UPPER DARBY
SCHOOL DISTRICT

Opportunity · Unity · Excellence

UPPER DARBY SCHOOL DISTRICT

Capital Projects Update - Informational

October 22, 2024

Deliberate Actions for Better Managed Success

UPPER DARBY SCHOOL DISTRICT

81 Projects

Dec 23 – Oct 24

01

Logistical Complexity

213 Spaces (out of 521) were used for 30 different programs in 10 schools from 6/12/24 thru 8/17/24 (2024 Summer: 6/12 - 8/19)

02

Process Improvement

Reduced Admin. Lead Time, More Timely Completion of Work, Agile Procurment (Compliance & Great Value), End User Input

03

Building for the Future

Standardization of Design Specs (Materials, Colors, Patterns, etc)
Use of Facilities Condition Assessment (Feb, 2023)

Facilities Condition Assessment (Feb, 2023)

UDSD DISTRICTWIDE FACILITY MAINTENANCE ASSESSMENTS					
	ALARM	ALERT	CAUTION	ACCEPTABLE	TOTALS
UDHS	$ 6,206,591	$ 18,114,798	$ 46,991,358	$ 20,556,031	$ 91,868,778
BHMS	$ 342,671	$ 8,705,404	$ 16,108,136	$ 8,879,928	$ 34,036,138
DHMS	$ 5,770,707	$ 2,141,063	$ 16,906,292	$ 16,379,361	$ 41,197,422
BES	$ 450,000	$ 1,771,382	$ 9,905,760	$ 4,086,635	$ 16,213,777
GES	$ 85,000	$ 2,358,311	$ 6,536,995	$ 4,375,306	$ 13,355,612
HES	$ 2,243,992	$ 2,381,676	$ 5,363,855	$ 4,730,539	$ 14,720,062
HPES	$ 1,058,429	$ 1,242,797	$ 3,283,292	$ 4,619,791	$ 10,204,309
PES	$ 1,280,818	$ 3,141,917	$ 4,869,215	$ 3,738,103	$ 13,030,053
SHES	$ 2,223,514	$ 1,243,262	$ 6,305,676	$ 6,582,804	$ 16,355,256
WPES	$ 2,898,541	$ 2,277,595	$ 2,229,897	$ 7,127,752	$ 14,533,784
KNDCTR	$ 1,391,530	$ 909,000	$ 2,562,648	$ 2,752,521	$ 7,615,699
TOTALS	$ 23,951,792	$ 44,287,204	$ 121,063,124	$ 83,828,770	$ 273,130,890

Rating	Asset Condition	Repair Priority
Acceptable	Equipment in acceptable condition and within useful life	Design and Implement Repair/Maint. Strategy
Caution	Equipment operating in degraded condition	Repair or Replace 6 - 8 years
Alert	Equipment in need of repairs or excessively past life	Repair or Replace 3 - 5 years
Alarm	Equipment failure is inevitable	Repair or Replace 0 - 2 years

Architectural ($86,521,744) + Building Envelope ($71,391,457) + Mechanical, Electrical, & Plumbing ($115,217,689) = **$273,130,890**

More than 2,700 line items of building issues were documented in the Facilities Condition Assessment.

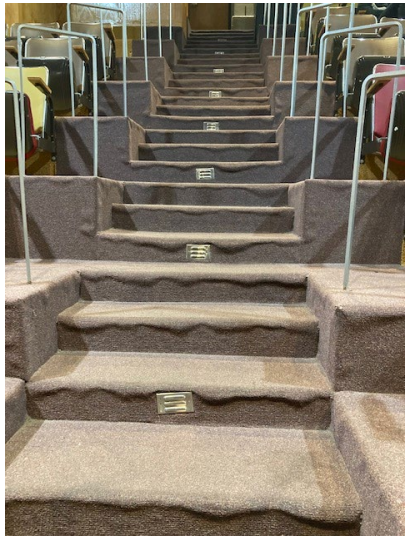
Business Office uses the Facilities Condition Assessment to prioritize repair / replacement.

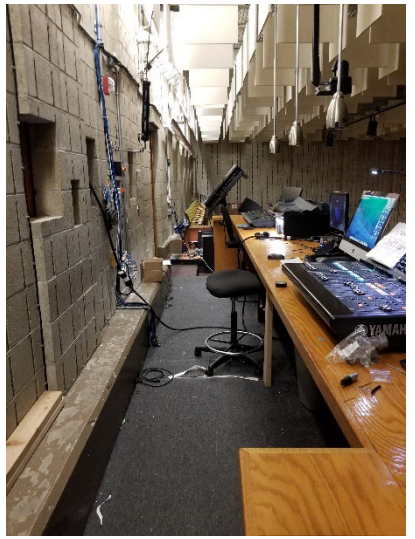
Completed Featured Projects

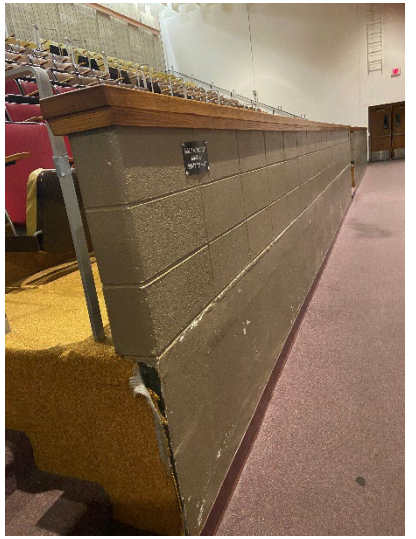
No.	School(s)	Project Name
1	UDHS	High School Auditorium and Lobby Renovation
2	BHMS, DHMS	Middle School Auditorium Renovation
3	BHMS, DHMS, UDHS	Secondary School Library Renovation
4	DHMS	Locker Room Renovation
5	Westbrook Park ES	HVAC Replacement + Ceiling, Lighting, and Painting
6	Hillcrest ES	Hallway Asbestos Removal and Lobby Renovation
7	UDHS	Baseball and Softball Field Renovation
8	UDHS	UDHS Football Field Visitor Stand Replacement
9	BHMS, DHMS	Additional Track and Field Security
10	Various	Compilation of Other Significant Projects

High School Auditorium and Lobby Renovation

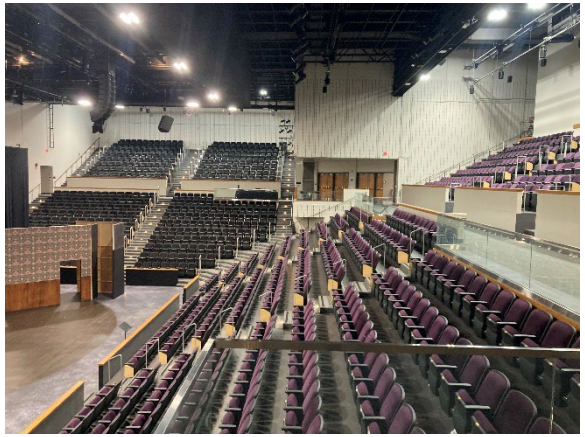
UPPER DARBY SCHOOL DISTRICT

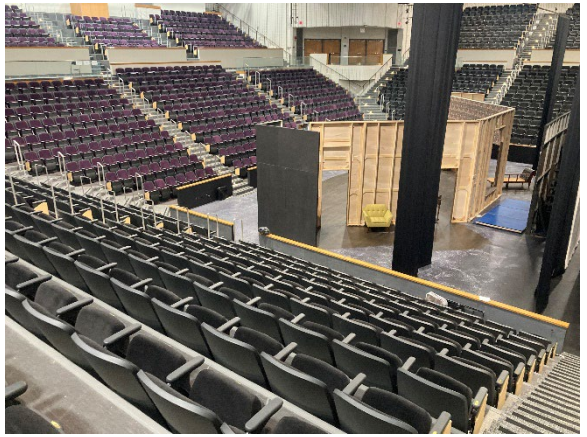






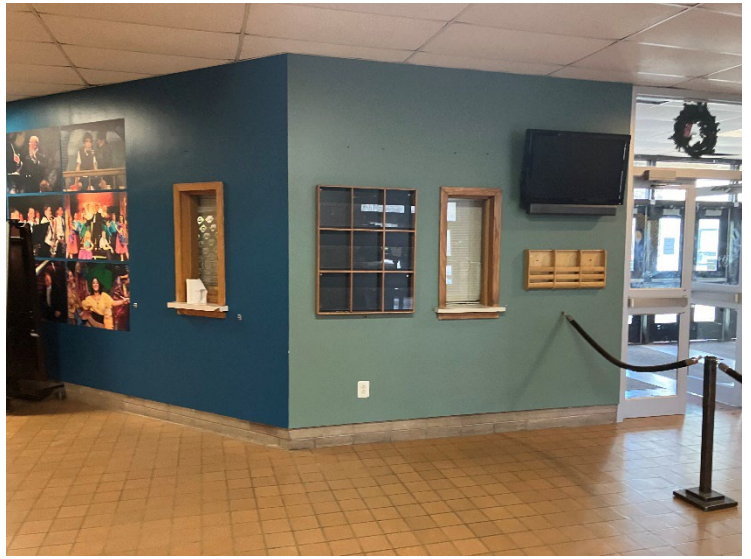
High School Auditorium and Lobby Renovation

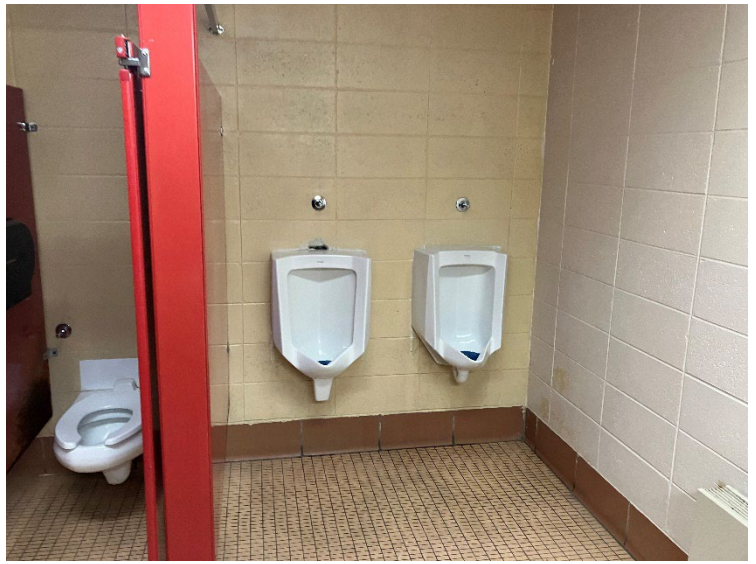




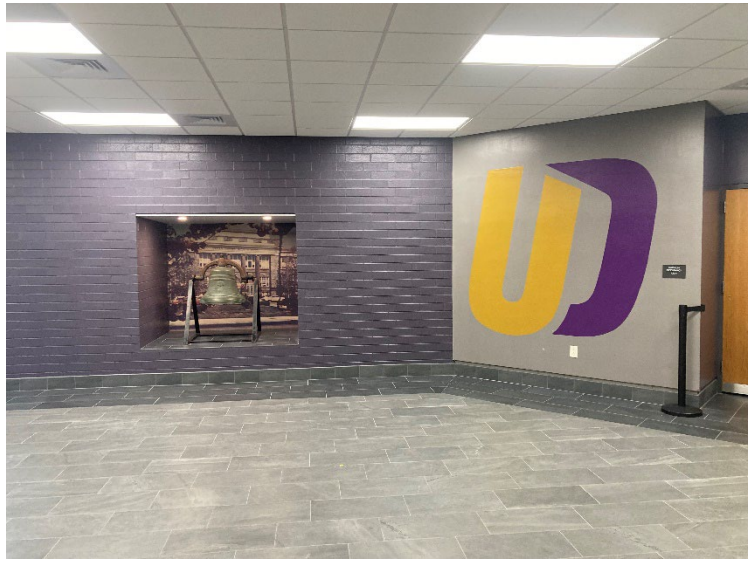
High School Auditorium and Lobby Renovation

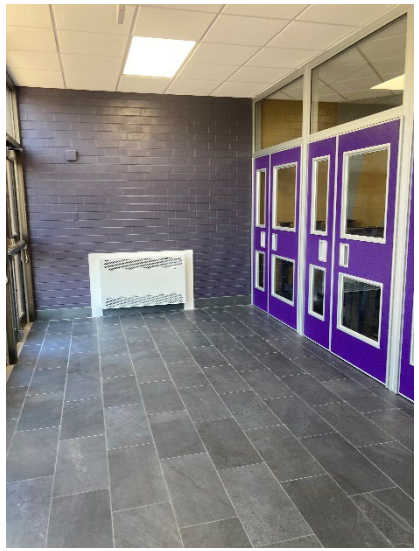
UPPER DARBY SCHOOL DISTRICT

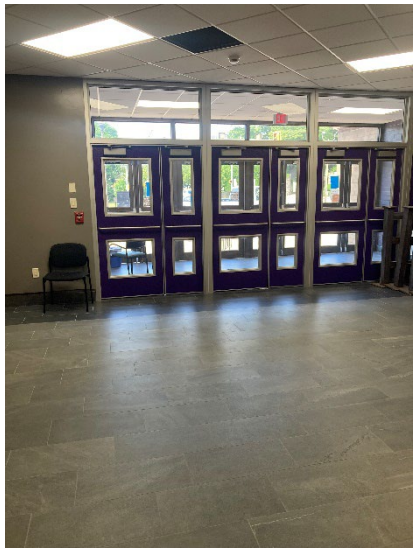


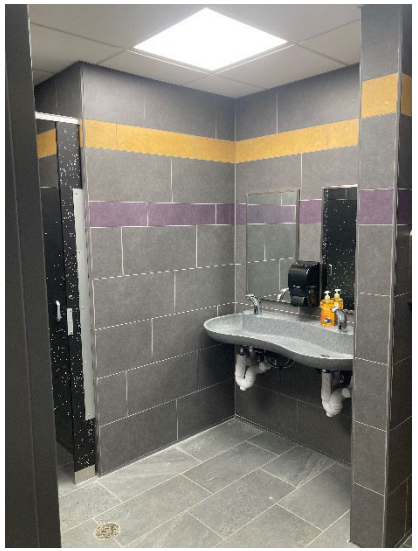


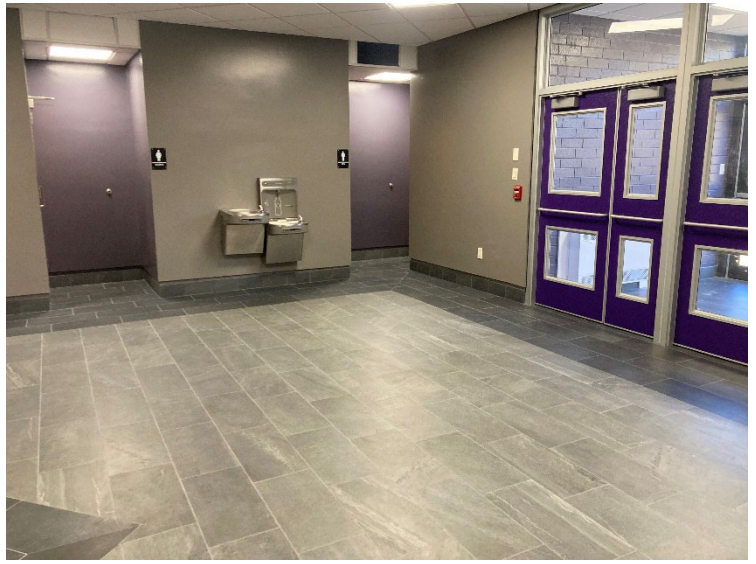
High School Auditorium and Lobby Renovation



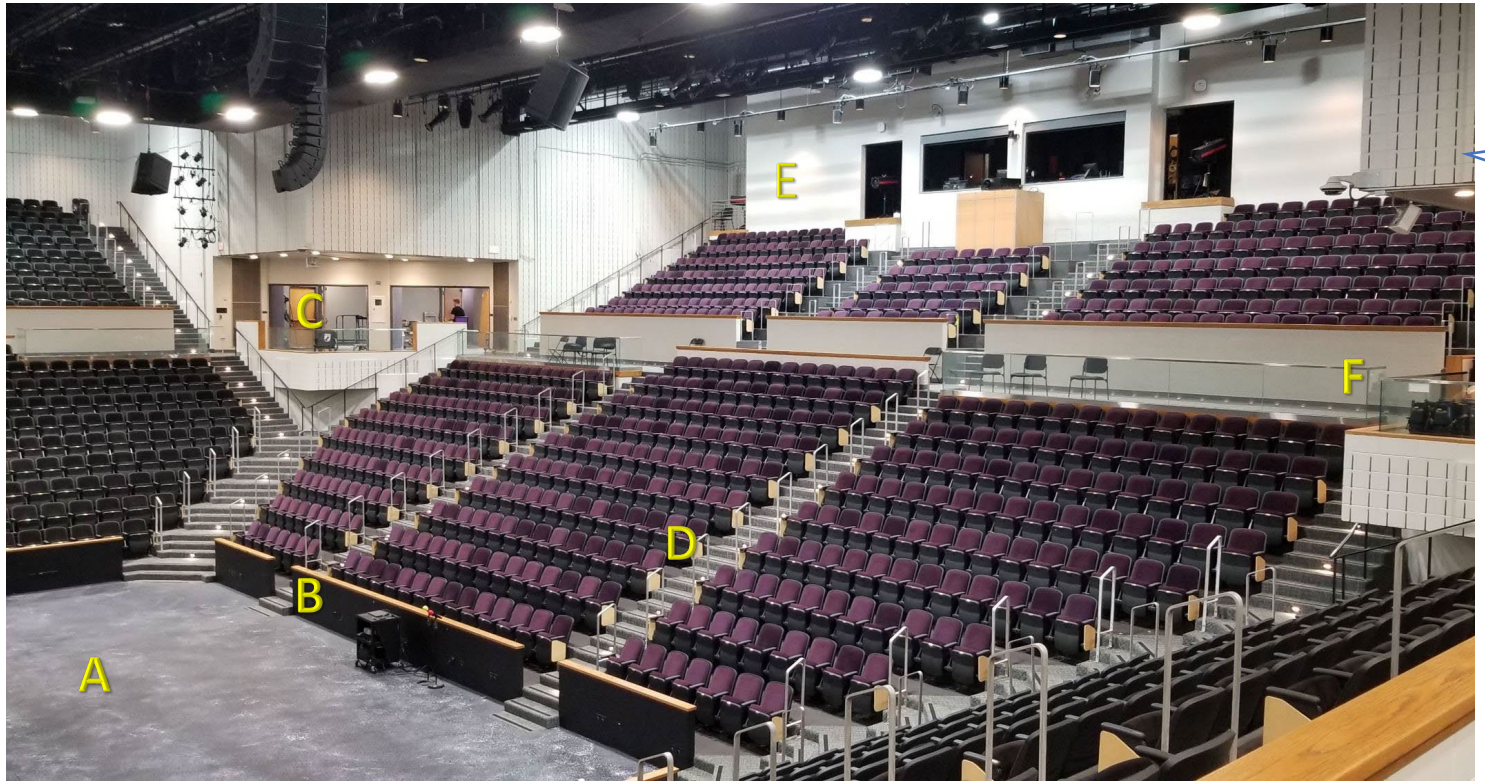








High School Auditorium and Lobby Renovation



You must visit the site to appreciate the new renovation!

A	Stage	New, Re-Enforced, and Expanded Stage
B	Retaining Wall	Separation from Audience, Built-In Power and Data Outlets
C	New Theater Doors	New Set of Doors without Windows with Matching Wood Trim
D	New Seats	Premium Impermeable Fabric & Wall Mounted Installation for Better Cleaning
E	Control Room	Enclosed Control Room to Protect A/V Equipment
F	Handicapped Seats	Carved out Wheelchair Space and Companion Seats

Phase I (2023) Sound, System Stage Lighting, Motorized Rigging

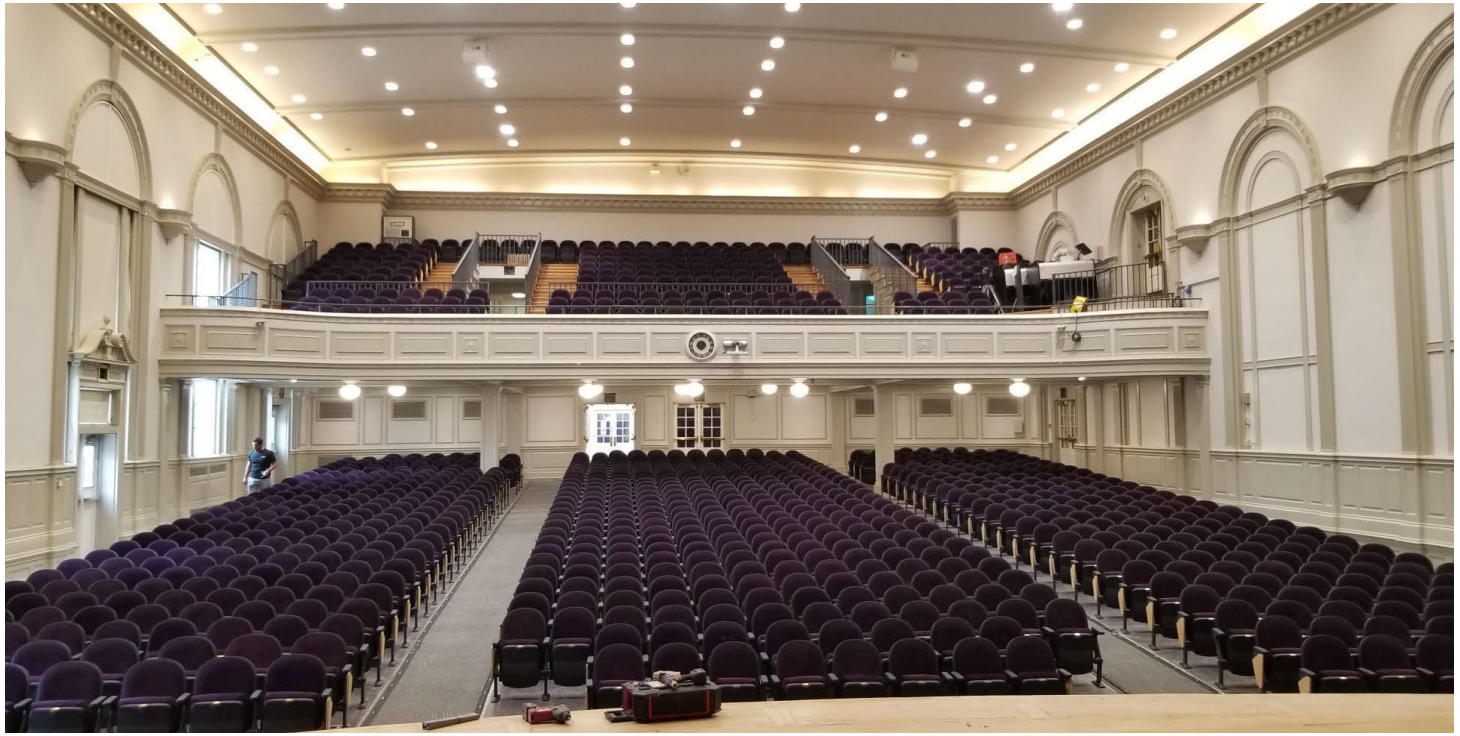
Phase II (2024) Seats, House and Aisle Lighting, Refinish Walls and Ceilings, & Floor Replacement

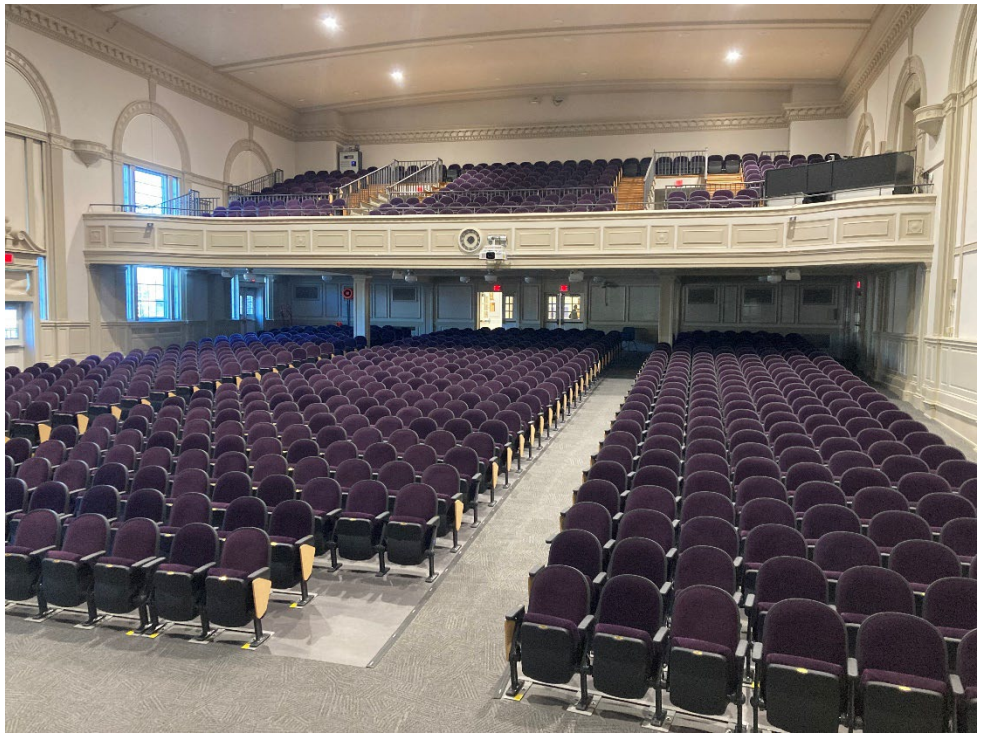
Middle Schools Auditorium Renovation

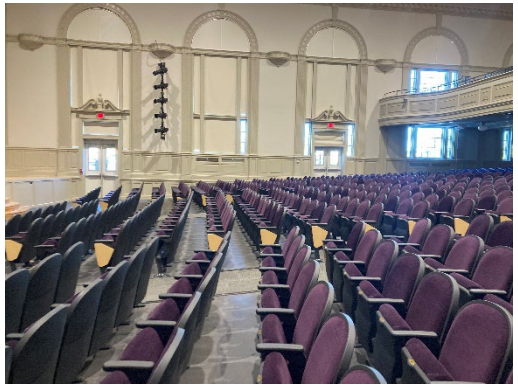
Beverly Hills Middle School

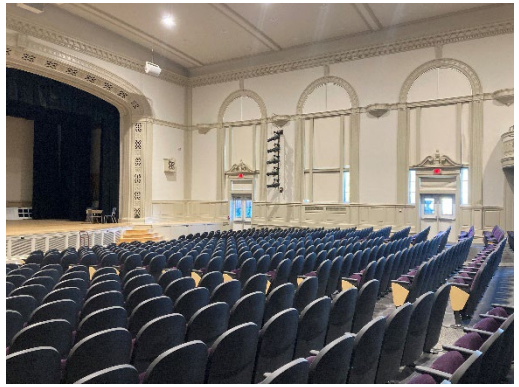
Before Renovation

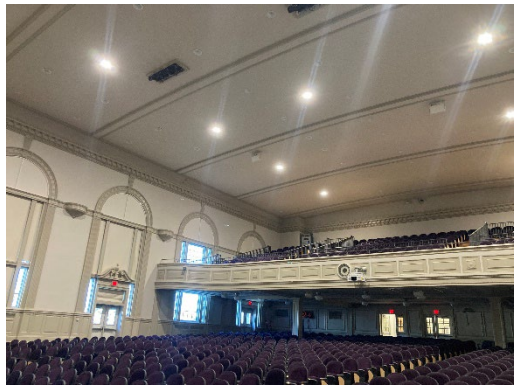
Middle Schools Auditorium Renovation











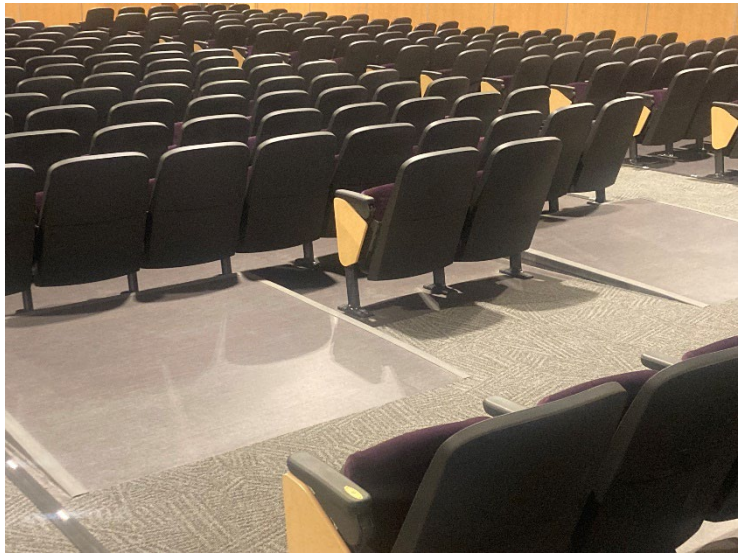
Beverly Hills Middle School
After Renovation

Middle Schools Auditorium Renovation

Drexel Hill Middle School

Before Renovation

Middle Schools Auditorium Renovation



Sound diffuser panels were installed earlier; however, the District requested the contractor to re-install them.

Projected completion mid-November 2024.

Drexel Hill Middle School
After Renovation

Secondary Schools Auditorium Renovation

UPPER DARBY SCHOOL DISTRICT

[Equipment] – Phase I (2023)

- *New* Audio Console & Microphones
- *New* Video Projector and Projector Screen
- *New* Enclosed/Expanded Technical Booth that Houses Stage Management (Lighting, Sound, & Projection)
- *New* Theatrical LED Lighting & Expanded Lighting Console
- *New* Power & Data Distribution
- *New* Rigging & Curtains
- *New* Audio Digital Signal & Control Processing

[Architectural] – Phase II (2024)

- *New* Stage Knee Walls
- Expanded Stage Area and Leveled Backstage Areas
- *New* Theater Seating with Water Repellent Fabric
- *New* Accessibility Seating for Patrons on Wheelchairs + Companion Seating
- *New* Paint, Ceiling, Lighting, & Floors
- *New* Bathrooms

In-Kind brand equipment in the high school and middle schools to ensure continuity of skillsets and reduced learning curve.

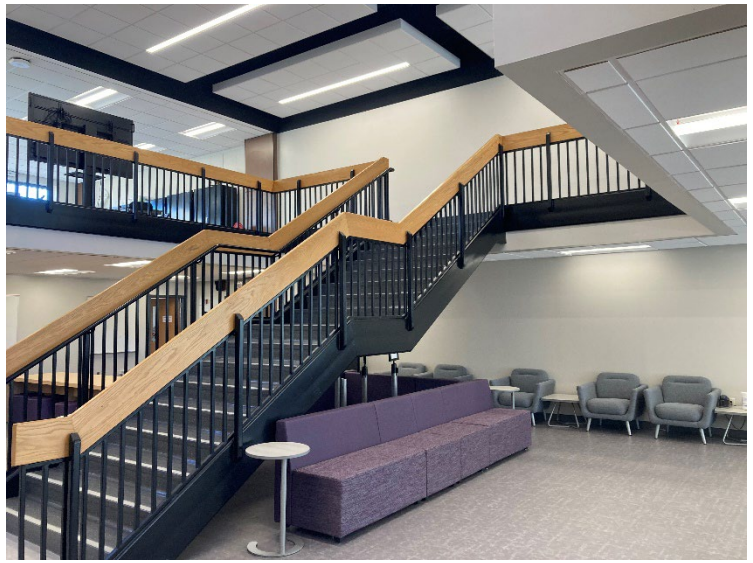
Secondary School Library Renovation

UPPER DARBY SCHOOL DISTRICT

UDHS Library
Before Renovation

Secondary School Library Renovation

Secondary School Library Renovation



UDHS Library - After Renovation

Secondary School Library Renovation

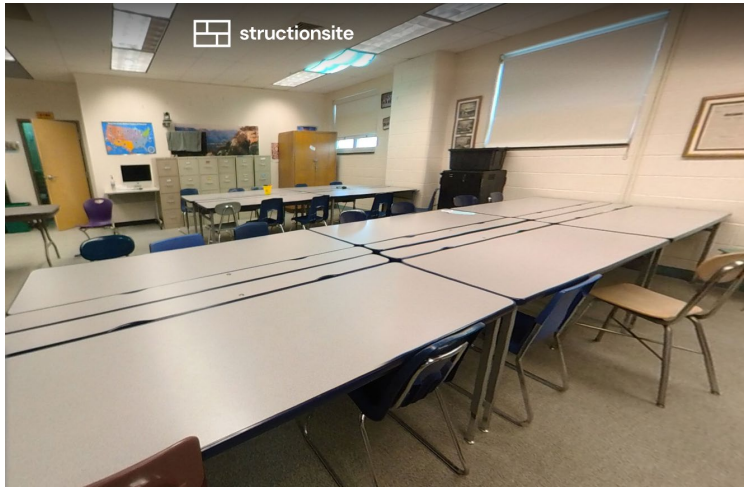
Secondary School Library Renovation

Drexel Hill Library - After Renovation

Secondary School Library Renovation

UPPER DARBY SCHOOL DISTRICT

Beverly Hills Library - Before Renovation



Secondary School Library Renovation

Beverly Hills Library- After Renovation

Secondary School Library Renovation

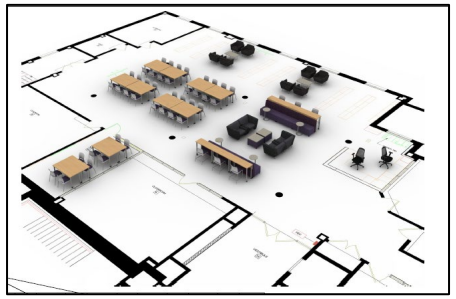
UPPER DARBY SCHOOL DISTRICT

Project Intent from Dr. Kelley's Office:

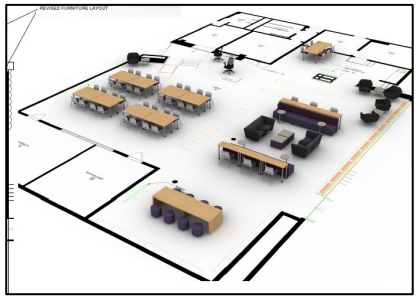
- Create Welcoming and Inviting Spaces for Students
- Reduce Book Shelving Spaces and Create Collaborative Spaces
- Neutral Color Theme with Purple and Gold Accents

Key Features of the Library (All Three – BHMS, DHMS, UDHS):

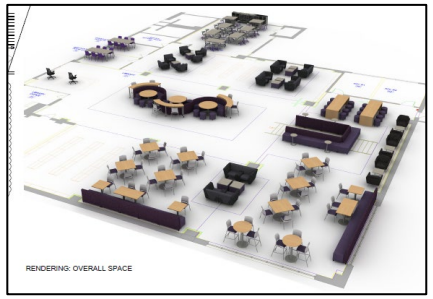
- All New Furniture and Shelving
- Complete Architectural Refresh (Ceiling, Wall, Painting, Lighting, Outlets, Windows, etc.)
- Improve ADA Compliance



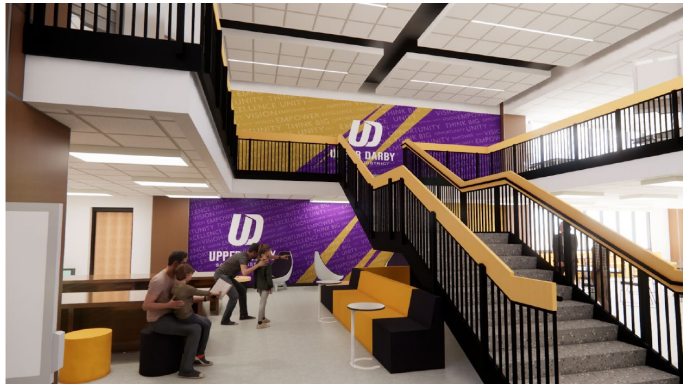
Beverly Hills Furniture



Drexel Hill Furniture

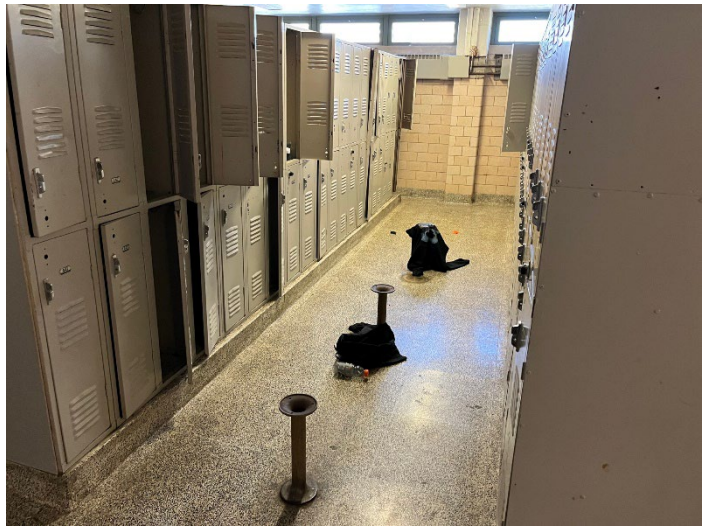


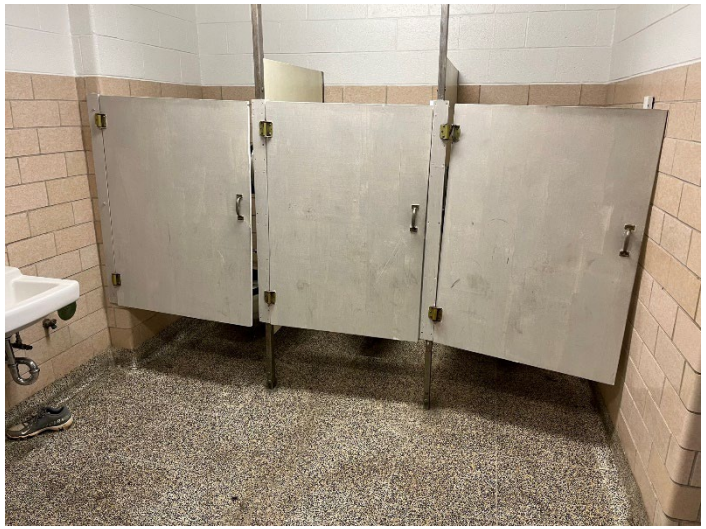
UDHS - Furniture



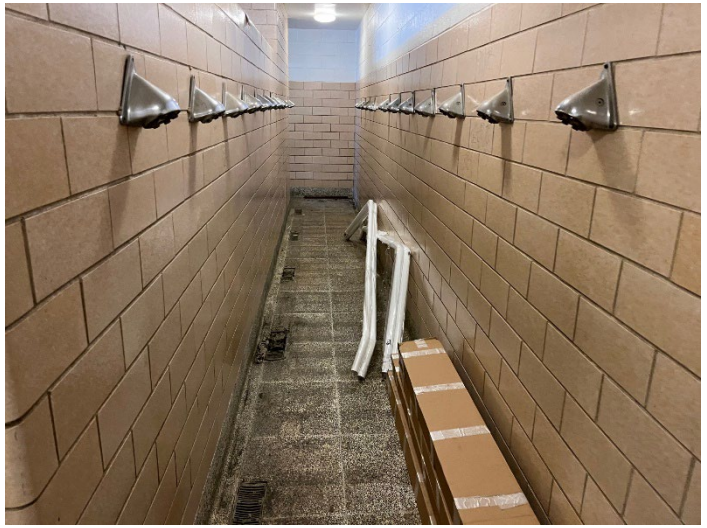
UDHS – Accent Wall Pattern

Locker Room Renovation

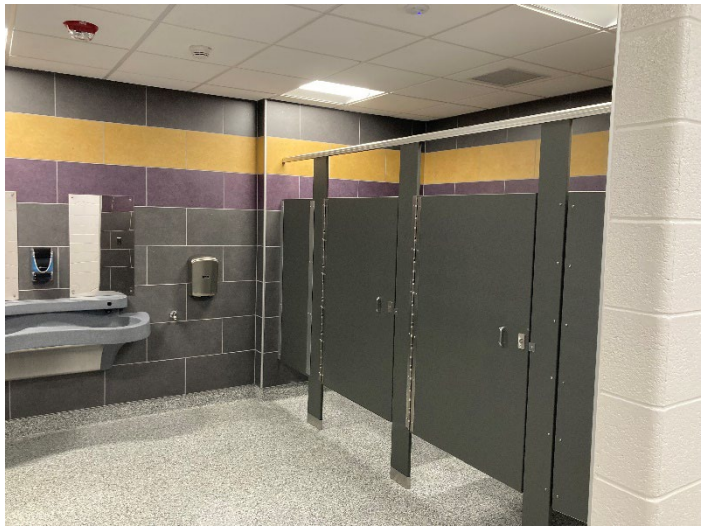


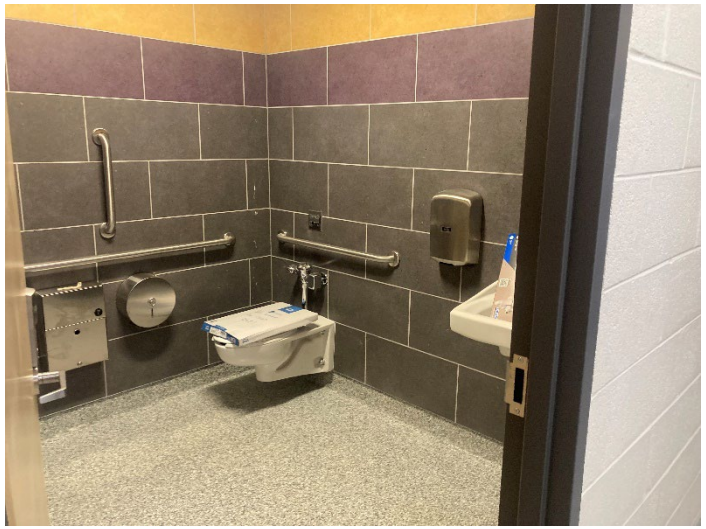


DH Locker Room Before Renovation

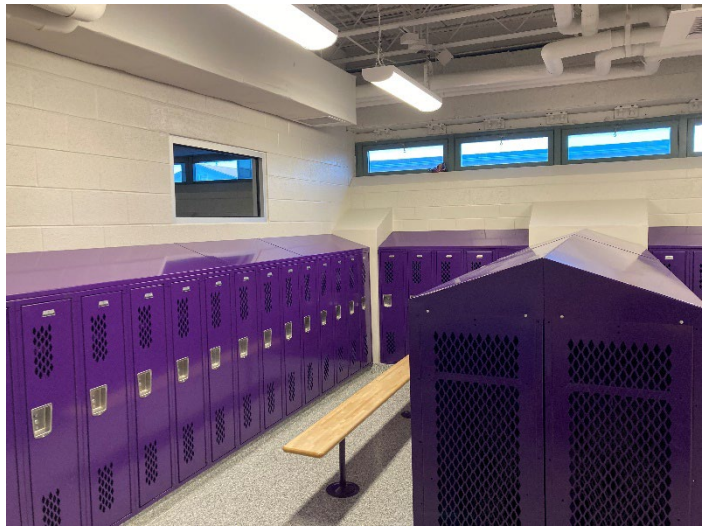


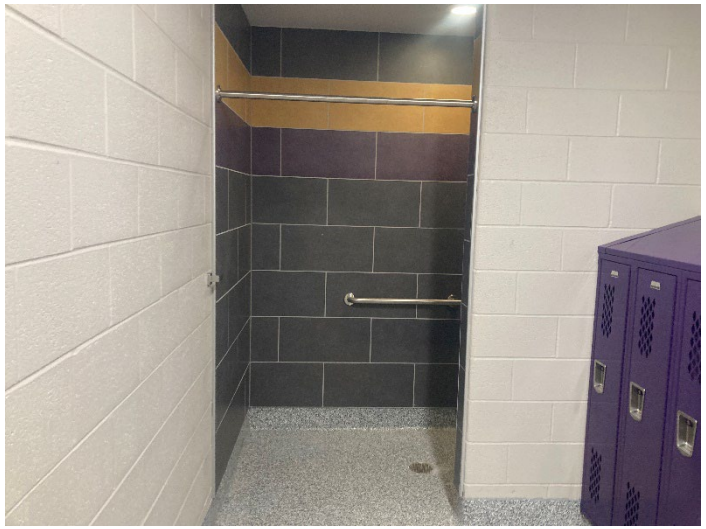
Locker Room Renovation

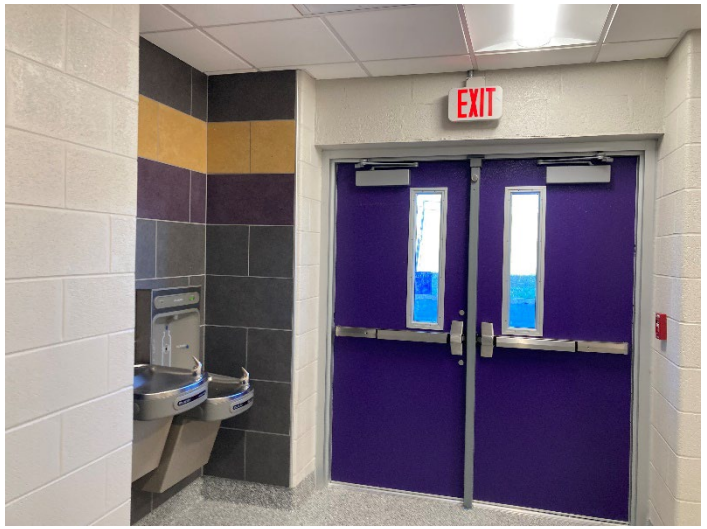




DH Locker Room After Renovation







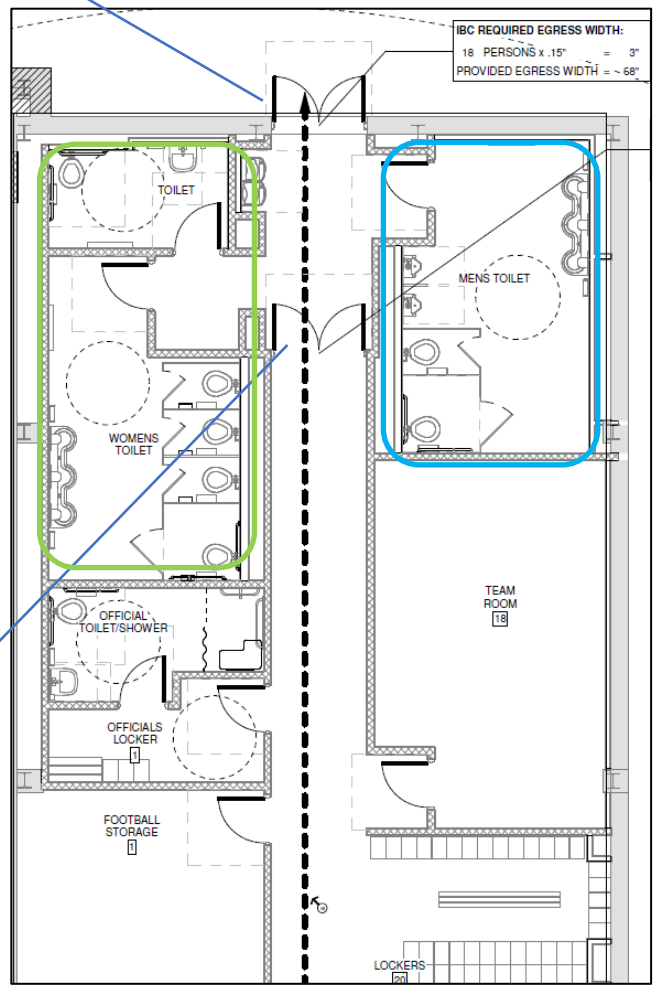
Locker Room Renovation (DHMS)

Major Improvement Points:

- Create a Safe and Usable Space for Teachers and Students
- Complete Overhaul of Interior Renovation
- Accessible Bathroom Facilities from the Football Field (See Diagram →)
- Right-Size Lockers – Height and Count
- Abated Asbestos in the Locker Room
- Replaced HVAC Unit
- Stayed with the UDSD Construction Standards

Access Point to the Toilet Facilities from Outside

Access Control from Toilet Facilities to the Boys Locker Room



Boy Locker Room Side

HVAC Replacement, Ceiling, Lighting, & Painting

UPPER DARBY SCHOOL DISTRICT

Westbrook Park Elementary School

3 Old Roof Top Air Conditioning Units (Above)

Prep-Work and New Duck Work Completed

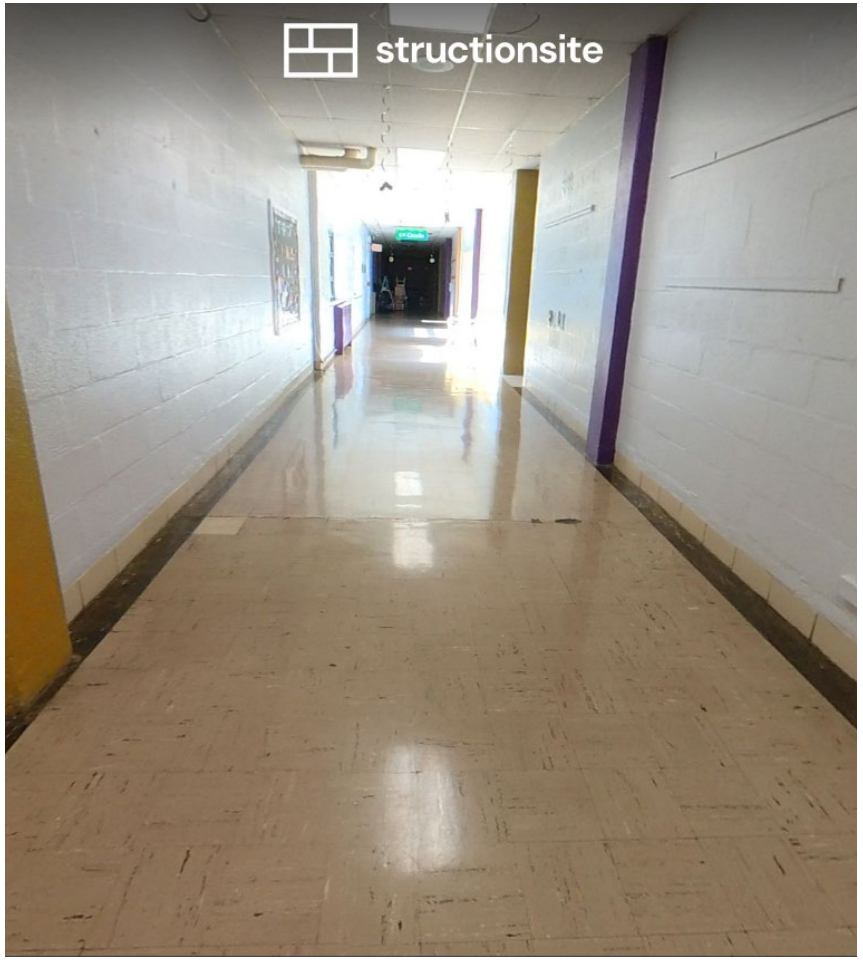
New Units to Placed During the Winter Break 2024

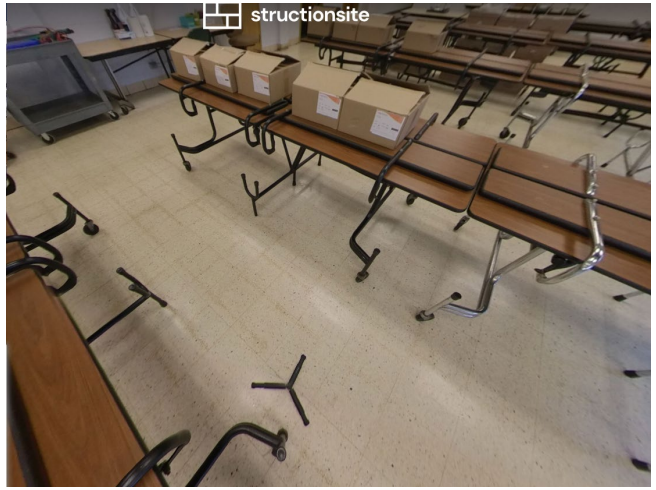
Replaced All Ceiling Tiles and Grids

Installed Brand-New LED Lighting Throughout

Repainted the Entire School

Hallway Asbestos Removal & Lobby Renovation





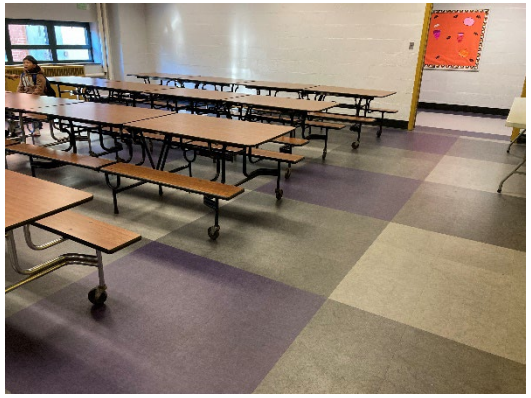
Hillcrest Elementary School
(Before Renovation)

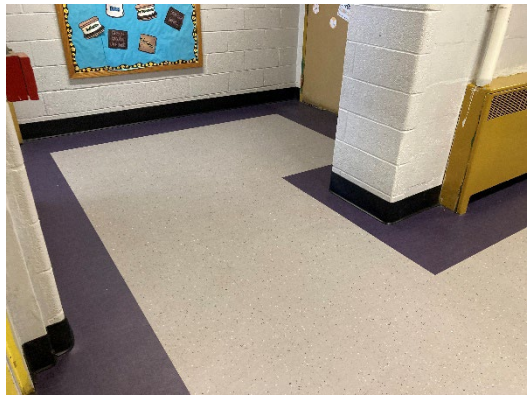
Hallway floors and cafeteria in disrepair, requiring frequent maintenance

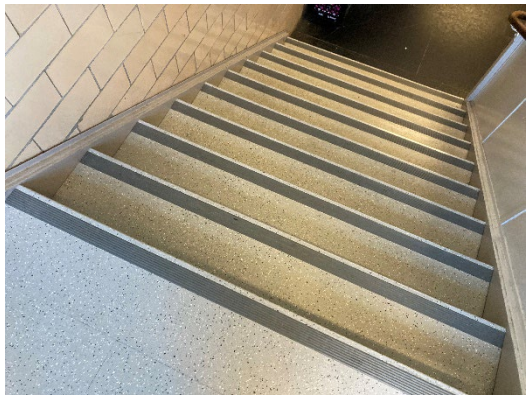
Unimpressive first impression due to dim lighting and outdated ceiling tiles

Hallway Asbestos Removal & Lobby Renovation

UPPER DARBY SCHOOL DISTRICT







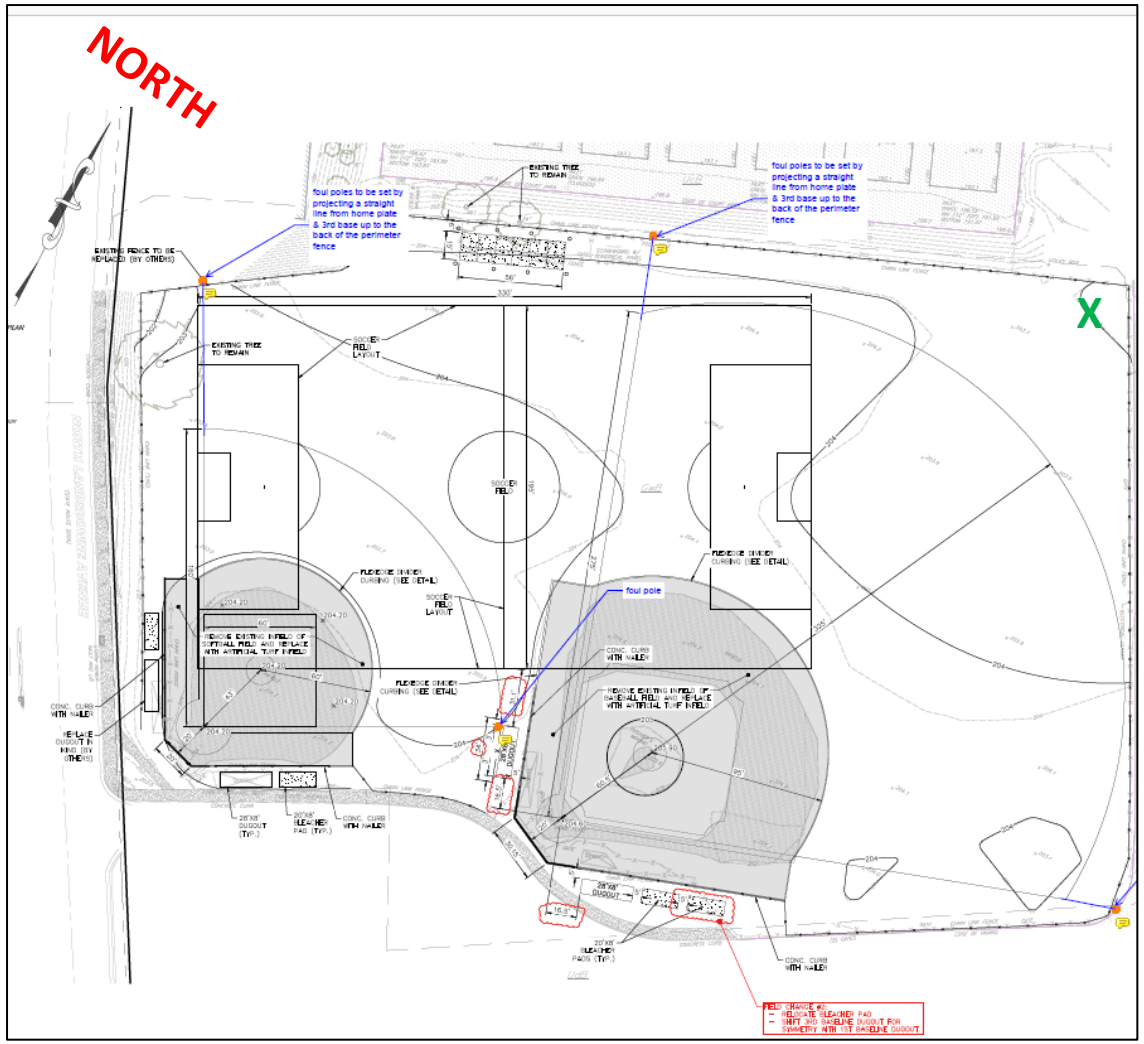
Hillcrest ES – After Renovation

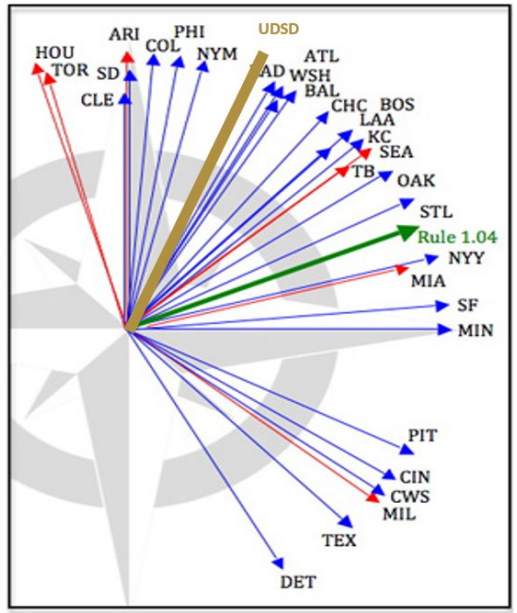
HS Baseball and Softball Field Renovation

HS Baseball and Softball Field Renovation

UPPER DARBY SCHOOL DISTRICT

Baseball Field Orientation





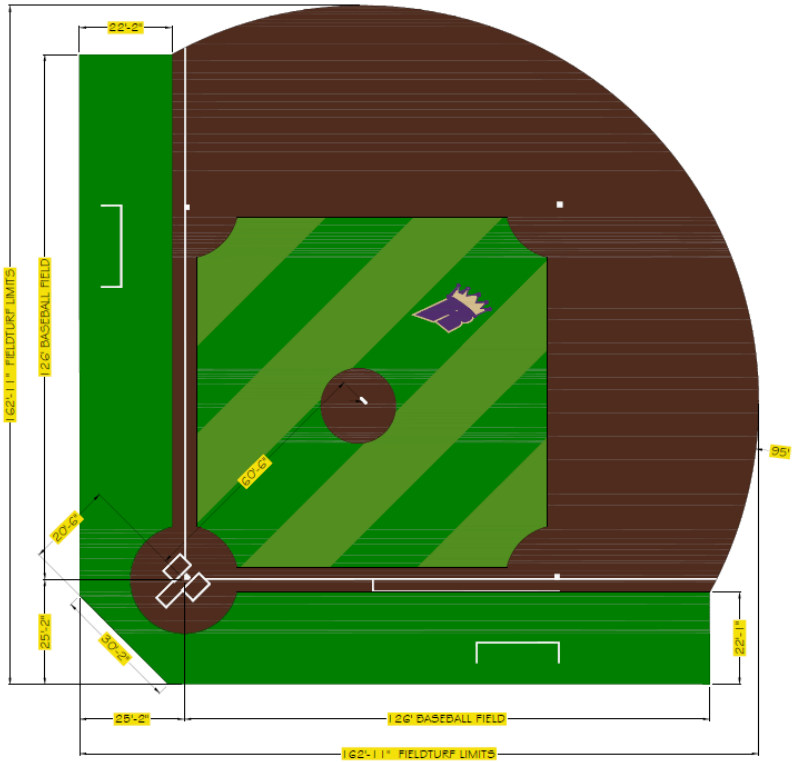
Administration Team engaged in lively discussions about the possibility of moving home plate to the opposite side (see X on the map)

Standard per the Rule 1.04 of Major League Baseball Handbook:
"It is desirable that the line from home base through the pitcher plate to second base shall run East-Northeast."

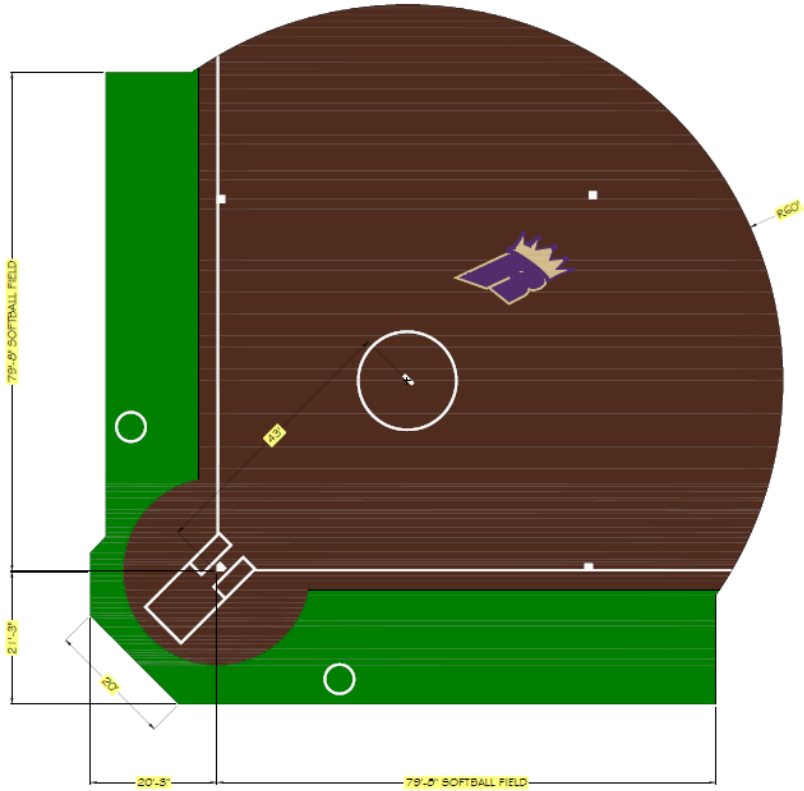
Ultimately, UDSD made the right decision to keep the home plate in its current location.

HS Baseball and Softball Field Renovation

Scope: **Infield** / Outfield



Synthetic Turf Infield - Baseball



Synthetic Turf Infield - Softball

Summary of Improvements

- **Infield**: Synthetic Turf (Double Play by FieldTurf)
- **Outfield**: Sand-Grid Discharge System, Irrigation System, Grading, & Sand-based Sod (Kentucky Bluegrass)
- **Transition** from Infield to Outfield: Rubber Baseball Divider Edge (https://shorturl.at/dgEIR)
- **Equipment and Fixture**: Dugouts (4), Bleachers (4), Scoreboards (2), Batting Tunnel (1), New Black Fences with 8 ft facing the parking lot, & New Backstop

HS Baseball and Softball Field Renovation

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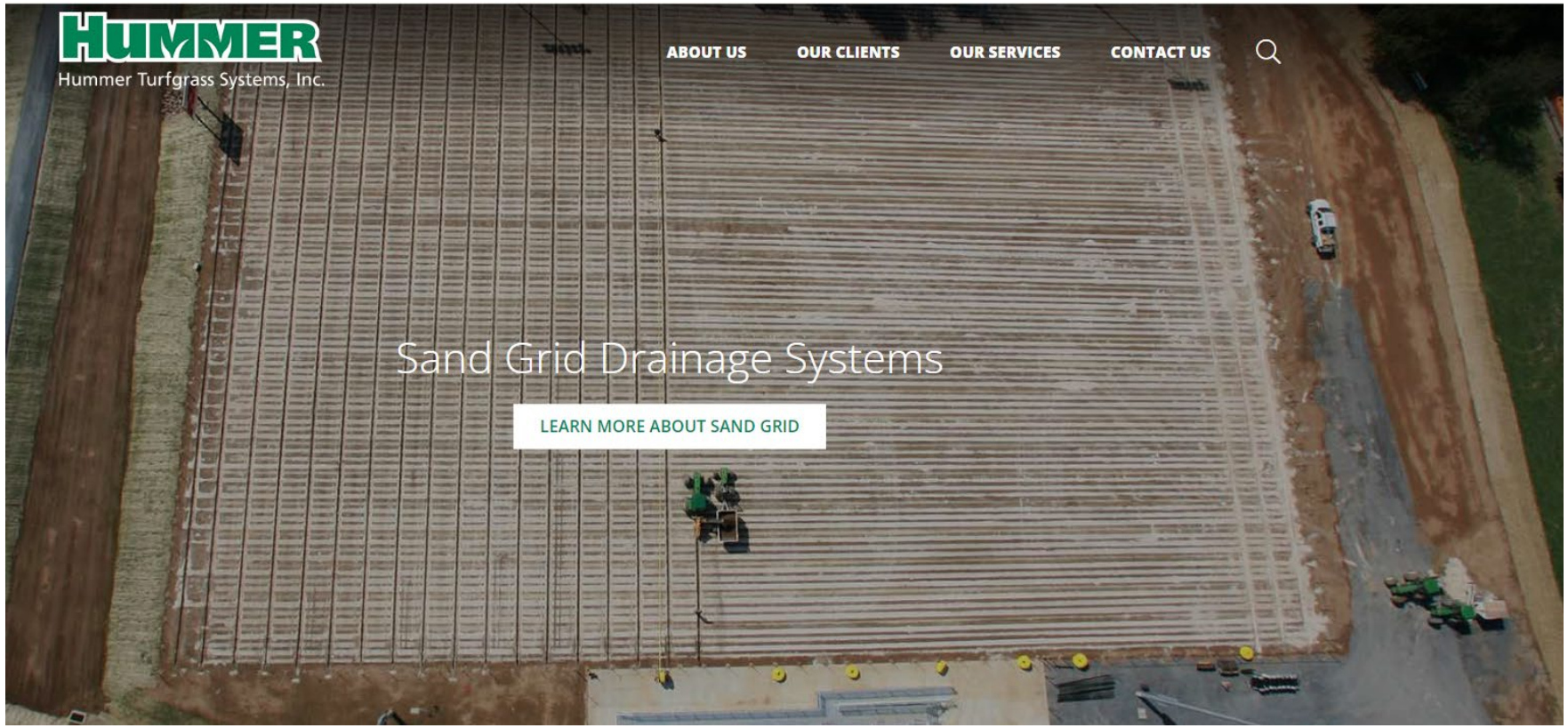
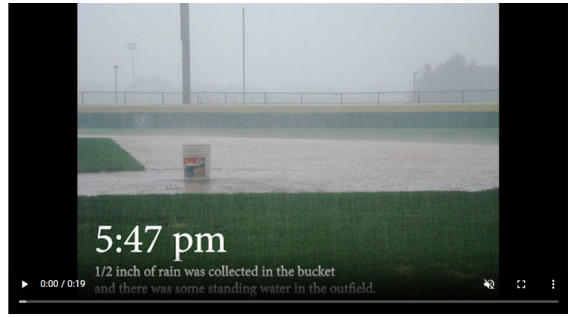
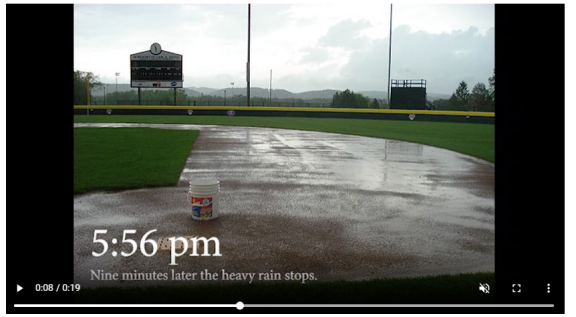


- **Sand Grid Drainage System**
- **Automatic Irrigation System**
- **Installation of Sod**

- **Used to wait hours/days for the field to dry**
- **Sand Gird Installation Starting 10/23/24**
- **Sod Installation: Scheduled on 11/4/24**

How Sand Grid Drainage Expect to Perform (Playable in 30 minutes)



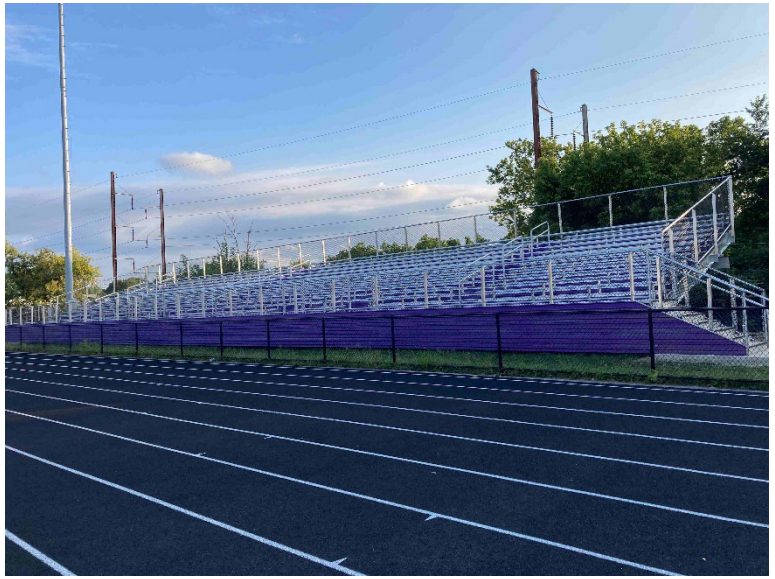


UDHS Football Field Visitor Stand Replacement

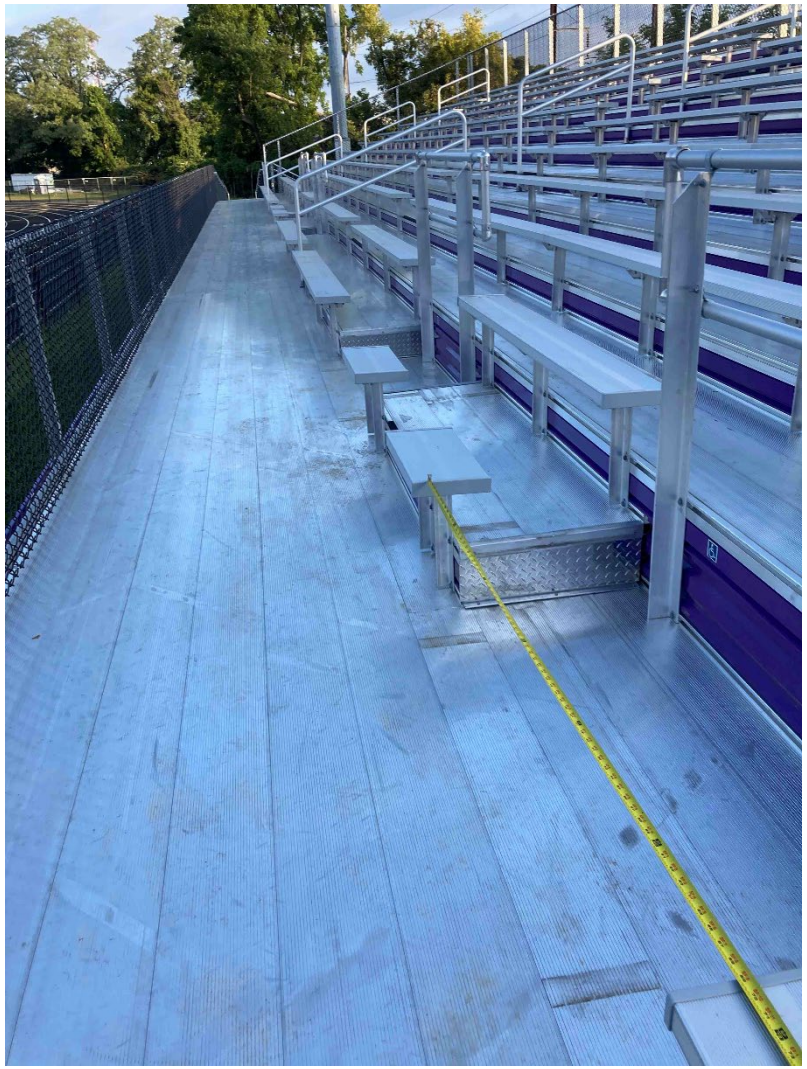
High School Visitor Stand
Before Renovation

ADA Ramp

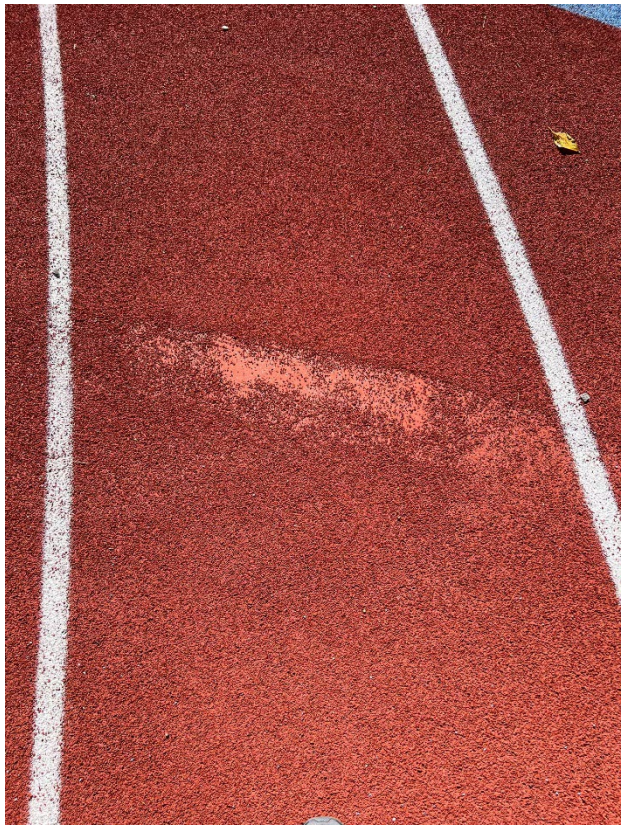
After Renovation



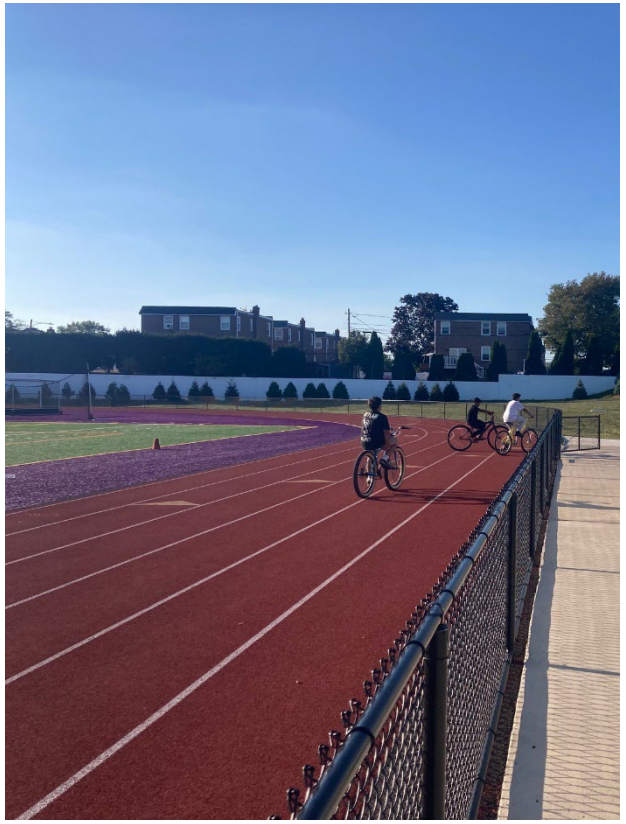
ADA Seating



Additional Field/Track Security (BH / DH)



BH Track Damage (Dirt Bike)
October 2023



DH Track Abuse with Bicycles
September 2024

BH Field Spray Paint
October 2024

BH Field Unauthorized Users
Daily

Additional Field/Track Security (BH / DH)

Before: Drexel Hill Field Entrance

Before: Beverly Hills Track Entrance

Before: Beverly Hills Field – 5 ft Fence

Drexel Hill Field and Track Turnstile

Beverly Hills Track Turnstile

After: Beverly Hills Field – Raise Fence (10 ft)

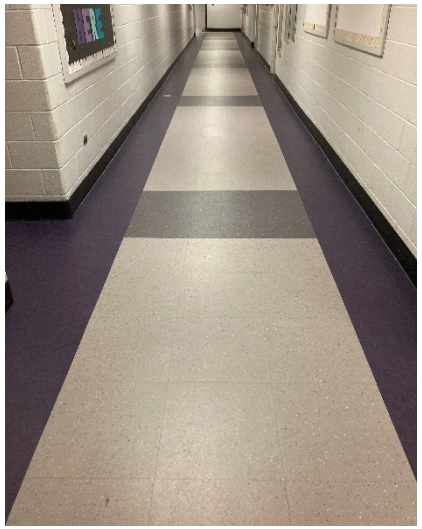
Compilation of Other Significant Projects

8201 Softball Field

District-Wide Marquee

HS Parking Lot / Later Added Numbers

HS Paving – Around Practice Field



Bywood Hallway Floor

Garrettford – Classroom Paint

Exterior Door Replacement	More than 30 exterior doors will be replaced in the Fall of 2023.
Emergency Generator Electrical Connection	Certain critical assets will be powered in case of emergencies - Security Cameras, Public Announcement System, Wi-Fi Access, Lighting, etc. Winter of 2023/2024
Building Exterior Lighting with Photo Cell	All exterior lights will be replaced with LED lighting with Photocell. The system will know when to turn on/off based on the position of the Sun. Winter of 2023/2024
District-Wide Swipecard Access Control System	Standardized access control of exterior doors continue. The project is expected to be completed in the Winter of 2023/2024.
Shrub Removal	Vegetation within 5 feet of the building were noted as a security issue. Trees and Shrubs within 5 feet of the school building will be removed. Fall 2023 / Spring 2024

District-Wide Security Upgrades

Video Presentation from the Communications Department

Link:
https://www.youtube.com/watch?v=QOGjsVMFPfY&ab_channel=UpperDarbySchoolDistrict

Then, the presentation will continue to discuss Upcoming Projects in SY24-25

SY24-25: Asbestos Abatement @ 4 Schools

The District has a comprehensive and proactive Hazardous Materials Management Program, with ongoing efforts to permanently remove asbestos across all facilities

- A district-wide inventory of all Asbestos Containing Materials (ACMs) was initiated in 2020 and updated in 2024.

- We successfully applied for the PA Environmental Repair Grant, securing **$1.78M** to remove asbestos at Garrettford Elementary, Hillcrest Elementary, Westbrook Park Elementary, and Beverly Hills Middle School.

- The total estimated cost is approximately **$4.5M** (for abatement, monitoring, and replacement). After the project, we will be able to declare four schools 'Asbestos-Free.'

SY24-25: UDHS Stadium Lighting Upgrades

Recommending to upgrade the high school stadium lighting from incandescent

Number of Bulbs	19 Bulbs per Pole X 4 Poles = 76 Bulbs
Replacement Cost of Each Bulb	Approx. $100 / Bulb
Contract Cost to Replace	Approx. $1,000 / Day for Lift Rental + Contract Svcs.
Average Lifespan	Approx. 1,000 hours

Why Replace Them?

- Match the lighting specs of the MS lighting
- 25 Year warranty with all service/materials included
- Reduced light pollution with minimum light spillage
- Drastically lower operating cost (Approx. 80% Less)

SY24-25: Interior Door / Classroom Furniture

UDSD is expected to receive a grant funding to replace interior doors at Garrettford Elementary School.

- Standardized type, color and hardware / The same standardization will be applied to all future interior door replacement projects

Based on the recent door inventory, there are more than 3,000 doors in the District, and we are addressing 198 doors at Garrettford.

Westbrook Park and Highland Park Elementary Schools will be equipped with new classroom furniture during the Winter Break 2024.

Highland Park	Approximately 1,400 Pieces
Westbrook Park	Approximately 650 Pieces

Approximately 14,000 more furniture pieces to be replaced District-Wide

SY24-25: Toilet Room Renovations

UPPER DARBY SCHOOL DISTRICT

Toilet Room Renovation Status

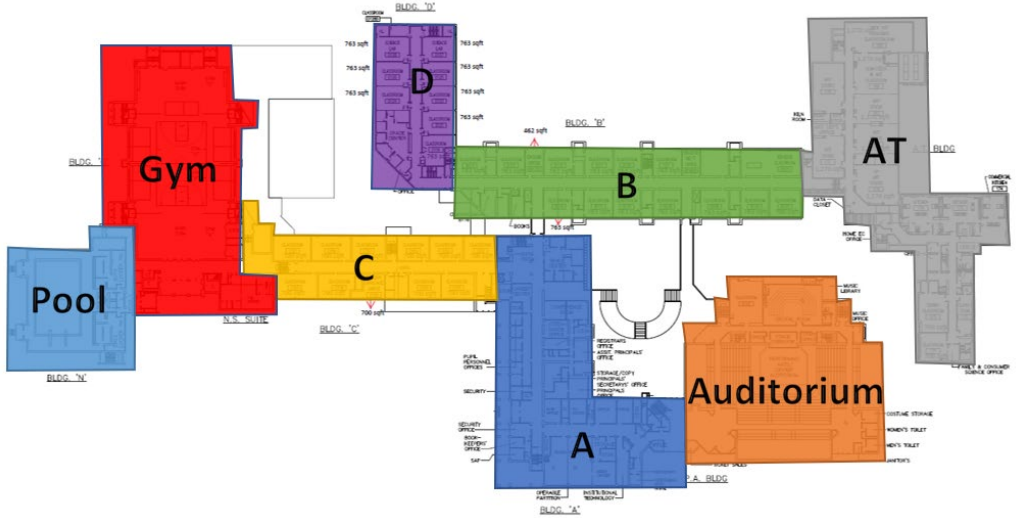
1.	Kindergarten Center	Scheduled for Future
2.	Aronimink	Completed
3.	Bywood ES	Completed
4.	Charles Kelly ES	Leased Facility
5.	Garrettford ES	Scheduled for Future
6.	**Highland Park ES**	**Candidate for Summer 2025**
7.	Hillcrest ES	Scheduled for Future
8.	Primos ES	Scheduled for Future
9.	Stonehurst	Completed
10.	Westbrook Park ES	Scheduled for Future
11.	Beverly Hills HS	Completed
12.	Drexel Hill HS	Completed
13.	**Upper Darby HS**	**Partially Completed - C, Partial (B, Gym, & Auditorium)** **Candidate for Summer 2025 - AT**

SY24-25: HVAC / Window Replacement / Food Services

Currently developing scope of services for HVAC (Heating Ventilation and Air Conditioning) Replacement Projects at Drexel Hill MS, Beverly Hills MS, and Primos ES.

Also developing scope of services for Window Replacement at the High School.

- Window Replacement: A and B Buildings
- Toilet Room Renovations: AT Building (Previous Slide)



8 Sections of the Upper Darby High School →

SY24-25: Solar Panel and Food Services

UPPER DARBY SCHOOL DISTRICT

Solar Panel Installation

- There are generous Federal and State funding available:
  - Federal: Inflation Reduction Act (IRA) – Up to 50% of the Construction Cost
  - PA Solar4Schools – Between 30% - 50% of the Construction Cost

- The Administration is reviewing the feasibility (structural and financial) of installing solar panels in our schools.

Food Services Space/Equipment Upgrades

- Currently developing scope of services to improve District's kitchen and cafeteria spaces
- Pending PA Department of Education Approval

SY24-25: Conditions of SY24-25 Projects

The final project scope for SY24-25 may change based on:

- Space Requirements (Internal / External Stakeholders)
- Actual Costs of the Projects and Available Funding
- Regulatory Compliance (Food Services Funds)
- Availability of Contractors
- Supply Chain and Material Availability
- Any Unforeseen Conditions, or
- Any Unforeseen Priorities

As always, all projects will be recommended in the Facilities Report for review and approval by the Board.

UPPER DARBY
SCHOOL DISTRICT

Questions?