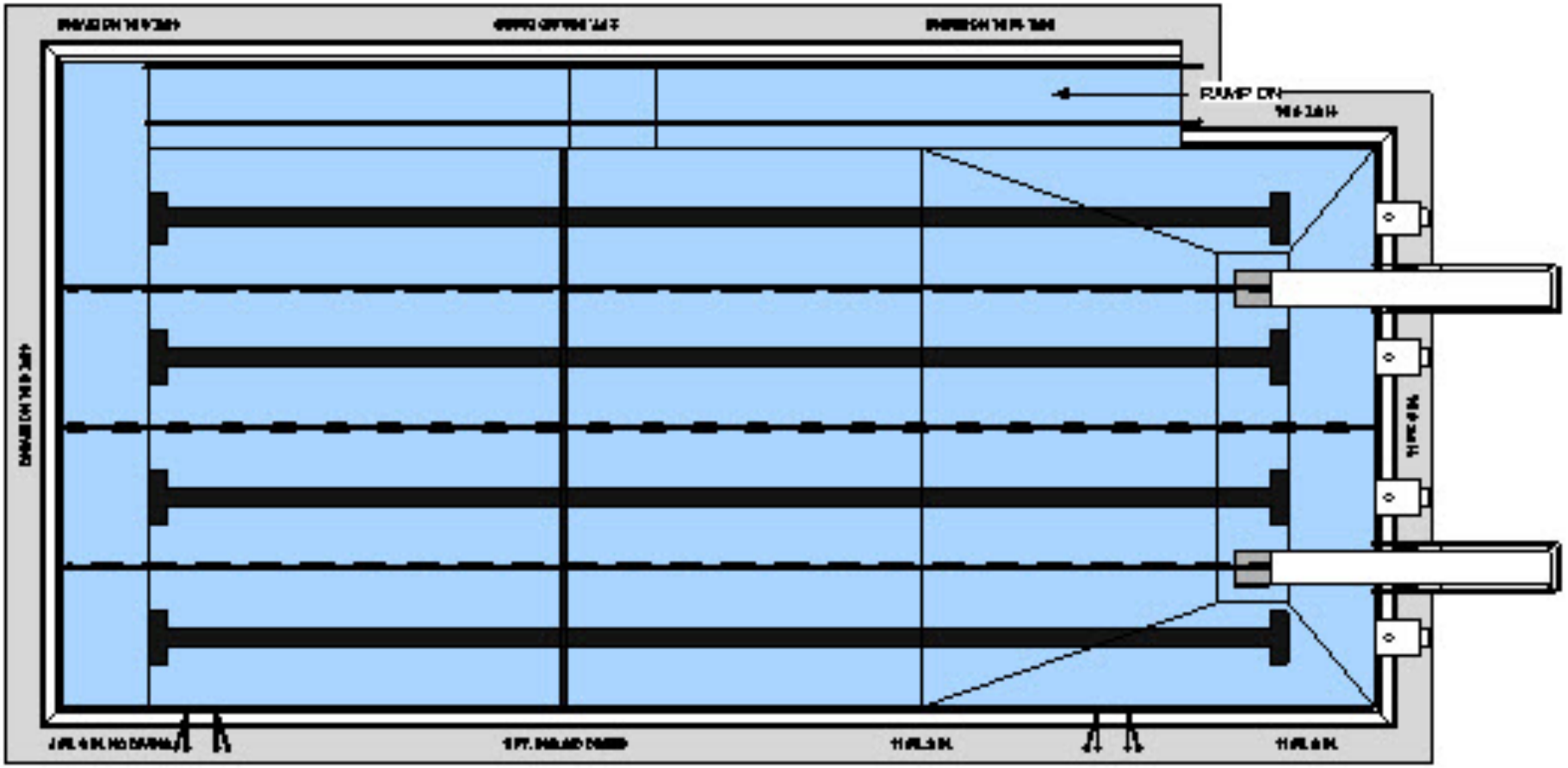


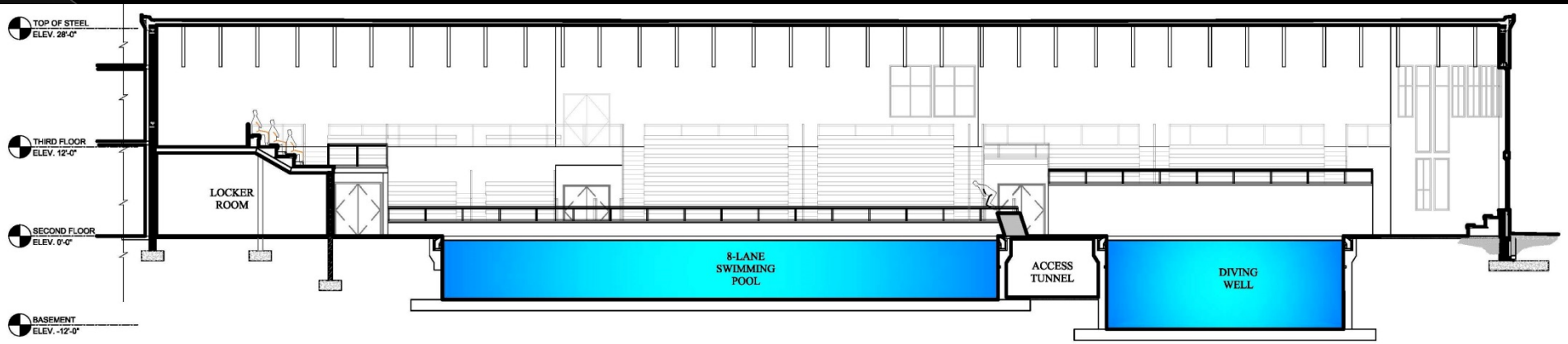






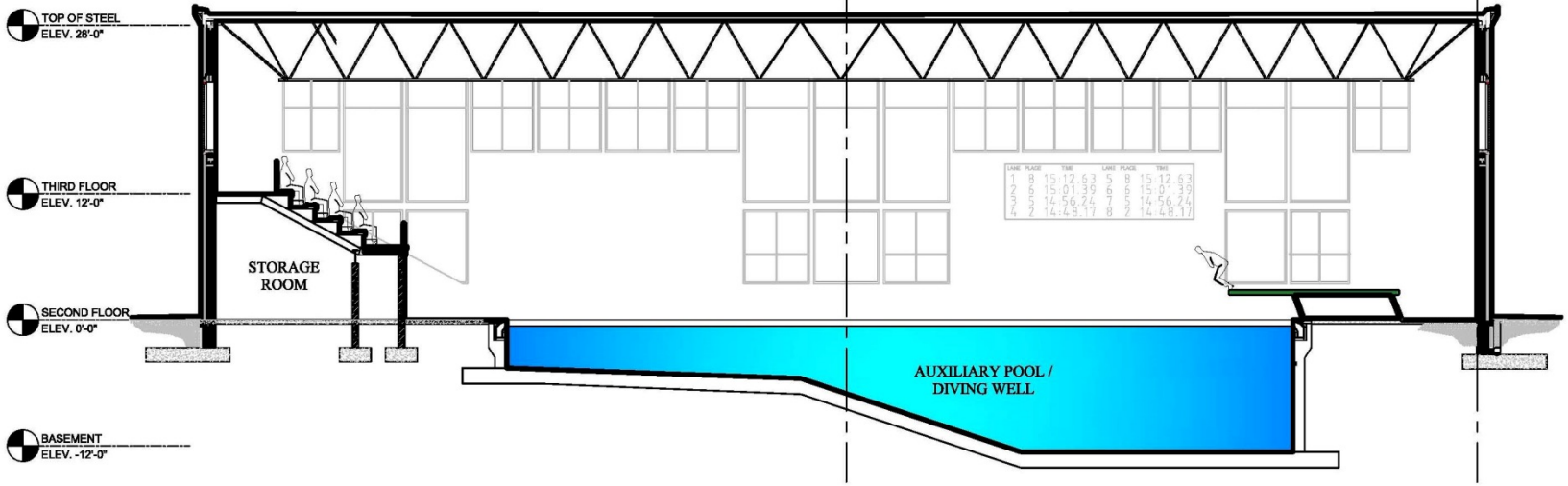
Special Use Pool





EAST-WEST BUILDING SECTION THROUGH NATATORIUM - ADD ALTERNATE

SCALE: 1/8"=1'-0"

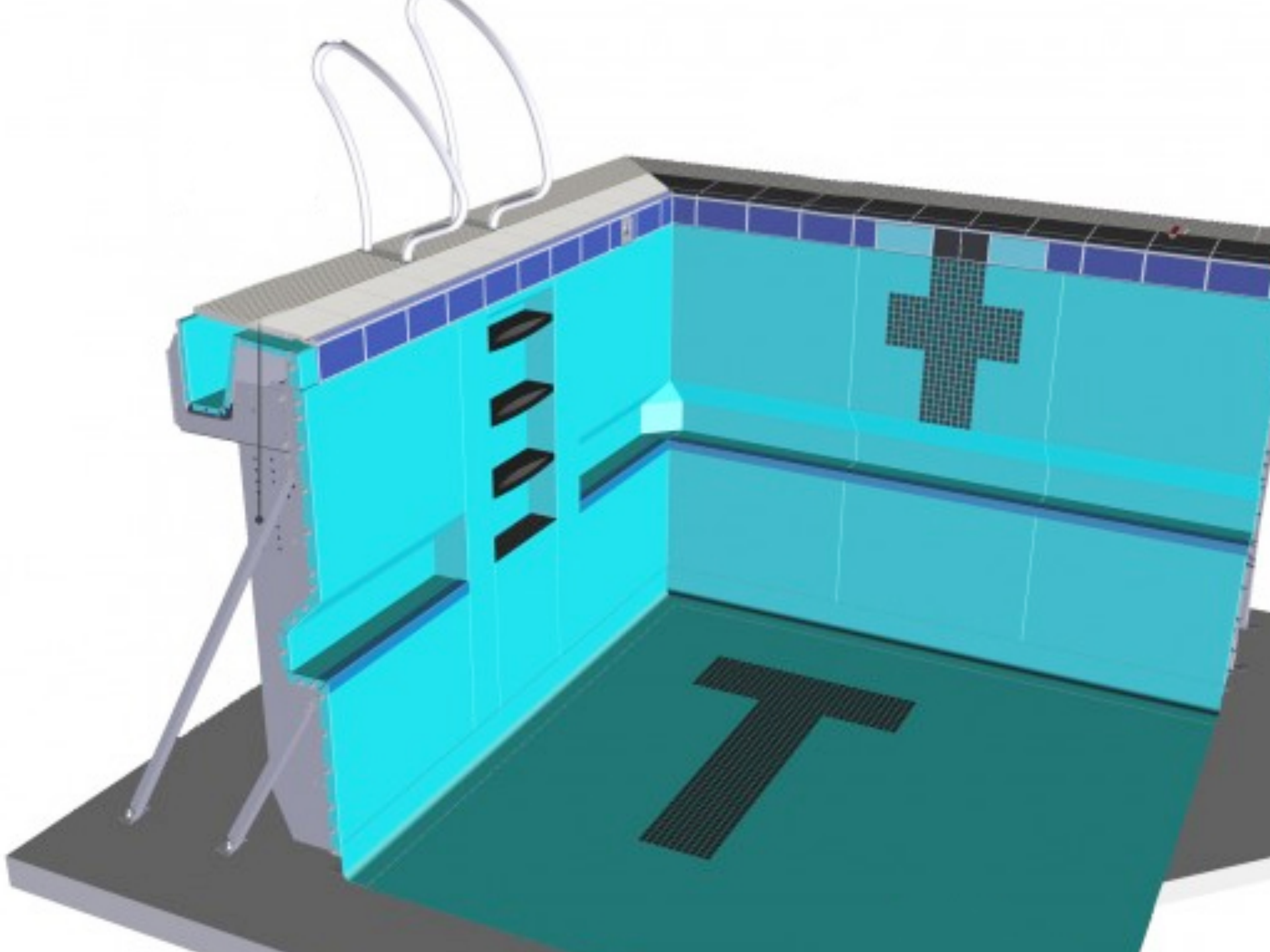


ALL DIMENSIONS AND EXISTING CONDITIONS

NORTH-SOUTH BUILDING SECTION THROUGH NATATORIUM - ADD ALTERNATE

SCALE: 1/8"=1'-0"






Deck Drain Evacuator

Upper St. Clair Natatorium/Pool Vessel Life-cycle Comparison

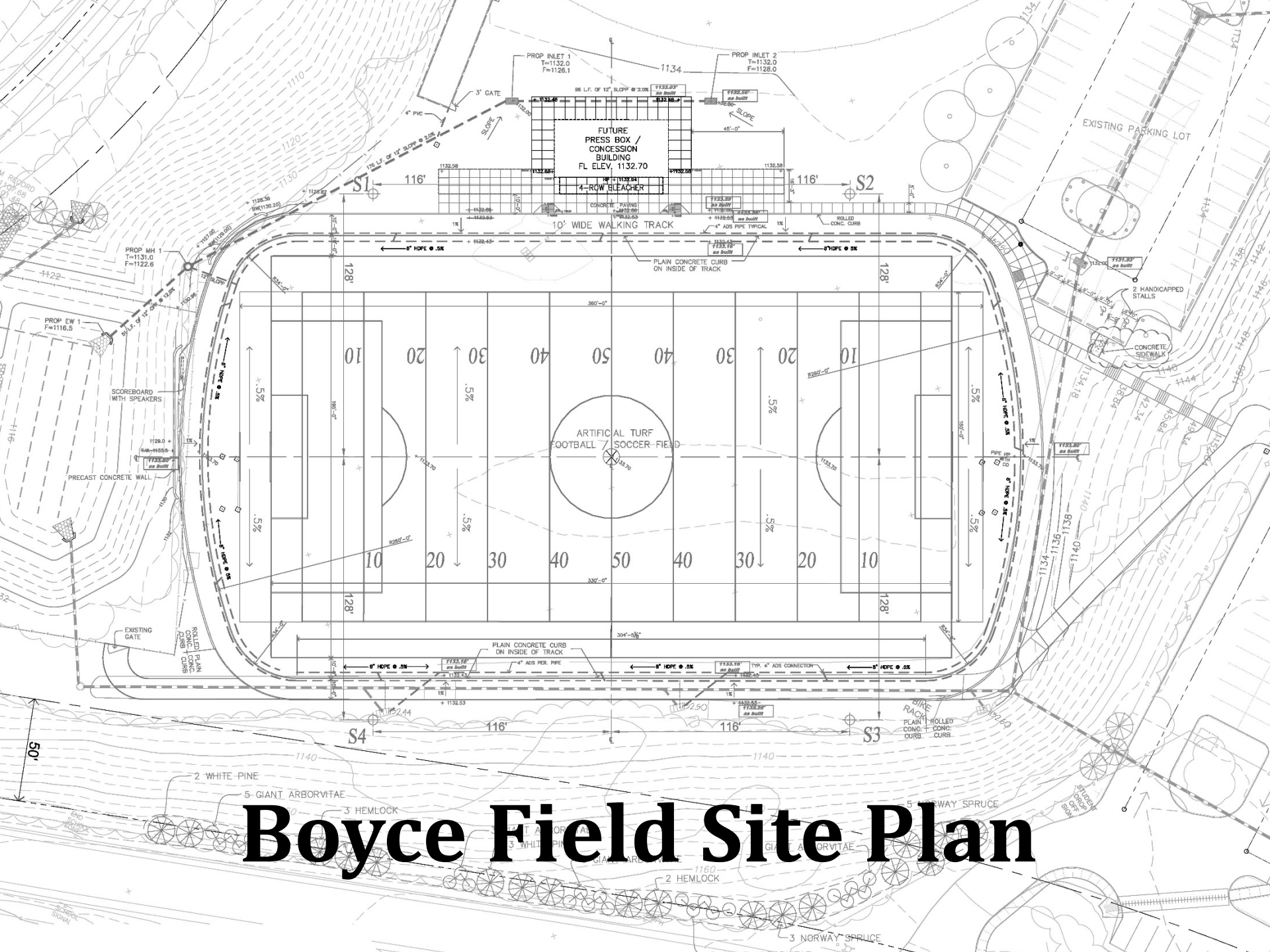
Type	Warranty	Useful Lifespan	Required maintenance	Cost of maintenance	Remarks
Reinforced pneumatically-placed concrete pool vessel	1 year from date of substantial completion	Plus 30 years Plus 30 years for tile, grout replacement	Shell minimal, finishes vary*	minimal	Provided adequate reinforcing and proper coverage of the reinforcing steel is provided, the structural shell's life span could reach 50 years.
*Ceramic tile pool finish w/ epoxy grout	10 years from date of substantial completion against tile separation	20 years w/o regrouting	Periodic acid washing, 5-7 years. Scheduled pool cleaning with a creeper vacuum. Sealant replacement at gutter a 7 to 10 year task.	Demo: $5-$7/SF Regrouting: $20-22/SF wall and floor surface. Normally in the 20th year of operation unless water quality decays grout. Sealant replacement: $20/LF ***2017 costs, $175,000 anticipated maintenance costs.***	Balanced water chemistry required to extend useful life. Normal routine observation of grout to confirm that the grout is not degrading. When tile edges are exposed, delamination of the tile from the setting bed can occur. Sealant replacement at gutter typical for all stainless steel gutter systems.
Pre-Engineered Steel Pool	25 years on pool structural components, 10 year for watertight integrity of the vinyl liner	Plus 30 years *(I have personally witnessed a 40 year old Pre-Engineered Steel pool with the original membrane.)* The longevity of the pool has not been established by the Manufacturer as *there are pools with over 50 years of useful service still in use in the European market.*	Scheduled pool cleaning with a creeper vacuum. Manufacture recommended seam and lining inspections provided by manufacturer at scheduled times.	No anticipated replacement costs in the first 25 years of operation.* Normal wear and tear might require minimal gutter grating repair. ***First cost differential between the Pre-Engineered Steel Pool and a ceramic tile finished pool is approximately $80,000.***	Pre-Engineered Steel system recommends an inspection at the 10 year, 15 year, and 20 year milestones. There is no anticipated costs for the Pre-Engineered Steel pool, provided the pool is operated within the standards established at the time of the Project substantial completion. Broken grating and normal wear and tear many times can be repaired with salvage to stock left over from the original construction. *If a floor liner replacement would be needed, the anticipated cost for the liner replacement would be approximately $16 to $18/ SF in 2017 dollars or $72,000 to $81,000. This number, as well as all maintenance number would need to be adjusted to future costs.

Boyce Middle School Field

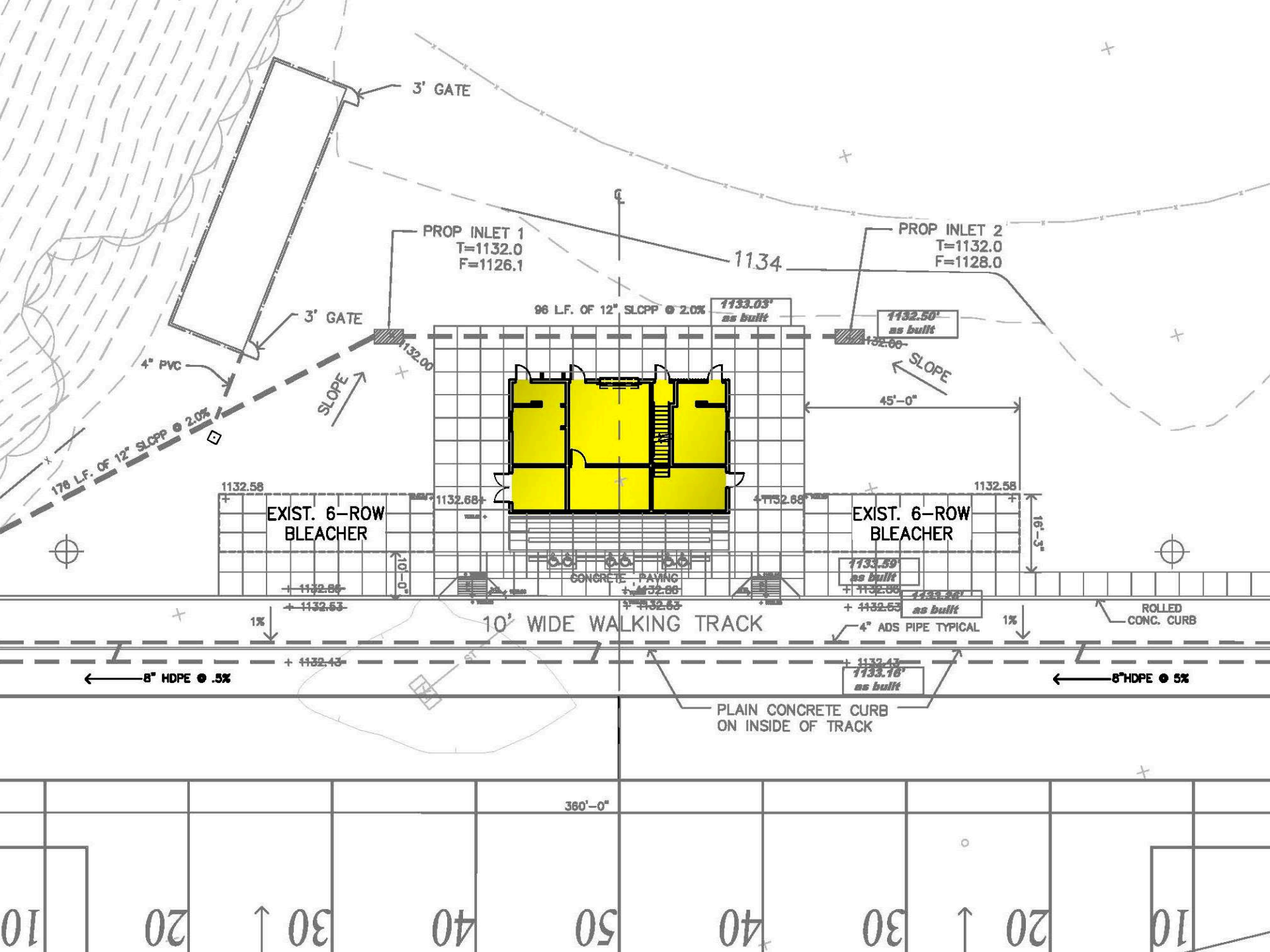
The renovations completed in 2011 at Boyce Middle School have infrastructure provisions for a small building at the field. What is proposed is a small structure with permanent restrooms, a concession area, and an announcing booth.

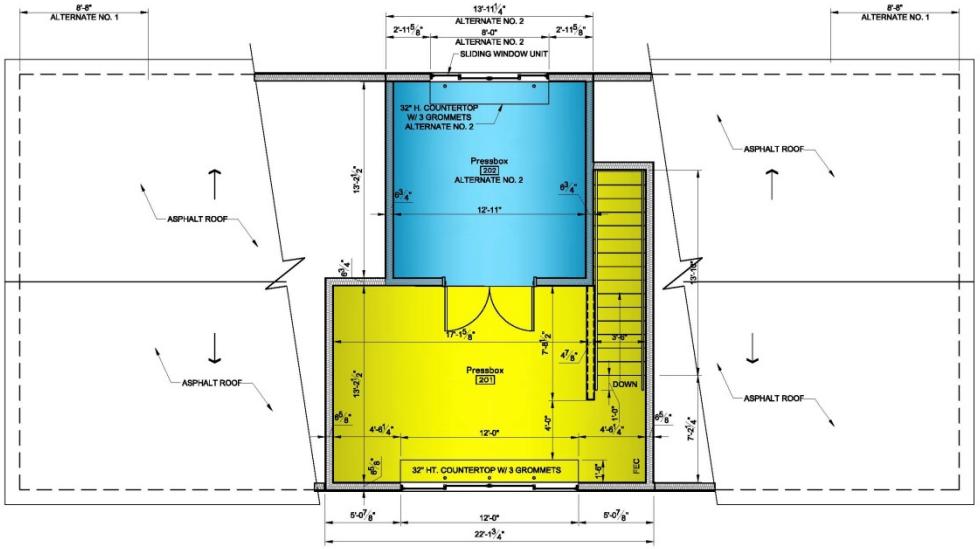
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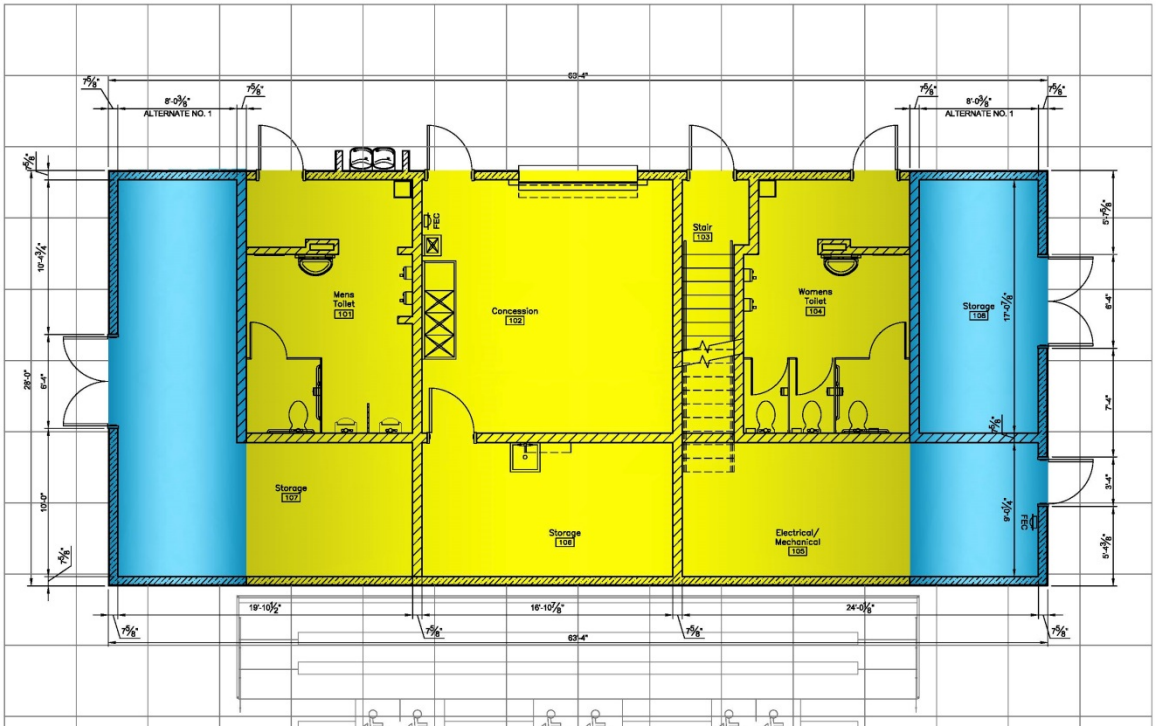
Boyce Field Site Plan

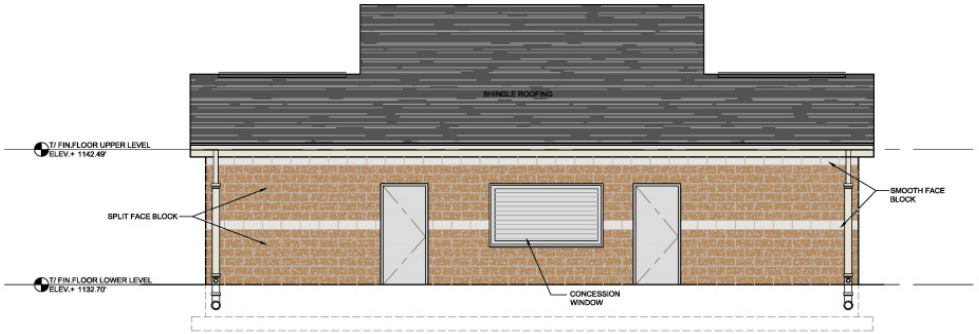

3' GATE
PROP INLET 1
T=1132.0
F=1126.1
PROP INLET 2
T=1132.0
F=1128.0
1134
3' GATE
96 L.F. OF 12" SLCPP @ 2.0%
1133.03' as built
1132.50' as built
1132.00
SLOPE
4" PVC
SLOPE
45'-0"
178 L.F. OF 12" SLCPP @ 2.0%
1132.58
EXIST. 6-ROW BLEACHER
1132.68
1132.68
1132.58
EXIST. 6-ROW BLEACHER
16'-3"
10'-0"
CONCRETE PAVING
1133.39' as built
1133.66' as built
1132.86
1132.63
1132.86
1132.63
1%
10' WIDE WALKING TRACK
4" ADS PIPE TYPICAL
1%
ROLLED CONC. CURB
1132.43
1132.43
1133.16' as built
8" HDPE @ .5%
8"HDPE @ 5%
PLAIN CONCRETE CURB ON INSIDE OF TRACK
360'-0"
10
20
30
40
50
40
30
20
10



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

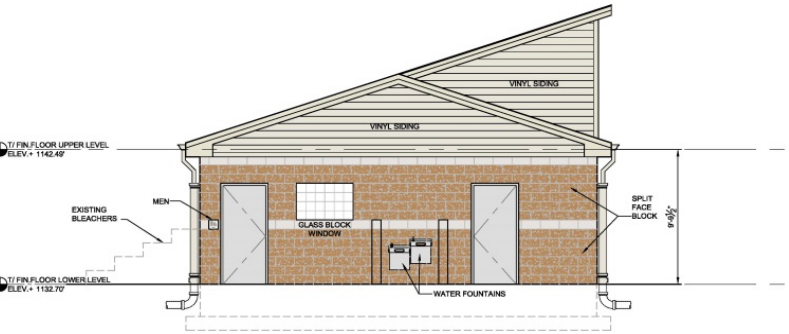
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A-2





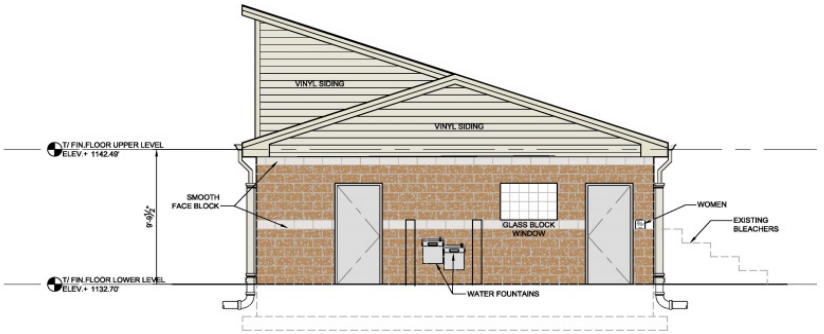
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1
A-2



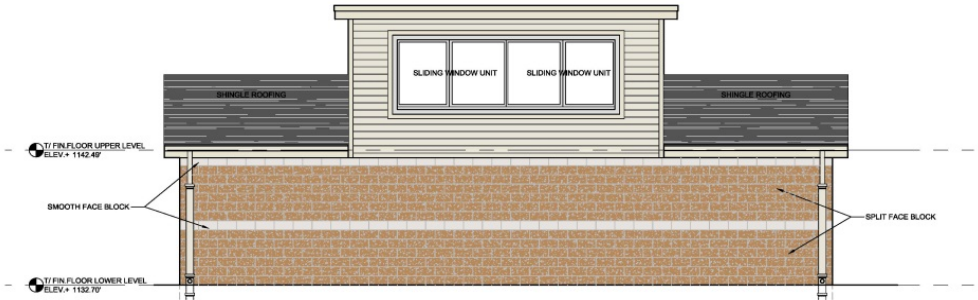
T ELEVATION
/4" = 1'-0"

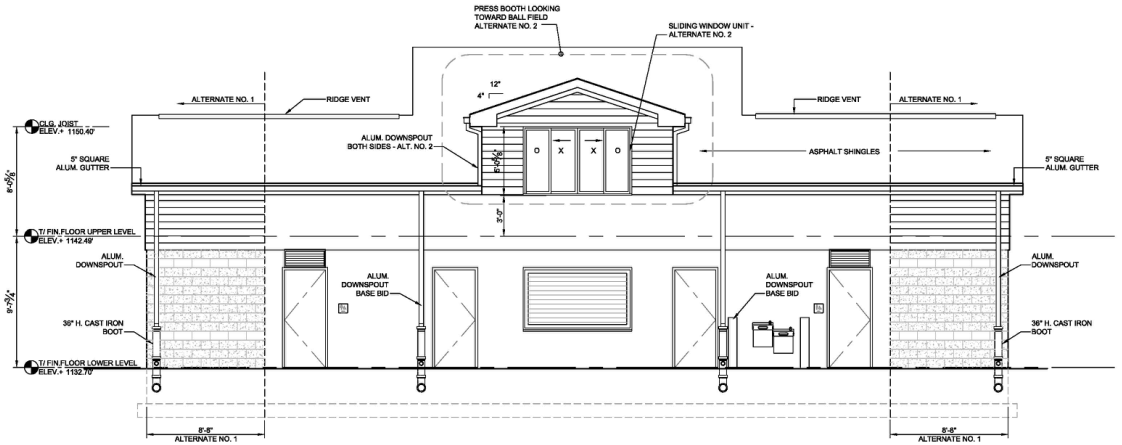
2
A-2



EAST ELEVATION
SCALE: 1/4" = 1'-0"

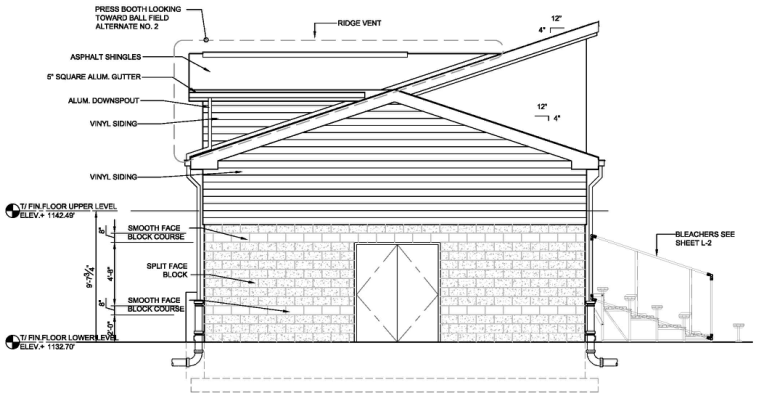
3
A-2





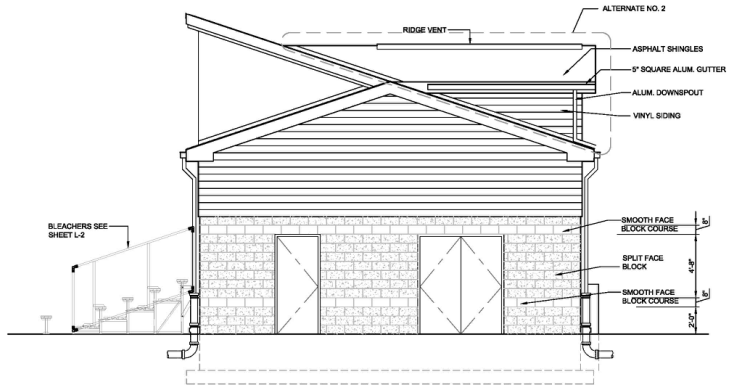
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1
A4-2



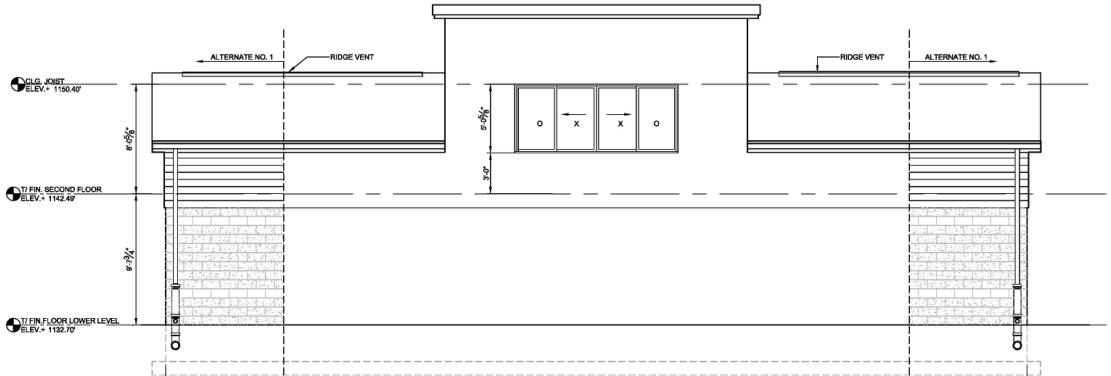
WEST ELEVATION
SCALE: 1/4" = 1'-0"

2
A4-2



EAST ELEVATION
SCALE: 1/4" = 1'-0"

3
A4-2



Schedule

June 2017 thru November 2017:

- Site Investigations (Surveys /Geo-tech)
- Design / Drawing Completion
- Submissions and Approvals

December thru February 2018:

- Bidding of Projects
- Award of Construction Contracts

March 2018 thru August 2019:

- Construction

Summary

- *Project currently out for bids.*
- *Excellent bidder interest.*
- *Alternates in bidding documents.*
- *February consideration of Contract Awards*

Post-Bid Items

- *Furniture contract .*
- *Separate bidding of HS site paving.*
- *Geotechnical Inspection Services .*
- *Materials Testing Services.*