



**Dr. David
Grande
Chair**



**Mr. Kevin
Henry**



**Mr. Robert
Miller**

Facilities Committee

October 16th Meeting
10-16-2024



Wallingford- Swarthmore School District

Mission and Vision Statements



MISSION

The Wallingford-Swarthmore School District is committed to assuring the academic achievement and personal growth of all students within an environment that promotes:

- Respect for self and others
- Active engagement in learning
- Leadership in the global community
- The pursuit of excellence

VISION

Our vision is to develop a world-class school district that provides students with the skills to succeed in a changing global environment. This vision will be realized through a commitment to high-quality programs and continuous improvement based upon careful analysis and integration of the most effective practices.

Meeting Agenda

October Agenda

- Roll Call
- Approval of September 18th, 2024 Facility meeting Minutes
- GKO Facility Assessment Report overview-Kevin Godshall
- CM3 Retro Commissioning repair update
- NPE roof



Facilities Committee

Role of the Committee



The Facilities Committee is designed to provide oversight of the District's Infrastructure of Schools, Athletic Fields, and Support Facilities. The Committee will ensure our schools, are built, maintained, and cleaned to the highest standards, in order to provide quality education for all our students. The Committee will review existing programs and projects and provide guidance to ensure appropriate focus on preventative maintenance of existing facilities as well as looking forward with capital improvement projects that support the district's long-term mission and vision.

Meeting Protocols



- Committee meetings are conducted by central office administration.
- Agenda items listed below will be presented.
- After each agenda item is presented, administration will first call upon board members for questions and comments.
- The administrative team will then open the conversation to the community members for public comment, who will identify themselves and the part of the township where they reside. Community member's questions/comments will be addressed by the appropriate administrator.

Please note that questions and comments must pertain to agenda topics only.



Cirilli Associates, Inc.
an engineering & management consulting company

WALLINGFORD  SWARTHMORE
SCHOOL DISTRICT

Feasibility Study Summary

Nether Providence Elementary School

Swarthmore-Rutledge School

Wallingford Elementary School

Strath Haven Middle School

Strath Haven High School

October 16, 2024

NETHER PROVIDENCE SUMMARY

NPE was built in multiple phases with portions of the building dating to 1949, 1964, and 2013. The school meets most current code standards and is in **good to fair condition**.

- Some concerns for storm water management at both the building and site.
- Kitchen equipment should be replaced within 5 years
- Mechanical equipment should be replaced within 10 years
- Some interior finishes are worn, but most are in good shape.

BUDGET SUMMARY

Construction Item:	1-year	3-year	5-year	10-year	Total
Nether Providence Elementary School Subtotal	\$298,775	\$232,850	\$488,900	\$1,834,920	\$2,855,445
Site Updates and Maintenance	\$118,000	\$120,000	\$164,000	\$263,000	
Exterior Updates	\$96,275				
Interior Updates	\$7,000	\$92,750	\$57,500	\$83,920	
Kitchen Equipment		\$9,100	\$65,400	\$63,500	
Mechanical, Plumbing, and Electrical Updates	\$77,500	\$11,000	\$202,000	\$1,424,500	



SWARTHMORE – RUTLEDGE SUMMARY

SRS was built in multiple phases with portions of the building dating to 1912, 1927, 1934, 1960, and 2004. The building only meets some current code standards and may not ever meet current accessibility standards, due to the various ages of construction. This building is in **fair to poor condition**.

- Electrical equipment should be replaced within 1 – 3 years
- Plumbing equipment should be replaced within 3 years
- Kitchen equipment should be replaced within 5 years
- Mechanical equipment should be replaced within 5 – 10 years
- Various exterior areas of repointing or lintel repair needed
- Multiple areas of damaged or worn interior finishes

BUDGET SUMMARY

Construction Item:	1-year	3-year	5-year	10-year	Total
Swarthmore Rutledge School Subtotal:	\$1,303,733	\$3,339,518	\$4,360,150	\$3,222,950	\$12,226,351
Site Updates and Maintenance	\$175,000	\$259,000	\$377,000	\$363,000	
Exterior Updates	\$258,500	\$161,000			
Interior Updates	\$663,733	\$1,708,733	\$2,469,950	\$2,469,950	
Kitchen Equipment	\$54,500	\$57,940	\$73,700		
Mechanical, Plumbing, and Electrical Updates	\$152,000	\$1,152,845	\$1,439,500	\$390,000	



WALLINGFORD ELEMENTARY SUMMARY

WES was built in multiple phases with portions of the building dating to 1968 and 2011. The building meets most current code standards and is in **good condition**.

- Some pieces of kitchen and mechanical equipment require immediate repair / replacement
- Kitchen equipment should be replaced in 1 – 5 years
- Mechanical and plumbing equipment should be replaced within 5 – 10 years
- The site is in **fair – poor condition** and storm water and field concerns should be addressed
- Interior finishes are slightly worn but overall in good condition, classroom cabinets should be replaced within 10 years.

BUDGET SUMMARY

Construction Item:		1-year	3-year	5-year	10-year	Total
Wallingford Elementary School Subtotal:		\$314,300	\$301,930	\$921,525	\$1,989,000	\$3,526,755
Site Updates and Maintenance		\$107,000	\$180,000	\$105,000	\$260,000	
Exterior Updates		\$36,700	\$11,700			
Interior Updates		\$48,800	\$16,000	\$503,525	\$448,000	
Kitchen Equipment		\$63,300	\$66,730	\$76,000		
Mechanical, Plumbing, and Electrical Updates		\$58,500	\$27,500	\$237,000	\$1,281,000	



STRATH HAVEN MIDDLE SUMMARY

SHMS was built in multiple phases with portions of the building dating to 1952 and 2008. The building meets most current code standards and is in **good condition**.

- Kitchen equipment is in poor condition and should be replaced within 1 – 5 years
- Mechanical and plumbing equipment to be replaced within 3 – 5 years
- Electrical equipment is outdated and should be replaced within 1 – 5 years
- The site and fields need additional maintenance and upgrades due to sharing facilities with the High School, Spencer House, etc
- Interior finishes are mostly in good condition, but items that are worn are very worn and should be replaced (ceiling tiles, window shades, etc)

BUDGET SUMMARY							
Construction Item:			1-year	3-year	5-year	10-year	Total
Strath Haven Middle School Subtotal:			\$700,480	\$2,923,280	\$4,125,730	\$4,213,000	\$11,962,490
Site Updates and Maintenance			\$187,000	\$1,069,000	\$653,000	\$2,484,000	
District Wide Athletic Field Maintenance			\$206,000	\$412,000	\$412,000	\$1,030,000	
Exterior Updates				\$41,760			
Interior Updates			\$80,340	\$479,420	\$421,600	\$371,700	
Kitchen Equipment			\$95,340	\$91,600	\$136,130	\$119,300	
Mechanical, Plumbing, and Electrical Updates			\$131,800	\$829,500	\$2,503,000	\$208,000	



STRATH HAVEN HIGH SUMMARY

SHHS was built in multiple phases with portions of the building dating to 1968, 2000, and 2021. The building meets most current code standards and is in **good condition**.

- Roofing should be replaced within 1 – 3 years per Tremco report
- Kitchen equipment is in poor condition and should be replaced within 5 – 10 years
- Mechanical and plumbing equipment should be replaced in 3 – 5 years
- Electrical equipment should be replaced in 1 – 3 years
- Select classrooms (tech ed, arts, etc) are in **fair condition** and should be updated
- Door replacement / repair project is recommended in 3 – 5 years
- Locker replacement should be done in 3 – 5 years

BUDGET SUMMARY								
Construction Item:				1-year	3-year	5-year	10-year	Total
Strath Haven High School Subtotal:				\$1,350,877	\$7,881,821	\$8,971,475	\$3,910,900	\$22,115,073
Site Updates and Maintenance				\$50,000	\$187,000	\$86,000	\$214,000	
Exterior Updates				\$252,677	\$4,447,371	\$8,075,815	\$1,701,500	
Interior Updates				\$32,200	\$842,200	\$312,750	\$386,400	
Kitchen Equipment				\$272,750	\$312,950	\$222,910	\$1,350,000	
Mechanical, Plumbing, and Electrical Updates				\$743,250	\$2,092,300	\$274,000	\$259,000	



CONSTRUCTION ESTIMATE SUMMARY

BUDGET SUMMARY					
Construction Item:	1-year	3-year	5-year	10-year	Total
Nether Providence Elementary School Subtotal	\$298,775	\$232,850	\$488,900	\$1,834,920	\$2,855,445
Swarthmore Rutledge School Subtotal:	\$1,303,733	\$3,339,518	\$4,360,150	\$3,222,950	\$12,226,351
Wallingford Elementary School Subtotal:	\$314,300	\$301,930	\$921,525	\$1,989,000	\$3,526,755
Strath Haven Middle School Subtotal:	\$700,480	\$2,923,280	\$4,125,730	\$4,213,000	\$11,962,490
Strath Haven High School Subtotal:	\$1,350,877	\$7,881,821	\$8,971,475	\$3,910,900	\$22,115,073
Total Construction Costs:	\$3,968,165	\$14,679,399	\$18,867,780	\$15,170,770	\$52,686,114
	For 2024 / 2025	Between 2025 and 2027	Between 2027 and 2029	Between 2029 and 2034	Total cost from 2024 to 2034

Things to consider:

- Final cost is spread over 10 years (around \$5.3 million a year)
- Estimates for improvements in pieces or in whole
 - Example, the costs for both ceiling replacement and a classroom modernization are included
- Cost covers both “needs” and “wants”
 - “Needs” examples include equipment, infrastructure, or security concerns
 - “Wants” examples include worn casework or doors that are still operational



CM3 retro commissioning Repair Status

CLOSED
625 95.1% of 657

AWAIT. VER.
1 0.2% of 657

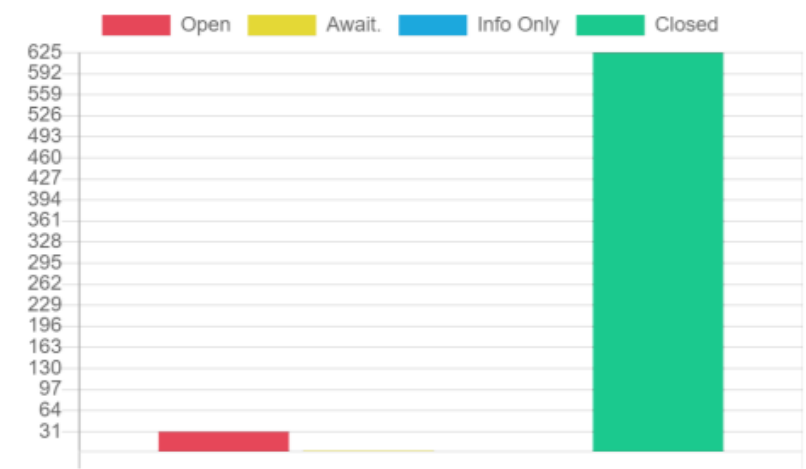
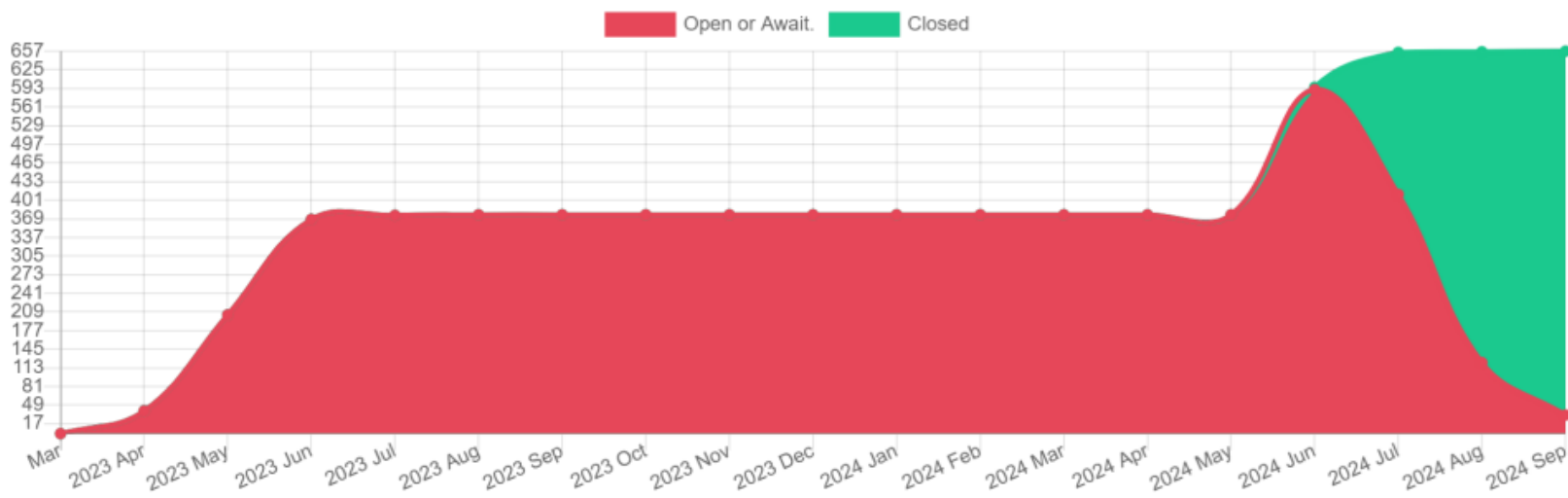
INFO. ONLY
0 0% of 657

OPEN
31 4.7% of 657

OLDER THAN 14 DAYS
32 5% of 657

OLDER THAN 30 DAYS
32 5% of 657

ACTIVITY



BY COMPANY

Name	Type	Open Issues	Total Issues	Share of Total	Avg. Days to Close
CM3 Building Solutions	Commissioning Agent	31	32	4.9%	0
WSSD	Owner	0	625	95.1%	263.9

CM3 Status:

- At the start of the project 427 priority 1 issues were documented
- 70 WSHP still needed to be evaluated-CM3 estimated 2 issues per(140)
- 167 additional issues have been identified- NO additional costs to project, for a total number of 824 issues. examples:
 - Additional coil cleaning/additional filter changes
 - WSHP sheet metal work
 - control programming and actuator adjustments and replacements
- 792 have been completed
- 32 issues are open and being worked on.

WSSD RCx Repairs

CM3 Incorporated, Project Manager: David-Christophe

Start: Mon 5/27/2024

End: Tue 10/29/2024

Today: Wed 10/2/2024

WBS	Task	Assign To	% Done
1	Pre-Phase		
2	Create schedule	Project Manager	100%
2.1	Break out issues Log	Project Manager	100%
2.2	Develop Roles	Project Manager	100%
2.3	Collect Field Data	Project Manager	100%
2.4	Order Material	Project Manager	100%
2.5	MS WSHP RCx Testing	Automation Team 1	100%
3	Phase 2 Stage 1 (Mechanical Repairs)		
3.1	MS Coil Cleaning	Mechanical Team 1	99%
3.2	MS PM	Mechanical Team 1	100%
3.3	MS Sheetmetal	Mechanical Team 1	100%
3.4	MS Insulation	Mechanical Team 1	100%
3.5	SRS Coil Cleaning	Mechanical Team 2	100%
3.6	SRS PM	Mechanical Team 2	100%
3.7	SRS Sheetmetal	Mechanical Team 2	73%
3.8	SRS VRF R/M	Mechanical Team 2	99%
4	Phase 2 Stage 2 (Mechanical Repairs)		
4.1	MS Geo Valve	Mechanical Team 1	100%
4.2	MS Misc	Mechanical Team 2	74%
4.3	SRS Valve	Mechanical Team 2	100%
4.4	SRS Misc	Mechanical Team 2	87%
5	Phase 2 Stage 1 (Automation Repair)		0%
5.1	MS Controller	Automation Team 1	100%
5.2	MS Sensor	Automation Team 1	90%
5.3	MS Actuator	Automation Team 1	99%
5.4	SRS Controller	Automation Team 1	100%
5.5	SRS Sensor Replaceme	Automation Team 1	100%
5.6	SRS Actuator	Automation Team 1	100%
6	Phase 2 stage 3 (Project Closeout)		
6.1	Repair Validation	Project Manager	85%
6.2	Final Report	Project Manager	0%



NPE Roof

- Procom Roofing is waiting on a firm delivery date for replacement sky light.
- Installation of remaining 2 pieces of fascia metal will be done when skylight arrives.
- Tremo warranty inspection will be scheduled once work is 100% completed.



2024-2025 Agenda Topics

- High School Renovation Plan-CRA
- Retro Commissioning repair update-CM3
- Facility Assessment-GKO
- Pa School Facility Improvement Grant Update
- Budgeting 2025-2026
- Deferred Maintenance objectives 2025-2026
- Project updates
- ELA Phase 2 Turf Field
- Summer projects 2025-2026
- ADA/Safety projects 2025-2026

2023-2024 Facilities Committee



**Questions from School Board Members
Questions from Community Attendees**

Wallingford-
Swarthmore
School
District



2024-2025 Facilities Committee Dates

- November 20th 2024
- December 18th 2024
- January 15th 2025
- February 19th 2025
- March 19th 2025
- April 23rd 2025
- May 21st 2025
- June 18th 2025

Meeting location: Strath Haven Middle School, Room B226
Meeting time: 6:00 pm

FIVE MINUTE TRANSITION BREAK

