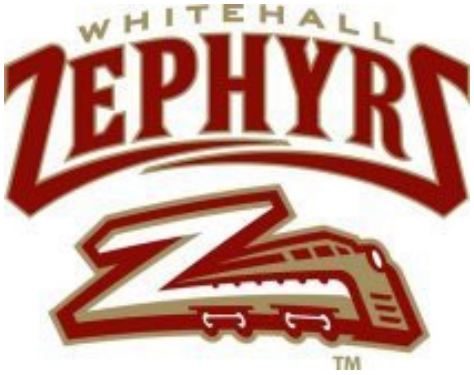
Whitehall-Coplay School District



Capital Improvement Plan

October 23, 2023 Updates

D'HUY ENGINEERING, INC.

1 East Broad Street, Suite 310
Bethlehem, PA 18018
TELEPHONE 610.865.3000

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2024

WHITEHALL-COPLAY SCHOOL DISTRICT

BOARD OF SCHOOL DIRECTORS

WILLIAM P. FONZONE, SR.
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GEORGE N. MAKHOUL
VICE PRESIDENT

GEORGE WILLIAMS
TREASURER

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BUSINESS MANAGER

CHRISTOPHER SCHIFFERT
ASSISTANT SUPERINTENDENT

MIKE SKRAPITS
SUPERVISOR BUILDINGS AND GROUNDS

RENEE SALLIT
DIRECTOR OF TEACHING, LEARNING, AND TECHNOLOGY

FOX ROTHSCHILD, LLP
SOLICITOR

TAB 1
EXECUTIVE SUMMARY

WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT STUDY

1-1 EXECUTIVE SUMMARY

Presented herein is a report of the Whitehall-Coplay School District (WCSD) Capital Improvement Study dated October 2023.

In preparing this study, a condition survey of the buildings was performed, and a list of facility needs was compiled with additional input provided by WCSD's maintenance department and administrative staff. The items of work and costs noted in this report address the existing conditions only and do not include additions or renovations, new buildings, or consolidations that would result from increased enrollment, program/curriculum revisions, etc.

D'Huy Engineering, Inc. would like to thank the WCSD for our relationship as your trusted advisor and for working with us in preparing the Capital Improvement Study. We would also like to thank the WCSD Board of School Directors along with Dr. Robert Steckel, Mr. Michael Malay, Jr., Mr. Mike Skrapits, and the respective WCSD staff members for helping us with background information, and for guiding us through the facilities.

SUMMARY OF REPORT

The format of the report is as follows:

CAPITAL IMPROVEMENT STUDY COST / EXECUTIVE SUMMARY:

Tab 0 Cover Sheet and Table of Contents

Tab 1 Executive Summary

Tab 2 This section contains the logic matrix, priority index factors and building code considerations affecting priority ratings, and a list of categories of work. This information was used in establishing the project priorities.

ELEMENTARY EDUCATIONAL FACILITY PROFILES:

Tab 3 This section contains a brief description of the space layout including the proposed floor and site plans for the New K-1 Elementary School that is currently under construction.

Tab 4 This section contains a brief summary of the building systems, observations and recommendations, and site plan for the George D Steckel Elementary School.

Tab 5 This section contains a brief summary of the building systems, observations and recommendations, and site plan for the Zephyr Elementary School.

SECONDARY EDUCATIONAL FACILITY PROFILES:

Tab 6 This section contains a brief summary of the building systems, observations and recommendations, and site plan for the Whitehall-Coplay Middle School.

Tab 7 This section contains a brief summary of the building systems, observations and recommendations, and site plan for the Whitehall-Coplay High School.

ANCILLARY FACILITY PROFILES:

Tab 8 This section contains a brief summary of the building program and systems , observations and recommendations, and site plans for the Athletic Facilities.

Tab 9 This section contains a brief summary of the building systems, observations and recommendations, and site plan for the Support Buildings.

Tab 10 This section contains recommendations itemized by priority order for each facility. It should be noted that even though each item of work could be addressed individually, it would be more cost-effective and practical to combine items of work; e.g., ceiling tile/grid replacement, lighting replacement, HVAC replacement, etc.; therefore, individual items need to be combined in order to effectively implement a project. The estimated cost of each project is based on an order-of-magnitude concept budget. Each budget should be verified with the design scope and associated work and the budget should be updated prior to implementing the design.

Tab 11 Summary of the Recommended Budget for Each School or Facility

A table is presented which summarizes the costs for each school and establishes a total estimated budget to provide an overall assessment and comparison of the condition of the facilities.

In order to compare the recommended facility capital improvement costs with the costs of totally renovating each of the facilities, the cost of total renovations with Soft Costs is calculated at a rate of $200 per square foot for each school or facility and is listed in Column 5. The costs of the recommended Total Capital Improvements are listed in Column 7. The ratio of cost for recommended work to cost for total renovation is calculated and listed as a percentage in Column 8. Where this percentage exceeds 60%, the District should consider total renovation or replacement as a viable approach because the condition of the facilities warrants a comprehensive scope, and because state reimbursement may be available for a total renovation or replacement and there will be savings and efficiencies gained by combining the project scope. Although asbestos identification and recommendations involving asbestos were not a part of this study, the asbestos abatement updated report has been provided by the District's

consultant, Environmental Abatement Associates, Inc. The cost of Total Capital Improvements including asbestos abatement and Soft Costs is listed in Column 7.

APPENDIX SECTIONS TO CAPITAL IMPROVEMENT STUDY

SUMMARY SECTIONS:

Tab 12 This section contains a Summary of Roof Systems and Warranty information.

Tab 13 Environmental Assessment by Environmental Abatement Associates the district's environmental Consultant.

Tab 14 This section contains information regarding Whitehall Coplay School District's completed Capital Improvements Projects since 2017. This section will continue to be updated as projects are completed so there is a complete history of projects and expenditures. During the 2020, 2021, 2022, and 2023 Bidding and Construction seasons, the majority of Priority 5 items have been authorized for bidding and construction by the Board and removed from the list.

In general, this report does not include items that are considered regular maintenance items and does not include costs for new additions that may be required and are not recommended in the report. Items with an estimated cost below $10,000 are not shown in the report unless they are part of a much larger project when the scope of work is combined. It is anticipated that projects with costs less than $10,000 would be handled through annual repair and maintenance budgets. For example, a single area may cost less than $10,000 to carpet; however, when there are an adequate number of areas to be carpeted in a single building, they may show up on the list.

A majority of the cost estimates for work recommendations listed for the schools were prepared from partial and/or schematic plans. The estimates were also calculated using the best available information at the time this report was written. Prior to budgeting or performing any work on any facility, a detailed material takeoff and review of scope should be performed by qualified personnel.

D'Huy Engineering, Inc. did not review/address environmental issues such as asbestos, radon, lead, etc.; however, those buildings with Environmental Abatement issues that remain to be addressed have been noted in the report for budgeting purposes. Prior to performing any work in these areas, a detailed review of these items and other environmental issues should be thoroughly investigated by the District's abatement consultant.

This plan confirms the need for districtwide facility improvements. The review must, however, acknowledge that the District's facilities are maintained and show that the pride of the WCSD is clearly evident. This plan should be updated annually based on the District's funds available and current needs. This will ensure that the WCSD's physical plant is well maintained to provide for educational needs.

It is the intent of D'Huy Engineering, Inc. that this plan serve as a working document for the District and, therefore, should not be considered a final statement that ends at this point. The priorities have been established using a logic matrix; however, the entries in the matrix are necessarily subjective. It is anticipated that these priorities may change after continued review by the Administration and Board. It is our hope that the District will continue to review and update the plan as funds become available for work to be performed. As work is completed and/or as additional items are identified in the future, the data can be updated to reflect a current situation at any time.

TAB 2
PRIORITY INDEX,
CATEGORIES OF WORK,
LOGIC MATRIX

WHITEHALL-COPLAY SCHOOL DISTRICT
FEASIBILITY STUDY

CATEGORIES OF WORK

CATEGORY	DESCRIPTION
ADA	HANDICAPPED ACCESSIBILITY
B	BUILDING
S	SITEWORK
E	ELECTRIC
P	PLUMBING
H	HVAC

281000

PRIORITY

1 = Excellent Condition – Does not need to be addressed in the next 10 years

2 = Very Good Condition – Does not need to be addressed in the next 5 years

3 = Good Condition – Satisfactory for now, but should be budgeted for within the next 5 years

4 = Poor Condition – Should be addressed within the next 3 years for repair or replacement

5 = Critical Condition – Should be addressed immediately

0 = Maintenance or Repairs Outside Quote as Required – Miscellaneous Repairs (under $10,000)

TAB 3
NEW K-1 ELEMENTARY SCHOOL

Project DESCRIPTION

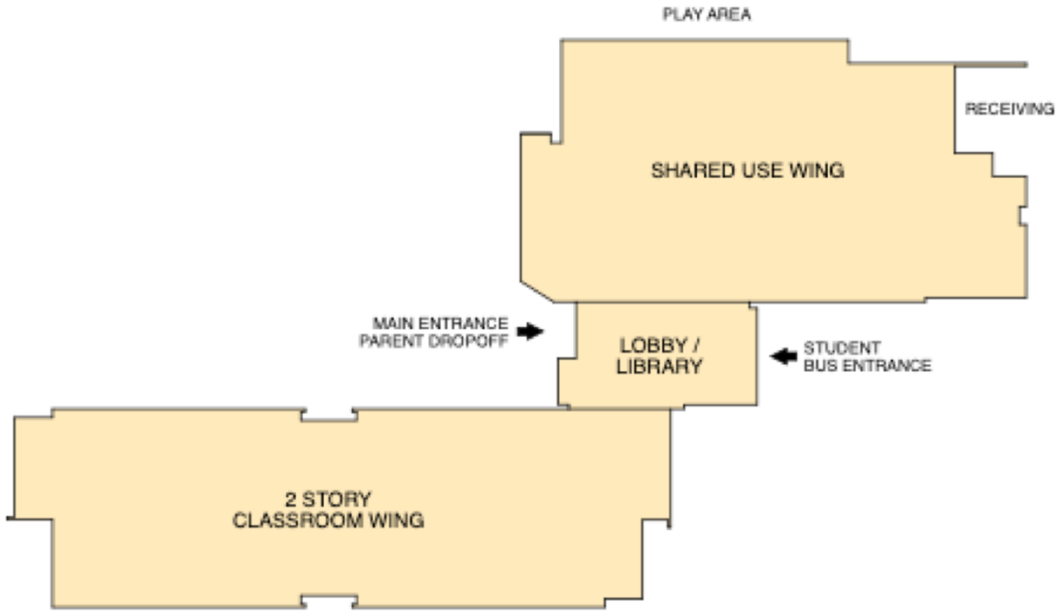
- The Project is a 93,480 square foot, two story, 700 student K-1 elementary school.

- The school will house 14 kindergarten classrooms, 14 first grade classrooms, 4 special education classrooms and all related facilities including a library, art and music classrooms, and a multi-purpose room.

- The site can accommodate 18 busses, 16 dedicated parent drop-off spaces, and 89 parking spaces.

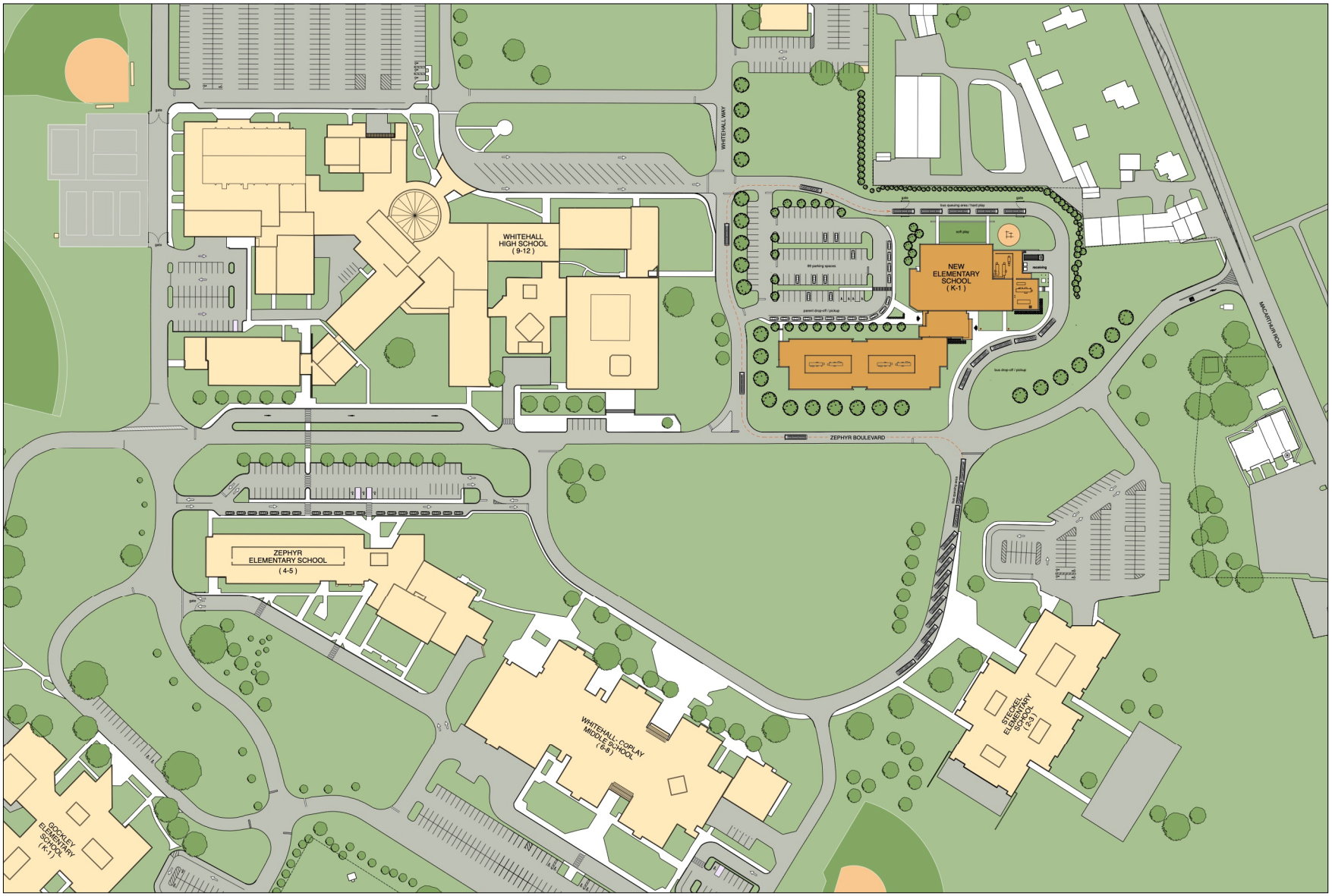
- The programmed areas in the New Elementary School are as follows:

1	Library
14	Full-Time Kindergarten Classrooms
14	First Grade Classrooms
4	Special Education Classrooms
9	Small Group Rooms
1	Computer Classroom/Maker Space
1	Music Classroom
1	Art Room
1	Large Group Room
1	Multipurpose Room/Cafeteria
1	Stage
1	Full-Service Kitchen
1	Nurse's Suite
1	Administration/Guidance Suite



Project SITE PLAN

Whitehall-Coplay School District

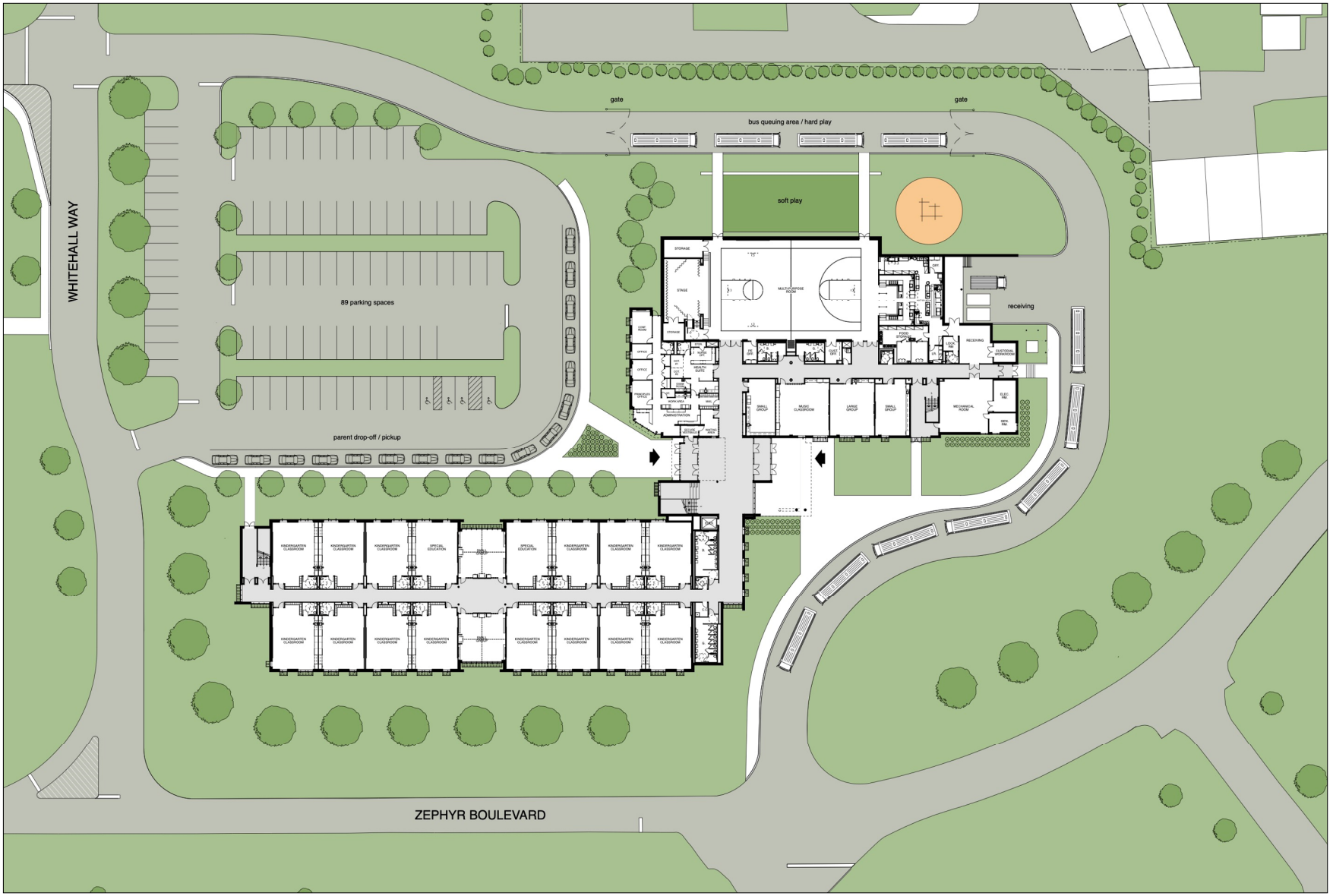


BRESLIN ARCHITECTS

DEI
D'HUY Engineering, Inc.

FIRST FLOOR PLAN

Whitehall-Coplay School District



BRESLIN ARCHITECTS

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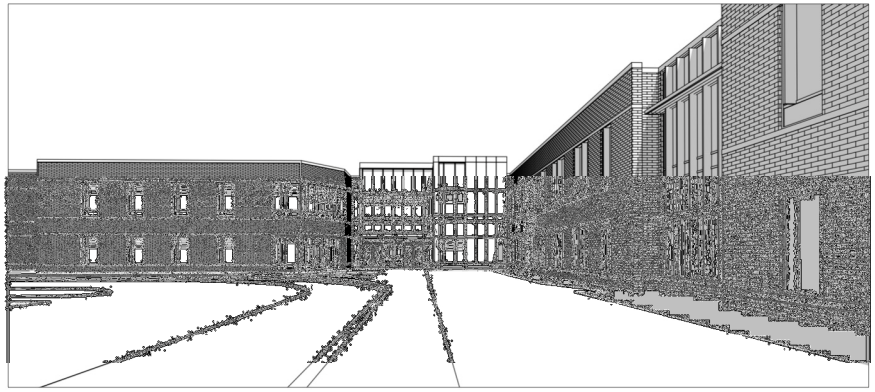
SECOND FLOOR PLAN

Whitehall-Coplay School District

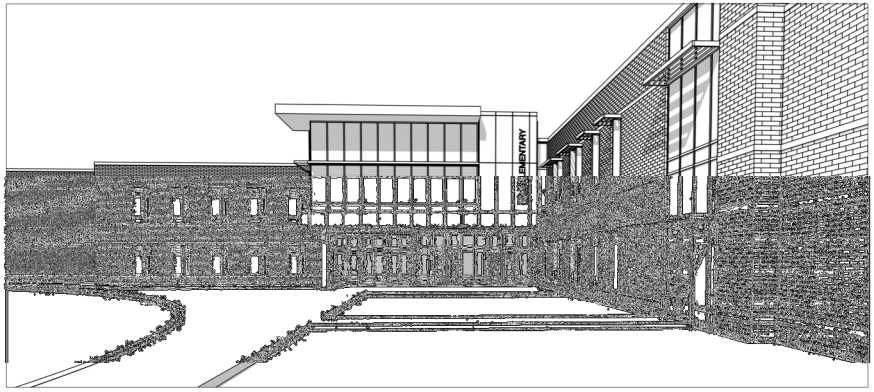
BRESLIN ARCHITECTS

D'HUY Engineering, Inc.

RENDERINGS



VIEW OF WEST PUBLIC ENTRANCE



VIEW OF EAST STUDENT ENTRANCE

VIEW OF WEST PUBLIC ENTRANCE

VIEW OF EAST STUDENT ENTRANCE

- The main project was competitively bid in January 2022.
- Notice to Proceed was issued on March 28, 2022.
- Construction work on site started May 2023
- New school to be ready for occupancy by June 2024
- Conversion of existing Gockley ES to new District Administration Office can begin in June 2024
- All building and site work for the New Elementary School to be completed by August 2024
- Conversion of the New District Offices will be completed Early 2025.


INDURA

TAB 4
GEORGE D. STECKEL
ELEMENTARY SCHOOL

WHITEHALL-COPLAY SCHOOL DISTRICT

GEORGE D STECKEL ELEMENTARY

Address:
2928 Zephyr Blvd,
Whitehall, PA 18052

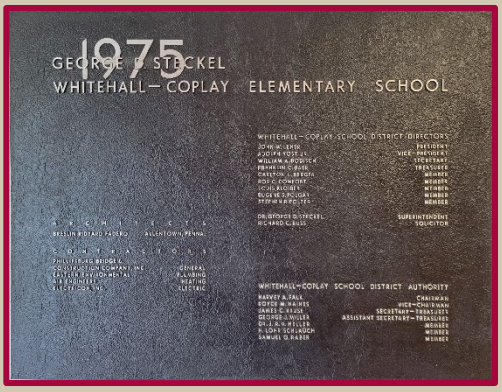
Grade:
2-3rd Grade

Total Building Gross Sq. Ft:
97,110

Total No. of Students:
606 (actual 2019/2020)

Total Student Capacity:
-

Originally Built:
1975, GESA Renovation
2010



D'HUY Engineering, Inc.

GENERAL BUILDING SUMMARY

The building is essentially unchanged from its original construction in 1975. No additions or major alterations have occurred, only minor renovations including enclosure of the stage for office and file storage space and recent security vestibule upgrades to the main entry. The finishes are showing wear consistent with the age of the building. The roof was replaced in 2007 and remains under 20-year warranty. Several classrooms have been subdivided to serve as small group rooms through the use of the movable partitions or furniture panels. Acoustic treatment and proper sound and projection technology would be required to enhance the suitability of the Gymnasium for the assembly and other school's needs.

EXTERIOR BUILDING COMPONENTS

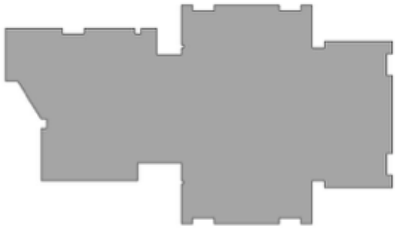
Masonry	Steel frame with steel stud and CMU back up brick veneer exterior cavity wall construction.
Exterior Plaster	Exterior soffits at windows and doors.
Windows	Aluminum frames with single pane glazing.
Exterior Doors/Frames	Hollow metal doors and frames at service entrances. Aluminum frame at main entrance.
Roof	The roof was replaced in 2017 with a single ply EPDM roof. Warranty expires in 2027. Rooftop metal siding equipment screens
Paint	Minimal.
Parking Areas/Drives	There is onsite parking for staff and visitors on the north side with a bus loop on the west side.
Concrete Sidewalks, Curbs, and Aprons	There are concrete walkways with concrete curbs along the bus loop and west side of the parking lot. Concrete walkways provide access to entrance doors and a paved area in the east.
Asphalt Parking and Drives	There is a large, paved play area on the east side.
Site Walls, Stairs, and Site Improvements	Large lawn areas surround the building. There is a soft play area on the east side.
Vehicular Traffic	Access to the school is via the bus loop and campus roads.
General Drainage	There is onsite stormwater system management.
Fencing	None.

George D Steckel Elementary School

D'HUY Engineering, Inc.

INTERIOR BUILDING COMPONENTS

STECKEL ELEMENTARY SCHOOL
WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT PLAN



Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Library		CARP - 2	RB - 2	CMU / VF - 2	APC - 3	GWB - 2	PLAM DESK - 2	TB - 3	NA	NO DOORS - 2
Typical Classroom - 2nd Floor		CARP - 2	RB - 2	CMU / GWB - 3 MOVEABLE	APC - 3	GWB - 4	PLAM - 4	TB - 3	PROJ	4
Music Classroom	B219	CARP - 2	RB - 2	CMU / GWB - 3 MOVEABLE	APC - 3	GWB - 4	PLAM - 4	TB - 3	TV	4
Planning Center	B221	CARP - 2	RB - 2	GWB - 4	APC - 3	NA	WD - 3	NA	NA	4
Toilet	B	CT - 3	RB - 3	GWB - 3	APC - 3	NA	NA	NA	NA	4
2nd Floor Corridors		CARP - 2	RB - 2	GWB / VF - 2	APC - 3	GWB - 2	NA	NA	NA	4
First Floor										
Cafeteria		VCT - 2	RB - 3	CMU - 2	APC - 3	GWB - 3	NA	NA	NA	4
Gym		VCT - 3	RB - 3	CMU - 2	ES - 3	WD - 3	NA	NA	NA	3
Office		CARP - 3	RB - 3	GWB - 3	APC - 3	GWB - 3	NA	NA	NA	NA
Nurse		VCT - 3	RB - 3	GWB - 3	APC - 3	NA	PLAM - 3	NA	NA	4
Art	A102	VCT - 3	RB - 3	GWB - 3	APC - 3	NA	PLAM - 3	TB - 3	TV	4
Typical Classroom - 1st Floor		CARP - 2	RB - 2	CMU / GWB - 3 MOVEABLE	APC - 3	GWB - 4	PLAM - 4	TB - 3	PROJ	4
Stairtowers		PRECAST / TER - 2	NA	CMU - PAINT - 2	APC - 3	GWB - PAINT	NA	NA	NA	NA
NOTES:										
single pane glass / repaint frames										
replace cast stone copings										
replace windows										

ALUM - Aluminum
APC - Acoustic Panel Ceiling
AS - Acoustic Spray
BRK - Brick
CARP - Carpet
CB - Chalkboard
CMT - Ceramic Mosaic Tile
CMU - Concrete Masonry Unit
CONC - Concrete

CT - Ceramic Tile / GWT - Glazed Wall Tile
ES - Exposed Structure
GCMU - Glazed Concrete Masonry Unit
GFB - Ground Face Block
GWB - Gypsum Wall Board
MB - Marker Board
MP - Metal Panels
P - Plaster
PLAM - Plastic Laminate

PS - Projection Screen
PV - Poured Vinyl
QT - Quarry Tile
RB - Resilient Base
RF - Resilient Flooring
S - Steel
SB - Smart Board
SV - Sheet Vinyl
TB - Tackboard

TER - Terrazzo
TP - Tectum Panels
TT - Terrazzo Tile
VB - Vinyl Base
VCT - Vinyl Composition Tile
VF - Vinyl Fabric
VMB - Vented Metal Base
WD - Wood

1 = Excellent Condition
2 = Very Good Condition
3 = Good Condition
4 = Poor Condition
5 = Critical Condition / Failed

ACCESSIBILITY

ADA Upgrades:

- **Toilet room**
- **Door hardware**
- **Stage lift**
- **Stair handrails**
- **ADA signage**

MISCELLANEOUS

No Fire Audio/Visual Alarm devices

HVAC SYSTEMS

The building is provided with heating, ventilation and cooling via geothermal heat pumps that were installed around 2013. Equipment that was not replaced in 2013 is typically original to the 1975 construction. The majority of the school is heated, cooled and ventilated. Stairs, corridors and similar areas are provided with heating by the use of electric terminal units. There are a number of exhaust systems serving toilet areas and other exhaust systems in the kitchen.

Central Components	Geothermal Wells – A vertical geothermal well field provide heat exchange to the ground via deep wells. The well field was constructed around 2013. Central Pumping and Distribution – A central heat pump water loop circulated throughout the building and through out to the geothermal well field. A skid-mounted packaged pumping system is located the main mechanical space. The pumping package consists of a pair of lead/lag pumps, variable frequency drive, air separator, and an expansion tank. This equipment was installed around 2013.
Classrooms	Classrooms with exterior walls are conditioned by vertical heat pumps located in in the classrooms. These units all have integral energy recovery wheels. All of the units are connected to the central geothermal well field. These units were installed during the 2013 mechanical upgrades. Classrooms without exterior walls, office areas, the LGI, and the library are conditioned by vertical heat pumps located in interior mechanical rooms. Supply and return air is ducted from the mechanical rooms to the individual rooms served. Outdoor air is heated and cooled with packaged rooftop energy recovery units. All of the units are connected to the central geothermal well field. These units were installed during the 2013 mechanical upgrades. Some of the ductwork air distribution system serving these areas is part of the original building construction.
Exhaust and Ventilation Systems	Spaces such as toilets, storage rooms, and vestibules are heated with electric terminal heating units that are original to the building construction.
Air Handling System &	The Multi-Purpose Room and Cafeteria are heated, cooled and ventilated by two packaged rooftop energy recovery units. Each unit is connected to the central geothermal well field. These units were installed during the 2013 mechanical upgrades. The ductwork air distribution system serving these areas is part of the original building construction.
Control System	The existing HVAC electronic temperature control system in the building is a JCI Metasys system. There are no reported operational issues with the system.
Dehumidification Systems	None.

ELECTRICAL SYSTEMS

Service Entrance	The building is fed underground from the utility to a unit substation with 3000 amp, 277/480 volt incoming switch and distribution, 300 kVA dry-type transformer and 120/208 volt, 3 phase, 4 wire distribution section. The switchboard is manufactured by GE and was installed during the original construction. The switchboard is no longer supported and in satisfactory to poor condition. The transformers do not meet current DOE energy efficiency requirements.
Power Distribution	277/480 volt and 120/208 volt panels are located throughout the building for power, lighting and mechanical loads. The majority of the electric panels were manufactured by GE and installed during the original construction. The panels are no longer supported and in satisfactory to poor condition. Transient Voltage Surge Suppression (TVSS) was not found to be present throughout the facility. Building wiring appears to all have grounds, with the majority of wiring installed original to the building. There is currently limited ground fault protection at the receptacles within the kitchen.
Emergency Power	An Onan 30kW propane fired emergency generator fed from an above ground tank, installed in the original construction, is located in the main electric service room. Output voltage of the emergency generator is 120/208 volt, 3 phase, 4 wire. There is a single Asco automatic transfer switch installed during the original constriction rated at 80A, 120/208 volt, 3 phase, 4 wire. The generator backs up life safety lighting. Exit signs have LED lamps and are in satisfactory condition and appear to be code compliant. Emergency lighting is typically handled via emergency only lamps in corridor fixtures. Quantity and locations of emergency lighting appear to minimally satisfy applicable codes.
Lighting	Lighting is provided mostly by 4-foot fluorescent T-8 lamps with electronic ballasts. The lighting spans the years from the original. LED fixtures are used in the gymnasium and on the building exterior. Following are typical spaces and their associated lighting. Classrooms - classrooms have older pendant supported fixtures with T-8 lamps and electronic ballasts. All light fixtures are in satisfactory to poor condition with footcandle levels are within IESNA guidelines for the tasks being performed.

	Offices - recessed fixtures with T-8 lamps and electronic ballasts; satisfactory to poor condition; footcandle levels are within IESNA guidelines for the tasks being performed. Gymnasium -recently installed LED highbay strip type fixtures; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed in the space. Cafeteria - fluorescent type fixtures; satisfactory to poor condition; footcandle levels are within IESNA guidelines for the tasks being performed in the space. Kitchen - lensed recessed fixtures with T-8 lamps and electronic ballasts; poor condition; footcandle levels are within IESNA guidelines for the tasks being performed. Corridors - lensed recessed fixtures with T-8 lamps and electronic ballasts; satisfactory to poor condition; footcandle levels are within IESNA guidelines for the tasks being performed.
Lighting Controls	Classrooms are controlled using local switches. Offices are controlled using a single switch. The gymnasium and similar rooms are controlled via local switches. Exterior lighting is controlled using photocell and timeclocks. There appears to be limited automatic controls (i.e. occupancy sensors) within the building.
Exterior Lighting	The parking lot is illuminated with HID cobra-head style pole mounted light fixtures supported by the utility. The building exterior is illuminated with LED building mounted fixtures. The exterior light fixtures are in satisfactory condition.
Specialty Lighting	There is very limited theatrical lighting in the multi-purpose stage area as well as the LGI. There is also a simple sound system in each of the rooms.
Classroom Multimedia	Projectors and interactive display boards.
Data Network	The majority of the computer network consists of plenum rated category 6 UTP with drops in classrooms and offices. There are wireless access points throughout the building in each classroom providing wireless connection. The backbone cabling is 62.5-micron multimode fiber optic cabling. There is no cooling in the majority of the data closets.
Wi-Fi	Access points.
Telephone	The telephone system is part of the district wide IP based system .
Intercom/Paging	The paging / intercom system is an older Simplex system. The control console is located at the main office. Classrooms, offices, and corridors have wall and ceiling mounted speakers. The speakers throughout the building span the

	years from the original construction. The system is in satisfactory to poor condition with no reported issues.
Clock	The master clock system is manufactured by Simplex and is in satisfactory to poor condition.
CCTV	The Closed-Circuit Television (CCTV) System is currently being upgraded throughout the entire district.
Door Intercoms	Airphone front door intercom with release.
Security	Keri integrated card access/intrusion detection. Maintenance by Hightech Security.
Video Surveillance	Aligilion camera system.
Fire Alarm	The fire alarm system is a Simplex system with a new EST head end for reporting and some additional devices. There is a mix of devices in the building; however, annunciation and initiation do not meet current NFPA or ADA codes.

PLUMBING SYSTEMS

The building is served by a municipal water service with the main service entering the building in the main mechanical room. The water pressure appears to be adequate to serve the building. All domestic water piping is original to the 1975 construction.

No natural gas is installed in this building. The existing generator is served by an underground propane tank.

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Piping	Copper mains and branch piping.
Sanitary and Storm Systems	The school is connected to a municipal sanitary sewage system. There are no reported operational issues with the sanitary piping. The kitchen is served by an exterior underground grease interceptor. The age and condition of the interceptor is unknown. The grease laden sanitary line from the kitchen to the grease interceptor is approximately 200 feet long. With a long distance, such as this, grease can have a chance to cool and settle in the piping.
Domestic Water Heating	Domestic hot water is provided by two storage type electric water heaters. The one heater is 680 gallons and the other is 170 gallons. The two heaters serve different areas of the building. Both heaters appear to be in satisfactory condition, but are original to the building. The thermostatic mixing valves on each domestic hot water system also appear to be original to the 1975 building construction.
Plumbing Fixtures	The majority of the plumbing fixtures located throughout the building appear to be installed during the original construction of the building. The water closets and urinals have hand operated flush valves. The lavatories have manual metered faucets.
Kitchen	Warming kitchen.
Fire Protection	A fire suppression sprinkler system is not installed in this building.
Natural Gas	No natural gas is installed in this building. The existing generator is served by an underground propane tank.


George D Steckel
Elementary School
Campus Dr
Campus Dr
Campus Dr
Campus Dr
Campus Dr
Google

TAB 5
ZEPHYR
ELEMENTARY SCHOOL

WHITEHALL-COPLAY SCHOOL DISTRICT

ZEPHYR ELEMENTARY SCHOOL

Address:
2934 Zephyr Blvd,
Whitehall, PA 18052

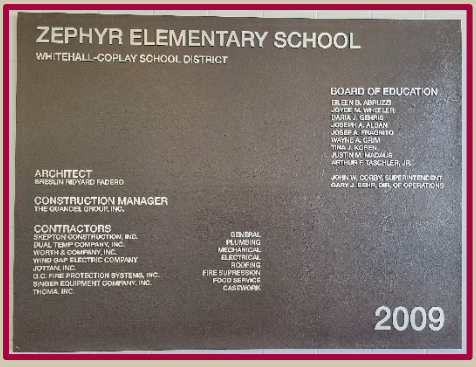
Grade:
4-5th Grade

Total Building Gross Sq. Ft:
85,590

Total No. of Students:
670 (actual 2019/2020)

Total Student Capacity:
-

Originally Built:
2009



DEI
D'HUY Engineering, Inc.

GENERAL BUILDING SUMMARY

The building was constructed in 2009 and the overall condition of the building is excellent and well maintained.

No additions or major alterations have occurred. The finishes are showing wear consistent with the age of the building. The roof warranty expires in 2029. The building has a full cooking kitchen.

D'HUY Engineering, Inc.

EXTERIOR BUILDING COMPONENTS

Masonry	Steel frame, CMU back up with brick veneer exterior cavity wall construction.
Exterior Plaster	Soffits at exterior windows and doors.
Windows	Aluminum storefront 1" insulated glass.
Exterior Doors/Frames	Hollow metal doors and frames with aluminum storefront frames and doors at main entrances.
Roof	The roof was replaced in 2009 with a single ply EPDM roof. The warranty expires in 2029. Rooftop metal siding equipment screen.
Paint	None.
Parking Areas/Drives	There is onsite parking for staff and visitors on the north side of the bus loop. An access drive is to the south.
Concrete Sidewalks, Curbs, and Aprons	There are concrete walkways with concrete curbs bordering the bus loop. There is a concrete plaza at the front entrance with walkways to building entrances.
Asphalt Parking and Drives	Paved access services the loading dock area.
Site Walls, Stairs, and Site Improvements	Large lawn areas surround the building. Mature trees are scattered around the site. A soft playground is to the south.
Vehicular Traffic	The bus loop, south drive and campus roads.
General Drainage	There is onsite stormwater system management.
Fencing	None.

INTERIOR BUILDING COMPONENTS

ZEPHYR ELEMENTARY SCHOOL
WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT PLAN

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Lower Level										
Admin Suite		CARP - 4	RB - 2	VF - 2	APC - 1	GWB - 1	WD - 1	MB - 3	NA	2
Toilet	78.79	CMT - 1	GWT - 1	GWT - 1	APC - 1	NA	NA	NA	NA	2
Office / Conference	72-76	CARP - 2	RB - 2	VF - 2	APC - 1	NA	NA	NA	NA	2
Nurse Suite		VCT - 1	RB - 3	VF - 2	APC - 1	NA	PLAM - 2	NA	NA	2
Vestibule		Floor Mat - 3	NA	GWT - 1	APC - 1	NA	NA	NA	NA	1
School Store		VCT - 2	RB - 2	CMU - 3	APC - 2	NA	NA	NA	NA	2
Toilet Rooms		CMT - 1	GWT - 1	GWT - 1	APC - 1	NA	NA	NA	NA	NA
Gymnasium		WD - 1	VB - 1 *	CMU - 2	ES	NA	NA	NA	SOUND / LIGHTS	3
Stage		WD - 1	VB - 1	CMU - 2	ES	NA	NA	NA	NA	NA
Music Suite		VCT - 2	RB - 2	CMU - 3	APC - 1	NA	PLAM - 2	MB - 3	PROJ	2
Cafeteria		WD - 1	VB - 2 *	CMU - 1	ES	NA	NA	NA	SOUND / LIGHTS	3
Gym Storage		VCT - 3	RB - 2	CMU - 3	APC - 2	NA	NA	NA	NA	3
Kitchen		QT - 1	QT - 1	GWT - 1	APC - 1	GWB - 2	NA	NA	NA	3
Data		VCT - 3	RB - 3	CMU - 3	ES	NA	NA	NA	NA	3
Corridor		TER - 5 *	GWT - 1	GWT - 1	APC - 2	GWB - 2	WD - 1	TB - 2	NA	3
Library		CARP - 4	RB - 2	GWB - 3	APC - 1	GWB - 1	WD - 2/3		PROJ - SB	
Upper Level										
Art Room		VCT - 2 QT - 2	RB - 2	GWB - 3	APC - 2	NA	PLAM - 3	TB / MB - 2	PROJ	2
LGI		VCT - 2	RB - 2	CMU - 3	APC - 2	GWB - 1	PLAM - 2	TB / MB - 2	PROJ	2
Computer Room		VCT - 2	RB - 2	GWB - 3	APC - 2	NA	PLAM - 2	TB / MB - 2	(2) PROJ - SB	2
All Classrooms		VCT - 2	RB - 3	GWB - 4 *	APC - 2	NA	PLAM - 2	TB / MB - 2	PROJ - SB	3

ALUM - Aluminum
APC - Acoustic Panel Ceiling
AS - Acoustic Spray
BRK - Brick
CARP - Carpet
CB - Chalkboard
CMT - Ceramic Mosaic Tile
CMU - Concrete Masonry Unit
CONC - Concrete
CT - Ceramic Tile / GWT - Glazed Wall Tile
ES - Exposed Structure
GCMU - Glazed Concrete Masonry Unit
GFB - Ground Face Block
GWB - Gypsum Wall Board
MB - Marker Board
MP - Metal Panels
P - Plaster
PLAM - Plastic Laminate
PS - Projection Screen
PV - Poured Vinyl
QT - Quarry Tile
RB - Resilient Base
RF - Resilient Flooring
S - Steel
SB - Smart Board
SV - Sheet Vinyl
TB - Tackboard
TER - Terrazzo
TP - Tectum Panels
TT - Terrazzo Tile
VB - Vinyl Base
VCT - Vinyl Composition Tile
VF - Vinyl Fabric
VMB - Vented Metal Base
WD - Wood

1 = Excellent Condition
2 = Very Good Condition
3 = Good Condition
4 = Poor Condition
5 = Critical Condition / Failed

ACCESSIBILITY

ADA Upgrades:

- **No issues**

MISCELLANEOUS

HVAC SYSTEMS

The building is provided with heating, ventilation and cooling via a four-pipe air and water HVAC system, which will allow for simultaneous heating and cooling. All equipment is original to the 2009 construction unless noted otherwise.

Central Components	Heat Generation and Distribution Heat for all areas of the building is generated by two gas fired, cast iron, heating boilers. The boilers are capable of operating on either natural gas or #2 fuel oil, however a fuel oil storage tank and distribution system is not installed. There are redundant primary and secondary heating system pumps, located in the Boiler Room, to distribute heating water throughout the building. Air Conditioning Generation and Distribution The majority of the building is cooled by a chilled water system. The chilled water is generated by an air-cooled chiller with a remote evaporator. There are redundant primary and secondary chilled water pumps, located in the Boiler Room, that distribute chilled water throughout the building.
Terminal Equipment	Data rooms are provided with cooling from ductless DX split system units.
Air Handling Systems and Common Spaces	The administration area and most of the corridors are provided with heating, cooling, and ventilation by shut-off variable air volume (VAV) systems. Each VAV terminal unit has a hot water coil. Each of the six modular air handling units provided air to the VAV systems which has an energy recovery wheel, supply fan, exhaust fan, heating coil, cooling coil, and filters. The motors on all fans are controlled by a variable frequency drive. Each unit has economizer capabilities. Four of these units are roof mounted. The other two are located indoors in a mechanical room. The chilled water and hot water coils are all connected to the central heating and cooling system. The Multi-Purpose Room is provided with heating, cooling, and ventilation by two modular rooftop air handling units. Each unit has an energy recovery wheel, supply fan, exhaust fan, heating coil, cooling coil, and filters. The motors on all fans are controlled by a variable frequency drive. Each unit has economizer capabilities. Outdoor air for both units is controlled by a space CO2 sensor. The chilled water and hot water coils are all connected to the central heating and cooling system.

	The Serving area and Stage are each provided with heating, cooling, and ventilation by a package air handling unit. Both units have a supply fan, heating coil, cooling coil, and filters. The chilled water and hot water coils are all connected to the central heating and cooling system
Classrooms	The classroom and other instructional areas in the building are provided with heating, cooling, and ventilation by fan-powered variable air volume (VAV) systems. Each VAV terminal unit has a hot water reheat coil. Airflow for the VAV units is provided by one of six variable volume modular air handling units.
Exhaust and Ventilation Systems	A packaged kitchen make-up air unit provide exhaust air and heating makeup air to the kitchen hood. There are a number of exhaust systems located throughout the building to ventilate toilet rooms and other areas requiring exhaust.
Control System	The existing HVAC electronic temperature control system in the building is a JCI Metasys system. There are no reported operational issues with the system.
Dehumidification Systems	None.

ELECTRICAL SYSTEMS

Service Entrance	The building is fed underground from the utility to a switchboard with 2500-amp, 120/208-volt, 3 phase, 4 wire main breaker and distribution. The switchboard is manufactured by the Square D Company and was installed during the original construction. The switchboard is fully supported and in good condition.
Power Distribution	120/208 volt panels are located throughout the building for power, lighting and mechanical loads. The electric panels were manufactured by the Square D Company and installed during the original construction. The panels are fully supported and in good condition. Transient Voltage Surge Suppression (TVSS) is installed on the main incoming switchboard as well as on distribution panels feeding computer equipment. Building wiring appears to all have grounds, with the wiring installed original to the building.
Emergency Power	A Kohler 125kW natural gas fired emergency generator, installed in the original construction, is located in its own room. Output voltage of the emergency generator is 120/208 volt, 3 phase, 4 wire. There are two Asco automatic transfer switches installed during the original constriction, one rated at 400 amp, 120/208 volt, 3 phase, 4 wire for mechanical, and the other rated at 150 amp, 120/208 volt, 3 phase, 4 wire for life safety loads. The generator backs up life safety lighting, heat pumps and data equipment. Exit signs have LED lamps and are in satisfactory condition and appear to be code compliant. Emergency lighting is typically handled via normal / emergency fixtures in the corridors. Quantity and locations of emergency lighting appear to satisfy applicable codes.
Lighting	Lighting is provided mostly by 4-foot fluorescent T-8 lamps with electronic dimming ballasts. The lighting is primarily from the original construction. LED fixtures are used in the gymnasium. Following are typical spaces and their associated lighting: Classrooms - classrooms have recessed parabolic fixtures with T-8 lamps and dimming ballasts. All light fixtures are in good condition with footcandle levels are within IESNA guidelines for the tasks being performed. Offices - recessed fixtures with T-8 lamps and dimming ballasts; which are in good condition; footcandle levels are within IESNA guidelines for the tasks being performed.

	Multi-purpose - recently installed LED highbay strip type fixtures; which are in good condition; footcandle levels are within IESNA guidelines for the tasks being performed in the space. Kitchen - lensed recessed fixtures with T-8 lamps and electronic ballasts; which are in satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed. Corridors - lensed recessed fixtures with T-8 lamps and dimming ballasts; which are in good condition; footcandle levels are within IESNA guidelines for the tasks being performed.
Lighting Controls	Classrooms are controlled using local dimmers, occupancy sensors and daylight harvesting cells. Offices are controlled using a dimmer, occupancy sensors and daylight harvesting cells. The gymnasium and similar rooms are controlled via local switches. Exterior lighting is controlled using photocell and lighting control system. The entire building has the Lutron EcoSystems daylight harvesting system.
Exterior Lighting	The parking lot is illuminated with HID full cut-off style pole mounted light fixtures supported by the utility. The building exterior is illuminated with HID building mounted fixtures. The exterior light fixtures are in satisfactory condition.
Specialty Lighting	There is limited theatrical lighting in the multi-purpose stage area meeting current elementary standards. There is also a simple sound system in the multi-purpose room meeting typical elementary standards .
Classroom Multimedia	TVs, projectors and interactive display boards.
Data Network	The majority of the computer network consists of plenum rated category 6 UTP with drops in classrooms and offices. There are wireless access points throughout the building in each classroom providing wireless connection. The backbone cabling is 50-micron multimode fiber optic cabling. There is cooling in the data closets.
Wi-Fi	Access points.
Telephone	The telephone system is part of the district wide IP based system.
Intercom/Paging	The paging / intercom system is a Rauland system. The control console is located at the main office. Classrooms, offices, and corridors have wall and ceiling mounted speakers. The speakers throughout the building are from the original construction. The system is in good condition with no reported issues.
Clock	The master clock system is manufactured by Sapling with wireless communication and is in good condition .

CCTV	The Closed-Circuit Television (CCTV) System is currently being upgraded throughout the entire district.
Door Intercoms	Airphone front door intercom with release.
Security	The access control system is manufactured by Keri and meets the district needs. Maintenance by Hightech Security.
Video Surveillance	Aligilion camera system.
Fire Alarm	The fire alarm system is a Notifier voice type system with fiber optic communications to the high school for reporting. The system is original to the building construction, and appears to meet current NFPA or ADA codes.

PLUMBING SYSTEMS

The building is served by a 4" municipal water service with the main service entering the building in the main mechanical room. The service has a reduced principal backflow preventer located indoors. The water pressure appears to be adequate to serve the building.

Piping	Copper mains and branch piping.
Sanitary and Storm Systems	The school is connected to a municipal sanitary sewage system. There are no reported operational issues with the sanitary system. The kitchen sanitary discharge is served by an exterior underground 1,000-gallon grease interceptor.
Domestic Water Heating	There is a 250-gallon gas-fired domestic water heater located in the main mechanical room that serves the entire building.
Plumbing Fixtures	All of the plumbing fixtures located throughout the building are original to the building. The water closets and urinals have hard-wired sensor operated flush valves. The lavatories have hard-wired sensor operated faucets.
Kitchen	Full cooking kitchen.
Fire Protection	The building has a complete fire sprinkler protection system that serves every space. The service is a 6" line. An electric fire booster pump is installed.
Natural Gas	The building has a natural gas service with its own dedicated meter.


Zephyr
Elementary School
Campus Dr
Campus Dr
Campus Dr
Zephyr Blvd
Google

TAB 6
WHITEHALL-COPLAY
MIDDLE SCHOOL

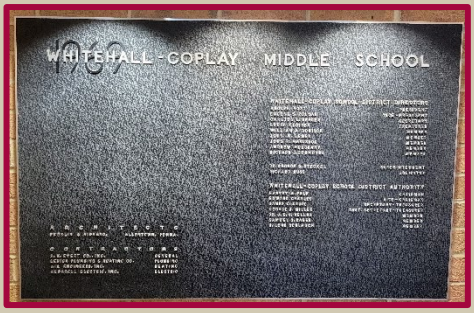
WHITEHALL-COPLAY SCHOOL DISTRICT

WHITEHALL-COPLAY MIDDLE SCHOOL

Address:
2930 Zephyr Blvd,
Whitehall, PA 18052

Grade:
6-8th Grade

Total Building Gross Sq. Ft:
195,700



Total No. of Students:
1,040 (actual 2019/2020)

Total Student Capacity:
-

Originally Built: 1969
Renovations in 1995 and 2017
GESA Renovation 2011

D'HUY Engineering, Inc.

GENERAL BUILDING SUMMARY

The building was constructed in build in 1969 with renovations in 1995 and 2017. Considering the fact that the original portion of the Middle School, the majority of the building, is 50 years old, it is in remarkably good condition. The durable finishes have been well maintained and continue to perform well. The remaining existing vinyl asbestos floor tile is being abated systematically, working toward the goal of total remediation. There are numerous fixtures and conditions not in compliance with ADA, and an aging MEP infrastructure. The guardrails on both the interior and exterior bridges and elevated walkways do not meet current code safety standards.

EXTERIOR BUILDING COMPONENTS

Masonry	Steel frame with steel stud and CMU back up construction. Brick veneer exterior cavity wall construction.
Exterior Plaster	Exterior soffits at windows and doors.
Windows	Aluminum frame with single pane glazing.
Exterior Doors/Frames	Hollow metal doors and frames at service entrances. Aluminum frames and doors at main entrances.
Roof	The roof was renovated in 2017. It is a modified bitumen roof with flood and gravel finish.
Paint	Minimal.
Parking Areas/Drives	There is onsite parking for students, staff and visitors to the south. Staff parking is to the east. Bus drop-off is via an access road to the south.
Concrete Sidewalks, Curbs, and Aprons	There are concrete walkways with concrete curbs along the bus loop and access drive to the north. Walkways provide access to entrance doors. Concrete plazas are on the north and south entrances.
Asphalt Parking and Drives	Paved areas provide access to the boiler room and loading dock.
Site Walls, Stairs, and Site Improvements	Large lawn areas surround the building. Mature trees are to the north and a few to the south. Retaining walls and steps provide access to the north entrance.
Vehicular Traffic	Access to the school is via the access roads to the north and south.
General Drainage	There is onsite stormwater system management.
Fencing	None.

INTERIOR BUILDING COMPONENTS

WHITEHALL-COPLAY MIDDLE SCHOOL

WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT PLAN

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
2nd Floor										
Classroom	201	VCT - 1	VB - 2	CMU - 2 GWB - 1	APC - 3	P - 1	PLAM - 2	CB - DM	TV - PROJ	WD - 3
Classroom	202	VCT - 1	VB - 2	CMU - 2 GWB - 1	APC - 3	P - 1	PLAM - 2	CB - 1	SB - TV - PROJ - SCREEN	WD - 3
Classroom	203	VCT - 4	VB - 3	CMU - 2 GWB - 1	APC - 2	P - 1	PLAM - 2	CB - 1 DM	SB - TV - PROJ - SCREEN	WD - 3
Classroom	204	VCT - 4	VB - 3	CMU - 2 GWB - 1	APC - 3	P - 1	PLAM - 2	CB - 1	TV - PROJ - SCREEN	WD - 3
Planning	205	VCT - 4	VB - 3	CMU - 2	APC - 3	NA	WD - 2	NA	NA	WD - 3
Classroom	208	VCT - 1	VB - 2	CMU - 2 GWB - 2	APC - 3	P - 1	PLAM - 1	CB - 1	TV - PROJ - SCREEN	WD - 3
Classroom	209	VCT - 1	VB - 2	CMU - 2 GWB - 2	APC - 3	P - 1	PLAM - 2	CB - 1	SB - TV - PROJ - SCREEN	WD - 3
Classroom	210	VCT - 1	VB - 2	CMU - 2 GWB - 1	APC - 2	P - 1	PLAM - 2	CB - 1 DM - 1	TV - PROJ - SCREEN	WD - 3
Classroom	211	VCT - 1	VB - 2	CMU - 2 GWB - 2	APC - 3	P - 2	PLAM - 2	CB - 1	SB- TV - PROJ - SCREEN	WD - 3
Planning	212	VCT VCT - 4	VB - 3	CMU - 3	APC - 3	NA	WD - 2	NA	NA	WD - 3
Classroom	213	VCT - 1	VB - 2	CMU - 1 GWB - 1	APC - 3	P - 1	PLAM - 2	CB - 1 DM - 1	SB - TV - PROJ - SCREEN	WD - 3
Classroom	214	VCT - 1	VB - 2	CMU - 1 GWB - 1	APC - 3	P - 1	PLAM - 2	CB - 1 DM - 1	TV - PROJ - SCREEN	WD - 3
Classroom	215	VCT - 1	VB - 2	CMU - 1 GWB - 2	APC - 3	P - 1	PLAM - 2	CB - 1 DM - 1	TV - PROJ - SCREEN	WD - 3
Classroom	216	VCT - 1	VB - 2	CMU - 1 GWB - 2	APC - 3	P - 1	PLAM - 2	CB - 1 DM - 1	TV - PROJ - SCREEN	WD - 3
Planning	217	VCT - 1	VB - 2	CMU - 2	APC - 3	NA	WD - 1	NA	NA	WD - 3
Classroom	218	VCT - 4	VB - 3	CMU - 2	APC - 2	P - 1	PLAM - 2	CB - 1	TV - PROJ - SCREEN	WD - 3
Art Room	219	VCT - 4	VB - 4	CMU - 3 VTB - 3	APC - 3	P - 2	WD - 3	CB - 1 DM - 1	TV - PROJ - SCREEN	WD - 3
Art Room	220	VCT - 4	VB - 4	CMU - 3 VTB - 3	APC - 3	P - 2	WD - 4	CB - 1	TV - PROJ - SCREEN	WD - 3
Classroom	221	VCT - 4	VB - 3	CMU - 1	APC - 2	P - 1	PLAM - 2	CB - 1 DM - 1	TV - PROJ - SCREEN	WD - 3
Classroom	224	VCT - 4	VB - 3	CMU - 2	APC - 3	P - 1	PLAM - 2	DM - 1	TV - PROJ - SCREEN	WD - 3
Classroom	225	VCT - 4	VB - 3	CMU - 1	APC - 3	P - 1	PLAM - 2	DM - 1	TV - PROJ - SCREEN	WD - 3
Science Lab	226	VCT - 4	VB - 4	CMU - 2	APC - 3	P - 1	WD - 3	DM - 1	TV - PROJ - SCREEN	WD - 3
Science Lab	227	VCT - 4	VB - 4	CMU - 2	APC - 3	P - 1	WD - 3	DM - 1	TV - PROJ - SCREEN	WD - 3
Prep	228	VCT - 4	VB - 4	CMU - 3	GWB - 3	NA	WD - 3	NA	NA	WD - 2
Planning	229	VCT - 4	VB - 3	CMU - 3	GWB - 2	NA	NA	NA	NA	WD - 2
Mechanical Room (B203)		CONC - 1	NA	CMU - 1	ES	NA	NA	NA	NA	WD - 2
Choral	233	VCT - 2	RB - 4	1/2 GWB; 1/2 CORK BD - 3	APC - 4	NA	NA	DM - 3	TV - PROJ	5 - non ADA
Choral Office		VCT - 4	RB - 3	GWB - 3	APC - 4	NA	NA	NA	NA	5 - non ADA
Music Hallway		VCT - 4	RB - 3	GWB - 3	APC - 4	NA	WD - 3	NA	NA	5 - non ADA
Office (straight in hallway)		VCT - 2	RB - 3	GWB - 3	APC - 4	NA	NA	NA	NA	5 - non ADA
Band	232	VCT - 2	RB - 3	GWB - 2	APC - 3	NA	NA	CB - 2	TV	5 - non ADA
Music	231	VCT - 4	RB - 3	1/2 GWB; 1/2 CORK BD - 3	APC - 4	NA	NA	CB - 2	TV - PROJ	5 - non ADA
Practice Room (Vest.)	235	VCT - 2	RB - 2	GWB - 3	APC - 2	NA	NA	NA	NA	5 - non ADA
Music Storage		VCT - 4	RB - 2	GWB - 2	APC - 3	NA	WD - 3	NA	NA	5 - non ADA
3 Practice Rooms	A, B, C	VCT - 4	RB - 3	GWB - 2	APC - 3	NA	NA	NA	NA	5 - non ADA
Storage on right at end of hall		VCT - 4	RB - 3	GWB - 2	APC - 2	NA	NA	NA	NA	5 - non ADA
Storage on left at end of hall		VCT - 2	RB - 3	GWB - 2	APC - 2	NA	NA	NA	NA	3

Whitehall-Coplay Middle School

D'HUY Engineering, Inc.

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Computer Lab	206/207	VCT - 4	1/2 RB; 1/2 BRICK - 3	1/2 GWB; 1/2 BRICK - 3	APC - 4	NA	NA	CB - 2	2 TV 2 PROJ	5 - non ADA
Classroom	222/223	VCT - 4	1/2 RB; 1/2 BRICK - 3	1/2 GWB; 1/2 BRICK - 3	APC - 4	NA	NA	CB - 2	2 TV 1 PROJ	5 - non ADA
Library		CARP - 2	RB - 2	CMU - 2	GRATE - 3	GWB - 2	PLAM - 2	NA	2 TV	3
Library Conference Room	238	CARP - 2	RB - 2	1/2 GWB; 1/2 CMU - 2	APC - 4	NA	NA	CB - 2	NA	5 - non ADA
Library Conference Room 1		CARP - 2	RB - 2	1/2 GWB; 1/2 CMU - 3	APC - 4	NA	NA	CB - 2	PROJ	5 - non ADA
Library Conference Storage Room		VCT - 4	RB - 3	CMU - 3	GWB - 3	NA	NA	NA	NA	5 - non ADA
Faculty Room (behind circulation desk)		VCT - 4	RB - 3	CMU - 3	APC - 2	P - 3	PLAM - 3	NA	NA	5 - non ADA
Mechanical Room (near new addition)		CONC - 3	NA	CMU - 3	ES - 2	NA	NA	NA	NA	5 - non ADA
Small Classroom	235	CARP - 1	VB - 3	WD - 2 (painted)	GWB - 2	NA	NA	DM (small)	TV	WD - 2
Planning	236	VCT - 1	VB - 1	CMU - 2	GWB - 1	NA	NA	NA	NA	WD - 3
Audio Visual		VCT - 1	VB - 1	GWB - 1 CMU - 1	APC - 1	NA	PLAM - 2	NA	NA	WD - 3
Audio Visual (Office) - New		VCT - 1	VB - 1	GWB - 1 CMU - 1	APC - 1	NA	NA	NA	NA	Fiberglass
Audio Visual (Office)		CARP - 1	VB - 1	CMU - 1		NA	NA	NA	NA	WD - 2
Janitor Closet (201)		CONC - 3	NA	CMU - 1	ES - 1	NA	NA	NA	NA	WD - 3
Mechanical (A202)		CONC - 1	NA	CMU -1	ES	NA	NA	NA	NA	WD - 3
Mechical (by Gym)		CONC - 1	NA	CMU - 1	ES	NA	NA	NA	NA	WD - 3
Custodian Office		CARP - 1	VB - 1	CMU - 1 GWB - 1	APC - 1	NA	NA	NA	NA	WD - 1
Custodian Break Room		VCT - 1	VB - 1	CMU - 1 GWB - 1	APC - 1	NA	PLAM - 1	NA	TV	WD - 2
Faculty Men		VCT - 2	VB - 3	CMU - 2	APC - 3	NA	NA	NA	NA	WD - no lock
Young Gentlemen (B203, A201)		CMT - 3	CMT - 3	CMU - 1	APC - 3	NA	NA	NA	NA	WD
Young Ladies (B202, A202)		CMT - 2	CMT - 3	CMU - 1	APC - 2	NA	NA	NA	NA	WD
Faculty Women (B201)		VCT - 1	VB - 2	CMU - 1	APC - 2	NA	NA	NA	NA	WD
Computer	241	VCT - 1	VB - 2	CMU - 1	APC - 2	NA	PLAM - 1	CB - 1 DM	TV - P/S	WD - 1
Classroom	242	VCT - 1	VB - 2	CMU - 1	APC - 1	NA	PLAM - 1	CB	TV - PROJ - SCREEN	WD - 1
Classroom	243	VCT - 1	VB - 2	CMU - 1	APC - 1	NA	PLAM - 1	CB - 1 DM	TV - PROJ	WD - 1
Classroom	244	VCT - 1	VB - 2	CMU - 1	APC - 1	NA	PLAM - 1	CB - 1	SB - TV - PROJ	WD - 1
Classroom	245	VCT - 1	VB - 1	CMU - 1	APC - 2	GWB - 1	PLAM - 1	CB - 1	NA	WD - 1
Planning	246	VCT - 1	VB - 2	CMU - 1	APC - 2	NA	PLAM - 1	NA	NA	WD - 1
1st Floor										
School Offices - Waiting		VCT - 2	VB - 2	GWB - 3	APC - 3	NA	MAILBOXES Office Sys	NA	NA	WD - 2 Handle
School Offices - Clerks		CARP - 2	VB - 2	GWB - 2	APC - 2/3	NA	Office Sys	TB	TV	NA
School Offices - Offices		CARP - 2	VB - 2	GWB - 2	APC - 2/3	NA	NA	NA	NA	WD - 3
School Offices - Break Room / Storage		VCT - 4	VB - 2	GWB - 1	GWB - 1	NA	NA	NA	NA	WD - 3
School Offices - Bathrooms		VCT - 4	VB - 2	CMU - 1	GWB - 3	NA	NA	NA	NA	WD - 3
School Offices - Storage		CONC - 1	NA	CMU 1	ES	NA	NA	NA	NA	WD - 3
Janitor (A101)		CONC - 2	NA	CMU - 1	APC - 3	NA	NA	NA	NA	WD - 3
Mechanical Equipment Room		VCT - 4	VB - 3	CMU - 1 GWB - 1	APC - 2	NA	NA	NA	NA	WD - 3
Gymnasium		WD - 1	VB - Vented	CMU - 1	ES - 3	NA	NA	NA	NA	WD - 3
Storage (B101)	B101	CONC - 2	NA	CMU - 1	APC - 3	NA	NA	NA	NA	WD - 3
Boys Locker Room		VCT - 4 CT - 2	GWT - 3	CMU - 1	APC - 3	P - 2	Metal Lockers	CB	NA	WD - 3
Boys Locker Room - Toilet		CT - 2	GWT - 3	CMU - 1	P - 1	NA	NA	NA	NA	NA
Boys Locker Room - Shower		CT - 2	GWT - 2	GWT - 2	P - 1	NA	NA	NA	NA	NA
Boys Locker Room - Office (B101)	B101	VCT - 4	VB - 2	CMU - 1	APC - 3	NA	NA	TB	NA	WD - 3
Boys Locker Room - Office Toilet		VCT - 4	VB - 3	CMU - 1	P - 1	NA	NA	TB	NA	WD - 3
Boys Locker Room - Storage 1		CONC - 1	NA	CMU - 1	GWB - 1	NA	NA	TB	NA	WD - 3
Boys Locker Room - Storage 2		CONC - 1	NA	CMU - 1	GWB - 3	NA	NA	TB	NA	WD - 3
Girls Locker Room		VCT - 4 CONC - 3	VB - 3	CMU - 1	APC - 3	P - 1	NA	CB - 4 TB - 3	NA	WD - 3
Girls Locker Room - Toilet		CT - 2	GWT - 2	CMU - 1	P - 1	NA	NA	NA	NA	NA
Girls Locker Room - Shower		CT - 2	GWT - 3	GWT - 2	P - 1	NA	NA	NA	NA	NA
Girls Locker Room - Office		VCT - 4	VB - 2	CMU - 1	APC - 3	NA	NA	NA	NA	WD - 3
Girls Locker Room - Office Toilet		VCT - 4	VB - 2	CMU - 1	P - 1	NA	NA	NA	NA	WD - 3
Girls Locker Room - Storage		CONC - 2	NA	CMU - 2	APC - 4	NA	NA	NA	NA	WD - 3

Whitehall-Coplay Middle School

D'HUY Engineering, Inc.

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Classroom	101	VCT - 1	VB - 2	CMU - 1 GWB - 1	APC - 2	P - 1	PLAM - 2	CB - 1 DM - 1	TV - SB	WD - 3
Classroom	102	VCT - 1	VB - 2	CMU - 1 GWB - 1	APC - 3	P - 1	PLAM - 2	CB - 1 DM - 1	TV - SB - PROJ	WD - 3
Classroom	103	VCT - 4	VB - 3	CMU - 2 GWB - 2	APC - 3	P - 2	PLAM - 2	CB - 1 DM - 1	PROJ - TV	WD - 3
Classroom	104	VCT - 4	VB - 3	CMU - 2 GWB - 2	APC - 3	P - 1	PLAM - 2	CB - 1 DM - 1	TV - SB	WD - 3
Planning	105	VCT - 4	VB - 2	CMU - 2	APC - 3	NA	WD - 2	NA	NA	WD - 3
Classroom	106	VCT - 4	2 - 3	CMU - 3	APC - 3	MP - 3	PLAM - 3	CB - 2	PROJ - ROLL DOWN TV	5
Classroom	107	VCT - 4	RB - 3	CMU - 3	APC - 3	MP - 3	PLAM - 3	CB - 2	TV - PROJ	5 - non ADA
Classroom	108	VCT - 4	RB - 3	CMU - 3	APC - 3	MP - 3	PLAM - 3	CB - 2	TV - PROJ	5 - non ADA
Classroom	109	VCT - 4	2 - 3	CMU - 3	APC - 3	MP - 3	PLAM - 3	CB - 2	PROJ - ROLL DOWN TV	5
Planning Center	110	VCT - 4	RB - 4	CMU - 3	APC - 3	NA	PLAM - 3	NA	NA	5
Auditorium	B13	CARP - 1	RB - 4	CMU - 4	GWB - 4	GWB - 4	NA	NA	NA	3
Corridor (A111) - Auditorium	Corridor	CARP - 2 VCT - 4	VB - 3	CMU - 2	ATC - 3 No spline	GWB - 2	NA	NA	NA	NA
Classroom	111, 112, 113, 114	VCT - 1	VB - 2	CMU - 1 GWB - 2	APC - 3	P - 1	PLAM - 2	CB - 1 DM - 1	TV - SB	WD - 3
Planning	115	VCT - 1	VB - 2	CMU - 1	APC - 3	NA	WD - 2	NA	NA	WD - 3
Industrial Arts	116	CONC - 2	GFB - 2	CMU - 1	APC - 3	NA	WD - 3	NA	TV	WD - 3; WD GARAGE - 2; ST - 2
Industrial Arts - Stair		WD - 2	NA	CMU - 1 GWB - 2	APC - 3	NA	NA	NA	NA	WD - 3
Industrial Arts - Loft		Plywood - 2	NA	GWB - 4 CMU - 2	APC - 4	NA	NA	NA	NA	WD - 3
Mechanical / Equipment (B101)		CONC - 2	GFB - 2	CMU - 2	ES	NA	NA	NA	NA	WD - 3
Mech / Equip - Custodian Room		CONC - 2	GFB - 2	CMU - 1	APC - 2	NA	NA	NA	NA	WD - 3
Mech / Equip - Incinerator Room		CONC - 2	NA	CMU - 1	P - 3	NA	NA	NA	NA	WD - 3
Stair (B-3)	B-3	VCT - 1	VB - 1	CMU - 1	P - 1	NA	NA	NA	NA	WD - 3
Young Gentlemen Toilet Room	1st Flr - Aud	CT - 2	GWT - 3	CMU - 2	APC - 2	NA	NA	NA	NA	WD - 3
Men Faculty Toilet Room	1st Flr - Aud	VCT - 4	VB - 3	CMU - 1	APC - 3	NA	NA	NA	NA	WD - 3
Young Ladies Toilet Room	1st Flr - Aud	CT - 2	GWT - 3	CMU - 2	APC - 2	NA	NA	NA	NA	WD - 3
Women Faculty Toilet Room	1st Flr - Aud	VCT - 2	VB - 3	CMU - 2	APC - 2	NA	NA	NA	NA	WD - 3
Industrial Arts Shop - Shop A	117	CONC - 2	GFB - 2	CMU - 1	APC - 3	NA	WD - 3	NA	NA	WD - 3; Garage Door WD - 3
Industrial Arts Old Welding Booth - Shop B	117	CONC - 3	NA	CMU - 3	Concrete Wall Board - 4	NA	NA	NA	NA	NA
Industrial Arts - Shop C	117	VCT - 2	GFB - 2	CMU - 1	APC - 3	NA	NA	CB	TV - P/S	S - 3
Industrial Arts - Storage Room	117	CONC - 1	NA	CMU - 1	GWB - 1	NA	NA	NA	NA	WD - 3
Industrial Arts - Stair	117	WD - 3	NA	CMU - 1 GWB - 4	GWB - 4	NA	NA	NA	NA	WD - 3
Industrial Arts - Loft	117	Plywood - 2	NA	GWB - 3 CMU - 2	APC - 4	NA	NA	NA	NA	NA
Industrial Arts - Finishing Room	117	CONC - 3	NA	CMU - 3	APC - 3	NA	NA	NA	NA	WD - 3
Industrial Arts - Storage Room	117	VCT - 4	VB - 4	CMU - 2	APC - 3	NA	NA	NA	NA	WD - 3
Industrial Arts - Construction & Production Area	117	VCT - 2	VB - 2	CMU - 2	APC - 3	NA	NA	CB	TV	NA
Classroom	118	VCT - 2	RB - 2	CMU - 2	APC - 3	MP - 3	WD - 3/4 TALL	DM - 3	TV - PROJ	5 - non ADA
Sewing Classroom	119	VCT - 4	RB - 4	CMU - 3	APC - 3	GWB - 3	WD - 3/4 TALL	DM - 3	TV	5 - non ADA
Home Ec Office & Entrance		VCT - 4	RB - 3	CMU - 3	APC - 3 OFC GWB - 3 ENTR	NA	NA	TB - 3	NA	3 - ADA
Home Ec Classroom	121	VCT - 4	RB - 4	CMU - 3	APC - 3/4	GWB - 3	PLAM - 3/4	CB - 3	NA	4 - ADA (not fire rated)
Faculty Dining 1		VCT - 4	RB - 3	CMU - 2	APC - 4	MP - 3	PLAM - 3	NA	NA	3/4
Dishwashing		QT - 3	QT - 3	CMU - 2	PERF MTL - 3	NA	NA	NA	NA	3/4
Faculty Dining 2 (Storage)		VCT - 4	RB - 3	CMU - 2	APC - 4	MP - 3	NA	NA	NA	3/4
Cafeteria		VCT - 1	RB - 3	CMU/GWB - 2	APC - 4	PLAM - 3	NA	NA	NA	3
Classroom	114	VCT - 1	VB - 2	CMU - 2 GWB - 2	APC - 3	P - 1	PLAM - 2	CB - DM	TV - SB	WD - 3
Bookstore (sign-in office)		VCT - 4	RB - 3	CMU - 2	APC - 3	NA	METAL - 2	NA	NA	3
Business Typing	122	VCT - 4	VB - 4	CMU - 2	APC - 3	NA	PLAM - 2/3	CB	TV - P/S	NA
Multi-Purpose Room	129	VCT - WRESTLING MATS - 3	RUBBER MATS - 3	CMU - 2	APC - 2	NA	NA	NA	NA	3
Storage	128	VCT - 4	RB - 2	CMU - 2	APC - 3	NA	NA	NA	NA	5 - non ADA
Meeting Room (near entrance)		VCT - 4	RB - 3	CMU - 2	APC - 4	GWB - 2	NA	CB - 3	NA	3
New Addition										
Boy's Toilet Room - Girl's Toilet Room		CT - 2	GWT - 3	CMU - 2	APC - 1	NA	NA	NA	NA	2
Faculty Men's Toilet Rm Faculty Women's Toilet Room		CT - 2	GWT - 3	CMU - 2	APC - 1	NA	NA	NA	NA	2

Whitehall-Coplay Middle School

D'HUY Engineering, Inc.

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Planning	146	VCT - 1	RB - 2	CMU - 1	APC - 2	NA	PLAM - 2	NA	NA	2
Small Group Room	145	VCT - 1	RB - 2	CMU - 1	APC - 1	NA	PLAM - 2	CB - 2	TV	2
ESOL	144	VCT - 1	RB - 2	CMU - 1	APC - 1	NA	PLAM - 2	CB/DM - 2	TV - PROJ	2
Classroom	143	VCT - 1	RB - 2	CMU - 2	APC - 1	NA	PLAM - 2	DM - 2	TV - PROJ	2
Classroom	142	VCT - 1	RB - 2	CMU - 2	APC - 1	NA	PLAM - 2	CB/DM - 2	TV - PROJ	2
Computer Room	141	VCT - 1	RB - 2	CMU - 1	APC - 1	NA	PLAM - 2	DM - 2	TV - PROJ	2
Ground Floor										
Classrooms (1-4, 6-9, 11-14)		VCT - 4	RB - 3/4	CMU / GWB - 3	APC - 3	MP - 3	PLAM - 4	DM - 2	TV - PROJ	5 (NON ADA)
Planning Room	5	VCT - 4	RB - 3	CMU - 3	APC - 3/4	NA	NA	NA	NA	5 (NON ADA)
Faculty Men's/Women's (by main stairs)		CT - 3	CT - 3	CMU - 3	APC - 3	NA	NA	NA	NA	3
Planning Room	10	VCT - 4	RB - 3	CMU - 3	APC - 3/4	NA	NA	NA	NA	5 (NON ADA)
Faculty Restroom		VCT - 4	RB - 3	CMU - 3	APC - 3/4	NA	NA	NA	NA	3
Boy's Toilet Room		CT - 3	GWT - 3/4	CMU - 3	MP - 3	NA	NA	NA	NA	3
Girl's Toilet Room		CT - 3	GWT - 3/4	CMU - 3	MP - 3	NA	NA	NA	NA	3
Planning Room	15	VCT - 4	RB - 3	CMU - 3	APC - 4	NA	NA	NA	NA	5 (NON ADA)
Computer Lab	41	VCT - 1	RB - 2	CMU - 2	APC - 3	GWB - 2	PLAM - 2	CB - 2	TV - PROJ	2 ADA
Classroom	42	VCT - 1	RB - 2	CMU - 2	APC - 3	GWB - 2	PLAM - 2	CB - 2	TV - PROJ	2 ADA
Classroom	43	VCT - 1	RB - 2	CMU - 2	APC - 3	GWB - 2	PLAM - 2	CB / DM - 2	TV - PROJ	2 ADA
Classroom	44	VCT - 1	RB - 2	CMU - 2	APC - 1/2	GWB - 2	PLAM - 2	CB - 2	TV - PROJ	2 ADA
Small Group	45	VCT - 1	RB - 2	CMU - 2	APC - 1/2	GWB - 2	PLAM - 2	CB - 2	TV	2 ADA
Planning	46	VCT - 1	RB - 2	CMU - 2	APC - 1/2	NA	PLAM - 2	NA	NA	2 ADA
Faculty Restroom		CT - 3	GWT - 3	GWT / CMU - 2	APC - 2	NA	NA	NA	NA	2 ADA
Young Gentlemen/Ladies		CT - 3	GWT - 3	CMU - 3	APC - 2	NA	NA	NA	NA	2 ADA

ALUM - Aluminum
APC - Acoustic Panel Ceiling
AS - Acoustic Spray
BRK - Brick
CARP - Carpet
CB - Chalkboard
CMT - Ceramic Mosaic Tile
CMU - Concrete Masonry Unit
CONC - Concrete
CT - Ceramic Tile / GWT - Glazed Wall Tile
ES - Exposed Structure
GCMU - Glazed Concrete Masonry Unit
GFB - Ground Face Block
GWB - Gypsum Wall Board
MB - Marker Board
MP - Metal Panels
P - Plaster
PLAM - Plastic Laminate
PS - Projection Screen
PV - Poured Vinyl
QT - Quarry Tile
RB - Resilient Base
RF - Resilient Flooring
S - Steel
SB - Smart Board
SV - Sheet Vinyl
TB - Tackboard
TER - Terrazzo
TP - Tectum Panels
TT - Terrazzo Tile
VB - Vinyl Base
VCT - Vinyl Composition Tile
VF - Vinyl Fabric
VMB - Vented Metal Base
WD - Wood

1 = Excellent Condition
2 = Very Good Condition
3 = Good Condition
4 = Poor Condition
5 = Critical Condition / Failed

ACCESSIBILITY

ADA Upgrades:

- **Classroom door vestibule (45 ea.)**
- **Single doors and hardware (106 ea.)**
- **Double doors and hardware (23 ea.)**
- **ADA signage**
- **Toilet rooms**
- **Band area**
- **Water fountains**
- **Stage an access**

MISCELLANEOUS

HVAC SYSTEMS

The building is provided with heating, ventilation and cooling via geothermal heat pumps that were installed around 2013. Equipment that was not replaced in 2013 is typically original to the 1975 construction or 1995 addition. The majority of the school is heated, cooled and ventilated. Stairs, corridors and similar areas are provided with heating by the use of electric terminal units. There are a number of exhaust systems serving toilet areas, locker rooms, and other exhaust systems in the kitchen.

Central Components	Geothermal Wells – A vertical geothermal well field provide heat exchange to the ground via deep wells. The well field was constructed around 2013. Central Pumping and Distribution – A central heat pump water loop circulated throughout the building and through out to the geothermal well field. A skid-mounted packaged pumping system is located the main mechanical space. The pumping package consists of a pair of lead/lag pumps, variable frequency drive, air separator, and an expansion tank. This equipment was installed around 2013.
Air Handling Systems	Larger spaces such as the Cafeteria, Library, Auditorium, Gymnasium, and Multi-Purpose rooms are conditioned by multiple indoor heat pumps located in interior mechanical rooms. Supply and return air is ducted from the mechanical rooms to the individual rooms served. In most cases multiple units serve a single area. Outdoor air is heated and cooled with packaged rooftop energy recovery units. All of the units are connected to the central geothermal well field. These units were installed during the 2013 mechanical upgrades. Some of the ductwork air distribution system serving these areas is part of the original building construction. Areas such as the Band, Choral, Music, Industrial Arts, and Metal Shop are conditioned by indoor heat pumps located in interior mechanical rooms. Supply and return air is ducted from the mechanical rooms to the individual rooms served. Outdoor air is heated and cooled with packaged rooftop energy recovery units. All of the units are connected to the central geothermal well field. These units were installed during the 2013 mechanical upgrades. Some of the ductwork air distribution system serving these areas is part of the original building construction The office area is served by multiple constant volume heat pump units connected to the central geothermal system. A single unit serves multiple offices and therefore doesn't provide individual temperature control for all rooms. The kitchen is served by a heating only 100% outdoor air unit that is original to the construction of the building. Two ductless DX split system have been added since the original construction.

	Corridors are typically served by heating only electric terminal heat that are original to the building construction. No outdoor air is provided in the corridors.
Classrooms	Typical classrooms are conditioned by vertical heat pumps located in in the classrooms. These units all have integral energy recovery wheels. All of the units are connected to the central geothermal well field. These units were installed during the 2013 mechanical upgrades.
Exhaust and Ventilation Systems	Spaces such as toilets, storage rooms, and vestibules are heated with electric terminal heating units that are original to the building construction.
Temperature Control System	The existing HVAC electronic temperature control system in the building is a JCI Metasys system. There are no reported operational issues with the system.
Dehumidification Systems	None.

ELECTRICAL SYSTEMS

Service Entrance	The building is fed underground from the utility to a 4000 amp, 277/480 volt, 3 phase, 4 wire main switchboard via utility pad mounted transformer. The switchboard is manufactured by Square D, contains breakers, and was installed during the original construction. The switchboard includes 480 volt to 120/208 volt, 3 phase, 4 wire transformer and secondary distribution section. While the switchboard is no longer manufactured, nor is it supported, it is in satisfactory condition. However, due to age, the breakers may be failing. The transformers do not meet current DOE energy efficiency requirements.
Power Distribution	277/480 volt and 120/208 volt panels are located throughout the building for power, lighting and mechanical loads. The majority of the electric panels were manufactured by the Square D Company and installed during the original construction with the remainder installed during the 1995 renovations. The panels (including the panels installed during the 1995 renovations) are no longer supported and are in satisfactory to poor condition. Transient Voltage Surge Suppression (TVSS) was not found to be present throughout the facility. Building wiring appears to all have grounds, with the majority of wiring installed original to the building, and installed during the renovations. There is currently limited ground fault protection at the receptacles within the kitchen.
Emergency Power	A Kohler 30kW diesel fired emergency generator installed in 1996, is located in in the main electric room. Output voltage of the emergency generator is 120/208 volt, 3 phase, 4 wire. There is a single Onan automatic transfer switch installed during the original constriction rated at 100A, 120/208 volt, 3 phase, 4 wire. The generator backs up life safety lighting. Exit signs have LED lamps and are in satisfactory condition and appear to be code compliant. Emergency lighting is typically handled via emergency only fixtures. Quantity and locations of emergency lighting appear to minimally satisfy applicable codes.
Lighting	Lighting is provided mostly by 4-foot fluorescent T-8 lamps with electronic ballasts. The lighting spans the years from the original. LED fixtures are used in the gymnasium .

	Classrooms have older pendant supported fixtures with T-8 lamps and electronic ballasts. All light fixtures are in satisfactory to poor condition with footcandle levels are within IESNA guidelines for the tasks being performed. Offices - recessed fixtures with T-8 lamps and electronic ballasts; satisfactory to poor condition; footcandle levels are within IESNA guidelines for the tasks being performed. Gymnasium -recently installed LED highbay strip type fixtures; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed in the space. Auditorium - halogen style lighting installed in floating clouds; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed in the space. Kitchen - lensed recessed fixtures with T-8 lamps and electronic ballasts; poor condition; footcandle levels are within IESNA guidelines for the tasks being performed. Corridors - lensed recessed fixtures with T-8 lamps and electronic ballasts; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed
Lighting Controls	Classrooms are controlled using switches located at the door. There is occupancy sensor override in each classroom the event the instructor forgets to turn the lights off. Offices are controlled using a single switch. The gymnasium and similar rooms are controlled via local switches. Exterior lighting is controlled using photocell and timeclocks.
Exterior Lighting	The parking lot is illuminated with HID cobra-head type pole mounted light fixtures installed and supported by the local electric utility. The building exterior is illuminated with some HID building mounted fixtures and recessed canopy fixtures with HID or LED lamps. The exterior light fixtures are in satisfactory condition. The site fixtures appear to meet IESNA recommendations for light levels and uniformity.
Specialty Lighting	There is older theatrical lighting system in the auditorium with limited front of house lighting controlled via switches and limited stage border lights controlled via a small Lehigh dimming board installed during the 1995 additions. Functionality and support is minimal. There is also a simple sound system installed in the auditorium with portable type professional speakers at the front of the room. There are also simple remote sound systems in the gymnasium and cafeteria. There are currently no reported issues with any of the remote sound systems.

Classroom Multimedia	TVs, projectors and interactive display boards.
Data Network	The majority of the computer network consists of plenum rated category 6 UTP with drops in classrooms and offices. There are wireless access points throughout the building in each classroom providing wireless connection. The backbone cabling is 62.5-micron multimode fiber optic cabling. There is no cooling in the majority of the data closets.
Wi-Fi	Access points.
Telephone	The telephone system is part of the district wide IP based system.
Intercom/Paging	The paging / intercom system is an Rauland system upgraded in 2017. The control console is located at the main office. Classrooms, offices, and corridors have wall and ceiling mounted speakers. The speakers throughout the building span the years from original to the 1995 additions. The system is in satisfactory condition with no reported issues.
Clock	The master clock system is manufactured by Lathem and is in satisfactory condition.
CCTV	The Closed-Circuit Television (CCTV) System is currently being upgraded throughout the entire district.
Door Intercoms	Airphone front door intercom with release.
Security	The access control system is manufactured by Keri and meets the district needs.
Video Surveillance	Avigilon Camera System.
Fire Alarm	The fire alarm system is an older zoned type Notifier system, installed during the original construction and upgraded during the 1995 additions. There are smoke detectors in the corridors, most storage rooms and many of the code required areas. However audible and visual appliances are not fully installed in ADA manner to the point that the audible alarms cannot be heard in the auditorium or cafeteria, and strobes are not located throughout the building. Based on locations of devices, it appears that the system is not completely code compliant.

PLUMBING SYSTEMS

The building is served by a municipal water service with the main service entering the building in the main mechanical room. The water pressure appears to be adequate to serve the building. All domestic water piping is original to the 1975 construction or 1995 addition.

No natural gas is installed in this building. The existing generator is served by an underground propane tank.

Piping	Copper main and branch piping
Sanitary and Storm Systems	The school is connected to a municipal sanitary sewage system. There are no reported operational issues with the sanitary piping. The kitchen is served by an exterior underground grease interceptor. The age and condition of the interceptor is unknown.
Domestic Water Heating	Domestic hot water is provided by four storage type electric water heaters. Each water heater is 250 gallons. The heaters are located in different locations in the building.
Plumbing Fixtures	The majority of the plumbing fixtures located throughout the building appear to be installed during the original construction of the building. The water closets and urinals have hand operated flush valves. The lavatories have manual metered faucets many of the faucet handles are not ADA compliant.
Kitchen	Warming kitchen.
Fire Protection	A fire suppression sprinkler system is not installed in this building.
Natural Gas	No natural gas is installed in this building. The existing generator is served by an underground propane tank.


Whitehall High School
Zephyr
Elementary School
Whitehall-Coplay
School District
Whitehall-Coplay
Middle School
Google

TAB 7
WHITEHALL-COPLAY
HIGH SCHOOL

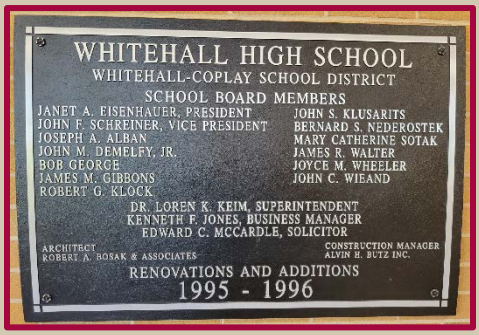
WHITEHALL-COPLAY SCHOOL DISTRICT

WHITEHALL HIGH SCHOOL

Address:
3800 Mechanicsville Rd.,
Whitehall, PA 18052

Grade:
9-12th Grade

Total Building Gross Sq. Ft:
242,710



Total No. of Students:
1,437 (actual 2019/2020)

Total Student Capacity:
-

Originally Built:
1958
Renovations 1975, 1995, 2008, 2020

D'HUY Engineering, Inc.

GENERAL BUILDING SUMMARY

A majority of the building was constructed in 1958, with additions and renovations in 1975,1995, 2008, and 2020.

Recent renovations provided a secure entry directly into the Main Office area. Other work included in the renovations to address additional Food Service storage, office space, and space for the IT Department and roof replacement.

The most recent additions and alterations to the High School updated the vast majority of the building, although a few areas were outside the scope of work. As a result those areas not previously renovated present the greatest current need.

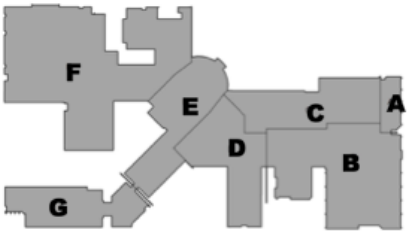
EXTERIOR BUILDING COMPONENTS

Masonry	Steel fame construction with steel studs. Brick veneer exterior cavity wall construction for 50% of exterior wall.
Exterior Plaster	Metal stud and exterior plaster on 50% of exterior wall elevations.
Windows	Windows are older aluminum double hung with double pane glazing.
Exterior Doors/Frames	Aluminum doors and frames for main entrance with hollow metal doors and frames at service entrances.
Roof	The roof was replaced in 2020 with TREMCO multi-ply roofing.
Paint	Minimal in limited locations.
Parking Areas/Drives	On the north side there are large areas of student, staff and visitor parking. There is a staff parking lot to the west.
Concrete Sidewalks, Curbs, and Aprons	There are concrete walkways with concrete curbs around the building.
Asphalt Parking and Drives	An access drive and paved areas provide access to the boiler room on the south side and provide parking for staff.
Site Walls, Stairs, and Site Improvements	Large lawn areas surround the front entrance. There are concrete site walls and steps on the south side.
Vehicular Traffic	There are access drives on all sides and a bus drop off on the north side.
General Drainage	There is onsite stormwater system management with underground infiltration along Mechanicsville Road.
Fencing	None.

D'HUY Engineering, Inc.

INTERIOR BUILDING COMPONENTS

WHITEHALL HIGH SCHOOL
WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT PLAN



Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
A Area										
Typical Classroom Area A		VCT - 2	RB - 2	GWB - 2	APC - 2	GWB - 2	PLAM - 3	CB	TV - PROJ	4
TV Studio	A115	VCT - 3	RB - 3	GWB - 3	APC - 2	NA	PLAM - 3	DM	TV	2
LGI	A117	VCT - 3	RB - 3	GWB - 3	APC - 2	GWB - 2	NA	CB	TV - PROJ	3
B Area										
Toilets (BRF)	B	CT - 3	GWT - 3	GWT - 3	APC - 3	NA	NA	NA	NA	2
Science	B102	VCT - 3	RB - 3	GWB - 2	APC - 2	GWB - 2	WD - 2	CB - DM - 2	TV - PROJ	2
LGI	B108	VCT - 3	RB - 3	GWB - 2	APC - 2	GWB - 2	PLAM - 3	CB	PROJ	3
Typical Classroom Area B		VCT - 2	RB - 2	GWB - 2	APC - 2	GWB - 2	PLAM - 3	CB	TV - PROJ	2
Homemaking	B121	VCT - 1	RB - 1	BRK / GWB - 1	APC - 1	GWB - 2	PLAM - 1	DM - 1	TV - PROJ	2
C Area										
Main Office	C101	CARP - 3	RB - 2	GWB - 3	APC - 2	GWB - 2	-	NA	TV	2
Security	C104	CARP - 3	RB - 2	GWB - 3	APC - 2	GWB - 2	WD - 2	NA	TV	2
Nurse	C105	VCT - 1	RB - 1	GWB - 2	APC - 2	GWB - 2	NA	NA	TV	3
Classroom		VCT - 2	RB - 3	GWB - 2	APC - 3	NA	PLAM - 3	CB - 3	TV - PROJ	3
Planning	C117	VCT - 3	RB - 3	GWB - 4	APC - 3	NA	NA	DM - 3	TV	2
Conference	C120	CARP - 3	RB - 3	GWB - 3	APC - 3	NA	NA	DM - 2	PROJ	3
Guidance	NA	CARP - 2	RB - 2	GWB - 2	APC - 2	NA	NA	NA	TV	3
Men's Faculty Toilet	B	CT - 2	GWT - 2	GWT - 2	APC - 2	NA	NA	NA	NA	4
Telecommunications	B110	VCT - 3	RB - 3	GWB - 3	APC - 2	NA	PLAM - 3	DM	TV	2
D Area										
Library		CARP - 2	RB - 2	GWB - 2	APC - 4	GWB - 2	NA	DM	TV - PROJ	3
Typical Classroom Area D		VCT - 3	RB - 3	GWB - 3	APC - 3	NA	PLAM - 2	DM - 2	TV - PROJ	3
Teacher Prep Area	D110	VCT - 2	RB - 2	GWB - 2	APC - 2	NA	WD - 2	NA	NA	2
Science Lab	D111	VCT - 2	RB - 2	GWB - 2	APC - 2	NA	WD - 2	DM - 2	TV - PROJ	2
Classroom	D116	VCT - 2	RB - 2	GWB - 2	APC - 2	GWB - 2	PLAM - 2	DM - SMART - 2	TV - PROJ - SMART	2
E Area										
Auditorium	E	CARP - 2 CONC - 2	RB - 2	2	CLOUD / STRUC - 2	NA	NA	NA	NA	2
Stage	E	WD - 4 CONC	RB - 2	CMU - 3	STRUC - 3	NA	NA	NA	NA	2
Choral Room	E100	VCT - 3	RB - 2	GWB - 2	APC - 3	NA	NA	DM - 2	PROJ	2
Computer Lab	E105	VCT - 2	RB - 3	GWB - 2	APC - 3	NA	PLAM - 3	DM - 2	PROJ	3
Typical Classroom Area E		VCT - 2	RB - 3	GWB - 2	APC - 3	NA	PLAM - 3	CB - 2	PROJ	3
Band Room	E111	VCT - 3	RB - 2	GWB - 2	APC - 3	GWB - 3	PLAM - 3	CB - 3	PROJ	2 - 3 - 4
F Area										
Industrial Ats	F104	VCT - 3	RB - 3	CMU - 2	APC - 3	GWB - 3	3	DM - 2	PROJ	2
Computer Lab / Shop	F105	VCT - 2	RB - 3	CMU - 2	APC - 3	GWB - 3	3	DM - 2	-	2
CADD Room	F107	VCT - 2	RB - 3	CMU - 2	APC - 3	GWB - 3	3	DM - 2	PROJ	2
Health	F108	1	2	3	3	NA	3 - Old	CB - 3	PROJ	2
Health	F109	1	2	3	3	NA	3 - Old	CB - 3	PROJ	2

Whitehall High School

D'HUY Engineering, Inc.

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Men's Toilet Room	F	3	3	3	3	NA	NA	NA	NA	4
Art	F122	VCT - 3	RB - 4	GWB - 4	APC - 3	GWB - 3	PLAM - 3	DM - 2	PROJ	3
Art	F123	CT - 2	CT - 2	GWB - 3	APC - 2	NA	PLAM - 4	DM - 2	PROJ	3
Art	F124	VCT - 2 CT - 2	CT - 2	GWB - 3	APC - 2	NA	PLAM - 4	DM - 2	PROJ	3
Art Gallery	F129	1	1	1	1	NA	NA	NA	NA	1
Serving	NA	QT - 2	QT - 2	GWT - 2	APC - 3	NA	NA	NA	NA	3
Cafeteria	F126	VCT - 3	RB - 3	GWT - P - CMU - 3	APC - 3	GWB - 3	NA	NA	TV	3
Faculty Dining	F128	VCT - 3	RB - 3	GWB - 3 CMU - 3	APC - 3	NA	NA	White - 3	NA	3
Gym		1	1	1	3	NA	NA	NA	NA	2
Physical Therapy Room	F	RF - 3	RB - 2	3	3	NA	2	NA	NA	2
Boy's Coach Office	F	CT - 2	RB - 2	2	3	NA	NA	NA	NA	3
Boy's Locker Room	F	CT-3	RB - 4	CMU - 3	APC - 3	NA	NA	NA	NA	
Gym Vestibule	F	2	2	2	2	NA	NA	NA	NA	2
Natatorium	F	CT - 3	GWT - 2	CMU - 3	P - 3	NA	NA	NA	NA	4 - Rust
Faculty Room	F	2	3	3	3	NA	NA	NA	NA	4 - Frame Rust
Auxiliary Gym	F	2	2	2	2	NA	NA	NA	NA	2
Practice Wrestling	F	2	2	2	2	NA	NA	NA	NA	2
G Area										
LGI	G100	CARP - 1	RB - 1	CMU - 1	APC - 1	GWB - 1	NA	1	PROJ	1
Women's Toilet Room	G101B	CT - 1	CT - 1	CT - 1	APC - 1	NA	NA	NA	NA	1
Typical Classroom Area G		VCT - 1	RB - 1	GWB - 2	APC - 1	NA	PLAM - 1	1	PROJ	1
Art	G110	VCT - 1	RB - 1	CMU - 1	APC - 1	NA	PLAM - 1	DM - 1	PROJ	1
Prep Room	G111B	VCT - 1	RB - 1	GWB - 2	APC - 2	NA	PLAM - 1	NA	NA	1
Planning Room	G114	VCT - 1	RB - 1	GWB - 1	APC - 2	NA	PLAM - 1	1	NA	1

ALUM - Aluminum
APC - Acoustic Panel Ceiling
AS - Acoustic Spray
BRK - Brick
CARP - Carpet
CB - Chalkboard
CMT - Ceramic Mosaic Tile
CMU - Concrete Masonry Unit
CONC - Concrete

CT - Ceramic Tile / GWT - Glazed Wall Tile
ES - Exposed Structure
GCMU - Glazed Concrete Masonry Unit
GFB - Ground Face Block
GWB - Gypsum Wall Board
MB - Marker Board
MP - Metal Panels
P - Plaster
PLAM - Plastic Laminate

PS - Projection Screen
PV - Poured Vinyl
QT - Quarry Tile
RB - Resilient Base
RF - Resilient Flooring
S - Steel
SB - Smart Board
SV - Sheet Vinyl
TB - Tackboard

TER - Terrazzo
TP - Tectum Panels
TT - Terrazzo Tile
VB - Vinyl Base
VCT - Vinyl Composition Tile
VF - Vinyl Fabric
VMB - Vented Metal Base
WD - Wood

1 = Excellent Condition
2 = Very Good Condition
3 = Good Condition
4 = Poor Condition
5 = Critical Condition / Failed

ACCESSIBILITY

ADA upgrades for:

- **Toilet rooms**
- **Locker rooms**
- **Water coolers**

MISCELLANEOUS

HVAC SYSTEMS

The building is provided with both heating, ventilation and cooling via a four-pipe air and water HVAC system, which will allow for simultaneous heating and cooling and individual DX cooling units.

Central Components	Heat for all areas of the building is generated by three new gas-fired, high efficiency condensing heating boilers. There are two sets of redundant heating system pumps, located in the Boiler Room, to distribute heating water throughout the building. One of the sets of pumps was replaced during the 2008 renovations. The other set was replaced during the 2020 renovation. All heating pumps are constant volume. The majority of the heating system terminal units that were installed during the 1995 renovations have been replaced with new vertical unit ventilators. The units replaced during the 2008 renovations still remain. The majority of the heating piping distribution system was installed during the 1995 and 2008 renovations. An air-cooled chilled water with remote evaporator generates chilled water for the majority of spaces that were renovated during the 2008 construction. There are redundant primary and secondary chilled water pumps, located in the Boiler Room, that distribute chilled water throughout the building. The secondary pumps are controlled by variable frequency drives. The chiller, remote evaporator, distribution pumps, and the entire chilled water distribution piping were installed during the 2008 renovations. DX cooling was provided in limited spaces during the 2008 construction. Larger spaces such as the Cafeteria, Auditorium, Band, and Choral have new rooftop DX units replaced during the 2020 renovations.
Air Handling Systems	The Gymnasium, Auxiliary Gym, and Large Group Instruction areas are served with heating, cooling, and ventilation by single zone modular rooftop air handling units. The associated supply and return fans are controlled by variable frequency drives. All associated heating and cooling coils are connected to the central heating and cooling systems. The main gymnasium units have energy recovery wheels. This equipment was installed during the 2008 renovations. The Tech Ed. areas are served with heating, cooling, and ventilation by single packaged air handling units. All associated heating and cooling coils are connected to the central heating and cooling systems. The Wood Shop area is also served by a dust collection system with an exterior dust collector. This equipment was installed during the 2008 renovations. The Cafeteria, Band, Tier Classrooms and Choral areas are served with new units replaced in 2020 that provide heating, cooling, and ventilation

	by single zone air handling units. These units have hot water coils connected to the central heating system and DX cooling. The cafeteria is served by four rooftop units. The other units all have remote condensing units. The Auditorium has two air handling units that were replaced in 2020. The units have hot and chilled water coils connected to the central system. The Administration, Guidance, and Nurse's areas are served heating from the central heating systems and various DX cooling units. All the cooling is provided by remote DX condensing units. Most of this equipment was installed during the 2008 renovations. The Administration air handling units and condensing units have been replaced during the 2020 renovations.
Classrooms	The majority of classrooms renovated during the 2008 renovations are provided with heating and cooling from 4-pipe unit ventilators or packaged air handling units. All of the units are connected to the heating hot water and chilled water systems for heating and cooling. Approximately 29 classrooms that were not renovated during the 2008 construction have been replaced in 2020 with DX or split-system vertical unit ventilators. All of the units are connected to the central heating hot water system. The classroom addition that was part of the 2008 construction is served with heating, cooling, and ventilation by fan-powered variable air volume (VAV) systems. Each VAV terminal unit has a hot water reheat coil. Airflow for the VAV units is provided by an indoor variable volume modular air handling unit. All associated heating and cooling coils are connected to the central heating and cooling systems.
Exhaust and Ventilation Systems	There are a number of exhaust systems located throughout the building to ventilate toilet rooms, Science rooms, Home Economics and Food Service. Most of the exhaust system fans were replaced in 2020.
Temperature Control System	In the 2020 Renovation a new Niagra Tridium HVAC electronic temperature control system was installed. Some wiring spicing was noticed during the 2020 renovations.
Dehumidification Systems	The natatorium is provided with heating, dehumidification, and ventilation by a dehumidification unit replaced during the 2020 renovations. The pool water heater was installed during the 2008 renovation. All heating is connected to the central heating system.

ELECTRICAL SYSTEMS

Service Entrance	The building is fed underground from the utility to a 5000 amp, 120/208 volt, 3-phase, 4-wire main switchboard via utility pad mounted transformer. The primary switchboard is manufactured by Square D, and was installed during the recent renovations. There is a secondary Square D switchboard from before the recent renovations, which is fed from the main switchboard. Both switchboards are still supported, and in satisfactory condition.
Power Distribution	120/208 volt panels are located throughout the building for power, lighting and mechanical loads. The majority of the electric panels were manufactured by the Square D Company. Most of the panels were installed during the recent renovations, while the remainder from before. The panels are all supported and in satisfactory condition. Transient Voltage Surge Suppression (TVSS) was found to be present integrated into selected panelboards. Building wiring appears to all have grounds, with a mix of wiring installed original to the building, and installed during the renovations.
Emergency Power	There is an Onan 120kW natural gas fired emergency generator installed during the original construction located in the boiler room. Output voltage of the emergency generator is 120/208 volt, 3-phase, 4-wire. There is a single Onan automatic transfer switch rated at 400A, 120/208 volt, 3-phase, 4-wire. The current generator installation does not meet current life safety codes, which require that an emergency generator for life safety loads be installed in its own room, or exterior to the building. The generators back up life safety lighting, boilers, heating pumps, kitchen walk-ins and data equipment. Exit signs have LED lamps and are in satisfactory condition and appear to be code compliant. Emergency lighting is typically handled via 24-hour connected normal emergency fixtures with emergency only at the exterior exits and in selected spaces. Quantity and locations of emergency lighting appear to satisfy applicable codes.
Lighting	All the lighting which was not LED was replaced during the 2020 renovations with LED Fixtures. LED fixtures are used in the main gymnasium and natatorium. Following are typical spaces and their associated lighting:

	Classrooms - have new lay-in LED fixtures replaced in the 2020 renovations. All light fixtures are in satisfactory condition and foot-candle levels are within IESNA guidelines for the tasks being performed. Offices - have new lay-in LED fixtures replaced in 2020 renovations; foot-candle levels are within IESNA guidelines for the tasks being performed. Gymnasium - recently installed LED high-bay strip type fixtures; satisfactory condition; foot-candle levels are within IESNA guidelines for the tasks being performed in the space. Natatorium - recently installed LED high-bay fixtures; satisfactory condition; foot- candle levels are within IESNA guidelines for the tasks being performed in the space. Auditorium - new LED lighting replaced in 2020 renovations installed in floating clouds; foot-candle levels are within IESNA guidelines for the tasks being performed in the space. Kitchen - lensed recessed LED fixtures replaced in 2020 renovations; satisfactory condition; foot-candle levels are within IESNA guidelines for the tasks being performed. Corridors - new lensed, LED recessed fixtures replaced in 2020 renovations; foot-candle levels are within IESNA guidelines for the tasks being performed
Lighting Controls	Classrooms are controlled using switches located at the door. There is occupancy sensor override in most of the classrooms in the event the instructor forgets to turn the lights off. Offices are controlled using a single switch. The gymnasiums, natatorium and similar rooms are controlled via local switches. Exterior lighting is controlled using photocell and timeclocks.
Exterior Lighting	The parking lot is illuminated with HID shoebox type pole mounted light fixtures installed during the recent renovations. The building exterior is illuminated with some HID building mounted fixtures and recessed canopy fixtures with HID or florescent lamps. The exterior light fixtures are in satisfactory condition. The site fixtures appear to meet IESNA recommendations for glare, light levels and uniformity.
Specialty Lighting	There is a new theatrical lighting system in the auditorium replaced in 2020 renovations with front of house lighting, tormentors, limited stage electrics and a new Lehigh dimming board. A new programmable board was installed in 2020 renovations. A new sound system was installed in the auditorium in 2020 with portable type professional speakers on stands throughout the room and amplifiers. The stage rigging was renovated in 2020.

	There are also simple remote sound systems in the gymnasium, natatorium, cafeteria and practice wrestling room. There are currently no reported issues with any of the remote sound systems.
Classroom Multimedia	TVs projectors and interactive display boards.
Data Network	The majority of the computer network consists of plenum rated category 6 UTP with drops in classrooms and offices. There are wireless access points throughout the building in each classroom providing wireless connection. The backbone cabling is 62.5-micron multi-mode fiber optic cabling. There is no cooling in the majority of the data closets.
Wi-Fi	Access points.
Telephone	The telephone system is part of the district wide IP based system.
Intercom/Paging	The paging / intercom system is a Rauland Telecenter system and was upgraded in 2020. The control console is located at the main office, and has an AM/FM radio. Classrooms, offices, and corridors have wall and ceiling mounted speakers. The speakers throughout the building span the years from original to the recent renovations. The system is in satisfactory condition with no reported issues..
Clock	The master clock system is manufactured by Sapling and is in satisfactory condition .
CCTV	The Closed-Circuit Television (CCTV) System is currently being upgraded throughout the entire district.
Door Intercoms	Airphone front door intercom with release.
Security	The access control system is manufactured by Keri and meets the district needs.
Video Surveillance	Aligilion Camera System.
Fire Alarm	The fire alarm voice system is an addressable type Notifier system, installed during the recent renovations. There are smoke detectors in the corridors, most storage rooms and many of the code required areas. ADA compliant audible and visual appliances are installed throughout the building, including in the corridors, large instructional spaces, classrooms, restrooms and other code required areas. ADA compliant pull stations are located at the exits and stairwells. Based on locations of devices, it appears that the system meets current fire alarm codes and satisfies ADA requirements.

PLUMBING SYSTEMS

The building is served by a 4" municipal water service with the main service entering the building in a Mechanical Room of a classroom wing. The water pressure appears to be adequate to serve the building. Areas renovated in 2008 received new domestic water piping at that time; all other domestic water piping appears to be original.

Piping	Copper main and branch piping.
Sanitary and Storm Systems	The school is connected to a municipal sanitary sewage system. There are no reported operational issues with the sanitary system. An underground exterior grease interceptor was installed during the 2008 renovations to serve the kitchen. An underground exterior acid neutralization tank was also installed at that time to serve the kitchen and the science labs that were part of the 2008 addition.
Domestic Water Heating	There are two new domestic water heaters located in the Boiler Room that were replaced during the 2020 renovations that serves a majority of the building. The two heaters are 130 gallon gas-fired condensing boilers with a 600 gallon storage tank. A 150 gallon electric heater was installed in 2020 which serves Home Economics and parts of A and B wing.
Plumbing Fixtures	The majority of the plumbing fixtures located throughout the building appear to be existing prior to the 2008 renovations. The water closets and urinals have hand-operated flush valves. The lavatories have manual faucets. Fixtures within areas that were renovated during the 2008 construction were provided new at that time. All flush valves and lavatory faucets are sensor operated.
Kitchen	Full cooking kitchen.
Fire Protection	The majority of the existing building are served by a fire protection sprinkler system. The system is a wet-type system. Two 6" water service entrances serve the building. One small addition from the 2008 construction is not protected. The area of this non-sprinklered portion is under 12,000 sq. ft.
Natural Gas	Two natural gas services provide natural gas to the Boiler Room, kitchen and science areas. Most of the distribution piping existed prior to the 2008 renovations. During the 2020 renovations the existing gas piping was traced for leaks and repaired where accessible. Piping concealed in walls or below the concrete was not addressed.


Whitehall High School
Whitehall-Coplay School District
Whitehall Township Public Library
Mechanicsville Rd
Google

TAB 8
ATHLETIC FACILITIES

WHITEHALL-COPLAY SCHOOL DISTRICT

ATHLETIC FACILITIES

Address:
3800 Mechanicsville Rd,
Whitehall, PA 18052

Grade:
N/A

Total Building Gross Sq. Ft:
19,280

Total No. of Students:
N/A

Total Student Capacity:
N/A

Originally Built:
1973
Renovated 2020

DEI
D'HUY Engineering, Inc.

GENERAL BUILDING SUMMARY

Multi-Purpose Field House:

The building was constructed in 2008 and is in excellent condition. With continued maintenance, no significant renovation work is anticipated over the next 10 years.

Football Field House:

The original building was constructed in 1973 and received a substantial addition in 1998 and a HVAC and lighting renovation in 2020. This type of facility experiences heavy use from both home and visiting athletes. While the existing finishes are specified for this purpose and are well maintained, replacement should be anticipated in approximately five years. The stair tower shows the greatest degree of wear and will likely require attention sooner. At that time, the District should consider addressing the existing ADA guideline deficiencies as well as providing an access control system for improved safety and security.

The building has been re-roofed in 2020 as part of the Stadium renovations.

Stadiums and Fields:

In 2020 the Stadium received a renovation that included a new synthetic turf and associated fencing and support systems. The existing bleachers have been renovated to comply with current ADA requirements. A new bituminous walkway was placed around the turf field. The bleacher renovation included a new pressbox with a filming platform and a new illuminated logo sign. Team rooms under the bleachers have been renovated.

Also during the 2020 renovation, the stormwater management system was updated to include new piping, inlets, manholes and an underground retention system north of the field house.

EXTERIOR BUILDING COMPONENTS

Multi-Purpose Field House:

Masonry	Brick veneer exterior cavity wall construction.
Exterior Plaster	Soffit, fascia and façade at concession stand.
Windows	N/A
Exterior Doors/Frames	Hollow metal doors and frames.
Roof	The roof was replaced in 2012 with a single ply EPDM roof.
Paint	Exterior paint is minimal.
Parking Areas/Drives	There is shared parking to the northeast.
Concrete Sidewalks, Curbs, and Aprons	Concrete walkways with curbs border the entrance to the northeast.
Asphalt Parking and Drives	N/A
Site Walls, Stairs, and Site Improvements	Lawn areas border the facility on the north, south and west.
Vehicular Traffic	Access to the facility is via campus roads. The facility has an eight lane track and 'D' areas with an all-weather surface. The synthetic turf was replaced in 2019.
General Drainage	There is onsite stormwater system management.
Fencing	Fencing surrounds the field.

Football Stadium & Field House:

Masonry	Steel frame with CMU back up and brick veneer exterior cavity wall construction.
Exterior Plaster	None.
Windows	Aluminum frame with insulated glazing.
Exterior Doors/Frames	Hollow metal doors and frames.
Roof	The roof was replaced in 2020 with a single ply EPDM roof.
Paint	Exterior paint is limited to stair walls at each entrance.
Parking Areas/Drives	There is onsite parking for the stadium to the east.
Concrete Sidewalks, Curbs, and Aprons	There are concrete walkways with concrete curbs that border the east side of the stadium.
Site Walls, Stairs, and Site Improvements	Lawn areas surround the stadium. The synthetic turf was installed on the football field in 2020. At that time the walkway area around the field was paved. The bleachers, press box and team rooms were upgraded in 2020.
Vehicular Traffic	Access to the stadium is via campus roads.
General Drainage	There is onsite stormwater system management with an infiltration basin to the north.
Fencing	Fencing surrounds the stadium.

Fields:

Masonry	N/A.
Exterior Plaster	N/A.
Windows	N/A.
Exterior Doors/Frames	N/A.
Roof	N/A.
Paint	N/A.
Parking Areas/Drives	Share parking with stadium.
Concrete Sidewalks, Curbs, and Aprons	There are no concrete walkways.
Asphalt Parking and Drives	N/A.
Site Walls, Stairs, and Site Improvements	The athletic fields include: • A fenced baseball field on the northwest campus • A softball field on the northwest campus • Practice baseball and football field on the northwest campus • Hockey field in front of the Middle School • Softball field east of the Middle School • A fenced 6 court tennis area • Track meet field events take place in the lawn area in front of the transportation building
Vehicular Traffic	Access to the fields is via campus roads.
General Drainage	There is onsite stormwater system management.
Fencing	The athletic fields include fencing surrounding the tennis courts and baseball field. There are chain link backstops at the remaining baseball and soft ball fields.

D'HUY Engineering, Inc.

INTERIOR BUILDING COMPONENTS

Multi-Purpose Stadium & Field House:

MULTI-PURPOSE STADIUM FIELD HOUSE
WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT PLAN

Space	Rating	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Concession		PCONC-3	NA	CMU-3	ACT-3	NA	PLAM-3	NA	NA	HM-3
Mechanical Room		CONC-3	NA	CMU-3	GWB-3	NA	NA	NA	NA	HM-3
Women's Toilet		CMT-3	NA	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Men's Toilet		CMT-3	NA	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Entry 1		RF-3	RB-3	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Team Room 1		VCT-3	RB-3	CMU-3	ACT-3	NA	LOCKERS-3	DM-3	NA	NA
Custodial 1										
Coaches Office 1		VCT-3	RB-3	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Toilet 1		CMT-3	NA	CMU-3	ACT-3	NA	NA	NA	NA	NA
Drying Area 1		CMT-3	NA	CMU-3	ACT-3	NA	NA	NA	NA	NA
Shower 1		CMT-3	CT-3	CT-3	GWB-3	NA	NA	NA	NA	NA
Entry 2		RF-3	RB-3	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Team Room 2		VCT-3	RB-3	CMU-3	ACT-3	NA	NA	DM-3	NA	NA
Coaches Office 2		VCT-3	RB-3	CMU-3	ACT-3	NA	NA	NA	NA	NA
Toilet 2		CMT-3	NA	CMU-3	ACT-3	NA	NA	NA	NA	NA
Drying Area 2		CMT-3	NA	CMU-3	ACT-3	NA	NA	NA	NA	NA
Shower 2		CMT-3	CT-3	CT-3	GWB-3	NA	NA	NA	NA	NA
Unisex Toilet		VCT-3	RB-3	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Officials Office		RF-3	RB-3	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Ticket Booth	3									
Exterior - Brick	3									
Exterior - Roof	3									
Exterior - EIFS Soffits	3									
Exterior - Doors	3									
Exterior - Gutters	3									
Site - Pavement	3									
Site - Track	All-Weather - 2									
Site - Fence	3									
Site - Concrete	3									
Site - Field	4									
Site - Press Box	3									

D'HUY Engineering, Inc.

INTERIOR BUILDING COMPONENTS

Football Stadium & Field House:

FOOTBALL STADIUM FIELD HOUSE
WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT PLAN

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Women's Toilet	100	VCT-3	RB-3	CMU-3	ES-3	NA	NA	NA	NA	HM-3
Men's Toilet	101	VCT-3	RB-3	CMU-3	ES-3	NA	NA	NA	NA	HM-3
Entry	102	RF-3	RB-3	CMU-3	ES-3	NA	NA	NA	NA	HM-3
Janitor	103	VCT-4	RB-3	CMU-3	ES-3	NA	WD-3	NA	NA	HM-3
TR Equipment	103	VCT-3	RB-3	CMU-3	ES-3	NA	Shelf-3	NA	NA	NA
Toilet	104	VCT-4	RB-3	CMU-3	ES-3	NA	NA	NA	NA	HM-3
Trainer	106	VCT-3	RB-3	CMU-3	ES-3	NA	PLAM-3	NA	NA	HM-3
Future	107	CONC-3	RB-5	CMU-3	ES-3	NA	NA	NA	NA	WD-3
Rehab	108	VCT-3	RB-4	CMU-3	ES-3	NA	NA	NA	NA	NA
Hall	109	RF-4	RB-3	CMU-3	ES-3	NA	NA	NA	NA	HM-3
Stair	ST-1	RF-5	RB-3	CMU-3	ES-3	NA	NA	NA	NA	NA
Weight Room	G-15	RF-3	NA	CMU-3	ES-3	NA	NA	NA	NA	HM-3
Equipment Room	G-14	RF-3	NA	CMU-4	ES-3	NA	NA	NA	NA	OH-3
Entrance	G-13	CONC-3	NA	CMU-4	ES-3	NA	NA	NA	NA	HM-4
Manager	G-12	CARP-4	RB-3	CMU-3	ES-3	NA	PLAM-4	DM-4	NA	HM-3
Conditioning	G-11	RF-3	NA	CMU-4	ES-3	NA	NA	NA	NA	HM-3
Corridor	G-10	RF-3	RB-3	CMU-3	ES-3	NA	NA	NA	NA	HM-3
Drying Room 3	G-05	RF-3	RB-3	CMU-3	ES-3	NA	Shelves-3	NA	NA	HM-3
Toilet	G-04	RF-3	RB-3	CMU-3	ES-3	NA	NA	NA	NA	HM-3
Showers	G-03	CMT-3	CT-3	CMU-3	GWB-3	NA	NA	NA	NA	NA
Team Room 3	G-02	RF-3/4	RB-3	CMU-4	ES-3	NA	NA	DM-3	NA	HM-3
Office	G-01	RF-3	RB-3	CMU-3	ES-3	NA	WD-3	DM-3	NA	HM-3
Coaches Conf	110	RF-3	RB-3	CMU-3	ES-3	NA	NA	NA	NA	HM-3
Team Room 1	111	RF-3	RB-3	CMU-3	ES-3	NA	NA	CM-3	NA	HM-3
Drying Room 1	112	RF-3	RF-3	CMU3	ES-3		Shelves-3	NA	NA	HM-4
Janitors Closet	113	CMT-3	CT-3	CMU-3	ES-3		NA	NA	NA	NA
Uniform Room	114	VCT-3	RB-3	CMU-3	ES-3		Shelves-3	NA	NA	HM-3
Toilet	115	CMT-4	CT-3	CMU-3	ES-3		NA	NA	NA	NA
Supply	117	PCONC-4	NA	CMU-3	ES-3		NA	NA	NA	HM-3
Concession	118	PCONC-4	NA	CMU-4	ES-3		Counter-4	NA	NA	HM-3
Utility Closet	119	PCONC-4	NA	CMU-3	ES-3		NA	NA	NA	HM-3
Supply	120	PCONC-4	NA	CMU-3	ES-3		NA	NA	NA	HM-3
Office	121	RF-3	RB-3	CMU-3	ES-3		NA	NA	NA	HM-3
Shower	122	CMT-3	CT-3	CMU-3	GWB-3		NA	NA	NA	NA
Uniform Room	124	VCT-3	RB-3	CMU-3	ES-3		Shelves-3	NA	NA	HM-3
Toilet	125	CMT-3	CT-3	CMU-3	ES-3		NA	NA	NA	NA
Janitors Closet	125	CMT-3	CT-3	CMU-3	ES-3		NA	NA	NA	HM-3
Space	**Room #**	**Floors**	**Bases**	**Walls**	**Ceilings**	**Soffits**	**Casework**	**Marker/Tack Boards**	**Multi-Media System**	**Door Condition**
Team Room 2	126	RF-3/4	RB-3	CMU-3	ES-3		NA	CM-3	NA	HM-4
Drying Room 2	127	RF-3	RB-3	CMU-3	ES-3		NA	NA	NA	HM-3
Exterior - Brick										
Exterior - Metal Edge										
Exterior - Doors										
Exterior - Roof										

Exterior - Louvers										
Exterior - Windows										
Exterior - Soffits										
Exterior - Overhead Doors										
Exterior - Lighting										
Site - Conc Stair										
Site - Railings										
Site - Sidewalks										
Exterior - EIFS										
Site - Exterior Toilet Rooms		PCONC-4	NA	CMU - 3	WD - 4	NA	NA	NA	NA	WD - 5
Site - Press Box		MTL-3	NA	WD - 3	ACT - 3	NA	PLAM - 3	NA	NA	HM - 4
Site - Asphalt										
Site - Track										
Site - Ticket Building										
Site - Field										

Athletic Fields and Exterior Courts:

ATHLETIC FIELDS & EXTERIOR COURTS
WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT PLAN

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Baseball Field										
Baseball Dug Outs										
Softball Field										
Softball Dug Outs										
Tennis Courts										

ALUM - Aluminum
APC - Acoustic Panel Ceiling
AS - Acoustic Spray
BRK - Brick
CARP - Carpet
CB - Chalkboard
CMT - Ceramic Mosaic Tile
CMU - Concrete Masonry Unit
CONC - Concrete

CT - Ceramic Tile / GWT - Glazed Wall Tile
ES - Exposed Structure
GCMU - Glazed Concrete Masonry Unit
GFB - Ground Face Block
GWB - Gypsum Wall Board
MB - Marker Board
MP - Metal Panels
P - Plaster
PLAM - Plastic Laminate

PS - Projection Screen
PV - Poured Vinyl
QT - Quarry Tile
RB - Resilient Base
RF - Resilient Flooring
S - Steel
SB - Smart Board
SV - Sheet Vinyl
TB - Tackboard

TER - Terrazzo
TP - Tectum Panels
TT - Terrazzo Tile
VB - Vinyl Base
VCT - Vinyl Composition Tile
VF - Vinyl Fabric
VMB - Vented Metal Base
WD - Wood

1 = Excellent Condition
2 = Very Good Condition
3 = Good Condition
4 = Poor Condition
5 = Critical Condition / Failed

ACCESSIBILITY

ADA Upgrade:

- **Water Coolers**
- **Toilet Rooms**

MISCELLANEOUS

HVAC SYSTEMS

Multi-Purpose Field House:

The building was constructed in 2008 and is in excellent condition. With continued maintenance, no significant renovation work is anticipated over the next 10 years.

Central Components	The building is provided with heating and ventilation via a single constant volume makeup air unit. The unit has a supply fan, gas furnace, and filters. The unit can provide 100% outdoor air when needed for exhaust makeup. By changing the position of the return and outdoor air dampers, the unit is also capable of providing 100% return air for unoccupied heating.
Air Handling Systems	Two packaged thru-wall air conditioning units provide heating, cooling, and ventilation to two coaches offices. The units operate with electric heating and DX cooling.
Classrooms	N/A.
Exhaust and Ventilation Systems	A ductless split system provides heating, cooling, and ventilation to the Officials office. The unit operates with electric heating and DX cooling.
Temperature Control System	JCI TEC units system is not on Metasys.
Dehumidification Systems	None.

ELECTRICAL SYSTEMS

Service Entrance	The building is fed underground from Gockley Elementary School to a 400 amp, 277/480 volt, 3 phase, 4 wire main distribution panelboard. The distribution panel was manufactured by Square D, and was installed during the original construction. The main distribution panel is still supported, and in good condition. There is a dry-type transformer to generate 120/208 volt. The transformer was installed during the original construction, and does not meet current DOE energy standards.
Power Distribution	277/480 volt and 120/208 volt panels are located in the building for power, lighting and mechanical loads. The electric panels were manufactured by the Square D Company. The panels were installed during the original construction. Building wiring appears to all have grounds, with the majority of wiring installed original to the building.
Emergency Power	The emergency lighting is handled via battery units. Continued maintenance is required to ensure continued functionality.
Lighting	Lighting is provided mostly by 4-foot fluorescent T-8 lamps with electronic ballasts. The lighting was installed from the original construction. Following are typical spaces and their associated lighting: Team Areas - fluorescent lighting; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed. Restrooms - recessed fixtures with T-8 lamps and electronic ballasts; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed.
Lighting Controls	Wall switches.
Exterior Lighting	The parking lot is very minimally lit with cobra-head style fixtures with HID lamps. The building exterior is illuminated with HID building mounted fixtures and recessed canopy fixtures with HID lamps. The exterior light fixtures are in satisfactory condition. The site fixtures do not meet IESNA recommendations for glare, light levels and uniformity.
Specialty Lighting	None.

Classroom Multimedia	N/A.
Data Network	The majority of the computer network consists of plenum rated category 6 UTP with drops in offices .
Wi-Fi	None.
Telephone	The telephone system is part of the district wide IP based system.
Intercom/Paging	None.
Clock	None.
CCTV	The Closed-Circuit Television (CCTV) System is currently being upgraded throughout the entire district.
Door Intercoms	None.
Security	None.
Video Surveillance	None.
Fire Alarm	The fire alarm system is a Simplex system. There are devices throughout the building, but do not appear to meet current NFPA or ADA codes .

PLUMBING SYSTEMS

The building is served by a 3" municipal water service with the main service entering the building in the main mechanical room. The service has a reduced principal backflow preventer located indoors. The water pressure appears to be adequate to serve the building.

Piping	Copper mains and branch piping
Sanitary and Storm Systems	The building is connected to a municipal sanitary sewage system. There are no reported operational issues with the sanitary system.
Domestic Water Heating	There is a 600-gallon gas-fired domestic water heater located in the main mechanical room that serves the entire building.
Plumbing Fixtures	All of the plumbing fixtures located throughout the building are original to the building. The water closets and urinals have hard-wired sensor operated flush valves. The lavatories have hard-wired sensor operated faucets.
Kitchen	N/A
Fire Protection	None.
Natural Gas	The building has a natural gas service with its own dedicated meter.

HVAC SYSTEMS

Football Field House:

Central Components	The majority of the building is provided with heating and ventilation by seven rooftop gas-fired makeup air units. Replaced during the 2020 stadium renovation: the heating/ventilation units and exhaust fans with packaged energy recovery units. These units have an energy recovery wheel, supply fan, exhaust fan and gas heat. The units are capable of operating on either 100% outdoor air or 100% return air for tempering the space when not occupied. The units are also equipped with DX cooling capabilities.
Air Handling Systems	Split system air conditioning units have been added to rooms such as the Manger and Conditioning rooms on the lower level. These units provide cooling to the spaces. The units were installed in 220.
Classrooms	N/A.
Exhaust and Ventilation Systems	A total of 11 exhaust fans serve the exhaust requirements of various spaces in the building. The fans are mostly roof mounted. They are a combination of direct drive and belt driven.
Temperature Control System	The existing HVAC electronic temperature control system in the building is a JCI Metasys system. There are no reported operational issues with the system.
Dehumidification Systems	Controlled by 100% O/A units.

ELECTRICAL SYSTEMS

Service Entrance	The building is fed underground from the utility to a utility CT/PT cabinet breaking out the field house from the football lighting. The football lighting is a 200-amp, 277/480 volt service, fed by a panel in the mechanical room under the east bleachers, while the field house is a 400-amp, 277/480 volt service. The field house main distribution panel is manufactured by Siemens and was installed during the later additions/renovations. The panel is still supported and in satisfactory condition. There are two (2) dry-type transformers to generate 120/208 volt. These transformers were installed during the later construction, but do not meet current DOE energy standards.
Power Distribution	277/480 volt and 120/208 volt panels are located throughout the building for power, lighting and mechanical loads. The electric panels were manufactured by Siemens and installed during the later construction. The panels are supported and in satisfactory condition . Building wiring appears to all have grounds, and appear to have been installed during the later construction .
Emergency Power	The emergency lighting is handled via battery units. Continued maintenance is required to ensure continued functionality.
Lighting	Lighting is provided by LED lighting fixtures replaced in 2020. Following are typical spaces and their associated lighting: Team Areas - Industrial style LED lighting; excellent condition; footcandle levels are within IESNA guidelines for the tasks being performed. Offices - LED recessed fixtures; excellent condition; footcandle levels are within IESNA guidelines for the tasks being performed. Corridors - lensed recessed LED fixtures; excellent condition; footcandle levels are within IESNA guidelines for the tasks being performed.
Lighting Controls	Interior spaces are controlled using switches. Exterior lighting is controlled using photocell and timeclocks. There appears to be no automatic controls (i.e. occupancy sensors) within the building.

Exterior Lighting	The parking lot has new LED lighting and poles installed in 2020. The building exterior is illuminated with LED building mounted fixtures and recessed canopy fixtures with LED lamps. The exterior light fixtures are in excellent condition. The site fixtures do not meet IESNA recommendations for glare, light levels and uniformity.
Specialty Lighting	None.
Multimedia	TVs.
Data Network	The majority of the computer network consists of plenum rated category 6 UTP with drops in offices. There is no network connection to the weight room.
Wi-Fi	Access points.
Telephone	The telephone system is part of the district wide IP based system.
Intercom/Paging	The weight room does not have a sound system
Clock	
CCTV	The Closed-Circuit Television (CCTV) System is currently being upgraded throughout the entire district.
Door Intercoms	N/A.
Security	Keri integrated card access/intrusion detection. Maintained by Hightech Security.
Video Surveillance	Aligilion Camera System.
Fire Alarm	The fire alarm system is a Simplex system. There are devices throughout the building, are addressable and meet current NFPA or ADA codes.

PLUMBING SYSTEMS

The building is served by a 4" municipal water service with the main service entering the building in a room adjacent to the main mechanical room. The service has is protected with a backflow preventer. The water pressure appears to be adequate to serve the building.

Piping	Copper mains and branch piping.
Sanitary and Storm Systems	The building is connected to a municipal sanitary sewage system. The sanitary lines drain to a sewer pump located in a manhole outside of the building. There are no reported operational issues with the sanitary system.
Domestic Water Heating	There are two gas-fired domestic hot water generators that are connected to a 2000 gallon storage tank located in the main mechanical room on the lower level. The unit was installed during 1998 renovations and appears to be in operational condition. The domestic hot water system provides hot water entire building.
Plumbing Fixtures	The majority of the plumbing fixtures located throughout the building appear to be installed during the 1998 renovations and additions of the building. The water closets and urinals have hand operated flush valves. The lavatories have manual metered faucets. Some of the fixtures are in poor condition.
Kitchen	N/A
Fire Protection	None.
Natural Gas	The building has a natural gas service with its own dedicated meter.

ELECTRICAL SYSTEMS

Stadiums and Fields:

Service Entrance	The building is fed underground from the utility to a utility CT/PT cabinet breaking out the field house from the football lighting. The football lighting is a 200 amp, 277/480 volt service, while the field house is a 400 amp, 277/480 volt service. The field house main distribution panel is manufactured by Siemens and was installed during the later additions/renovations. The panel is still supported and in satisfactory condition. There are two (2) dry-type transformers to generate 120/208 volt. These transformers were installed during the later construction, but do not meet current DOE energy standards.
Power Distribution	277/480 volt and 120/208 volt panels are located throughout the building for power, lighting and mechanical loads. The electric panels were manufactured by Siemens and installed during the later construction. The panels are supported and in satisfactory condition . Building wiring appears to all have grounds, and appear to have been installed during the later construction .
Emergency Power	The emergency lighting is handled via battery units. Continued maintenance is required to ensure continued functionality.
Lighting	The football field is lit with new Musco programmable LED lights mounted to new light poles. The lights and poles were replaced in 2020.
Lighting Controls	Interior spaces are controlled using switches. Exterior lighting is controlled using photocell and timeclocks. There appears to be no automatic controls (i.e. occupancy sensors) within the building.
Exterior Lighting	The football field parking lot has new LED lighting and poles installed in 2020. Multi-sport field parking lot is lit with HID lighting.
Specialty Lighting	None.
Classroom Multimedia	N/A
Data Network	The football pressbox and field have network connections. The multi-sport field does not have a network connection.

Wi-Fi	
Telephone	The telephone system is part of the district wide IP based system.
Intercom/Paging	The baseball field sound system is not adequate for its intended purpose. The softball field does not have an adequate sound system.
Clock	None.
CCTV	The Closed-Circuit Television (CCTV) System is currently being upgraded throughout the entire district.
Door Intercoms	N/A.
Security	Keri integrated card access/intrusion detection. Maintained by Hightech Security.
Video Surveillance	Aligilion Camera System.
Fire Alarm	Simplex.


Beth El Memorial Park
St Stephen's School
Food Distribution Center
Whitehall Food Pantry
Global Ling
Zephyr Stadium
Google

TAB 9
SUPPORT BUILDINGS

WHITEHALL-COPLAY SCHOOL DISTRICT

TRANSPORTATION FACILITY

Address:
2640 Campus Drive,
Whitehall, PA 18052

Grade:
N/A

Total Building Gross Sq. Ft:
9,750

Total No. of Students:
N/A

Total Student Capacity:
N/A

Originally Built:
2007

D'HUY Engineering, Inc.

GENERAL BUILDING SUMMARY

The general condition of the Transportation Facility is excellent. Elements of the building are showing signs of wear consistent with the building's age and heavy use patterns. These include the casework in the Break Room, floor finishes, and certain doors. The lack of a protective canopy over the fuel island represents the only significant and urgent deficiency. Official inspections have repeatedly identified this as the cause of water infiltration through the pump equipment into the underground tanks. Installation of a permanent structure to remedy this problem should be undertaken as soon as possible. Except for the fuel canopy, we recommend required replacement and repairs be budgeted and performed as ongoing maintenance due to the relatively limited nature.

EXTERIOR BUILDING COMPONENTS

Masonry	Steel frame with CMU back up.
Exterior Plaster	Exterior wall finish.
Windows	Aluminum frame insulated, temper, tinted glass.
Exterior Doors/Frames	Hollow metal doors and frames. Overhead coiling doors at bays.
Roof	The roof was installed in 2007 with a single ply EPDM roof. The warranty expires in 2027.
Paint	Exterior paint is minimal.
Parking Areas/Drives	Paved parking and drive surround the building on the east, west and south.
Concrete Sidewalks, Curbs, and Aprons	There are no concrete walkways.
Asphalt Parking and Drives	
Site Walls, Stairs, and Site Improvements	Lawn borders the building to the north and round the paved areas.
Vehicular Traffic	Access to the building is via campus roads.
General Drainage	There is onsite stormwater system management.
Fencing	Fencing surrounds the entire facility.

D'HUY Engineering, Inc.

INTERIOR BUILDING COMPONENTS

TRANSPORTATION FACILITY
WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT PLAN

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Vestibule	100/102	VCT - 3	RB - 2	CMU - 2	APC - 3	NA	NA	NA	NA	1
Corridor	101/110	VCT - 3	RB - 2	CMU - 2	APC - 3	GWB - 1	WD - 3	NA	NA	1
Drivers	103	VCT - 2	RB - 2	CMU - 2	APC - 3	NA	WD - 3	TB - 2	TV	2
Office	104	CARP - 3	RB - 2	CMU - 2	APC - 2	NA	NA	NA	NA	2
Office	105	CARP - 2	RB - 2	CMU - 2	APC - 2	NA	NA	NA	NA	2
Toilet	106	–	–	–	–	–	–	–	–	–
Janitor	107	VCT - 4	RB - 3	CMU - 4	APC - 3	NA	NA	NA	NA	3
Men	108	CMT - 2	GWT - 2	CMU - 4	APC - 4	NA	NA	NA	NA	2
Women	109	CMT - 2	GWT - 2	CMU - 3	CMU - 2	NA	NA	NA	NA	2
Mechanical / Electrical	111	CONC	NA	CMU - 3	ES	NA	NA	NA	NA	4
Part Storage	112	CONC	NA	CMU - 3	ES	NA	NA	NA	NA	5*
Locker Room	113	VCT - 3	RB - 2	CMU - 3	APC - 3	NA	NA	NA	NA	NA
Break Room	114	VCT - 4	RB - 3	CMU - 3	APC - 3	NA	WD - 3	MB - 3	NA	3
Vehicle Bays	115-118	NA	NA	NA	NA	NA	NA	NA	NA	4
Boiler Room	119	CONC	NA	CMU - 3	ES	NA	NA	NA	NA	4
Wash Bay	120	NA	NA	NA	NA	NA	NA	NA	NA	NA

ALUM - Aluminum
APC - Acoustic Panel Ceiling
AS - Acoustic Spray
BRK - Brick
CARP - Carpet
CB - Chalkboard
CMT - Ceramic Mosaic Tile
CMU - Concrete Masonry Unit
CONC - Concrete

CT - Ceramic Tile / GWT - Glazed Wall Tile
ES - Exposed Structure
GCMU - Glazed Concrete Masonry Unit
GFB - Ground Face Block
GWB - Gypsum Wall Board
MB - Marker Board
MP - Metal Panels
P - Plaster
PLAM - Plastic Laminate

PS - Projection Screen
PV - Poured Vinyl
QT - Quarry Tile
RB - Resilient Base
RF - Resilient Flooring
S - Steel
SB - Smart Board
SV - Sheet Vinyl
TB - Tackboard

TER - Terrazzo
TP - Tectum Panels
TT - Terrazzo Tile
VB - Vinyl Base
VCT - Vinyl Composition Tile
VF - Vinyl Fabric
VMB - Vented Metal Base
WD - Wood

1 = Excellent Condition
2 = Very Good Condition
3 = Good Condition
4 = Poor Condition
5 = Critical Condition / Failed

ACCESSIBILITY

ADA Upgrade:

- **Toilet Rooms**
- **Water Coolers**

MISCELLANEOUS

HVAC SYSTEMS

Central Components	A single gas-fired hot water boiler provide heat for the majority of the building. A single inline primary pump circulated water through the boiler. Redundant secondary system pumps circulate hot water throughout the building. The secondary system pumps are controlled with variable frequency drives. The Driver's Lounge is provided with heating, cooling, and ventilation via a constant volume rooftop modular air handling unit. The unit has a DX cooling coil with remote condensing unit. A hot water heater coil provides heat and is connected to the central hot water system. Office, Conference, Break Room, and toilet rooms are provided with heating, cooling, and ventilation via a constant volume rooftop modular air handling unit. The unit has a DX cooling coil with remote condensing unit. A hot water heater coil provides heat and is connected to the central hot water system. Three electric duct coils provide individual temperature control to various areas. The Vehicle Work area and Wash Bay are provided with heating and ventilation via a constant volume rooftop modular air handling unit. The unit has n energy recovery wheel. A hot water heater coil provides heat and is connected to the central hot water system. These areas have additional heat provided by hot water unit heaters that are also connected to the central hot water system. Storage area and vestibules are provided with heat via hot water unit heaters and cabinet heaters that are connected to the central hot water system.
Air Handling Systems	An air-cooled chilled water with remote evaporator generates chilled water for the majority of spaces that were renovated during the 2008 construction.

Classrooms	N/A.
Exhaust and Ventilation Systems	A vehicle exhaust system is installed in the vehicle service bays to extract vehicle exhaust from the building when vehicles are running within the facility. An inline exhaust fan provides exhaust air for toilet rooms and storage rooms.
Temperature Control System	The existing HVAC electronic temperature control system in the building is a JCI Metasys system. There are no reported operational issues with the system.
Dehumidification Systems	None.
Specialty Systems	An underground snowmelt system is installed at the vehicle entrance and exit doors of the Wash Bay. The system is connected to the central hot water system through a heat exchanger. An inline circulator pump circulates that water from the underground piping to the heat exchanger. A dual chamber underground storage tank is installed outside of this building. The tanks stores diesel fuel and gasoline. Two dispensing pumps are located in a fueling island to dispense the two type of fuels.

ELECTRICAL SYSTEMS

Service Entrance	The building is fed underground from the utility to an 800 amp, 120/208 volt, 3 phase, 4 wire main distribution panelboard. The distribution panel was manufactured by Square D, and was installed during the original construction. Both main distribution panel is still supported, and in good condition.
Power Distribution	120/208 volt panels are located in the building for power, lighting and mechanical loads. The electric panels were manufactured by the Square D Company. The panels were installed during the original construction. The panels are supported and in good condition. Transient Voltage Surge Suppression (TVSS) was found to be present at the main service entrance. Building wiring appears to all have grounds, with the majority of wiring installed original to the building.
Emergency Power	The emergency lighting is handled via battery units. Continued maintenance is required to ensure continued functionality .
Lighting	Lighting is provided mostly by 4-foot fluorescent T-8 lamps with electronic ballasts. The lighting was installed from the original construction. Following are typical spaces and their associated lighting: Vehicle Bays - Lowbay style fluorescent lighting; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed. Offices - recessed fixtures with T-8 lamps and electronic ballasts; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed. Corridors - lensed recessed fixtures with T-8 lamps and electronic ballasts; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed.
Lighting Controls	
Exterior Lighting	The parking lot is illuminated with HID shoebox type pole mounted light fixtures installed during the original construction. The building exterior is illuminated with HID building mounted fixtures and recessed canopy fixtures with HID lamps. The exterior light fixtures are in satisfactory condition. The site fixtures appear to meet IESNA recommendations for glare, light levels and uniformity.

Specialty Lighting	
Multimedia	N/A.
Data Network	The computer network consists of plenum rated category 6 UTP with drops in offices .
Wi-Fi	Access points.
Telephone	The telephone system is part of the district wide IP based system.
Intercom/Paging	None.
Clock	None
CCTV	The Closed-Circuit Television (CCTV) System is currently being upgraded throughout the entire district.
Door Intercoms	None.
Security	The access control system is manufactured by Honeywell and meets the district needs.
Video Surveillance	Aligilion Camera System.
Fire Alarm	The fire alarm voice system is an addressable type Notifier system, installed during the original construction. There are duct-mounted smoke detectors. The system meets current NFPA codes.

PLUMBING SYSTEMS

The building is served by a 3" municipal water service with the main service entering the building in the Boiler Room. The service has a reduced principal backflow preventer located indoors. The water pressure appears to be adequate to serve the building.

Piping	Copper mains and branch piping.
Sanitary and Storm Systems	The school is connected to a municipal sanitary sewage system. There are no reported operational issues with the sanitary system. The garage area sanitary discharge is served by an exterior underground 550-gallon underground oil/water interceptor.
Domestic Water Heating	There is a 50-gallon electric domestic water heater located in a janitor closet that serves the entire building.
Plumbing Fixtures	All of the plumbing fixtures located throughout the building are original to the building. The water closets and urinals have battery powered sensor operated flush valves. The lavatories have battery powered sensor operated faucets.
Kitchen	N/A.
Fire Protection	None.
Natural Gas	The building has a natural gas service with its own dedicated meter.
Specialty System	An air compressor unit with refrigerator dryer located on the Mezzanine provides compressed air to the service shop. A compressed air piping system distributes compressed air to various outlets.

WHITEHALL-COPLAY SCHOOL DISTRICT

SHIPPING / MAINTENANCE

Address:
2590 Campus Drive,
Whitehall, PA 18052

Grade:
N/A

Total Building Gross Sq. Ft:
-

Total No. of Students:
N/A

Total Student Capacity:
N/A

Originally Built:
1995

D'HUY Engineering, Inc.

GENERAL BUILDING SUMMARY

The District Facilities and Maintenance Staff have indicated that the building is serving the current needs well and no significant general construction work is needed at this time.

EXTERIOR BUILDING COMPONENTS

Masonry	Steel frame with metal sidcing and gable roofc. Brick veneer exterior cavity wall construction around the office area.
Exterior Plaster	None.
Windows	Aluminum frame with insulated glazing.
Exterior Doors/Frames	Hollow metal doors and frames. Overhead coiling doors.
Roof	The roof was installed in 2007 with a shingle roof.
Paint	None.
Parking Areas/Drives	Paved parking and drives surround the building.
Concrete Sidewalks, Curbs, and Aprons	There are concrete walkways with concrete curbs on the side.
Site Walls, Stairs, and Site Improvements	A concrete side wall borders the loading dock. Lawn areas surround the building.
Vehicular Traffic	Access to the facility is via campus roads.
General Drainage	There is onsite stormwater system management.
Fencing	None.

D'HUY Engineering, Inc.

INTERIOR BUILDING COMPONENTS

SHIPPING & RECEIVING

WHITEHALL-COPLAY SCHOOL DISTRICT
CAPITAL IMPROVEMENT PLAN

Space	Room #	Floors	Bases	Walls	Ceilings	Soffits	Casework	Marker/Tack Boards	Multi-Media System	Door Condition
Vehicles	1	SCONC-3	NA	CMU / WD-3	ES-3	NA	NA	NA	NA	HM/OH
Paint Storage	2	SCONC-3	NA	CMU-3	GWB-3	NA	NA	NA	NA	HM-3
Workshop	3	SCONC-3	NA	CMU-3	GWB-3	NA	NA	NA	NA	HM-3
Tools	4	SCONC-3	NA	CMU-3	GWB-3	NA	NA	NA	NA	NA
Lunch Room	5	VCT-3	VB-3	CMU-3	ACT-3	NA	NA	NA	NA	WD-3
Office	6	CPT-4 / VCT-3	VB-3	CMU-3	ACT-3	NA	PLAM - 3	NA	NA	WD-3
Vestibule	7	VCT-3	VB-3	CMU-3	ACT-3	NA	NA	NA	NA	WD-3
Corridor	8	VCT-3	VB-3/5	CMU-3	GWB-3	NA	NA	NA	NA	NA
Toilet #1	9	CT-3	CT-3	CMU-3	ACT-4	NA	NA	NA	NA	WD-3
Janitor Closet	10	SCONC-3	NA	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Washroom	11	VCT-3	VB-3	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Toilet #2	12	CT-3	CT-3	CMU-3	ACT-3	NA	NA	NA	NA	HM-3
Locker Room	13	VCT-3	VB-3	CMU-3	ACT-4	NA	NA	NA	NA	NA
Shower	14	CT-4	CT-4	CMU-3	ACT-3	NA	NA	NA	NA	NA
Temp. Cont. Stor.	15	SCONC	VB	PLYWD	ACT	NA	NA	NA	NA	HM-3
Shipping/Receiving	16	SCONC	NA	PLYWD/CMU	ES-3	NA	NA	NA	NA	HM-3
Shipping Office	17	CARP-4	VB-3	PLYWD-3	GWB-3	NA	NA	NA	NA	HM-3
Office	18	CPT-4	VB-3	CMU-3	ACT-3	NA	WD-3	NA	NA	WD-3
Exterior - Brick		NA	NA	NA	NA	NA	NA	NA	NA	NA
Exterior - MTL		NA	NA	NA	NA	NA	NA	NA	NA	NA
Exterior - Roof		NA	NA	NA	NA	NA	NA	NA	NA	NA
Site - Pavement		NA	NA	NA	NA	NA	NA	NA	NA	NA
Site - Concrete		NA	NA	NA	NA	NA	NA	NA	NA	NA
Site - Conc Stairs		NA	NA	NA	NA	NA	NA	NA	NA	NA

ALUM - Aluminum
APC - Acoustic Panel Ceiling
AS - Acoustic Spray
BRK - Brick
CARP - Carpet
CB - Chalkboard
CMT - Ceramic Mosaic Tile
CMU - Concrete Masonry Unit
CONC - Concrete

CT - Ceramic Tile / GWT - Glazed Wall Tile
ES - Exposed Structure
GCMU - Glazed Concrete Masonry Unit
GFB - Ground Face Block
GWB - Gypsum Wall Board
MB - Marker Board
MP - Metal Panels
P - Plaster
PLAM - Plastic Laminate

PS - Projection Screen
PV - Poured Vinyl
QT - Quarry Tile
RB - Resilient Base
RF - Resilient Flooring
S - Steel
SB - Smart Board
SV - Sheet Vinyl
TB - Tackboard

TER - Terrazzo
TP - Tectum Panels
TT - Terrazzo Tile
VB - Vinyl Base
VCT - Vinyl Composition Tile
VF - Vinyl Fabric
VMB - Vented Metal Base
WD - Wood

1 = Excellent Condition
2 = Very Good Condition
3 = Good Condition
4 = Poor Condition
5 = Critical Condition / Failed

ACCESSIBILITY

ADA Upgrade:

- **No issues**

MISCELLANEOUS

HVAC SYSTEMS

Central Components	The offices, locker room, and lunch room are provided with heating, cooling, and ventilation via a constant volume gas furnace and DX cooling coil located in the Workshop. The unit has an associated condensing unit located outdoors. The Workshop is heated and ventilated via a gas-fired furnace located within the space. The Shipping/Receiving area is heated with multiple gas fired unit heaters suspended from the roof structure within the space. No heating or cooling is provided in the vehicle storage area.
Air Handling Systems	N/A.
Classrooms	N/A.
Exhaust and Ventilation Systems	Several exhaust fans provide exhaust toilet and storage rooms.
Temperature Control System	The existing HVAC electronic temperature control system in the building is a JCI Metasys system. There are no reported operational issues with the system.
Dehumidification Systems	None.

ELECTRICAL SYSTEMS

Service Entrance	The building is fed underground from the utility to a distribution panelboard with 400 amp, 120/208 volt incoming breaker. The distribution panelboard is manufactured by the Square D Company and was installed during the original construction. The panel is still supported and in satisfactory condition.
Power Distribution	120/208 volt panels are located throughout the building for power, lighting and mechanical loads. The electric panels were manufactured by the Square D Company and installed during the original construction. The panels are supported and in satisfactory condition. Transient Voltage Surge Suppression (TVSS) was not found to be present throughout the facility. Building wiring appears to all have grounds, with the majority of wiring installed original to the building.
Emergency Power	The emergency lighting is handled via battery units. Continued maintenance is required to ensure continued functionality.
Lighting	Lighting is provided mostly by 4-foot fluorescent T-8 lamps with electronic ballasts. The lighting is original to the building. Following are typical spaces and their associated lighting: Storage Areas - Industrial style fluorescent lighting; satisfactory condition; footcandle levels are within IESNA guidelines for the tasks being performed. Offices - recessed fixtures with T-8 lamps and electronic ballasts; satisfactory to poor condition; footcandle levels are within IESNA guidelines for the tasks being performed. Corridors - lensed recessed fixtures with T-8 lamps and electronic ballasts; satisfactory to poor condition; footcandle levels are within IESNA guidelines for the tasks being performed.
Lighting Controls	Individual lighting control switches.
Exterior Lighting	The parking lot is illuminated with HID shoebox type pole mounted light fixtures installed during the original construction. The building exterior is illuminated with HID building mounted fixtures and recessed canopy fixtures with HID lamps. The exterior light fixtures are in satisfactory condition. The site fixtures appear to meet IESNA recommendations for glare, light levels and uniformity.

Specialty Lighting	N/A.
Classroom Multimedia	N/A.
Data Network	The majority of the computer network consists of plenum rated category 6 UTP with drops in offices.
Wi-Fi	Access points.
Telephone	The telephone system is part of the district wide IP based system.
Intercom/Paging	None.
Clock	None.
CCTV	The Closed-Circuit Television (CCTV) System is currently being upgraded throughout the entire district.
Door Intercoms	None.
Security	None.
Video Surveillance	None.
Fire Alarm	The fire alarm system is a Notifier system. There are devices throughout the building and appear to meet current NFPA or ADA codes .

PLUMBING SYSTEMS

The building is served by a municipal water service. The water pressure appears to be adequate to serve the building. All domestic water piping is original.

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Piping	Copper mains and branch piping.
Sanitary and Storm Systems	The school is connected to a municipal sanitary sewage system. There are no reported operational issues with the sanitary system.
Domestic Water Heating	Residential storage type electric water heaters provide domestic hot water for the building.
Plumbing Fixtures	All of the plumbing fixtures located throughout the building are original to the building. The water closets and urinals have manual operated flush valves. The lavatories have manual meter operated faucets.
Kitchen	N/A
Fire Protection	None.
Natural Gas	The building has a natural gas service with its own dedicated meter.


Campus Dr
2568
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TAB 10
ITEMIZED PRIORITY LIST
FOR EACH BUILDING

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
HIGH SCHOOL												
59	HIGH SCHOOL	Recoat 2008 Firestone roof over F wing	B	14,500	SF	$9.00	$ 130,500.00	$ 163,125.00	$ 187,593.75		5	
60	HIGH SCHOOL	Recoat 2008 Firestone roof over A-G Wing	B	12,500	SF	$9.00	$ 112,500.00	$ 140,625.00	$ 161,718.75		5	
13	HIGH SCHOOL	Video scope all underground sanitary lines	P	1	LS	$12,000.00	$ 12,000.00	$ 15,000.00	$ 17,250.00		0	WCSD to perform
17	HIGH SCHOOL	Change existing door hardware to meet campus keying system and to comply with current safety standards	B	282	EA	$1,000.00	N/A	N/A	$ 352,500.00		4	
7	HIGH SCHOOL	Provide new data backbone system	E	242,710	SF	$1.00	$ 242,710.00	$ 303,387.50	$ 348,895.63		3	
61	HIGH SCHOOL	Pool Repairs including tile in pool tank, new gutter system, repairs to pool deck and misc	B	1	LS	$2,000,000.00	$ 2,000,000.00	$ 2,500,000.00	$ 2,875,000.00		3	
62	HIGH SCHOOL	Provide new generator on exterior pad with new ATS	E	1	LF	$500,000.00	$ 500,000.00	$ 625,000.00	$ 718,750.00		3	
1	HIGH SCHOOL	Paint interior walls	B	120,000	SF	$1.50	$ 180,000.00	$ 225,000.00	$ 258,750.00		3	
10	HIGH SCHOOL	Provide new natatorium sound system	E	1	LS	$50,000.00	$ 50,000.00	$ 62,500.00	$ 71,875.00		2	
11	HIGH SCHOOL	Replace the entire existing domestic water piping system where piping is accessible	P	242,710	SF	$3.50	$ 849,485.00	$ 1,061,856.25	$ 1,221,134.69		2	
12	HIGH SCHOOL	Replace plumbing fixtures, flush valves, and faucets in original building	P	242,710	SF	$4.00	$ 970,840.00	$ 1,213,550.00	$ 1,395,582.50		2	
5	HIGH SCHOOL	Provide communication relay system to enhance Emergency Responder Radio Signals	E	1	LS	$40,000.00	$ 40,000.00	$ 50,000.00	$ 57,500.00		2	
2	HIGH SCHOOL	Replace loading dock doors (2) pair						$ 9,000.00	$ 10,350.00		0	
						TOTAL	**$ 5,088,035.00**	**$ 6,369,043.75**	**$ 7,676,900.31**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
MIDDLE SCHOOL												
57	MIDDLE SCHOOL	Masonry repairs to North Façade	B	2,500	SF	$30.00	$ 75,000.00	$ 93,750.00	$ 107,812.50		5	
55	MIDDLE SCHOOL	Replace food service make-up air unit	B	1	LS	N/A	N/A	$ 225,000.00	$ 258,750.00		3	
15	MIDDLE SCHOOL	Miscellaneous plaster repairs	B	1	LS	$20,000.00	$ 20,000.00	$ 25,000.00	$ 28,750.00		4	Allowance
1.1	MIDDLE SCHOOL	Sidewalk replacement	S	10,626	SF	$12.00	$ 127,512.00	$ 300,000.00	$ 345,000.00		4	
58	MIDDLE SCHOOL	Change existing door hardware to meet campus keying system and to comply with current safety standards	B	187	EA	$1,000.00	N/A	N/A	$ 233,750.00		4	
22	MIDDLE SCHOOL	Remove existing and provide ADA compliant double high/low water fountains	B	14	EA	$1,800.00	$ 25,200.00	$ 31,500.00	$ 36,225.00		4	
8	MIDDLE SCHOOL	General brick and limestone restoration	B	1	LS	$40,000.00	$ 40,000.00	$ 50,000.00	$ 57,500.00		4	Allowance
19	MIDDLE SCHOOL	Replace student corridor lockers (2 high: 15"h x 15"d x 72"h)	B	730	EA	$450.00	$ 328,500.00	$ 410,625.00	$ 472,218.75		4	
20	MIDDLE SCHOOL	Renovate home economics, art and science rooms	B	5,594	SF	$175.00	$ 978,950.00	$ 1,223,687.50	$ 1,407,240.63		4	
24	MIDDLE SCHOOL	Renovate boys and girls locker rooms	B	3,634	SF	$290.00	$ 1,053,860.00	$ 1,317,325.00	$ 1,514,923.75		4	
27	MIDDLE SCHOOL	Upgrade gym acoustic treatment	B	1	LS	$12,000.00	$ 12,000.00	$ 15,000.00	$ 17,250.00		4	
29	MIDDLE SCHOOL	Replace stage wood floor	B	1,988	SF	$40.00	$ 79,520.00	$ 99,400.00	$ 114,310.00		4	
30	MIDDLE SCHOOL	Replace / add auditorium seating	ADA	364	EA	$235.00	$ 85,540.00	$ 106,925.00	$ 122,963.75		4	
31	MIDDLE SCHOOL	Upgrade auditorium theatrical lighting	B	1	LS	$200,000.00	$ 200,000.00	$ 250,000.00	$ 287,500.00		4	
32	MIDDLE SCHOOL	Upgrade auditorium sound system	B	1	LS	$150,000.00	$ 150,000.00	$ 187,500.00	$ 215,625.00		4	
33	MIDDLE SCHOOL	Upgrade auditorium acoustic walls & ceiling finishes	B	1	LS	$85,000.00	$ 85,000.00	$ 106,250.00	$ 122,187.50		4	
35	MIDDLE SCHOOL	Replace service entrance & gear	E	1	LS	$350,000.00	$ 350,000.00	$ 437,500.00	$ 503,125.00		4	Includes replacement of both switchboards & feeders
36	MIDDLE SCHOOL	Replace dry-type transformers	E	1	LS	$75,000.00	$ 75,000.00	$ 93,750.00	$ 107,812.50		4	
37	MIDDLE SCHOOL	Relace panelboards	E	1	LS	$375,000.00	$ 375,000.00	$ 468,750.00	$ 539,062.50		4	Includes feeders
41	MIDDLE SCHOOL	Replace generator	E	1	LS	$225,000.00	$ 225,000.00	$ 281,250.00	$ 323,437.50		4	Includes transfer switches
45	MIDDLE SCHOOL	Provide new fire alarm system	E	195,700	SF	$3.50	$ 684,950.00	$ 856,187.50	$ 984,615.63		4	
51	MIDDLE SCHOOL	Replace Grease Interceptor	P	1	SF	$40,000.00	$ 40,000.00	$ 50,000.00	$ 57,500.00		4	
55	MIDDLE SCHOOL	Add additional exhaust to kitchen	H	1	LS	$40,000.00	$ 40,000.00	$ 50,000.00	$ 57,500.00		4	
56	MIDDLE SCHOOL	Replace Science Classroom Casework	B	1	LS	$125,000.00	$ 125,000.00	$ 156,250.00	$ 179,687.50		4	
58	MIDDLE SCHOOL	Replace typical classroom casework	B	1	LS	$650,000.00	$ 650,000.00	$ 812,500.00	$ 934,375.00		4	
7	MIDDLE SCHOOL	Window replacement	B	1	LS	$2,500,000.00	$ 2,500,000.00	$ 3,125,000.00	$ 3,593,750.00		3	
10.1	MIDDLE SCHOOL	Modify classroom door vestibule to meet ADA requirements	ADA	45	EA	$7,000.00	$ 315,000.00	$ 393,750.00	$ 452,812.50		3	
10.2	MIDDLE SCHOOL	Interior single door replacement: New frames, doors and hardware to meet ADA requirements	ADA/LS	106	EA	$2,500.00	$ 265,000.00	$ 331,250.00	$ 380,937.50		3	
11	MIDDLE SCHOOL	Interior double door replacement: New frames, doors and hardware to meet ADA requirements	ADA/LS	23	PR	$4,000.00	$ 92,000.00	$ 115,000.00	$ 132,250.00		3	
13	MIDDLE SCHOOL	Replace stair fire doors and hardware with hold-open devices to improve student traffic flow.	B	13	PR	$12,000.00	$ 156,000.00	$ 195,000.00	$ 224,250.00		3	
14	MIDDLE SCHOOL	Provide ADA signage	ADA	240	EA	$100.00	$ 24,000.00	$ 30,000.00	$ 34,500.00		3	
16	MIDDLE SCHOOL	Paint interior walls	B	195,700	SF	$1.50	$ 293,550.00	$ 366,937.50	$ 421,978.13		3	
18	MIDDLE SCHOOL	Renovate toilet rooms to meet ADA standards	ADA	3,590	SF	$290.00	$ 1,041,100.00	$ 1,301,375.00	$ 1,496,581.25		3	
25	MIDDLE SCHOOL	Replace gym bleachers	B	220	SF	$222.00	$ 48,840.00	$ 61,050.00	$ 70,207.50		3	
28	MIDDLE SCHOOL	Provide ADA access to the stage and lower auditorium	ADA	1	LS	$40,000.00	$ 40,000.00	$ 50,000.00	$ 57,500.00		3	
38	MIDDLE SCHOOL	Provide TVSS at service board and computer panelboards	E	1	LS	$91,200.00	$ 91,200.00	$ 114,000.00	$ 131,100.00		3	
39	MIDDLE SCHOOL	Replace branch circuiting	E	195,700	SF	$3.50	$ 684,950.00	$ 856,187.50	$ 984,615.63		3	Perform during a major renovation
47	MIDDLE SCHOOL	Provide new data backbone system	E	195,700	SF	$1.00	$ 195,700.00	$ 244,625.00	$ 281,318.75		3	
50	MIDDLE SCHOOL	Replace plumbing fixtures, flush valves, and faucets in original building	P	195,700	SF	$5.00	$ 978,500.00	$ 1,223,125.00	$ 1,406,593.75		3	
54	MIDDLE SCHOOL	Replace exhaust fans that are original to the building (Does not include small individual room exhaust fans).	H	4	EA	$6,000.00	$ 24,000.00	$ 30,000.00	$ 34,500.00		3	
2	MIDDLE SCHOOL	Pavement replacement	S	10,862	SF	$9.50	$ 103,189.00	$ 128,986.25	$ 148,334.19		2	
4.1	MIDDLE SCHOOL	Asbestos Abatement	B	1	LS	$113,330.00	$ 113,330.00	$ 141,662.50	$ 162,911.88		2	
4.2	MIDDLE SCHOOL	Install floor tile	B	43,051	SF	$3.50	$ 150,678.50	$ 188,348.13	$ 216,600.34		2	After Abatement

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
4.3	MIDDLE SCHOOL	Install pipe insulation	B	1,200	LF	$120.00	$ 144,000.00	$ 180,000.00	$ 207,000.00		2	After Abatement
17	MIDDLE SCHOOL	Replace stair handrails to meet current standards	ADA	480	LF	$250.00	$ 120,000.00	$ 150,000.00	$ 172,500.00		2	Existing height: 2'-5". Code height: 2'-10".
21	MIDDLE SCHOOL	Provide ADA access to the band area	B	1	LS	$40,000.00	$ 40,000.00	$ 50,000.00	$ 57,500.00		2	
34.1	MIDDLE SCHOOL	Install fire protection sprinkler system	LS	195,700	SF	$5.00	$ 978,500.00	$ 1,223,125.00	$ 1,406,593.75		2	
34.2	MIDDLE SCHOOL	Provide fire pump (if needed)	P	1	EA	$60,000.00	$ 60,000.00	$ 75,000.00	$ 86,250.00		2	
42	MIDDLE SCHOOL	Replace interior lighting	E	195,700	SF	$7.50	$ 1,467,750.00	$ 1,834,687.50	$ 2,109,890.63		2	Includes occupancy sensors
43	MIDDLE SCHOOL	Replace exterior building lighting	E	1	LS	$60,000.00	$ 60,000.00	$ 75,000.00	$ 86,250.00		2	
44	MIDDLE SCHOOL	Provide communication relay system to enhance Emergency Responder Radio Signals	E	1	LS	$30,000.00	$ 30,000.00	$ 37,500.00	$ 43,125.00		2	
48	MIDDLE SCHOOL	Provide cooling in data closets	E	1	LS	$48,000.00	$ 48,000.00	$ 60,000.00	$ 69,000.00		2	
49	MIDDLE SCHOOL	Replace the entire existing domestic water piping system where piping is accessible	P	195,700	SF	$3.75	$ 733,875.00	$ 917,343.75	$ 1,054,945.31		2	
1.2	MIDDLE SCHOOL	Storm water collection system	S	400	LF	$20.00	$ 8,000.00	$ 10,000.00	$ 11,500.00		0	Water from downspouts are discharging onto the sidewalk causing icy conditions.
40	MIDDLE SCHOOL	Provide ground fault protection in kitchen	E	1	LS	$3,500.00	$ 3,500.00	$ 4,375.00	$ 5,031.25		0	
26	MIDDLE SCHOOL	Replace gym wall mats	B	300	SF	$8.00	$ 2,400.00	$ 3,000.00	$ 3,450.00		0	
52	MIDDLE SCHOOL	Video scope all underground sanitary lines	P	1	SF	$6,000.00	$ 6,000.00	$ 7,500.00	$ 8,625.00		0	
						TOTAL	**$ 16,645,094.50**	**$ 21,171,978.13**	**$ 24,581,524.84**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
GOCKLEY ES												
9	GOCKLEY ES	Convert Gockley ES to new DAO facility	B	1	LS				$ 8,694,843.00		5	
						TOTAL	**$ -**	**$ -**	**$ 8,694,843.00**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
STECKEL ES												
53	STECKEL ES	Change existing door hardware to meet campus keying system and to comply with current safety standards	B	185	EA	$1,000.00	N/A	N/A	$ 231,250.00		4	
3	STECKEL ES	Repair cracks in the face brick and replace deteriorating window sills	B	1	LS	$55,000.00	$ 55,000.00	$ 68,750.00	$ 79,062.50		4	
8	STECKEL ES	Replace original single pane windows	B	13,072	SF	$75.00	$ 980,400.00	$ 1,225,500.00	$ 1,409,325.00		4	
5	STECKEL ES	Renovate library to enclose	B	1,930	SF	$40.00	$ 77,200.00	$ 96,500.00	$ 110,975.00		4	
13	STECKEL ES	Provide interior ADA signage	ADA	170	EA	$100.00	$ 17,000.00	$ 21,250.00	$ 24,437.50		4	
16	STECKEL ES	Replace service entrance & gear	E	1	LS	$300,000.00	$ 300,000.00	$ 375,000.00	$ 431,250.00		4	
18	STECKEL ES	Relace panelboards	E	1	LS	$187,500.00	$ 187,500.00	$ 234,375.00	$ 269,531.25		4	
22	STECKEL ES	Replace generator	E	1	LS	$175,000.00	$ 175,000.00	$ 218,750.00	$ 251,562.50		4	
30	STECKEL ES	Expand new fire alarm system	E	97,110	SF	$3.50	$ 339,885.00	$ 424,856.25	$ 488,584.69		4	
39	STECKEL ES	Replace Grease Interceptor	P	1	LS	$30,000.00	$ 30,000.00	$ 37,500.00	$ 43,125.00		4	
44	STECKEL ES	Replace Asbestos floor tile	B	1	LS	$50,000.00	$ 50,000.00	$ 62,500.00	$ 71,875.00		4	
45	STECKEL ES	Upgrade Elevator	B	1	LS	$60,000.00	$ 60,000.00	$ 75,000.00	$ 86,250.00		4	
46	STECKEL ES	Replace vinyl wall cover in corridors, patch and paint	B	1	LS	$150,000.00	$ 150,000.00	$ 187,500.00	$ 215,625.00		4	
47	STECKEL ES	Renovate Art Room	B	1	LS	$65,000.00	$ 65,000.00	$ 81,250.00	$ 93,437.50		4	
4	STECKEL ES	Renovate (14) toilet rooms to meet ADA accessibility	ADA	3,103	SF	$290.00	$ 899,870.00	$ 1,124,837.50	$ 1,293,563.13		3	
6	STECKEL ES	Replace door hardware to meet ADA requirements	ADA/LS	147	EA	$1,000.00	$ 147,000.00	$ 183,750.00	$ 211,312.50		3	
11	STECKEL ES	Repair plaster walls	B	1	LS	$20,000.00	$ 20,000.00	$ 25,000.00	$ 28,750.00		3	
19	STECKEL ES	Provide TVSS at service board and computer panelboards	E	1	LS	$61,200.00	$ 61,200.00	$ 76,500.00	$ 87,975.00		3	
20	STECKEL ES	Replace branch circuiting	E	97,110	SF	$3.50	$ 339,885.00	$ 424,856.25	$ 488,584.69		3	
27	STECKEL ES	Replace VCT with athletic flooring	B	4,000	SF	$25.00	$ 100,000.00	$ 125,000.00	$ 143,750.00		3	
31	STECKEL ES	Provide new intercom and clock system	E	97,110	SF	$1.75	$ 169,942.50	$ 212,428.13	$ 244,292.34		3	
32	STECKEL ES	Provide new data backbone system	E	97,110	SF	$1.00	$ 97,110.00	$ 121,387.50	$ 139,595.63		3	
37	STECKEL ES	Replace all plumbing fixtures, flush valves, and faucets	P	97,110	SF	$5.00	$ 485,550.00	$ 606,937.50	$ 697,978.13		3	
41	STECKEL ES	Replace both electric domestic water heaters	P	1	LS	$75,000.00	$ 75,000.00	$ 93,750.00	$ 107,812.50		3	
42	STECKEL ES	Replace exhaust fans that are original to the building (Does not include small individual room exhaust fans).	H	4	EA	$6,000.00	$ 24,000.00	$ 30,000.00	$ 34,500.00		3	
50	STECKEL ES	Remove unused mechanical equipment on roof	M	1	LS	$32,000.00	$ 32,000.00	$ 40,000.00	$ 46,000.00		3	
9	STECKEL ES	Replace stair handrails to meet ADA standards	ADA	504	LF	$250.00	$ 126,000.00	$ 157,500.00	$ 181,125.00		2	
12	STECKEL ES	Install new ceiling grid and acoustic panels in corridors	B	22,926	SF	$3.00	$ 68,778.00	$ 85,972.50	$ 98,868.38		2	
15	STECKEL ES	Add canopy from main entrance to curb	B	1	LS	$150,000.00	$ 150,000.00	$ 187,500.00	$ 215,625.00		2	
23	STECKEL ES	Replace interior lighting	E	97,110	SF	$7.50	$ 728,325.00	$ 910,406.25	$ 1,046,967.19		2	
51	STECKEL ES	Replace Mod. Bit. roof	B	55,300	SF	$30.00	$ 1,659,000.00	$ 2,073,750.00	$ 2,384,812.50		2	Roof under warranty through 2027
24	STECKEL ES	Provide communication relay system to enhance Emergency Responder Radio Signals	E	1	LS	$20,000.00	$ 20,000.00	$ 25,000.00	$ 28,750.00		2	
25	STECKEL ES	Provide sound attenuation	B	1	LS	$30,000.00	$ 30,000.00	$ 37,500.00	$ 43,125.00		2	
26	STECKEL ES	Renovate stage	B	1	LS	$50,000.00	$ 50,000.00	$ 62,500.00	$ 71,875.00		2	
28	STECKEL ES	Provide performance lighting system for Multi-Purpose Room	E	1	LS	$225,000.00	$ 225,000.00	$ 281,250.00	$ 323,437.50		2	
29	STECKEL ES	Provide performance sound system for Multi-Purpose Room	E	1	LS	$150,000.00	$ 150,000.00	$ 187,500.00	$ 215,625.00		2	
33	STECKEL ES	Provide cooling in data closets	E	1	LS	$32,000.00	$ 32,000.00	$ 40,000.00	$ 46,000.00		2	
34	STECKEL ES	Install fire protection system	P	97,110	SF	$5.00	$ 485,550.00	$ 606,937.50	$ 697,978.13		2	
35	STECKEL ES	Install fire pump if needed	P	1	LS	$40,000.00	$ 40,000.00	$ 50,000.00	$ 57,500.00		2	
36	STECKEL ES	Replace the entire existing domestic water piping system where piping is accessible	P	97,110	SF	$3.75	$ 364,162.50	$ 455,203.13	$ 523,483.59		2	
48	STECKEL ES	Install concrete pad to relocate dumpsters	S	1	LS	$15,000.00	$ 15,000.00	$ 18,750.00	$ 21,562.50		2	
49	STECKEL ES	Replace water meter train	P	1	LS	$25,000.00	$ 25,000.00	$ 31,250.00	$ 35,937.50		2	
7	STECKEL ES	Provide ADA compliant lift to stage level	ADA	1	EA	$25,000.00	$ 25,000.00	$ 31,250.00	$ 35,937.50		2	

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
17	STECKEL ES	Replace dry-type transformers	E	1	LS	$40,000.00	$ 40,000.00	$ 50,000.00	$ 57,500.00		1	
10	STECKEL ES	Replace gym pads	B	240	SF	$12.00	$ 2,880.00	$ 3,600.00	$ 4,140.00		0	
21	STECKEL ES	Provide ground fault protection in kitchen	E	1	LS	$2,500.00	$ 2,500.00	$ 3,125.00	$ 3,593.75		0	
38	STECKEL ES	Remove underground propane tank if existing emergency generator is replaced with a diesel unit	P	1	LS	$0.00	$ -	$ -	$ -		0	Tank is above ground and maintained by Trexler Haines
40	STECKEL ES	Video scope all underground sanitary lines	P	1	LS	$6,000.00	$ 6,000.00	$ 7,500.00	$ 8,625.00		0	
						TOTAL	**$ 9,183,738.00**	**$ 11,479,672.50**	**$ 13,432,873.38**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
ZEPHYR ES												
5	ZEPHYR ES	Repair gypsum board in Classrooms	A	40	LS	$500.00	$ 20,000.00	$ 25,000.00	$ 28,750.00		4	
6	ZEPHYR ES	Repaint Classrooms	A	54,000	SF	$1.50	$ 81,000.00	$ 101,250.00	$ 116,437.50		4	
9	ZEPHYR ES	Replace Wall Pads through Gymnasium	A	664	SF	$15.00	$ 9,960.00	$ 12,450.00	$ 14,317.50		4	
18	ZEPHYR ES	Add sound attenuation panels to Cafeteria side of MP Room	A	1	LS	$10,000.00	$ 10,000.00	$ 12,500.00	$ 14,375.00		4	
10	ZEPHYR ES	Repaint hollow metal door frames throughout building	A	125	EA	$180.00	$ 22,500.00	$ 28,125.00	$ 32,343.75		4	
11	ZEPHYR ES	Replace corridor west end (both floors) with laminated glass	A	550	SF	$15.00	$ 8,250.00	$ 10,312.50	$ 11,859.38		3	
22	ZEPHYR ES	Replace all sensor operated lavatory faucets	P	47	EA	$550.00	$ 25,850.00	$ 32,312.50	$ 37,159.38		3	
24	ZEPHYR ES	Replace lighting control system	E	1	LS	$55,000.00	$ 55,000.00	$ 68,750.00	$ 79,062.50		3	
27	ZEPHYR ES	Replace Water Heater	P	1	LS	$55,000.00	$ 55,000.00	$ 68,750.00	$ 79,062.50		3	
12	ZEPHYR ES	Repaint exposed CMU walls throughout building	A	31,000	SF	$1.50	$ 46,500.00	$ 58,125.00	$ 66,843.75		2	Include in building wide painting project
30	ZEPHYR ES	Replace Mod. Bit. roof	B	54,500	SF	$30.00	$ 1,635,000.00	$ 2,043,750.00	$ 2,350,312.50		1	Roof under warranty through 2029
20	ZEPHYR ES	Replace interior lighting with LED	E	85,590	SF	$7.50	$ 641,925.00	$ 802,406.25	$ 922,767.19		2	Includes occupancy sensors
21	ZEPHYR ES	Replace exterior building & parking lighting	E	1	LS	$83,000.00	$ 83,000.00	$ 103,750.00	$ 119,312.50		2	Maintain existing circuiting
8	ZEPHYR ES	Replace Wall Pads at Stage front	A	40	LF	$20.00	$ 800.00	$ 1,000.00	$ 1,150.00		0	Include in gym wall pad replacement
15	ZEPHYR ES	Add larger kick plate to Boiler Room door	A	1	LS	$500.00	$ 500.00	$ 625.00	$ 718.75		0	
16	ZEPHYR ES	Repair base in Nurse cot area	A	120	LF	$4.00	$ 480.00	$ 600.00	$ 690.00		0	
17	ZEPHYR ES	Replace vinyl wall fabric and base in Nurse Exam	A	960	SF	$5.00	$ 4,800.00	$ 6,000.00	$ 6,900.00		0	
29	ZEPHYR ES	Improve Fire Alarm AV devices for the Auditorium/Café	LS	1	LS	$8,000.00	$ 8,000.00	$ 10,000.00	$ 11,500.00		0	
13	ZEPHYR ES	Repair plastic laminate counter and wood veneer damage in Library	A	1	LS	$5,000.00	$ 5,000.00	$ 6,250.00	$ 7,187.50		0	
14	ZEPHYR ES	Replace vertical blinds with shades in Library	A	35	LF	$100.00	$ 3,500.00	$ 4,375.00	$ 5,031.25		0	
						TOTAL	**$ 2,717,065.00**	**$ 3,396,331.25**	**$ 3,905,780.94**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
TRANSPORTATION												
2	TRANSPORTATION	Repairs to casework in Driver's Room	B	1	LS	$10,000.00	$ 10,000.00	$ 12,500.00	$ 14,375.00		3	
10	TRANSPORTATION	Fuel pump replacement and canopy	B	1	LS	$750,000.00	$ 750,000.00	$ 937,500.00	$ 1,078,125.00		3	
3	TRANSPORTATION	Repaint interior CMU walls	B	9,750	SF	$1.50	$ 14,625.00	$ 18,281.25	$ 21,023.44		3	
5	TRANSPORTATION	Provide epoxy coating on garage floors	B	1	LS	$32,000.00	$ 32,000.00	$ 40,000.00	$ 46,000.00		3	
6	TRANSPORTATION	Replace interior lighting	E	9,750	SF	$7.50	$ 73,125.00	$ 91,406.25	$ 105,117.19		2	Includes occupancy sensors
7	TRANSPORTATION	Replace exterior lighting	E	1	LS	$114,500.00	$ 114,500.00	$ 143,125.00	$ 164,593.75		2	Maintain existing circuiting
8	TRANSPORTATION	Replace single-ply EPDM roof	B	9,750	SF	$24.00	$ 234,000.00	$ 292,500.00	$ 336,375.00		2	Roof under warranty through 2029
9	TRANSPORTATION	Provide communication relay system to enhance Emergency Responder Radio Signals	E	1	LS	$25,000.00	$ 25,000.00	$ 31,250.00	$ 35,937.50		2	
1	TRANSPORTATION	Replace selective VCT flooring	B	500	SF	$4.50	$ 2,250.00	$ 2,812.50	$ 3,093.75		0	
						TOTAL	**$ 1,255,500.00**	**$ 1,569,375.00**	**$ 1,804,640.63**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
SHIPPING-RECEIVING												
1	SHIPPING-RECEIVING	Provide TVSS at service board and computer panelboards	E	1	LS	$16,200.00	$ 16,200.00	$ 20,250.00	$ 23,287.50		3	
5	SHIPPING-RECEIVING	Replace office area gas furnace and associated condensing unit	H	1	LS	$20,000.00	$ 20,000.00	$ 25,000.00	$ 28,750.00		3	
2	SHIPPING-RECEIVING	Replace interior lighting	E	16,590	SF	$7.50	$ 124,425.00	$ 155,531.25	$ 178,860.94		2	Includes occupancy sensors
3	SHIPPING-RECEIVING	Replace exterior lighting	E	1	LS	$123,000.00	$ 123,000.00	$ 153,750.00	$ 176,812.50		2	
4	SHIPPING-RECEIVING	Provide communication relay system to enhance Emergency Responder Radio Signals	E	1	LS	$25,000.00	$ 25,000.00	$ 31,250.00	$ 35,937.50		2	
						TOTAL	**$ 308,625.00**	**$ 385,781.25**	**$ 443,648.44**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
FTBALL STAD-FLD HS												
2	FTBALL STAD-FLD HS	Exterior brick repairs	B	1	LS	$15,000.00	$ 15,000.00	$ 18,750.00	$ 21,562.50		4	
2	FTBALL STAD-FLD HS	Replace rubber flooring	B	19,280	SF	$4.50	$ 86,760.00	$ 108,450.00	$ 124,717.50		3	
3	FTBALL STAD-FLD HS	Paint interior CMU walls	B	19,280	SF	$1.50	$ 28,920.00	$ 36,150.00	$ 41,572.50		3	
4	FTBALL STAD-FLD HS	Repaint exposed structure ceilings	B	19,280	SF	$2.50	$ 48,200.00	$ 60,250.00	$ 69,287.50		3	Allowance
8	FTBALL STAD-FLD HS	Provide communication relay system to enhance Emergency Responder Radio Signals	E	1	LS	$25,000.00	$ 25,000.00	$ 31,250.00	$ 35,937.50		2	
16	FTBALL STAD-FLD HS	Install fire protection system	P	19,280	SF	$5.00	$ 96,400.00	$ 120,500.00	$ 138,575.00		2	
17	FTBALL STAD-FLD HS	Install fire pump if needed	P	1	LS	$40,000.00	$ 40,000.00	$ 50,000.00	$ 57,500.00		2	
10	FTBALL STAD-FLD HS	Provide network connection to Weight Room	E	1	LS	$2,000.00	$ 2,000.00	$ 2,500.00	$ 2,875.00		0	
2	FTBALL STAD-FLD HS	Exterior plaster repairs and painting	B	1	LS	$5,000.00	$ 5,000.00	$ 6,250.00	$ 7,187.50		0	
						TOTAL	**$ 347,280.00**	**$ 434,100.00**	**$ 499,215.00**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
MP STAD-FLD HS												
4	MP STAD-FLD HS	Add electric terminal heating units in each zone	H	13	EA	$1,200.00	$ 15,600.00	$ 19,500.00	$ 22,425.00		3	
	MP STAD-FLD HS	Upgrade the fire alarm system to meet current ADA codes	E/ADA	7,280	SF	$2.00	$ 14,560.00	$ 18,200.00	$ 20,930.00		3	
1	MP STAD-FLD HS	Replace interior lighting	E	7,280	SF	$7.50	$ 54,600.00	$ 68,250.00	$ 78,487.50		2	Includes occupancy sensors
2	MP STAD-FLD HS	Replace exterior lighting	E	1	LS	$12,000.00	$ 12,000.00	$ 15,000.00	$ 17,250.00		2	
3	MP STAD-FLD HS	Provide communication relay system to enhance Emergency Responder Radio Signals	E	1	LS	$20,000.00	$ 20,000.00	$ 25,000.00	$ 28,750.00		2	
						TOTAL	**$ 116,760.00**	**$ 145,950.00**	**$ 167,842.50**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
FIELDS												
1.01	BASEBALL	Provide new sound system at baseball field	E	1	LS	$75,000.00	$ 75,000.00	$ 93,750.00	$ 107,812.50		4	
1.02	BASEBALL	Provide fiber to baseball field & wireless to field	E	1	LS	$56,250.00	$ 56,250.00	$ 70,312.50	$ 80,859.38		4	
2.01	SOFTBALL	Provide new sound system at softball field	E	1	LS	$60,000.00	$ 60,000.00	$ 75,000.00	$ 86,250.00		4	
2.02	SOFTBALL	Provide fiber to softball field & wireless to field	E	1	LS	$56,250.00	$ 56,250.00	$ 70,312.50	$ 80,859.38		4	
4.05	MULTI SPORT FIELD	Provide fiber to Multi-Sport field & wireless to field	E	1	LS	$43,750.00	$ 43,750.00	$ 54,687.50	$ 62,890.63		4	Assumes can use exist conduits to Gockley
1.04	BASEBALL	Extend perimeter 4' fencing at sidelines	S	550	LF	$50.00	$ 27,500.00	$ 34,375.00	$ 39,531.25		3	Inflation applied to 2008 quote provided by District
3.07	FOOTBALL STAD'M	Provide storage Pole Building	S	1	LS	$20,000.00	$ 20,000.00	$ 25,000.00	$ 28,750.00		3	
4.02	MULTI SPORT FIELD	Provide storage Pole Building	S	1	LS	$20,000.00	$ 20,000.00	$ 25,000.00	$ 28,750.00		3	
4.04	MULTI SPORT FIELD	Add lower level walkway lighting around track	E	1	LS	$60,000.00	$ 60,000.00	$ 75,000.00	$ 86,250.00		2	
4.06	MULTI SPORT FIELD	Replace Multi-Sport field parking lighting	E	1	LS	$56,000.00	$ 56,000.00	$ 70,000.00	$ 80,500.00		2	Maintain existing circuiting
5.00	MULTI SPORT FIELD	All weather Javelin Run way	B	1	LS	$15,000.00	$ 15,000.00	$ 18,750.00	$ 21,562.50		2	
						TOTAL	**$ 489,750.00**	**$ 612,187.50**	**$ 704,015.63**			

Item #	School	Item	Category	Quantity	Unit (SF, LF, LS, etc)	Unit Cost	2021 Estimated Cost	2021 Estimated Cost Including 25% Indirect Costs	2024 Estimated Cost Including 25% Indirect Costs		Priority	Comment
CAMPUS SITEWORK												
1	Stadium	Concrete sidewalks from WHS to Zephyr Stadium	S	5,000	SF	$ 25.00	$ 125,000.00	$ 156,250.00	$ 179,687.50		2	1000ft of sidewalks from stadium to WHS
						TOTAL	**$ 125,000.00**	**$ 156,250.00**	**$ 179,687.50**			

TAB 11

CIP PLAN SUMMARY BY PRIORITY AND COST COMPARISON

Whitehall-Coplay School District
Capital Improvements Plan
Summer 2024

11/28/2023

Building	Overall Cost (HIDE)	5-10 Year Plan	Total Capital Improvements	2024	Priority CIP Cost	2025	CIP Cost	2026	CIP Cost	2027	CIP Cost	2028	CIP Cost	Future/Miscellaneous Repairs (Under $10,000)	Estimated Cost
High School	$ 7,676,900	Perform all CIP Scope Over Next 5 to 10 Years	$ 7,676,900	CIP Priority 5 Scope	$ 349,313	CIP Priority 4 Scope	$ 352,500	CIP Priority 3 & 2		CIP Priority 3	$ 4,201,396	CIP Priority 3 & 2	$ 2,746,092	Maintenance or Repairs as Required	$ 27,600
Middle School	$ 24,581,525	Perform all CIP Scope Over Next 5 to 10 Years	$ 24,581,525	CIP Priority 5 Scope	$ 107,813	CIP Priority 4 Scope	$ -	(3) CIP Priority 4, 3 & 2	$ 24,473,712	(3) CIP Priority 4, 3 & 2	$ -	(3) CIP Priority 4, 3 & 2	$ -	Maintenance or Repairs as Required	$ 28,606
Proposed District Administration at Existing Gockley	$ 8,694,843	Perform all CIP Scope Over Next 5 to 10 Years	Cost for Conversion is in Bond issue	(1) Convert Gockley ES to New DAO Facility	$ 8,694,843	New DAO Facility	$ -	New DAO Facility	$ -	New DAO Facility	$ -	New DAO Facility	$ -	New DAO Facility	$ -
Steckel ES	$ 13,432,873	Perform all CIP Scope Over Next 5 to 10 Years	$ 13,432,873	CIP Priority 5 Scope	$ -	(2) CIP Priority 4, 3, 2 & 1 Scope	$ 13,432,873	CIP Priority 3 & 2		CIP Priority 3 & 2	$ -	CIP Priority 3 & 2	$ -	Maintenance or Repairs as Required	$ 16,359
Zephyr ES	$ 3,905,781	Perform all CIP Scope Over Next 5 to 10 Years	$ 3,905,781	CIP Priority 4 Scope	$ 274,218	CIP Priority 3 Scope	$ 207,144	CIP Priority 3 & 2		CIP Priority 2	$ 1,108,923	CIP Priority 1	$ 2,350,313	Maintenance or Repairs as Required	$ 33,178
Transportation	$ 1,804,641	Perform all CIP Scope Over Next 5 to 10 Years	$ 1,804,641	CIP Priority 5 Scope	$ -	CIP Priority 3 Scope	$ 1,159,523	CIP Priority 3		CIP Priority 3 & 2		CIP Priority 2	$ 642,023	Maintenance or Repairs as Required	$ 3,094
Shipping	$ 443,648	Perform all CIP Scope Over Next 5 to 10 Years	$ 443,648	CIP Priority 5 Scope	$ -	CIP Priority 4 Scope	$ -	CIP Priority 3	$ 52,038	CIP Priority 2	$ 235,578	CIP Priority 3 & 2	$ -	Maintenance or Repairs as Required	$ -
Football Stadium & FH	$ 499,215	Perform all CIP Scope Over Next 5 to 10 Years	$ 499,215	CIP Priority 5 Scope	$ -	CIP Priority 4 Scope	$ 21,563	CIP Priority 3	$ 235,578	CIP Priority 2	$ 232,013	CIP Priority 3 & 2	$ -	Maintenance or Repairs as Required	$ 10,063
MP Stadium & FH	$ 167,843	Perform all CIP Scope Over Next 5 to 10 Years	$ 167,843	CIP Priority 5 Scope	$ -	CIP Priority 4 Scope	$ -	CIP Priority 3	$ 43,355	CIP Priority 3 & 2	$ 124,488	CIP Priority 3 & 2	$ -	Maintenance or Repairs as Required	$ -
Fields	$ 704,016	Perform all CIP Scope Over Next 5 to 10 Years	$ 704,016	CIP Priority 5 Scope	$ -	CIP Priority 4 Scope	$ 418,672	CIP Priority 3	$ 97,031	CIP Priority 2	$ 188,313	CIP Priority 3 & 2	$ -	Maintenance or Repairs as Required	$ -
Campus and Sitework	$ 179,688	N/A	$ 179,688	CIP Priority 5 Scope	$ -	CIP Priority 4 Scope	$ -	CIP Priority 3 & 2	$ -	CIP Priority 3 & 2	$ -	CIP Priority 3 & 2	$ -	Maintenance or Repairs as Required	$ -
Total Capital Improvements			**$ 53,396,129**		**$ 9,426,186**		**$ 15,592,275**		**$ 24,901,714**		**$ 6,090,709**		**$ 5,738,428**		**$ 118,899**

Priority
1 = Excellent Condition – Does not need to be addressed in the next 10 years
2 = Very Good Condition – Does not need to be addressed in the next 5 years
3 = Good Condition – Satisfactory for now, but should be budgeted for within the next 5 years
4 = Poor Condition – Should be addressed within the next 3 years for repair or replacement
5 = Critical Condition – Should be addressed immediately
0 = For Sorting - for Maintenance or Repairs as Required

(1) - Conversion of the existing Gockley Elementary School to the new District Administration Office Facility
(2) - Combined project priorities 4, 3, and 2 at Steckel ES to create a more cost effective project
(3) - Combined project priorities 4, 3, and 2 at the Middle School to create a more cost effective project

WHITEHALL-COPLAY SCHOOL DISTRICT - CAPITAL IMPROVEMENTS PLAN
SUMMARY OF EDUCATIONAL FACILITIES PROJECT COST COMPARISONS

Building 1	Size (Square Feet) 2	2016-17 Student Population 3	Building History Addition(A) Renovation(R) 4	Renovation @ $200/sf +25% Soft Costs (excludes FF&E & Contingency) 5	Replacement @ $330/sf +25% Soft Costs (Excluding Site Acquisition, FF&E and Contingency) 6	Total Capital Improvements Including Asbestos 7	Total Capital Improvement Including Asbestos as % of Renovations 8	Additional Space Needs 9	EnergyStar Target Finder Score 10
High School	242,710	1,437	Built 1958, 1975R, 1995R, 2008R	$60,677,500	$100,117,875	$7,676,900	13%	moderate	NA
Middle School	195,700	1,040	Built 1969, 1995R	$48,925,000	$80,726,250	$24,581,525	50%	minor	NA
Proposed DAO at Existing Gockley	56,900	555	Built 1978	$14,225,000	$23,471,250	$8,694,843	61%	significant	76%
Steckel Elementary	97,110	606	Built 1975	$24,277,500	$40,057,875	$13,432,873	55%	minor	NA
Zephyr Elementary	85,590	670	Built 2009	$21,397,500	$35,305,875	$3,905,781	18%	moderate	NA
Transportation	9,750	N/A	Built 2006	$2,437,500	$4,021,875	$1,804,641	74%	N/A	N/A
Shipping-Receiving	16,590	N/A	Built 2006	$4,147,500	$6,843,375	$443,648	11%	N/A	N/A
Football Stadium & Fieldhouse	19,280	N/A	Built 1973, 1998R	$4,820,000	$7,953,000	$499,215	10%	minor	NA
MP Stadium & Fieldhouse	7,280	N/A	Built 2010	$1,820,000	$3,003,000	$167,843	9%	N/A	N/A
Fields	N/A	N/A	N/A	N/A	N/A	$704,016	N/A	N/A	N/A
Campus Sitework	N/A	N/A	N/A	N/A	N/A	$179,688	N/A	N/A	N/A

IMPORTANT NOTE:

This table is for discussion purposes only. It provides a general comparison between various project cost factors used to evaluate decisions regarding individual improvements, renovations and replacement. Consider other factors such as the performance of the building in support of the educational program, additional space needs, ongoing maintenance and energy costs, which will also influence decision-making.

(1) If percentage is approximately 60%, consider total renovation. If percentage is above 70% evaluate renovation vs. replacement.

(2) The building replacement and renovation cost is an estimated average construction cost with cost estimates projected to the end of 2023. The construction costs shown for each school building excludes all costs associated with land allocation & acquisition, environmental studies, asbestos abatement, site development, permits, zoning approvals, etc., which account for potential additional costs.

TAB 12
ROOF SYSTEM INFORMATION

WHITEHALL COPLAY SCHOOL DISTRICT
ROOF WARRANTY INFORMATION

PROPOSED DAO - Out of warranty – Restoration schedule for 2023

STECKEL ELEMENTARY - Completed 9/6/2007 – 20 yr. limited membrane warranty Viridian Systems warranty #34050-46477

ZEPHYR ELEMENTARY - Completed 8/7/2009 – 20 yr. warranty Tremco warranty #128859

MIDDLE SCHOOL - Completed June 10, 2019 – 10 yr. QA Tremco Warranty #179207 – Extend Warranty available after 10 years

HIGH SCHOOL - A & B wings – Completed November 29, 2017 - 20 yr QA Tremco Warranty #173434
G, C, D, E, F wings – Completed May 9, 2021 – 20 yr. QA NDL Warranty #184598
Partial G, F & A wing – completed 11/24/2008 – 25 yr. limited warranty Firestone warranty #HM001065, FBPCO #JC9702
Metal Roof over Gym & Natatorium – Completed November 29, 2017 – 20 yr QA Warranty, Tremco #1723984
Metal Roof Over Entrance Foyer - Completed August 3, 2016 - @ yr Workmanship Warranty

FIELD HOUSE - Completed August 31, 2020 – Versico 20 yr. warranty #1516033

Multi-Purpose Field - Field House

BUS GARAGE - Completed 5/25/2007 – 20 yr. warranty Firestone warranty #RO017795, FBPCO #CC1393

MAINTENANCE - Completed 2022 – GAF 40 yr. Limited Warranty

- All Tremco Warranties can be accessed through the online Tremco portal

TAB 13
ENVIRONMENTAL ASSESSMENT

EAA Environmental Abatement Associates, Inc.

ENVIRONMENTAL MANAGEMENT DESIGN PLANNING

May 8, 2017

Mr. Philip Bankos, Supervisor of Buildings and Grounds
Whitehall-Coplay School District
2590 Campus Drive
Whitehall, PA 18052

RE: ASBESTOS SURVEYS AT THE FOLLOWING WHITEHALL-COPLAY SCHOOL DISTRICT BUILDINGS

- Whitehall-Coplay Middle School
- Gockley Elementary School
- Field House at Football Stadium
- Steckel Elementary School
- Administration Building

Dear Mr. Bankos:

From Wednesday, April 19, 2017 to Thursday, April 27, 2017, asbestos surveys were conducted at the above-referenced buildings by certified inspectors from ENVIRONMENTAL ABATEMENT ASSOCIATES, INC. (EAA). All bulk samples collected were sent to an independent accredited laboratory for analysis by Polarized Light Microscopy (PLM).

WHITEHALL-COPLAY MIDDLE SCHOOL

Twenty (20) different Homogenous Areas [suspect asbestos containing materials (ACM)] were identified on the interior of the building. A total of thirty-four (34) bulk samples of the suspect materials were collected.

Of the various suspect materials, the following were determined or assumed to contain asbestos:

C2-1	**9" X 9" Light tan with white, brown and light brown mottles floor tile**	**43,051 SF**
C2-2	**9" X 9" Beige with light tan and dark tan mottled floor tile**	**See C2-1**
B4-1	**Cementitious pipe fitting insulation**	**± 1,137 EA**
C2-8	**9" X 9" Light brown with olive, gray, brown and white mottles floor tile**	**See C2-1**
C2-3	**9" X 9" Tan with light green, white and brown streaks floor tile**	**See C2-1**
C2-4	**9" X 9" Light green mottled floor tile**	**See C2-1**
C2-6	**9" X 9" Olive green with white streaks floor tile**	**204 SF**
C2-7	**9" X 9" Light tan with white, gray and brown mottles floor tile**	**See C2-1**
C3-1	**Transite ceiling panels**	**56 SF**
B5-1	**Cementitious roof drain insulation**	**± 19 EA**

Total estimated abatement cost: $113,330.00

STECKEL ELEMENTARY SCHOOL

Sixteen (16) different Homogenous Areas were identified on the interior of the building. A total of twenty-seven (27) bulk samples of the suspect materials were collected.

Of the various suspect materials, the following were determined or assumed to contain asbestos:

C2-1	**12" X 12" Light brown mottled floor tile**	**23,667 SF**
C2-2	**12" X 12" Yellow floor tile**	**See C2-1**
C2-3	**12" X 12" Orange floor tile**	**See C2-1**
B5-1	**Cementitious roof drain insulation**	**2 EA**
C3-5	**Black floor tile mastic**	**24,027 SF**

Total estimated abatement cost: $95,788.00

GOCKLEY ELEMENTARY SCHOOL

Fifteen (15) different Homogenous Areas were identified on the interior of the building. A total of thirty-two (32) bulk samples of the suspect materials were collected.

Of the various suspect materials, the following were determined to contain asbestos:

C2-1	**12" X 12" Off white with gold streaks floor tile**	**3,797 SF**
C2-2	**12" X 12" Rust mottled floor tile**	**1,152 SF**
C2-3	**12" X 12" Gold mottled floor tile**	**1,573 SF**
C2-5	**12" X 12" Brown with dark brown, light brown and cream streaks floor tile**	**543 SF**

Total estimated abatement cost: $14,130.00

ADMINISTRATION BUILDING

Thirteen (13) different Homogenous Areas were identified on the interior of the building. A total of twenty (20) bulk samples of the suspect materials were collected.

Of the various suspect materials, the following were determined or assumed to contain asbestos:

C2-1	**12" X 12" Light brown mottled floor tile**	COMPLETED 2022	**1,040 SF**
C2-1M	**C2-1 mastic**		**1,040 SF**
C3-2	**HVAC cloth expansion joint**		**4 EA**
B5-1	**Cementitious roof drain insulation**		**1 EA**
B4-1	**Cementitious pipe fitting insulation**		**1 EA**

Total estimated abatement cost: $4,780.00

FIELD HOUSE AT FOOTBALL STADIUM

Four (4) different Homogenous Areas were identified on the interior of the building. A total of four (4) bulk samples of the suspect materials were collected.

Of the various suspect materials, the following were previously determined to contain asbestos:

C2-1	**12" X 12" Light gray mottled floor tile**	**144 SF**
C3-7	**C2-1 mastic**	**144 SF**

Total estimated abatement cost: $576.00

The locations and quantities of ACM are indicated by shaded areas on the Functional Space Visual Inspection Forms.

Asbestos pipe fitting and roof drain insulation is located throughout the Whitehall-Coplay Middle School and was quantified where accessible. In inaccessible areas (i.e. above plaster ceilings, above 1' x 1' ceiling tiles, in pipe chases and within wall cavities) an accurate quantity of the materials could not be obtained and the overall quantities would be anticipated to increase as areas become accessible.

Suspect materials including gym floor mastic, blackboard mastic, wallboard mastic and fire doors were inaccessible and not sampled. Prior to renovations and/or demolition, these materials should be made accessible and sampled.

A survey of the building exteriors was not completed as part of the work. Caulking, roofing and other suspect materials should also be sampled prior to disturbance.

It should be noted, if additional pipe fitting insulation is found or the above inaccessible materials are determined to contain asbestos, the estimated abatement cost would increase.

For reference, excerpts from various governmental regulatory agency documents are included in the Appendix of the report. If you have any questions, please don't hesitate to call. Thank you for providing us with the opportunity to be of service.

Yours truly,

Christa Knorr
Project Manager

239 SCHUYLER AVENUE, SUITE 125B, KINGSTON, PENNSYLVANIA 18704
PHONE: 570-283-0500 FAX: 570-283-0577 e-mail: eaawdt@verizon.net

EAA
ENVIRONMENTAL ABATEMENT ASSOCIATES, INC

WHITEHALL-COPLAY SCHOOL DISTRICT

WORKER/OCCUPANT NOTIFICATION

Dear Staff:

Our School will be conducting one of the following "AHERA" related activities (note as checked). We ask your support and cooperation regarding this matter.

- ☐ INSPECTION
- ☐ OPERATIONS AND MAINTENANCE
- ☐ REPAIR
- ☐ ENCLOSURE
- ☐ ENCAPSULATION
- ☐ REMOVAL
- ☑ PERIODIC SURVEILLANCE
- ☐ RE-INSPECTION
- ☐ AWARENESS TRAINING
- ☑ MANAGEMENT PLAN UPDATE

Activity starting date:

Activity completion date:

Copies:		
	Visitors/Outside Contractors	____
	PTA	____
	Staff	X
	Student Council	____
	School Newspaper	____
	School Newsletter	____
	Other	Posted

Designated Person: Wayne D. Thomas Date: 10/19/22

Inspector: Emmett Keller Date: 10/19/22

Wayne D. Thomas

Management Planner: #001581 Date: 10/19/22

ANNUAL NOTIFICATION

2022-2023 School Year

In compliance with the notification/record-keeping requirements of Environmental Protection Agency (EPA) 40 CFR, Part 763.93 (g)(4) Asbestos-Containing Materials in Schools Law (more commonly known as AHERA - ASBESTOS HAZARD EMERGENCY RESPONSE ACT), we are notifying your organization(s) of the availability of the Management Plans. A copy of each building's Management Plan is available in the office of the building and a master copy, of all Management Plans, is in the District Office.

Yours truly,

Wayne D. Thomas

Designated Person

cc: Parent-Teacher Organization
Employee Organization
Building Management
District Management
Designated Person
Asbestos Coordinator

The LEA shall notify in writing at least once each year, parent, teacher, and employee organizations as well as other interested parties of the continual availability of the Management Plan document.

AHERA PERIODIC SURVEILLANCE

An Asbestos Hazard Emergency Response Act (AHERA) compliance six month periodic surveillance was conducted in the following buildings of the Whitehall-Coplay School District per the requirements of Environmental Protection Agency (EPA) 40 Code of Federal Regulations (CFR) Part 763:

- ☑ Clarence M. Gockley Elementary School
- ☑ George D. Steckel Elementary School
- ☑ Whitehall-Coplay Middle School
- ☑ Whitehall High School
- ☑ Administration Building

A periodic surveillance was conducted in all areas of the building(s) that are identified in the *AHERA Management Plan* as containing confirmed asbestos containing building materials (ACBM) or assumed ACBM. There (were as noted below) / ~~(were no)~~ changes in the condition of confirmed or assumed ACBM as compared with ~~the most~~ recent periodic surveillance/re-inspection data; there (were as noted below) / ~~(were no)~~ renovations; and there (were as noted below) / ~~(were no)~~ changes in the utilization of the functional space(s) that could potentially damage ~~the ACBM~~. This information and all notifications and any/all other AHERA related documentation per EPA 40 CFR 763 are included as an update to each of the building(s) *AHERA Management Plans*.

NOTED CHANGES SINCE LAST PERIODIC SURVELLIANCE/RE-INSPECTION ARE: None

Wayne D. Thomas

Designated Person: _____ Date: 10/19/22

Inspector: Emmett Fiedler Date: 10/19/22

Wayne D. Thomas

Management Planner: _____ #001581 Date: 10/19/22

TAB 14
COMPLETED CAPITAL PROJECTS

Completed Capital Projects

	2017 Projects	2017 Capital Improvements	2018 Projects	2018 Capital Improvements	2019 Projects	2019 Capital Improvements	2020 Projects	2020 Capital Improvements	2021 Projects	2021 Capital Improvements	2022 Projects	2022 Capital Improvements	2023 Projects	2023 Capital Improvements
High School					Administration Renovations Roof Renovations HVAC Renovations Natatorium Renovations	$ 13,347,085.00					replace piping in kitchen crawl space	$ 80,150.00	Refurbish stage	$ 129,242.50
											replace ceiling tile in kitchen, food service, and cafeteria	$ 20,000.00	MAU replacement	$ 121,650.00
													Storage shed	$ 15,000.00
Middle School	Roof Restoration Classroom Renovations New Hot Water Heaters ADA Door & Stair Renovations	$ 3,500,000.00	alterations and addition to the middle school	$ 3,068,300.00					Access Road Repairs	$ 89,995.00			Science lab acid waste drainage repair	$ 28,026.25
									Elevation Repairs	$ 71,829.33				
Former Gockley Elementary School/New DAO Facility														
Steckel Elementary School									Elevator Repairs	$ 24,534.00			TCU upgrades	$ 39,939.28
									Front Entrance Replacement	$ 236,600.00				
Zephyr Elementary School													upgrade telecenter Lightning Protection Repairs	$ 25,243.28
													MAU replacement	$ 121,650.00
													Terrazzo repairs	$ 11,000.00
Transportation													install fire alarm	$ 36,546.70
Maintenance Building											install new roof (maintenance building)	$ 141,200.00		
Football Stadium & FH							New Turf for Stadium New Poles and Field Lighting for Stadium ADA Renovations for Stadium Bleachers New Press Box Team Room Renovations HVAC Renovations New Roof	$ 5,800,325.00					repair/replace plumbing fixtures	$ 357,380.00
MP Stadium & FH							New Turf Field New field lighting for MP field	$ 550,000.00						
Fields													Replace baseball & softball dugouts	$ 487,220.00
Campus and Sitework											power factor/harmonics upgrade	$ 142,164.00		
											install ionizers	$ 322,499.00	speed bumps, speed signs and traffic gates	$ 113,325.00
	Total 2017 Capital Improvements:	**$ 3,500,000.00**	**Total 2018 Capital Improvements:**	**$ 3,068,300.00**	**Total 2019 Capital Improvements:**	**$ 13,347,085.00**	**Total 2020 Capital Improvements:**	**$ 6,350,325.00**	**Total 2021 Capital Improvements:**	**$ 422,958.33**	**Total 2022 Capital Improvements:**	**$ 706,013.00**	**Total 2023 Capital Improvements:**	**$ 1,486,223.01**