

WSSD Capital Plan
10 year Summary Sheet

BLDG	Plan Total	WORK>10YRS Not in Plan Total	Warm, Safe & Dry Total	Cap Plan WSD to 2045	Annual Spend	Revised with high priority in 2024 dollars	Escalated at 4% from 2024	Comments
SHHS	\$ 50,361,002		\$ 41,043,435	\$ 99,000,000	High School	\$70,906,466	\$70,906,466	Max amount approved
SHMS	\$ 21,439,670	\$ 8,552,176	\$ 15,637,714	\$ 20,370,000	2026	\$1,865,500	\$2,098,434	
SRS	\$ 29,624,139	\$ -	\$ 21,402,923	\$ 28,000,000	2027	\$68,264	\$76,788	
NPE	\$ 7,090,438	\$ 8,581,938	\$ 7,918,084	\$ 10,300,000	2028	\$4,680,535	\$5,475,564	
WES	\$ 8,236,604	\$ 5,584,109	\$ 4,728,079	\$ 6,270,000	2029	\$965,769	\$1,175,006	
ATH	\$ 31,602,590				2030	\$18,447,159	\$23,341,541	
TOTALS	\$ 148,354,443	\$ 22,718,223	\$ 90,730,235	\$ 163,940,000	2031	\$4,662,754	\$6,135,866	
					2032	\$850,915	\$1,164,536	
					2033	\$5,418,949	\$7,712,854	
					2034	\$3,552,753	\$5,258,942	
					2035	\$1,448,942	\$2,230,580	
					2036	\$88,456	\$141,621	
					Subtotal	\$112,956,462	\$125,718,197	
					Contingency	10%	10%	
					Total	\$124,252,108	\$138,290,016	

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Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Strath Haven Middle School	Building Envelope	Sealants	2026	\$257,500	It is recommended that the district replace exterior sealants to limit the potential for water intrusion in areas with deteriorated sealants. The window wall at the cafeteria specifically needs to be resealed.	It's assumed that the exterior building sealants were last replaced in 2008 during the most recent renovation.	Priority 1		
Swarthmore Rutledge School	Site Projects	Other	2026	\$78,000	Rebuild stone steps. Consider replacement of steps with different material to eliminate water infiltration problem.	Stone steps exist exiting the gym over the exterior entrance to the kitchen. The stone stairs were observed to be in poor condition, representing a safety concern.	Priority 1	\$78,000.00	
Swarthmore Rutledge School	Building Hardware and Equipment	Kitchen Equip - Other	2026	\$227,500	It is recommended that the district replace the existing grease trap with a new exterior grease interceptor. Could be included in larger kitchen project.	The kitchen has an indoor grease interceptor which requires equipment to be moved for access. Age is unknown but it's in poor condition.	Priority 1	\$227,500.00	
Swarthmore Rutledge School	Mechanical Systems	Other	2026	\$9,750	It is recommended that the district inspect the tank to determine the tanks condition. Once the condition is known, a plan for either removal or maintenance can be made.	The site utilizes an underground fuel oil tank for its dual fuel boiler system. Having the tank allows the district to maintain an interruptible natural gas rate structure. The tank was reportedly installed prior to the 2004 renovations and is in unknown condition.	Priority 2		
Swarthmore Rutledge School	Site Projects	Retaining Wall	2026	\$9,750	Repair the failed retaining wall at the above listed location	The is a CMU retaining wall at the southeastern corner of the building. The retaining wall has rotated and has failed	Priority 2		
Swarthmore Rutledge School	Plumbing	Domestic Plumbing	2026	\$32,500	It is recommended that the district engage a plumbing contractor to Investigate cause of leaks further and make repairs where necessary.	Water stains were noticed on ceiling tiles throughout the building.	Priority 2		
Swarthmore Rutledge School	Building Envelope	Windows	2026	\$45,500	It is recommended that the district have the lintels scraped and painted in damaged areas.	Steel lintels hold up stone in the 1912, 1927, 1934, and 2004 additions. Existing paint is peeling, and minor rusting was noted.	Priority 2		
Swarthmore Rutledge School	Mechanical Systems	Cabinet Unit Heater (CUH)	2026	\$78,000	The district should plan to replace the unit heaters during the next major HVAC or building renovation.	The building included a series of 12 hot water cabinet unit heaters. The unit heaters generally served back of house spaces, stairwells and corridors.	Priority 2	\$78,000.00	
Swarthmore Rutledge School	Mechanical Systems	Exhaust Fan	2026	\$97,500	The district should plan to replace existing exhaust fans during the next major building or HAC renovation project.	The building has a series of exhaust fans, hoods, and gravity ventilators serving restrooms and other select spaces. They are generally all Greenheck brand exhaust fans.	Priority 2	\$97,500.00	
Swarthmore Rutledge School	Building Envelope	Stone Veneer	2026	\$195,000	It's recommended that the district performs routine maintenance and repairs to the exterior components in the near term to limit the progression of the observed deficiencies. A allowance for general exterior repair, power washing, and sealant application where recommended is included in the budget.	The building is primarily clad using stone with limited use of brick and stucco. Cladding materials are generally the same vintage as the building section, ranging from 1912 to 2004. Generally, the components were in good condition with scattered areas of deterioration and damage commensurate with age.	Priority 2		
Swarthmore Rutledge School	Roof Systems	Roofing - EPDM	2026	\$1,365,000	The district should plan on replacing the membrane at the end of its useful life. Renovation should be considered to extend the useful life prior to total replacement, which would reduce the budgeted amount.	The roofing at the building is assumed to be from 2004 and is a black EPDM membrane roof.	Priority 2	\$1,365,000.00	
Swarthmore Rutledge School	Site Projects	Drainage	2026	\$9,750	Replace the damaged grate at the entrance and consider an alternative path for heavy deliveries to avoid this becoming a reoccurring issue.	Trench drains are present at select building entrances. The ADA compliant grate for the trench drain is damaged from heavy deliveries at one entrance.	Priority 3		
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2026	\$10,000	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		
Swarthmore Rutledge School	Site Projects	Playground Equipment	2026	\$10,000	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safety concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		

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Swarthmore Rutledge School	Plumbing	Water conditioning	2026	\$19,500	It is recommended that the district Install a water softener to serve the domestic cold-water makeup to the domestic water heaters.	There is currently no water softener serving the building. Calcium buildup is present on the stainless-steel surfaces of the kitchen.	Priority 3	\$19,500.00	
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2026	\$20,000	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		
Swarthmore Rutledge School	Site Projects	Stormwater Management	2026	\$20,000	It is recommended that a maintenance plan to service the stormwater system be implemented. Maintenance program- clear all clogged catch basins/inlets as it occurs and at least every 3 years implement program to hydro jet and clean ALL catch basins/inlets including (2) major underground storm water seepage beds.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		
Swarthmore Rutledge School	Site Projects	Stormwater Management	2026	\$20,000	It is recommended that a maintenance plan to service the stormwater system be implemented. Maintenance program- clear all clogged catch basins/inlets as it occurs and at least every 3 years implement program to hydro jet and clean ALL catch basins/inlets including (2) major underground storm water seepage beds.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2026	\$30,000	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Swarthmore Rutledge School	Site Projects	Fencing	2026	\$80,000	It is recommended that the remaining fencing be replaced.	Fencing was observed at the site perimeter and surrounding various play areas. The perimeter fence was replaced along the railroad tracks and Swarthmore College in 2024. Baseball field backstops and other associated field fencing is in poor condition.	Priority 3	\$0.00	
Wallingford Elementary School	Site Projects	Stormwater Management	2026	\$65,000	It is recommended that this area receive an engineered review of options to mitigate erosion and better manage stormwater.	Included in the stormwater management system is a 4ftx4ft collection inlet with rip rap perimeter. The swale has accelerated erosion, and severe washouts have been encountered	Priority 1		
Wallingford Elementary School	Site Projects	Stormwater Management	2026	\$65,000	At the Kershaw Road Entrance ground water seepage was occurring at the inlet, causing pothole development. Design & construct Water draw-down mitigation measure.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 1		
Wallingford Elementary School	Site Projects	Sod	2026	\$78,000	It is recommended that the district revitalize these play areas with new sod and plan to maintain the grass or replace with a synthetic turf surface is feasible.	There are two grass play fields at the site. The play fields appeared to be worn through with limited living grass and an abundance of weeds and exposed soil.	Priority 1		
Wallingford Elementary School	Plumbing	Domestic Water Heater	2026	\$26,000	Budget for replacement of the 2011 unit at the end of its useful life.	2 Gas fired storage type water heaters manufactured by AO Smith. Both with rated capacities of 250MBH. One unit installed in 2011 construction. One unit replaced around 2019.	Priority 2		
Wallingford Elementary School	Building Hardware and Equipme	Sound Systems	2026	\$97,500	It is recommended that the systems are replaced at the end of their anticipated useful life.	The multi-purpose sound system was installed during the 2012 construction and is functional. The system appears to meet current elementary school recommendations, with no reported issues. The console is an analog console, and provides reasonable functionality for an elementary school.	Priority 2		
SUBTOTAL ALL SCHOOLS 2026				\$16,080,536				\$1,865,500	
Athletics - District Wide	Strath Haven Middle School Fields	Athletic Fields - Field Turf (Synthetic)	2027	\$5,434,000	It is recommended that the district consider converting these areas to turf fields and adding sufficient lighting for night games.	The current baseball and soccer fields are natural turf and do not have sufficient lighting			

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Strath Haven High School	Site Projects	Asphalt Maintenance - Patch/Crack Fill, Sealcoating & Striping	2027	\$570,570	The district should repair cracks and other blemishes annually and plan to seal coat and stripe every 5 years	Most asphalt is in good condition, with the most resent seal coating occuring in 2022.	Priority 2		Yes
Strath Haven High School	Site Projects	Stormwater Management	2027	\$5,225	It is recommended that a maintenance plan to service the stormwater system be implemented.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		Yes
Strath Haven High School	Site Projects	Concrete - Walks & Drives	2027	\$15,675	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition with scattered issues that are commensurate with age and use.	Priority 3		Yes
Strath Haven High School	Interior Surfaces	Walls - Paint	2027	\$52,250	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU) or metal stud with gypsum wall board (GWB). CMU will last the lifetime of a building. GWB can last up to 50 years but is often susceptible to damage by water or impact. All walls appear to be original to their era of construction, though it is assumed all CMU and GWB walls were painted during the 2000 renovation.	Priority 3		Yes
Strath Haven High School	Site Projects	Landscaping	2027	\$52,250	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		Yes
Strath Haven Middle School	Interior Surfaces	Flooring - Athletic Mondo Rolled	2027	\$68,264	The district should plan to replace the wrestling room mats soon.	it is unknown if the wrestling room mats were replaced during 2008 renovation. Floor mats are in poor condition and starting to show signs of wear and tear with a damaged section noticed at the door.	Priority 3	\$68,264	
Swarthmore Rutledge School	Site Projects	Paving - Light Duty	2027	\$81,510	It is recommended that the district resurface the hard play surface and repair and cracks or damage during the project.	The site has a roughly 20,000 square foot paved play area that includes two basketball courts and painted play areas. The paved surface was in fair condition.	Priority 2		
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2027	\$10,450	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		
Swarthmore Rutledge School	Site Projects	Playground Equipment	2027	\$10,450	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safetv concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2027	\$20,900	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2027	\$31,350	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
SUBTOTAL ALL SCHOOLS 2027				\$6,352,894				\$68,264	
Nether Providence Elementary School	Accessibility	Elevator	2028	\$500,000	The district should plan on replacing or renovating the elevator systems during the next major building renovation.	The building included one elevator which was getting a new controller during our site visit.	Priority 2	\$500,000	

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Nether Providence Elementary School	Fire Safety	Fire Alarm System / Equipment	2028	\$500,000	The district should plan for the replacement of the system at the end of its expected useful life.	The fire alarm system is a Silent Knight Farenhyt IFP-2000ECS addressable voice system that was installed during the 2013 construction and is fully supported. A cellular communicator was recently installed, alleviating the need for phone company POTS lines, providing more robust communications. The system was installed to meet current life safety codes.	Priority 3	\$500,000	
Strath Haven High School	Mechanical Systems	Other	2028	\$53,236	The district should plan to replace the equipment at the end of its useful life.	The building included a series of ductless split systems that served IT Closets and other smaller spaces. The observed units were manufactured by Fujitsu	Priority 2	\$53,236	
Strath Haven High School	Mechanical Systems	Heating System Piping	2028	\$70,981	The district should plan to assess and repair/replace/repaint the exterior gas piping where needed.	Exterior gas piping has surface rust on piping and valves, but generally, seems in fair condition. Interior gas piping appears to be in good condition.	Priority 2		
Strath Haven High School	Mechanical Systems	Cabinet Unit Heater (CUH)	2028	\$255,533	The district should plan to replace the unit heaters during the next major HVAC or building renovation.	The building included a series of 36 hot water cabinet unit heaters. The unit heaters generally served back of house spaces, stairwells and restrooms.	Priority 2	\$255,533	Yes
Strath Haven High School	Mechanical Systems	Fan Coil Unit (FCU)	2028	\$404,595	It is recommended that the fan coil units receive regular maintenance and be replaced during the next major HVAC renovation.	The system includes twenty-two units that serve the corridors, stairwells, and lobbies, per design; however, three units have since been removed. The equipment's age is approximately 25 years. All units were manufactured by Trane. Most filters and coils were reportedly dirty. Control valves should be replaced or rebuilt. A wide range of pneumatic thermostats are non-functional. Pneumatic controls and components require regular testing, calibration, and replacement.	Priority 2	\$404,595	Yes
Strath Haven High School	Electrical	Generator	2028	\$638,834	It is recommended that the generator be replaced at the end of its anticipated useful life. The district should plan to review the connected circuits and plan to install a larger system in the event more emergency circuits are desired at additional cost.	There is a 180kW/225kVA, 277/480V, 3PH, 4W diesel emergency generator with 100 gallon double wall subbase fuel tank. Generac model no. 99A 00755 S manufactured 2/26/1999, located inside in Mechanical Room F3491.	Priority 2	\$638,834	Yes
Strath Haven High School	Mechanical Systems	HVAC Systems - Forced Air & VAV's	2028	\$1,511,909	It is recommended that the VAV boxes receive regular maintenance and be considered for replacement during the next major HVAC renovation.	The system includes 71 reheat coils, serving the Administration Offices, the Library, the Tech Ed room, Music room, Band, Media Center, and Locker rooms. Thermostat and controls malfunctions are widely reported. Leaks and signs of repeated repair found valve bodies and piping. Several coils have piping that is exposed or missing insulation. Glycol leak found at HWC piping located in Girl's	Priority 2	\$1,511,909	Yes
Strath Haven High School	Mechanical Systems	Unit Ventilator	2028	\$1,951,994	It is recommended that the unit ventilators receive regular maintenance and be considered for replacement during the next major HVAC renovation.	The system includes 55 unit ventilators that serve all classrooms. The equipment's age is approximately 25 years. All units were manufactured by Trane. Pneumatic controls are in need of testing, calibration, and replacement of mechanical components. Control valves are in need of replacement or will need to be rebuilt. A wide range of thermostats are non-functional. A number of outside air (OA) dampers do not function properly. Air filters replacement has been neglected.	Priority 2	\$1,951,994	Yes
Strath Haven High School	Mechanical Systems	Temperature Controls	2028	\$2,844,512	It is recommended that the pneumatic system be replaced with a digital control system during the next HVAC renovation project	HVAC controls utilized a pneumatic system.	Priority 2	\$2,844,512	Yes
Strath Haven High School	Mechanical Systems	Air Handler Unit (AHU)	2028	\$7,190,084	It is recommended that the district plan to replace the equipment at the end of it's useful life or during the next majopr building renovation.	The system includes thirteen AHUs serving the following rooms: Music, Band, Auditorium, Library, Administration, Auxiliary Gym, Gym, Lockers, and the cafeteria. The equipment's age is approximately 25 years. All units are manufactured by Trane, with model numbers including MCCA 08, MCCA 12, MCCA 25, MCCA 30, MCCA 40, and MCCA 50. Total CFM capacity was 168825 with design OA of 62851 CFM.	Priority 2	\$7,190,084	Yes
Strath Haven High School	Site Projects	Stormwater Management	2028	\$5,460	It is recommended that a maintenance plan to service the stormwater system be implemented.	The site has a series of stormwater management features including manholecovers and inlets.	Priority 3		

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Strath Haven High School	Site Projects	Concrete - Walks & Drives	2028	\$16,380	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition with scattered issues that are commensurate with age and use.	Priority 3		
Strath Haven High School	Interior Surfaces	Walls - Paint	2028	\$54,601	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU) or metal stud with gypsum wall board (GWB). CMU will last the lifetime of a building. GWB can last up to 50 years but is often susceptible to damage by water or impact. All walls appear to be original to their era of construction, though it is assumed all CMU and GWB walls were painted during the 2000 renovation.	Priority 3		
Strath Haven High School	Site Projects	Landscaping	2028	\$54,601	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Strath Haven High School	Electrical	Lighting - Building (Exterior)	2028	\$141,963	The district should plan for the replacement of the system with LED fixtures at the end of its expected useful life.	Exterior lighting consists of canopy fixtures and minimal building-mounted fixtures and appears to be in fair condition.	Priority 3	\$141,963	Yes
Strath Haven High School	Electrical	Distribution / Panels	2028	\$496,872	The district should plan to replace or address the above-mentioned deficiencies as well replace any wiring that predates the 2000 renovations. The district should also plan to inspect and maintain existing electrical distribution equipment for the duration of the term.	The observed building switchgear and distribution components were manufactured by GE in 2000. It is assumed that some vintage electric wiring remains. Of the observed branch circuit panels, the panels serving the following areas had apparent deficiencies: (obsolete) The wood shop, (tape over exposed bus) "SA2" in Room 411, "A1" in Room 407, "SB1" in Room 417, "LB3" and "SB3" in Room 217, and "B4" and "LB4" in Room 104, (Proximity to condensate pump) "C1" in Room 222	Priority 3	\$496,872	Yes
Strath Haven High School	Electrical	Security Alarm System	2028	\$888,910	The district should plan to evaluate the system during the next major building renovation to determine if replacement is Desired and/or required.	The security system is web-based by ExacqVision. There are reported glitches with the system. The security cameras are at least 10 years old. There are reported issues of cameras intermittently losing functionality. Door access control system is by Identocard Systems, Lancaster and appears to be in good condition with no reported issues. The access control box is located in an IT closet off of the Main Office.	Priority 3	\$888,910	Yes
Strath Haven High School	Electrical	Wiring - Data & Voice	2028	\$888,910	The district should plan for the replacement of the system during the next major building renovation. AT the time of the renovation, the IDF rack should be relocated outside of the art storage room. In the meantime, the rack should be cleared of clay dust.	The data system consists of a gigabit fiber optic backbone installed during the 2000 renovation and is a Windows-based system. The system is reaching its capacity. The data system consists of Cat 5, 5E and 6 horizontal cabling. Additionally, there is an IDF rack in the Art Storage Room that is covered in clay dust. The rack will start to lose functionality if it continues to collect debris.	Priority 3	\$888,910	Yes
Strath Haven High School	Fire Safety	Fire Alarm System / Equipment	2028	\$1,600,037	The district should plan for the replacement of the system at the end of its expected useful life.	The fire alarm control panel is manufactured by Advanced, model # AXCH-4 with power supplies located in various areas throughout the building. This system is maintained by ADT Commercial in Warminster, PA. The system is tested annually and passed during the last fire alarm system inspection and testing on July 26, 2023.	Priority 3	\$1,600,037	Yes
Strath Haven High School	Electrical	Lighting	2028	\$2,488,948	The district should plan to replace the building lighting system with LED fixtures and controls during the next major building renovation.	Lighting was reportedly replaced with LED tubs in the original fluorescent fixtures. it was unclear whether the tubes were ballast compatible or the ballasts had been removed.	Priority 3	\$2,488,948	Yes
Strath Haven High School	Interior Surfaces	Ceilings - ACT	2028	\$2,666,730	Ceiling renovations including ACT ceiling replacement should be anticipated during the next major renovation of the systems above the ceilings. Replacement generally coincides with lighting or HVAC replacements.	Ceilings types vary through the school. Most used are acoustic panel tiles (APC) and gypsum soffits (GWB). APC ceilings have a lifespan of around 20 years and GWB can last up to 50-years. APC is more likely to be damaged due to its removable nature; both are susceptible to water damage. All ceilings appear to have been replaced during the 2001 renovation.	Priority 3	\$2,666,730	Yes

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Strath Haven Middle School	Mechanical Systems	Roof Top Unit (RTU)	2028	\$1,391,239	The district should plan to replace these systems in the near term - GRANT OPPORTUNITY?	The gym, auditorium, cafeteria, and shops were served by 4 rooftop air handling units manufactured by Annex Air. Heating is provided by a gas fired furnace and cooling is provided by a DX cooling coil with an attached condensing unit. The condensing units use R-22 refrigerant. The equipment was installed in 2010. These units are in overall poor condition and require various maintenance and repairs to maintain proper use. CFM capacities ranged from 22000 to 45000 CFM (49,000).	Priority 1		
Strath Haven Middle School	Interior Surfaces	Other	2028	\$141,963	The district should plan to replace the system at the end of its anticipated useful life	Rubber treads and tile are used in stairs, rubber manufacturer is unknown but has a life span of 20 years. Stair treads and nosing are scuffed and showing signs of wear and tear.	Priority 2		
Strath Haven Middle School	Building Hardware and Equipment	Sound Systems	2028	\$495,889	It is recommended that the systems are replaced at the end of their anticipated useful life and the district consider adding a sound system in the cafeteria.	The gymnasium and auditorium were equipped with a sound system. The cafeteria was not equipped with a dedicated sound system.	Priority 2		
Strath Haven Middle School	Mechanical Systems	Dedicated Outdoor Air System	2028	\$2,621,778	The district should plan on replacing these units in the near term. ~5 years	Five rooftop geothermal heat pumps with energy recovery provide ventilation throughout the building. These units were manufactured by Annex Air and were installed in 2010. Each unit has a supply fan, exhaust fan, energy recovery, a dx cooling coil, and a condenser heat coil. These units require minor repairs and Maintenance, but are in fair condition. Model number ERP-E-16-HW-D-WS. CFM capacity ranged from 15,700 to 4000 (46,170 total)	Priority 2		
Strath Haven Middle School	Interior Surfaces	Ceilings - ACT	2028	\$85,177	Consider raising this ceiling height in Corridor B329 if possible.	It was noted that the ceiling height in Corridor B329 is very low at 6'-6". This does not meet current code standards for ceiling heights and puts the ceiling at a higher risk of damage by students. Consider raising this ceiling height, if possible.	Priority 3	\$85,177	
Strath Haven Middle School	Fire Safety	Fire Alarm System / Equipment	2028	\$1,167,618	The district should plan for the replacement of the system at the end of its expected useful life.	The fire alarm system is an EST 3 addressable system that is fully supported. A cellular communicator was recently installed, alleviating the need for phone company POTS lines, providing more robust communications. The system was installed to meet life safety codes at the time of installation, and is fully supported.	Priority 3	\$1,167,618	
Strath Haven Middle School	Interior Surfaces	Ceilings - ACT	2028	\$1,946,030	Ceiling renovations including ACT ceiling replacement should be anticipated during the next major renovation of the systems above the ceilings. Replacement generally coincides with lighting or HVAC. replacements. Is currently in poor condition and looks as if pencils and other items have been thrown at it.	Ceilings types vary through the school. Most used are acoustic panel tiles (APC) and gypsum soffits (GWB), some ceilings are open to roof structure and there are multiple areas of specialty ceilings. Manufacturers are unknown. APC ceilings have a lifespan of around 20 years and GWB can last up to 50-years. APC is more likely to be damaged due to its removable nature; both are susceptible to water damage. All ceilings appear to have been replaced during the 2008 renovation.	Priority 3	\$1,946,030	
Swarthmore Rutledge School	Building Envelope	Building Entrance - Secure Vestibule	2028	\$567,853	It is recommended that the district plan to evaluate options to create a secure vestibule entrance at the facility.	The building does not have a secure vestibule entrance. The current configuration is considered semi secure but does not allow for remote admin control of vestibule doors.	Priority 1	\$567,853.00	
Swarthmore Rutledge School	Site Projects	Asphalt Maintenance - Patch/Crack Fill, Sealc	2028	\$184,552	It is recommended that asphalt is sealed and striped every 5 years	Asphalt was observed at the driveways, parking areas, and some play areas throughout the site. Asphalt conditions were noted as generally good with other varied conditions based on age, use, and location	Priority 2		
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2028	\$10,920	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		

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Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Swarthmore Rutledge School	Site Projects	Playground Equipment	2028	\$10,920	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safety concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2028	\$21,840	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2028	\$32,761	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Swarthmore Rutledge School	Fire Safety	Fire Alarm System / Equipment	2028	\$913,857	The district should plan for the replacement of the system at the end of its expected useful life.	The fire alarm system is an addressable Silent Knight Farenhyt IFP-1000 system that is fully supported. A cellular communicator was recently installed, alleviating the need for phone company POTS lines, providing more robust communications. The system was installed meeting NFPA codes at the time of installation with proper audible/visual devices throughout the building.	Priority 3	\$913,857.00	
SUBTOTAL ALL SCHOOLS 2028				\$34,817,487				\$4,680,535	\$4,680,535
Athletics - District Wide	King Field	Other	2029	445055	The district should plan to address items contained in the report including but not limited to ADA concerns, grading, drainage, and amenities during the next major renovation.	For a detailed description of the field, reference the study produced by ELA Sports.	Priority 3		
Athletics - District Wide	King Field	Athletic Fields - Press Box	2029	519230	The district should plan to renovate the press box during the next major renovations to the surrounding areas.	Press Box not up to current IBC code (sufficient unless renovation occurs)	Priority 3		
Athletics - District Wide	King Field	Athletic Fields - Track Surface	2029	1112638	The district should plan to renovate the track surface around 2029. Removal of the synthetic surfacing and milling of the top paving wearing course is normally the minimal work unless there is a need for full depth replacement.	The original track was constructed in 2009. It was resurfaced in 2017 and recently repaired and power washed so appears in good shape.	Priority 3		
Athletics - District Wide	Strath Haven High School Fields	Athletic Fields - Field Turf (Synthetic)	2029	\$4,450,547	It is recommended that the district consider renovating these fields including drainage work, dugouts, batting tunnels and the Constuction of team rooms and restrooms.	The practice football field and softball field at the high school are in need of renovations. For mor detail, see the previous athletic field study as a part of Phase 1 of the previous Plan			
Nether Providence Elementary School	Interior Surfaces	Casework - Art	2029	\$51,923	Replace due to use	Casework was installed along with classroom as part of the 2013 addition. Due to usage in art room, this casework is more worn, stained, and damaged than the tpycal classroom.	Priority 3		
Strath Haven High School	Site Projects	Stormwater Management	2029	\$5,706	It is recommended that a maintenance plan to service the stormwater system be implemented.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		
Strath Haven High School	Site Projects	Concrete - Walks & Drives	2029	\$17,117	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition with scattered issues that are commensurate with age and use.	Priority 3		
Strath Haven High School	Interior Surfaces	Walls - Paint	2029	\$57,058	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU) or metal stud with gypsum wall board (GWB). CMU will last the lifetime of a building. GWB can last up to 50 years but is often susceptible to damage by water or impact. All walls appear to be original to their era of construction, though it is assumed all CMU and GWB walls were painted during the 2000 renovation.	Priority 3		

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Strath Haven High School	Site Projects	Landscaping	2029	\$57,058	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Swarthmore Rutledge School	Building Envelope	Doors - Hollow Metal	2029	\$207,692	Replace all hollow metal doors and frames with FRP doors and aluminum frames.	n both the main building and Annex building there is a mixture of Aluminum and Hollow metal doors. Aluminim doors and frames are in very good condition and should easily last another 20+ years. Hollow metal doors and frames range in condition from fair to poor. All have rust. Several have rusted through.	Priority 2		
Swarthmore Rutledge School	Mechanical Systems	Other	2029	\$965,769	The district should plan to replace the equipment during the next major HVAC renovation. Changes in design should be considered for increased interior comfort.	During the 2014 HVAC renovations, A VRF system was added to provide cooling to spaces that were previously heat only. This was primarily classrooms and corridors. The VFR systems were manufactured by Samsung and utilized ceiling mounted cassette type air handlers. Condensing units ranged in cooling capacity from 10tons up to 28 tons	Priority 2	\$965,769.00	
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2029	\$11,412	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		
Swarthmore Rutledge School	Site Projects	Playground Equipment	2029	\$11,412	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safety concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2029	\$22,823	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2029	\$34,235	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
SUBTOTAL ALL SCHOOLS 2029				\$7,969,675				\$965,769	
Strath Haven High School	Interior Surfaces	Casework - General (Uppers & Lowers)	2030	\$387,569	The district should plan to maintain the classroom casework to extend its useful life. Casework in the Keyboard Lab 337, Band Room 343 and Instrument Storage, Art Classrooms, Computer Lab 330, Reception and Administration, FCS Foods, and Clothing and Child Development should be considered for replacement.	Some rooms have very little built-in casework. Generally the casework in classrooms were in good serviceable condition. Casework in select specialty classrooms and the admin space was considered to be in fair condition.	Priority 2		
Strath Haven High School	Interior Surfaces	Other	2030	\$387,569	Provided is a general budget to address interior finishes in the performing arts spaces including the Band, Choral Room, and Keyboard Lab.	In general the performing arts \spaces are in need of a finishes refresh. Most finishes are worn or are close to the end of any reasonable remaining serviceable life. It is recommended that an acoustic consultant be engaged to assess the acoustic effectiveness of these spaces and to make recommendations for upgrades.	Priority 2	\$387,569	Yes

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Strath Haven High School	Interior Surfaces	Other	2030	\$992,176	The district should plan to renovate the Natatorium and Gym locker rooms during the next major building renovation.	The Natatorium and Gym locker room lockers are in poor condition and are 12"x36"x15" double tier with fully vented doors. Missing filler panels were noted in several areas. Security relies on padlocks provided by the user. The lockers formerly located in floating islands have been removed at some point however, their concrete bases remain creating a potential trip hazard. The locker room benches are in fair condition.	Priority 2		Yes
Strath Haven High School	Building Hardware and Equipment	Kitchen Equipment - High School	2030	\$1,162,706	It is recommended that a comprehensive kitchen overhaul should be planned for within the next 10 years.	The Cafeteria, Food Court and Kitchen are all in fair condition as would be expected for a facility that is approaching 25 years old.	Priority 2		
Strath Haven High School	Mechanical Systems	Boilers	2030	\$3,016,833	The district should plan to replace the system including the boilers, piping connections, and appurtenances at the end of its expected useful life.	Hot Water Plant: The system includes two boilers and three hot water pumps, having an approximate age of 25 years. The units were Smith Cast Iron Boilers each with a rated input capacity of 9730MBH and 80.6% efficiency	Priority 2		Yes
Strath Haven High School	Site Projects	Stormwater Management	2030	\$5,963	It is recommended that a maintenance plan to service the stormwater system be implemented.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		
Strath Haven High School	Site Projects	Concrete - Walks & Drives	2030	\$17,888	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition with scattered issues that are commensurate with age and use.	Priority 3		
Strath Haven High School	Plumbing	Water conditioning	2030	\$38,757	The district should plan to replace the system at the end of its expected useful life.	Water softening is provided by a Clack 2472 3 tank water softening system. System was installed in 2023.	Priority 3		
Strath Haven High School	Interior Surfaces	Walls - Paint	2030	\$59,626	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU) or metal stud with gypsum wall board (GWB). CMU will last the lifetime of a building. GWB can last up to 50 years but is often susceptible to damage by water or impact. All walls appear to be original to their era of construction, though it is assumed all CMU and GWB walls were painted during the 2000 renovation.	Priority 3		
Strath Haven High School	Site Projects	Landscaping	2030	\$59,626	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Strath Haven High School	Building Hardware and Equipment	Pool - Filtering System	2030	\$310,055	The district should plan to replace the equipment serving the pool during the next major building renovation. Consideration should be given to replacing the heat exchanger for a dedicated pool heating unit.	The pool filtration, pumping and heating equipment appeared to be in fair to poor condition and in need of renovations.	Priority 3		Yes
Strath Haven High School	Building Hardware and Equipment	PA system	2030	\$354,185	The district should plan	The PA systems is manufactured by Rauland. The head end of the PA system was replaced during the 2000 renovation and is in good condition, but the clocks, speakers and wiring were not upgraded at that time.	Priority 3	\$354,185	Yes
Strath Haven High School	Building Hardware and Equipment	Theater - Equipment	2030	\$930,164	The district should plan to renovate the auditorium including select interior finishes, ADA accessibility, lighting system, and stage equipment as needed.	The Auditorium finishes and equipment appeared to be in fair condition.	Priority 3		Yes
Strath Haven High School	Accessibility	Elevator	2030	\$1,550,275	The district should plan to renovate the elevators at the end of their anticipated useful lives.	The building is served by two elevators and one handicapped lift. One elevator is located in the 4-story classroom wing and one serves the multiple levels of the athletic facilities. The two elevators are reasonable remote from each other and are sufficient to serve the building. A handicapped lift serves as access to the stage in the Auditorium.	Priority 3		
Strath Haven Middle School	Site Projects	Other	2030	\$387,569	It is recommended that the district plan for a bridge update within the next few years to make larger repairs not covered during the annual maintenance program.	There is a pedestrian bridge connecting the middle school to the high school. Installed in 1972. Have implemented annual consistent maintenance in the past. Minor surface deterioration especially on high sch side and some deck spalling at joints. Last maintenance was in 2020 install deck weep holes; 2021 sealed and resurfaced deck Part of bridge was hit last year and section has been repaired.	Priority 1		

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Strath Haven Middle School	Mechanical Systems	Pumps - Heating / Cooling	2030	\$97,514	Consider replacement at end of useful life expectancy in ~5 years.	2 Bell and Gossett Glycol supply/return pumps in okay condition. Assume installed in 2010 along with geothermal system. Model 1510 BF, 680 GPM, 170 ft.	Priority 2		
Strath Haven Middle School	Building Hardware and Equipment	Theater - Equipment	2030	\$348,812	It is recommended that the auditorium lighting and controls be replaced during the next major building renovation.	The auditorium house is lit with dimmable retrofit LED lamps on incandescent dimmers for performances purposes. The theatrical lighting contains (3) sets of tormentors, (1) row of front of house lighting and (3) rows of border lights. The entire lighting system is controlled via Lehigh board, with everything appearing to have been installed during the 2010 construction. The theatrical lighting control and dimming systems are in Good Condition	Priority 2		
Strath Haven Middle School	Mechanical Systems	Ductwork	2030	\$488,336	It is recommended that the system is replaced during the next major HVAC renovation	Exterior ductwork and insulation was installed in 2010. Ductwork appears to be in good condition. Condition of insulation is deteriorating with several spots of missing or damaged insulation noted. Most Interior ductwork was installed during 2010 and appears to be in good condition. Some areas of falling insulation and an area with detached ductwork were noted	Priority 2		
Strath Haven Middle School	Building Envelope	Other	2030	\$116,271	Recommend regular maintenance to keep functioning and replace at end of useful life expectancy.	Outside staircase by bus lot has electric heat. 80% of it still works. Staircase had to be electrified due to weep holes causing the stairs to ice over.	Priority 3		
Strath Haven Middle School	Mechanical Systems	Temperature Controls	2030	\$1,700,089	The district should plan to replace the system at the end of its anticipated useful life.	New controls and a new BAS were reportedly provided under the Retro-commissioning projects.	Priority 3	\$1,700,089	
Strath Haven Middle School	Mechanical Systems	Heat Pump	2030	\$3,171,861	Replacement of the heat pump systems should be planned for at the end of the equipment's anticipated useful life.	The building primarily utilizes geothermal heat pumps for conditioning the building. Individual spaces are provided with heating and cooling by indoor heat pumps. The majority of heat pumps were installed during 2010 construction. 15 units were replaced in Units are in fair condition, however the units installed during the 2010 construction operate with R-22 refrigerant. The reversing valves are starting to fail and should look at starting to replace remaining heat pumps over next 5 years	Priority 3	\$3,171,861	
Swarthmore Rutledge School	Electrical	Power access (Outlets)	2030	\$15,503	It is recommended that the district inspect the kitchen outlets and install appropriate outlets where needed.	A number of receptacles in the kitchen did not appear to have ground fault protection.	Priority 2	\$15,503.00	
Swarthmore Rutledge School	Building Envelope	Water/Air Barrier	2030	\$31,005	Area should be managed as part of any renovation, likely with a management system on the inside of the wall.	Owner reported that Office Areas below ground have flooded in the past but not lately. There is some sign of water migration through the submerged portion of the exterior wall on the first floor of the 1934 wing. Shelving conceals much of the wall. Migration doesn't look too significant at this point, but may increase with time.	Priority 2	\$31,005.00	
Swarthmore Rutledge School	Mechanical Systems	Pumps - Heating / Cooling	2030	\$46,509	Consider replacing chilled water pumps during the next major HVAC renovations	One Bell & Gosset base mounted pump installed in 2004 circulate chilled water throughout the building. Pump appears to be in fair condition but is at the end of its expected useful service life.	Priority 2	\$46,509.00	
Swarthmore Rutledge School	Mechanical Systems	Pumps - Heating / Cooling	2030	\$46,509	Consider replacing the heating hot water pumps the next major HVAC renovation.	Two Bell & Gosset base mounted pumps installed in 2004 circulate heating hot water throughout the building. Pumps appear to be in fair condition but are at the end of the expected useful service life.	Priority 2	\$46,509.00	
Swarthmore Rutledge School	Mechanical Systems	Pipe Insulation	2030	\$118,864	The district should consider replacing the piping insulation during the next major HVAC renovation.	Most heating hot water and chilled waster piping was installed in 2004 and appears to be in good condition. Adequate insulation but varying condition throughout the building.	Priority 2	\$118,864.00	
Swarthmore Rutledge School	Mechanical Systems	Ductwork	2030	\$139,525	It is recommended that the system is replaced during the next major HVAC renovation	The exterior ductwork connected to the DOAS units and Auditorium unit was all installed in 2004. A portion of the exterior insulation system is damaged and should be repaired under regular maintenance. The insulation system has held up well, considering the age of this type of system, but it is approaching the end of its expected useful service life.	Priority 2	\$139,525.00	
Swarthmore Rutledge School	Mechanical Systems	Makeup Air Unit (MAU)	2030	\$155,028	It is recommended that the district replace the system during the next major HVAC renovation	The kitchen hood does not have required makeup air or exhaust and does not meet code. The kitchen hood itself is original to the building and is in poor condition.	Priority 2	\$155,028.00	

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Swarthmore Rutledge School	Building Hardware and Equipment	Sound Systems	2030	\$232,541	It is recommended that the district installed upgraded systems during the next major building renovation.	The systems in the large areas (gymnasium and cafeteria) are limited or non-existent.	Priority 2		
Swarthmore Rutledge School	Building Hardware and Equipment	Theater - Equipment	2030	\$348,812	It is recommended that the auditorium lighting and controls be replaced during the next major building renovation.	The auditorium house is lit with dimmable incandescent chandeliers with LED retrofit bulbs. The theatrical lighting contains tormentors, front of house lighting bar and (3) rows of border lights, all halogen type. The entire lighting system is controlled via Lehigh Electric dimming cabinets, with everything appearing to have been installed during the 2004 renovations.	Priority 2	\$348,812.00	
Swarthmore Rutledge School	Building Hardware and Equipment	Kitchen Equipment - Elementary School	2030	\$387,569	Replace kitchen equipment in poor and fair condition	Of the existing kitchen equipment, 30% is in good condition. 40% is in fair condition and 30% is in poor condition, including the exhaust hood, dish machine, multi-compartment sink, and multiple serving counters.	Priority 2		
Swarthmore Rutledge School	Mechanical Systems	Boilers	2030	\$1,188,441	Replace boilers with new high efficiency condensing boilers that can function on reduced gas supply pressures as the existing boilers approach the end of their expected useful service life. Replacement also includes piping modifications and appurtenances.	Two steel hot water firebox boilers manufactured by Hurst, natural gas and no. 2 fuel oil fired. 3833 MBH each with 80% efficiency rating. Boilers are in fair condition, but are approaching the end of their expected useful service life. Gas pressure is at times low for the existing boilers, leading to the boilers shutting down with heavy regional demand.	Priority 2	\$1,188,441.00	
Swarthmore Rutledge School	Mechanical Systems	Dedicated Outdoor Air System	2030	\$1,309,920	The district should plan to replace the systems during the next major HVAC renovation. Consideration should be given to make these units capable of cooling and dehumidifying the incoming air.	Majority of classrooms and were provided with ventilation from four energy recovery units (ERUs). Units located on the roof manufactured by American Energy Exchange (AEX). Each unit has a supply fan, exhaust fan, energy recovery wheel, and hot water heating coil. These units were installed in 2004. The units are heating only and not capable of cooling and dehumidifying the outdoor air during coolingseasons. Units ranged from 1000 to 8400 CFM (21,124 total)	Priority 2	\$1,309,920.00	
Swarthmore Rutledge School	Accessibility	Restrooms	2030	\$3,564,080	Consider a toilet room renovation project to update restrooms, provide more equality in fixtures, replace damaged finishes, and create more spaces that meet ADA standards.	Few toilet rooms or compartments meet current ADA requirements, but are currently functional from a non-ADA perspective and the rooms are mostly in fair condition. Additionally, the building is unusual as it heavily favors male student fixtures over female. Most pairs of rooms have more fixtures for boys than girls, which is opposite of typical convention. Several female toilet rooms also provide more sinks than water closets, which is also atypical.	Priority 2	\$3,564,080.00	
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2030	\$11,925	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		
Swarthmore Rutledge School	Site Projects	Playground Equipment	2030	\$11,925	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safety concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2030	\$23,850	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		

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Swarthmore Rutledge School	Site Projects	Stormwater Management	2030	\$23,850	It is recommended that a maintenance plan to service the stormwater system be implemented. Maintenance program- clear all clogged catch basins/inlets as it occurs and at least every 3 years implement program to hydro jet and clean ALL catch basins/inlets including (2) major underground storm water sewage beds	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2030	\$35,776	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Swarthmore Rutledge School	Building Hardware and Equipment	Doors - Interior Hardware	2030	\$46,509	Install magnetic hold-opens on stairwell doors.	No magnetic hold-opens were observed on stairwell doors.	Priority 3	\$46,509.00	
Swarthmore Rutledge School	Electrical	Distribution / Panels	2030	\$62,011	It is recommended that the district replace the remaining vintage electrical components during the next major building renovation.	It appears that the majority of the feeder wiring was replaced/installed during the 2004 renovations, with the possible exception of the last few remaining old panelboards in the shop area, which is past its expected life.	Priority 3	\$62,011.00	
Swarthmore Rutledge School	Interior Surfaces	Flooring - Carpet	2030	\$77,514	Replacement of the carpeting should be planned for at the end of its expected useful life	Carpeting was observed in the various locations including the library and auditorium. Generally, the carpet was in good to fair condition with scattered areas displaying wear.	Priority 3		
Swarthmore Rutledge School	Building Hardware and Equipment	Doors - General Interior	2030	\$218,574	If the district undergoes extensive renovations of the facility, it is likely that the door thresholds would need to be reconstructed to meet current ADA requirements. This item is to replace doors at thresholds that do not need to be reconstructed. Door replacement is included in the reconstruction budget for the other 72 doors.	All doors are functioning. Hardware is ADA compliant lever type, however, thresholds are not ADA compliant. Doors are slightly worn.	Priority 3	\$218,574.00	
Swarthmore Rutledge School	Electrical	Wiring - Data & Voice	2030	\$396,211	The district should plan for the replacement of the system during the next major building renovation	The data system consists of gigabit fiber optic backbone and CAT 6 horizontal cabling. The gigabit fiber and CAT 6 data cabling was installed during the 2004 renovations. In addition to the cabling, wireless access points were observed in all classrooms. The copper cabling design meets current and future needs. there was some 10 gig fiber observed; however, the 10 gig backbone does not appear to be consistent	Priority 3	\$396,211	
Swarthmore Rutledge School	Mechanical Systems	Temperature Controls	2030	\$950,907	The district should plan to replace the older siemens units during the next major renovation.	New head end controls were provided under the retro-commissioning project. controllers are reportedly primarily older siemens units which are no longer supported.	Priority 3	\$950,907.00	
Swarthmore Rutledge School	Accessibility	Entrances	2030	\$2,790,493	If the district undergoes extensive renovations of the facility, it is likely that the door thresholds would need to be reconstructed to meet current ADA requirements.	All doors are functioning. Hardware is ADA compliant lever type, however, thresholds are not ADA compliant. Doors are slightly worn.	Priority 3	\$2,790,493.00	
Swarthmore Rutledge School	Mechanical Systems	Air Handler Unit (AHU)	2030	\$194,405	It is recommended that the system be replaced during the next major HVAC renovation	The cafeteria was served by an indoor J25YCC York/JCI air handling unit with heating from the central hot water plant and cooling from a split-system DX condensing unit mounted on grade. The condensing unit uses R-410a refrigerant. This equipment was installed in 2014.		\$194,405.00	
Swarthmore Rutledge School	Mechanical Systems	Air Handler Unit (AHU)	2030	\$372,065	It is recommended that the system be replaced during the next major HVAC renovation	The auditorium was served by a 4-pipe York rooftop modular air handling unit with heating and cooling from the central plants. The unit was installed in 2004 with an estimated capacity of 35 tons and 8000 CFM.		\$372,065.00	
Swarthmore Rutledge School	Mechanical Systems	Air Handler Unit (AHU)	2030	\$418,574	It is recommended that the system be replaced during the next major HVAC renovation	The gymnasium is served by a J40YDC York/JCI rooftop modular air handling unit. Heating is provided from a hot water heating coil and cooling is provided by a remote DX condensing unit located on the roof adjacent to the air handling unit. This equipment was installed in 2014 and is in fair condition.		\$418,574.00	

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Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Wallingford Elementary School	Fire Safety	Fire Alarm System / Equipment	2030	\$419,510	The district should plan for the replacement of the system at the end of its expected useful life.	The fire alarm system is an Silent Knight Fahrenhyt IFP-2000VIP addressable voice system that was installed during the 2011 construction and is fully supported. A cellular communicator was recently installed, alleviating the need for phone company POTS lines, providing more robust communications. The system was installed to meet current life safety codes.	Priority 3	\$419,510.00	
SUBTOTAL ALL SCHOOLS 2030				\$29,222,249				\$18,447,159	
Athletics - District Wide	Strath Haven Middle School Fields	Athletic Fields - Baseball	2031	4050092	It is recommended that the district renovates the field as indicated in the previous athletic facility study. This includes major renovations of the field, addition of bullpens and dugouts, bleachers, etc.	The Varsity Baseball Field is in poor condition and is in need of renovations. See the previous athletic facility study for more details.	Priority 2		
Strath Haven High School	Site Projects	Stormwater Management	2031	\$6,231	It is recommended that a maintenance plan to service the stormwater system be implemented.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		
Strath Haven High School	Site Projects	Concrete - Walks & Drives	2031	\$18,693	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition with scattered issues that are commensurate with age and use.	Priority 3		
Strath Haven High School	Interior Surfaces	Walls - Paint	2031	\$62,309	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU) or metal stud with gypsum wall board (GWB). CMU will last the lifetime of a building. GWB can last up to 50 years but is often susceptible to damage by water or impact. All walls appear to be original to their era of construction, though it is assumed all CMU and GWB walls were painted during the 2000 renovation.	Priority 3		
Strath Haven High School	Site Projects	Landscaping	2031	\$62,309	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Strath Haven Middle School	Building Hardware and Equipme	Seating - Auditorium	2031	\$417,160	Recommend replacement at end of useful life expectancy.	Auditorium seating/carpeting is in starting to show signs of wear and tear. Gets used daily and recommend replacement in next few years. Unsure of install age	Priority 3	\$417,160	
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2031	\$12,462	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		
Swarthmore Rutledge School	Site Projects	Playground Equipment	2031	\$12,462	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safety concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2031	\$24,924	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2031	\$37,385	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Wallingford Elementary School	Mechanical Systems	Pumps - Heating / Cooling	2031	\$48,601	Consider replacing condenser water system during the replacement/refurbishment of the cooling tower system.	Boiler water is sent to main water loop pumps by 2 inline Bell and Gossett pumps. Both pumps were installed during the 2011 construction. One pump shows signs of a water leak causing water damage on surrounding piping and metal framing. Pumps are approaching the end of their expected useful service life. Approximately 3-5 years	Priority 2	\$48,601.00	

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Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Wallingford Elementary School	Mechanical Systems	Pumps - Heating / Cooling	2031	\$48,601	Consider replacing system during the replacement of the water heating system.	Hydronic hot water supplied by the central boilers is circulated throughout the building by two Bell & Gossett base-mounted pumps. Model number 1510BF, 308 GPM, 50 FT. Both pumps with installed during 2011 construction.	Priority 2	\$48,601.00	
Wallingford Elementary School	Mechanical Systems	Pumps - Heating / Cooling	2031	\$48,601	The district should plan to replace the system at the end of its anticipated useful life.	Hydronic hot water supplied by the central boilers is circulated throughout the heat pumps by two Bell & Gossett base-mounted pumps. Both pumps with installed during 2011. Model number 1510BF, 623 GPM, 65 FT. Both pumps are approaching the end of their expected useful service life. Approximately 3-5 years.	Priority 2	\$48,601.00	
Wallingford Elementary School	Mechanical Systems	Dedicated Outdoor Air System	2031	\$2,380,158	The district should plan to replace the systems during the next major HVAC renovation. Consideration should be given to replacing or recommissioning the VAV box's associated with the system at the time of renovations.	Outside air to the building was provided by a series of eight Dedicated Outdoor Air Systems (DOAS). These systems have energy recovery units located on the roof manufactured by AAON. These units were installed in 2011 and are in fair condition. CFM capacities ranged from 2630 to 6695 (36,730)	Priority 2	\$2,380,158.00	
Wallingford Elementary School	Electrical	Security Alarm System	2031	\$290,437	The district should plan to replace the system at the end of its anticipated useful life	The intrusion detection system is manufactured by DMP, was installed during the 2011 construction and has no reported issues.The video surveillance system has been maintained and expanded over the years. The system is comprised of Arecont cameras and ExacqVision video recording. The system was recently integrated with the district access control system as part of the CM3 GESA project. Cameras were observed on the exterior, in corridors and stairwells.	Priority 3	\$290,437.00	
Wallingford Elementary School	Mechanical Systems	Cooling Tower	2031	\$573,817	The district should plan for the replacement or refurbishment of the system at the end of its expected useful life.	Exterior propeller type fan closed circuit cooling tower manufactured by Evapco. Model Number ESWA-144-351Water uses 30% propylene glycol for freeze protection. Installed during 2011 construction. Unit shows signs of weathering (rust and scaling), but is in otherwise fair condition with about 5-10 years of expected useful service life remaining.	Priority 3	\$573,817.00	
Wallingford Elementary School	Mechanical Systems	Temperature Controls	2031	\$697,047	The district should plan to replace the system at the end of its anticipated useful life.	New controls were provided under the retro-commissioning project.	Priority 3		
Wallingford Elementary School	Mechanical Systems	Heat Pump	2031	\$855,379	Replacement of the heat pump systems should be planned for at the end of the equipment's anticipated useful life	The majority of classrooms are provided heating and cooling by indoor heat pumps manufactured by Johnson Controls. All units were installed during 2011 construction. Large group areas were served by a roof top energy recovery heat pump manufactured by Aaon.	Priority 3	\$855,379.00	
Wallingford Elementary School	Mechanical Systems	Makeup Air Unit (MAU)	2031	\$81,002	Recommend replacement at end of useful life expectancy.	MAU is in fair condition, assume installed in 2011 along with last major renovation. Captiveair unsure of model number			
SUBTOTAL ALL SCHOOLS 2031				\$9,727,670				\$4,662,754	
Athletics - District Wide	Strath Haven Middle School Fields	Other	2032	4232345	It is recommended that the district consider the addition of team rooms and restrooms in the varsity sports area to accommodate athletes and spectators during competitions.	The Varsity sports area does not have team rooms or restrooms nearby.	Priority 2		
Athletics - District Wide	Strath Haven High School Fields	Athletic Fields - Field Turf (Grass)	2032	\$846,469	It is recommended that the district consider renovating these fields including drainage work, walkways, and emergency vehicle access.	The field hockey field and MESA field are in need of renovation. See the previous athletic facility study for more detail			
Strath Haven High School	Site Projects	Asphalt Maintenance - Patch/Crack Fill, Sealcoating & Striping	2032	\$711,034	The district should repair cracks and other blemishes annually and plan to seal coat and stripe every 5 years	Most asphalt is in good condition, with the most resent seal coating occuring in 2022.	Priority 2		
Strath Haven High School	Site Projects	Stormwater Management	2032	\$6,511	It is recommended that a maintenance plan to service the stormwater system be implemented.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		
Strath Haven High School	Site Projects	Concrete - Walks & Drives	2032	\$19,534	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition with scattered issues that are commensurate with age and use.	Priority 3		

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Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Strath Haven High School	Interior Surfaces	Walls - Paint	2032	\$65,113	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU) or metal stud with gypsum wall board (GWB). CMU will last the lifetime of a building. GWB can last up to 50 years but is often susceptible to damage by water or impact. All walls appear to be original to their era of construction, though it is assumed all CMU and GWB walls were painted during the 2000 renovation.	Priority 3		
Strath Haven High School	Site Projects	Landscaping	2032	\$65,113	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Strath Haven Middle School	Building Hardware and Equipment	PA system	2032	\$386,779	The district should plan	The PA system is manufactured by Telecore and was installed during the 2010 construction. The system has no reported issues.	Priority 3	\$386,779	
Strath Haven Middle School	Electrical	Clock system	2032	\$464,136	The district should plan for the replacement of the system at the end of its expected useful life.	The clock system is interconnected with the PA system, and is a wired clock system that was installed during the 2010 construction. The system has no reported issues.	Priority 3	\$464,136	
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2032	\$13,023	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		
Swarthmore Rutledge School	Site Projects	Playground Equipment	2032	\$13,023	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safety concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2032	\$26,045	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2032	\$39,068	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
SUBTOTAL ALL SCHOOLS 2032				\$6,888,193				\$850,915	
Athletics - District Wide	Nether Providence Elementary School Fields	Athletic Fields - Field Turf (Grass)	2033	\$619,193	It is recommended to renovate the Nether Providence ES Fields as detailed in the previous athletic field study. This includes drainage improvements, ADA access improvements, installing a bullpen and batting tunnel.	The Nether Providence ES Fields were in fair condition. For more details, see the previous athletic facility study.			
Nether Providence Elementary School	Mechanical Systems	Pumps - Heating / Cooling	2033	\$53,074	Consider replacing system during the replacement of the water heating system.	Hydronic hot water supplied by the central boilers is circulated throughout heat pumps by two Armstrong base-mounted pumps. Model number 4030, 703 GPM, 108 FT. Both pumps with installed during 2013 Approximately 3-5 years	Priority 2	\$53,074	
Nether Providence Elementary School	Mechanical Systems	Pumps - Heating / Cooling	2033	\$53,074	Consider replacing system during the replacement of the water heating system.	Hydronic hot water supplied by the central boilers is circulated throughout the building by two Armstrong base-mounted pumps. Model number 4030, 296 GPM, 80 FT. Both pumps with installed during 2013 construction.	Priority 2	\$53,074	
Nether Providence Elementary School	Mechanical Systems	Pumps - Heating / Cooling	2033	\$53,074	The district should plan for the replacement of the system at the end of its expected useful life.	Boiler water is sent to main water loop pumps by 2 inline Armstrong pumps. Both pumps are presumed to be installed during the 2013 construction. Both pumps appear to be in fair condition, but are approaching the end of their expected useful service life. Approximately 5 years	Priority 3	\$53,074	
Nether Providence Elementary School	Building Hardware and Equipme	Audio Equipment	2033	\$106,148	The district should plan for the replacement of the system at the end of its expected useful life.	The Multi-purpose sound system was installed during the 2013 construction, and is functional. The system appears to meet current elementary school recommendations, with no reported issues. The console is an analog console, and provides reasonable functionality for an elementary school.	Priority 3	\$106,148	

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Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Nether Providence Elementary School	Site Projects	Playground Equipment	2033	\$130,000	Replacement should be planned for at the end of the useful life of the system	The soft play surfaces were replaced in 2023 with a Zeager play carpet in 2023	Priority 3	\$130,000	
Nether Providence Elementary School	Roof Systems	Roofing - TPO	2033	\$300,000	Roof repairs as needed	Roof repairs as needed	Priority 3	\$300,000	
Nether Providence Elementary School	Electrical	Security Alarm System	2033	\$321,455	The door access control system is the district-wide Premisys Access Control System, which was recently updated as part of the CM3 GESA project. Card readers are provided at exterior doors. The district should plan to replace the security devices and system at the end of their anticipated useful lives	While there is no coax cabling, the building has an IPTV, video on demand system manufactured by ETR Mediamaster that was installed during the 2013 construction.The video surveillance system has been maintained and expanded over the years. The system is comprised of Arecont cameras and ExacqVision video recording. The system was recently integrated with the district access control system as part of the CM3 GESA project. Cameras were observed on the exterior, in corridors and stairwells.	Priority 3	\$321,455	
Nether Providence Elementary School	Building Hardware and Equipment	Theater - Equipment	2033	\$398,052	The district should plan for the replacement of the system at the end of its expected useful life.	Stage and associated equipment was built as part of the 2013 addition. Stage is wood floor with flame-proofed curtains by Janson Industries. Stage curtains have a minimum 15-year life expectancy, but long term expectancy is dependent on usage and damage.	Priority 3	\$398,052	
Nether Providence Elementary School	Mechanical Systems	Boilers	2033	\$530,737	The district should plan to replace the system including the boilers, piping connections, and appurtenances at the end of its expected useful life.	(2) Natural gas fired condensing boilers manufactured by Bryan Boilers. Installed during 2013 construction. 1500 MBH each with 90% efficiency rating. Boilers are in good condition with about 15 years of expected useful service life remaining.	Priority 3	\$530,737	
Nether Providence Elementary School	Mechanical Systems	Cooling Tower	2033	\$697,830	The district should plan for the replacement or refurbishment of the system at the end of its expected useful life.	Exterior propeller type fan closed circuit cooling tower manufactured by Evapco. Model Number ESWA 144-45J. Water uses 30% propylene glycol for freeze protection. Installed during 2013 construction. Unit has some scale build up and rust but is in otherwise good to fair condition.	Priority 3	\$697,830	
Nether Providence Elementary School	Mechanical Systems	Temperature Controls	2033	\$771,489	The district should plan for the replacement of the system at the end of its expected useful life.	New control systems are being installed as part of retro-commissioning projects.	Priority 3	\$771,489	
Nether Providence Elementary School	Electrical	Lighting	2033	\$900,071	The district should plan for the replacement of the system at the end of its expected useful life or during the next major renovation of the building and ceiling system.	The majority of the lamping in the existing lighting fixtures throughout the building was recently replaced with LED lamps and drivers as part of the CM3 GESA project. The fixtures themselves mostly remained as part of this project.	Priority 3	\$900,071	
Nether Providence Elementary School	Mechanical Systems	Heat Pump	2033	\$1,226,000	Replacement of the heat pump systems should be planned for at the end of the equipment's anticipated useful life	The majority of classrooms are provided heating and cooling by indoor heat pumps manufactured by Johnson Controls. All units were installed during 2013 consturction. Units are in good condition with about 10 years of expected useful service life remaining. Large group areas were served by a roof top energy recovery heat pump manufactured by Aaon.	Priority 3	\$1,226,000	
Nether Providence Elementary School	Mechanical Systems	Makeup Air Unit (MAU)	2033	\$88,456	Recommend replacement at end of useful life expectancy.	Assume MAU was installed in 2013 along with major renovation. In fair condition, name tag hard to read, model number appears to be V2-113T-300-G13		\$964,362	
Nether Providence Elementary School	Interior Surfaces	Ceilings - ACT	2033	\$164,362	Ceiling renovations including ACT ceiling replacement should be anticipated during the next major renovation of the systems above the ceilings. Replacement generally coincides with lighting or HVAC replacements.	Ceilings types vary through the school. Most used are acoustic panel tiles (APC) and gypsum soffits (GWB), some ceilings are open to roof structure. APC ceilings are manufactured by USG. APC ceilings have a lifespan of around 20years and GWB can last up to 50-years. APC is more likely to be damaged due to its removable nature; both are susceptible to water damage. All ceilings were installed during the 2013 renovation.		\$164,362	
Strath Haven High School	Site Projects	Stormwater Management	2033	\$6,804	It is recommended that a maintenance plan to service the stormwater system be implemented.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		
Strath Haven High School	Site Projects	Concrete - Walks & Drives	2033	\$20,413	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition with scattered issues that are commensurate with age and use.	Priority 3		
Strath Haven High School	Interior Surfaces	Walls - Paint	2033	\$68,043	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU) or metal stud with gypsum wall board (GWB). CMU will last the lifetime of a building. GWB can last up to 50 years but is often susceptible to damage by water or impact. All walls appear to be original to their era of construction, though it is assumed all CMU and GWB walls were painted during the 2000 renovation.	Priority 3		
Strath Haven High School	Site Projects	Landscaping	2033	\$68,043	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		

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Strath Haven Middle School	Roof Systems	Roofing - TPO	2033	\$4,736,820	The district should plan to replace the system at the end of its anticipated useful life.	Flat membrane roof, installed in 2008. The roof membrane is in good condition. The roof structure does not appear to slope appropriately towards roof drains and multiple areas of ponding were noted. Crickets should be considered if persistent leaks occur.	Priority 3	\$4,736,820	
Swarthmore Rutledge School	Site Projects	Asphalt Maintenance - Patch/Crack Fill, Sealc	2033	\$229,986	It is recommended that asphalt is sealed and striped every 5 years	Asphalt was observed at the driveways, parking areas, and some play areas throughout the site. Asphalt conditions were noted as generally good with other varied conditions based on age, use, and location	Priority 2	\$229,986	
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2033	\$13,609	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated ioints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		
Swarthmore Rutledge School	Site Projects	Playground Equipment	2033	\$13,609	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safety concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2033	\$27,217	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2033	\$40,826	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Swarthmore Rutledge School	Plumbing	Domestic Water Heater	2033	\$46,440	The district should plan to replace the system at the end of its anticipated useful life.	The building was equipped with two 100 gallon domestic water heaters. One was installed in 2019 with a capacity of 150MBH and the other was installed in 2023 with a capacity of 200 MBH.	Priority 3		
Swarthmore Rutledge School	Electrical	Security Alarm System	2033	\$452,143	This is an estimated budget to implement this system in the event the district chooses this path.	There is coax cabling distributed throughout the building; however, the system is underutilized due to the advancements in technology. Should CATV be desired for instructional purposes, it is recommended that the IPTV, video on demand system at WES and NPES be expanded to accommodate this building, corridors and stairwells.	Priority 3	\$452,143.00	
Swarthmore Rutledge School	Accessibility	Elevator	2033	\$1,169,121	The district should plan to renovate the elevators at the end of their anticipated useful lives.	The building is served by two elevators manufactured by Kone in 2003. A handicapped lift serves as access to the stage in the Auditorium.	Priority 3		
SUBTOTAL ALL SCHOOLS 2033				\$6,893,074				\$5,418,949	
Athletics - District Wide	Henderson Field	Athletic Fields - Field Turf (Synthetic)	2034	\$5,546,193	It is recommended to renovate Henderson Field as detailed in the previous athletic field study. This includes drainage improvements, fencing projects and the addition of team rooms and restrooms.	The Henderson Field was in fair condition. For more details, see the previous athletic facility study.			
Strath Haven High School	Site Projects	Stormwater Management	2034	\$7,111	It is recommended that a maintenance plan to service the stormwater system be implemented.	The site has a series of stormwater management features including manhole covers and inlets.	Priority 3		
Strath Haven High School	Site Projects	Concrete - Walks & Drives	2034	\$21,332	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition with scattered issues that are commensurate with age and use.	Priority 3		

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Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Strath Haven High School	Interior Surfaces	Walls - Paint	2034	\$71,105	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU) or metal stud with gypsum wall board (GWB). CMU will last the lifetime of a building. GWB can last up to 50 years but is often susceptible to damage by water or impact. All walls appear to be original to their era of construction, though it is assumed all CMU and GWB walls were painted during the 2000 renovation.	Priority 3		
Strath Haven High School	Site Projects	Landscaping	2034	\$71,105	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Swarthmore Rutledge School	Electrical	Generator	2034	\$231,092	It is recommended that the generator and its older panels be replaced at the end of the generators anticipated useful life.	The emergency generator is a 125kW interior unit manufactured by Katolight located at the annex building that was installed during the 2004 renovations. There are three (3) transfer switches separating life safety from general emergency loads per current life safety codes in the main building, as well as separating the emergency loads in the annex building. The unit is fully functional; however, the control panel is older.	Priority 2	\$231,092	
Swarthmore Rutledge School	Interior Surfaces	Flooring - VCT	2034	\$850,481	The district should plan to replace the flooring within the building during the next major building renovation	Flooring finish varies greatly by room usage, though the majority is vinyl composition tile (VCT). VCT has a lifespan of around 40 years, but this depends on traffic levels and status of substrate.Manufacturer and date of installation are unknown.	Priority 2		
Swarthmore Rutledge School	Mechanical Systems	Fan Coil Unit (FCU)	2034	\$1,774,782	The district should plan to replace the equipment during the next major HVAC renovation. Changes in design should be considered for increased interior comfort.	The majority of classrooms and office spaces are heated primarily with pipe Enviro-Tec fan coils. Select areas, generally office spaces on the first floor were also equipped with cooling coils. The fan coils were installed in 2004 and are in fair condition but approaching the end of their expected useful service life.	Priority 2	\$1,774,782.00	
Swarthmore Rutledge School	Interior Surfaces	Casework - General (Uppers & Lowers)	2034	\$2,588,223	Consideration should be given to replacement of existing although the improvement is entirely aesthetic. Consideration should be given to adding casework consistent with classrooms at other district facilities.	Some rooms have very little built-in casework. Average amount is less than WES and NPE and each classroom is not consistent with others at SRS. Many student cubbies are located in corridors. Some is original construction and condition is poor. Some was added in 2004. Casework is functional. Construction is solid wood for original casework, but the finish is well worn and showing its age. Much of it has been painted.	Priority 2		
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2034	\$14,221	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated ioints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		
Swarthmore Rutledge School	Site Projects	Playground Equipment	2034	\$14,221	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safety concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2034	\$28,442	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2034	\$42,663	An annual maintenance plan is recommended to maintain the garden and lawnareas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
Swarthmore Rutledge School	Plumbing	Plumbing fixtures	2034	\$216,302	Consider replacing with low flow plumbing fixtures during the next major building renovation.	Standard efficiency plumbing fixtures were installed throughout during the 2004 renovation project.	Priority 3		

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Swarthmore Rutledge School	Building Hardware and Equipment	Marker Boards	2034	\$288,066	Consideration could be given to replacement although this is not a pressing issue.	Some classrooms utilize original chalkboards rather than whiteboards. District replaces as requested.	Priority 3		
Swarthmore Rutledge School	Building Hardware and Equipment	Theater - Equipment	2034	\$323,528	The district should plan for the replacement of the system at the end of its expected useful life.	Stage Curtain was replaced recently. Other theatrical equipment is functional but dated.	Priority 3	\$323,528.00	
Swarthmore Rutledge School	Building Hardware and Equipment	Doors - General Interior	2034	\$831,929	Consideration should be given to replacement although the improvement is entirely aesthetic.	All doors are functioning. Hardware is ADA compliant lever type, however, thresholds are not ADA compliant. Doors are slightly worn. Fair to poor condition.	Priority 3		
Swarthmore Rutledge School	Interior Surfaces	Ceilings - ACT	2034	\$1,417,468	Ceiling renovations including ACT ceiling replacement should be anticipated during the next major renovation of the systems above the ceilings. Replacement generally coincides with lighting or HVAC replacements.	The most used ceiling type is acoustic panel tiles (APC), with some instances of plaster ceilings. APC ceilings have a lifespan of around 20 years and plaster can last 50 plus years. APC is more likely to be damaged due to its removable nature; both are susceptible to water damage, during the 2013		\$1,417,468.00	
Wallingford Elementary School	Plumbing	Domestic Water Heater	2034	\$36,975	Budget for replacement of the 2011 unit at the end of its useful life	2 Gas fired storage type water heaters manufactured by AO Smith with rated capacities of 250MBH each. One unit installed in 2011 construction. One unit replaced around 2019.	Priority 2	\$36,975.00	
SUBTOTAL ALL SCHOOLS 2034				\$14,375,239				\$3,552,753	
Athletics - District Wide	King Field	Athletic Fields - Field Turf (Synthetic)	2035	1448942	The district should plan to replace the system at the end of its anticipated useful life.	The turf is being replaced this summer (2025). As part of the project the current natural grass D Areas are being replaced with synthetic turf.	Priority 2	1448942	
Athletics - District Wide	Rutgers Avenue Fields	Athletic Fields - Field Turf (Grass)	2035	\$965,962	It is recommended to renovate the Rutgers Avenue Fields as detailed in the previous athletic field study. This includes drainage improvements, jumping area removal, and selected turf restoration.	The Rutgers Avenue Fields were in fair condition. For more details, see the previous athletic facility study.			
Athletics - District Wide	Strath Haven Middle School Fields	Athletic Fields - Field Turf (Synthetic)	2035	\$1,931,924	Recommend resurfacing in ~10 years at end of useful life expectancy.	Field was recently resurfaced. This should be done every 8-12 years			
Strath Haven High School	Site Projects	Concrete - Walks & Drives	2035	\$22,291	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition with scattered issues that are commensurate with age and use.	Priority 3		
Strath Haven High School	Interior Surfaces	Walls - Paint	2035	\$74,305	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU) or metal stud with gypsum wall board (GWB). CMU will last the lifetime of a building. GWB can last up to 50 years but is often susceptible to damage by water or impact. All walls appear to be original to their era of construction, though it is assumed all CMU and GWB walls were painted during the 2000 renovation.	Priority 3		
Strath Haven High School	Building Hardware and Equipment	Doors - General Interior	2035	\$1,608,326	It's recommended that the district assesses locksets for school safety features. No significant needs for replacement were observed. Consider replacing doors and hardware on an as-needed basis as part of a future planned renovation. Mostly aesthetic considerations.	No doors were observed that don't function as intended. Hardware, even in the older sections of the building is lever style and is assumed to be ADA compliant. Select doors, i.e. the locker rooms, have obvious non-compliant, loop style door pulls. Doors in the older sections show wear and tear from regular and prolonged use.	Priority 3		
Swarthmore Rutledge School	Site Projects	Concrete - Walks & Drives	2035	\$14,861	It is recommended that an annual maintenance plan to correct minor defect as they arise, including milling joints to eliminate tripping hazards; replace/repair cracked, chipped, or spalling concrete; and replacing deteriorated joints.	Concrete sidewalks, curbs, and steps were noted throughout the site as being in good condition.	Priority 3		
Swarthmore Rutledge School	Site Projects	Playground Equipment	2035	\$14,861	It is recommended that the district implement an annual maintenance plan to inspect and repair play equipment and replace play mulch biannually. In year on, repair to the "sparrow house" should be made a priority due to the observed condition and safety concerns.	The site included a series of playground areas and equipment. The district replaced old mulch with Zeager Pre-engineered Play carpet in 2020 -2022. The majority of the equipment and play surfaces were in good condition with some areas in poor condition.	Priority 3		

Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Swarthmore Rutledge School	Interior Surfaces	Walls - Paint	2035	\$29,722	It is recommended that an annual summer maintenance program be developed to address wall damage and systematically paint the building over a series of years.	Walls were built in concrete blocks (CMU), metal stud with gypsum wall board (GWB), or are plaster walls original to their respective eras. CMU will last the lifetime of a building. GWB can last up to 50 years, but is often susceptible to damage by water or impact. Plaster can last for 50-plus years, so long as the key between plaster and back up structure (lathe) remains. All walls were painted.	Priority 3		
Swarthmore Rutledge School	Site Projects	Landscaping	2035	\$44,583	An annual maintenance plan is recommended to maintain the garden and lawn areas and provide routine tree work.	The site landscaping features included grass areas, trees, and garden beds.	Priority 3		
SUBTOTAL ALL SCHOOLS 2035				\$6,155,777				\$1,448,942	
Nether Providence Elementary School	Building Hardware and Equipme	Doors - Hollow Metal	2036	\$84,793	Repaint metal door frames	Hollow metal frames are a combination of original (1960s) and newer (added 2013). New frames are from Steelcraft. HM frames should last the lifetime of the building, unless damaged. HM frames are structurally in good condition but most have extremely worn or chipped paint.	Priority 3	\$88,456	
Strath Haven Middle School	Building Hardware and Equipment	Lockers - Student	2036	\$423,961	Recommend replacement of broken lockers soon and replace remaining at end of useful life expectancy.	Lockers appear to be in good condition overall but running out of locker space and some existing lockers are breaking at bottom. Wood shop teacher is making pieces to fix.	Priority 3		
Strath Haven Middle School	Mechanical Systems	Exhaust Fan	2036	\$524,904	The district should plan to replace the exhaust fans/system at the end of their anticipated useful life.	Greenheck exhaust fans were installed during 2010 construction and appear to be in fair condition.	Priority 3		
Wallingford Elementary School	Building Hardware and Equipment	PA system	2036	\$180,969	The district should plan	The PA system is manufactured by Telecore and was installed during the 2011 construction. The system has no reported issues.	Priority 3		
Wallingford Elementary School	Electrical	Clock system	2036	\$217,162	The district should plan for the replacement of the system at the end of its expected useful life.	The clock system is manufactured by Primex, interconnected with the PA system, and is a wireless clock system that was installed during the 2012 construction. The system has no reported issues.	Priority 3		
Wallingford Elementary School	Electrical	Wiring - Data & Voice	2036	\$361,937	The district should plan for the replacement of the system during the next major building renovation and perform routine maintenance on the UPS batteries/system until replacement.	The data system consists of 10 gigabit fiber optic backbone and CAT 6 horizontal cabling. The 10 gigabit fiber and CAT 6 cabling was installed during the 2012 construction. In addition to the cabling, wireless access points were observed in all classrooms. The cabling design meets current and future needs. The building has a large 3- phase UPS to back up the power for the data wiring. The UPS 30kVA is size, manufactured by Liebert, and still supported.	Priority 3		
Wallingford Elementary School	Interior Surfaces	Flooring - VCT	2036	\$651,486	The district should plan to replace the flooring at the end of its anticipated useful life	Flooring finish varies greatly by room usage, though the majority is vinyl composition tile (VCT). VCT was manufactuered by Armstrong and has a lifespan of around 40 years, but this depends on traffic levels and status of substrate. All flooring was replaced in the 2011 renovation.	Priority 3		
Wallingford Elementary School	Electrical	Lighting	2036	\$1,013,422	It is recommended that the district plan to replace the system at the end of its anticipated useful life.	The majority of the lamping in the existing lighting fixtures throughout the building was recently replaced with LED lamps and drivers as part of the CM3 GESA project. The fixtures themselves mostly remained as part of this project.	Priority 3		
Wallingford Elementary School	Interior Surfaces	Ceilings - ACT	2036	\$1,085,809	Ceiling renovations including ACT ceiling replacement should be anticipated during the next major renovation of the systems above the ceilings. Replacement generally coincides with lighting or HVAC replacements.	The most used ceiling type is acoustic panel tiles (APC), with some instances of gypsum soffits (GWB). APC ceilings are manufactured by USG. APC ceilings have a lifespan of around 20 years and GWB can last up to 50-years. APC is more likely to be damaged due to its removable nature; both are susceptible to water damage. All ceilings were installed during the 2011 renovation.			
SUBTOTAL ALL SCHOOLS 2036				\$4,544,443				\$88,456	
Nether Providence Elementary School	Plumbing	Domestic Water Heater	2037	\$71,202	The district should plan for the replacement of the system at the end of its expected useful life.	Gas fired storage type water heaters manufactured by AO Smith. One unit was installed in 2022 with a rated capacity of 250 MBH each. (Model number BTH- 250A 300). One unit was installed in 2023 with a rated capacity of 200 MBH each (Model number BTH- 199 300).	Priority 3		
Nether Providence Elementary School	Electrical	Lighting - Building (Exterior)	2038	\$165,348	The district should plan for the replacement of the system at the end of its expected useful life.	The building mounted lighting was replaced with LED fixtures or relamped with retrofit lamps as part of the CM3 GESA project. what wasn't completely replaced, was retrofitted with LED lamps.	Priority 3		

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Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Nether Providence Elementary School	Building Hardware and Equipme	PA system	2038	\$200,295	The district should plan for the replacement of the system at the end of its expected useful life.	The PA system is manufactured by Telecore and was installed during the 2013 construction. The system has no reported issues.	Priority 3		
Nether Providence Elementary School	Electrical	Clock system	2038	\$240,354	The district should plan for the replacement of the system at the end of its expected useful life.	The clock system is manufactured by Primex, interconnected with the PA system, and is a wireless clock system that was installed during the 2013 construction. The system has no reported issues.	Priority 3		
Nether Providence Elementary School	Electrical	Wiring - Data & Voice	2038	\$400,591	The district should plan for the replacement of the system at the end of its expected useful life.	The data system consists of 10 gigabit fiber optic backbone and CAT 6 horizontal cabling. The 10-gigabit fiber and CAT 6 cabling was installed during the 2013 construction. In addition to the cabling, wireless access points were observed in all classrooms. The cabling design meets current and future needs.	Priority 3		
Strath Haven Middle School	Accessibility	Elevator	2038	\$1,102,323	The district should plan on replacing or renovating the elevator systems during the next major building renovation.	The building included one elevator which was manufactured by ThyssenKrupp in 2008.	Priority 2		
Strath Haven Middle School	Plumbing	Domestic Water Heater	2038	\$99,210	The district should plan to replace the system at the end of its anticipated useful life	3 100-gallon, 200MBH, gas-fired, AO Smith water heaters piped in parallel provide hot water for the building. Replaced in 2023. 97% thermal efficiency. Model number BTH- 199 300	Priority 3		
Strath Haven Middle School	Electrical	Lighting - Building (Exterior)	2038	\$220,464	The district should plan for the replacement of the system at the end of its expected useful life.	The building mounted lighting was mostly replaced with LED fixtures as part of the CM3 GESA project. what wasn't completely replaced, was retrofitted with LED lamps. The site lighting heads were replaced with LED heads as part of the CM3 GESA project, while the poles remained the same. The head finish does not match the pole finish.	Priority 3		
Strath Haven Middle School	Electrical	Security Alarm System	2038	\$1,007,375	The district should plan to replace the system at the end of its anticipated useful life	The intrusion detection system is manufactured by DMP, and was recently upgraded. The system appears mostly functional; however, the front entrance does not have door position switches on all doors. The video surveillance system has been maintained and expanded over the years. The system is comprised of Arecont cameras and ExacqVision video recording. The system was recently integrated with the district access control system as part of the CM3 GESA project.	Priority 3		
Strath Haven Middle School	Electrical	Wiring - Data & Voice	2038	\$1,007,375	The district should plan for the replacement of the system during the next major building renovation.	The data system consists of 10 gigabit fiber optic backbone and CAT 6 horizontal cabling. The 10 gigabit fiber and CAT 6 data cabling was installed during the 2010 construction. In addition to the cabling, wireless access points were observed in all classrooms. The cabling design meets current and future needs.	Priority 3		
Strath Haven Middle School	Interior Surfaces	Flooring - VCT	2038	\$1,813,275	The district should plan to replace the flooring at the end of its anticipated useful life	Flooring finish varies by room usage, though the majority is vinyl composition tile (VCT). Manufacturer is unknown, but VCT has a lifespan of around 40 years, but this depends on traffic levels and status of substrate. Most flooring appears to have been replaced during the 2008 renovation.	Priority 3		
Strath Haven Middle School	Electrical	Lighting	2038	\$2,820,648	As part of the CM3 GESA project, PIR (passive infrared) occupancy sensors were added in classrooms and other select areas. The sensors require that a person walk into the center of the room before the lights turn on, and, depending on where the instructor is located when class is not in session, the lights may turn off. The occupant control, comprising of switching, remained from before the upgrades. Current energy codes require dimming control, as well as occupancy sensing control.	The majority of the lamping in the existing lighting fixtures throughout the building was recently replaced with LED lamps and drivers as part of the CM3 GESA project. The fixtures themselves mostly remained as part of this project. A few existing fluorescent fixtures were observed in selected areas, which are in Fair Condition.	Priority 3		
Wallingford Elementary School	Electrical	Lighting - Building (Exterior)	2038	\$165,348	The district should plan for the replacement of the system at the end of its expected useful life and connect the exterior lighting to the BAS during the process.	Much of the building mounted lighting has been changed over to LED since 2010, and LED floods added. What wasn't replaced prior, was replaced as part of the CM3 GESA project in 2023. The exterior lighting is controlled via lighting control system and is not interconnected with the BAS.	Priority 3		

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Building	System	Component	Imp Yr	Budget	Budgetary Notes	Description	Priority	Revised Capital Program	Included in HS Project?
Strath Haven Middle School	Electrical	Generator	2040	\$481,506	It is recommended that the generator and its older panels be replaced at the end of the generators anticipated useful life.	The emergency generator is a 300kW, MTU, diesel powered interior unit that was installed during the 2010 construction. Model number 300RXC6DT3. There are two (2) transfer switches separating life safety from general emergency loads per current life safety codes.	Priority 2		
Wallingford Elementary School	Electrical	Generator	2041	\$314,483	It is recommended that the generator and its older panels be replaced at the end of the generators anticipated useful life.	The emergency generator is a 150kW, Generac natural gas-powered exterior unit that was installed during the 2011 construction. There are two (2) transfer switches separating life safety from general emergency loads per current life safety codes. The unit is fully functional and has no reported issues.	Priority 2		
Wallingford Elementary School	Accessibility	Elevator	2041	\$1,257,933	The district should plan on replacing or renovating the elevator systems during the next major building renovation.	The building included one elevator which is assumed to have been installed during the most recent building renovations.	Priority 2		
Wallingford Elementary School	Interior Surfaces	Casework - Classroom (Uppers & Lowe	2041	\$ -	The district should plan for the replacement of the system at the end of its expected useful life.	All casework was replaced in 2011 renovation with plastic laminate (plam) cabinetry. Plam cabinetry can have a life expectancy of around 40-years, but this greatly depends on daily usage and maintenance. Plam is starting to show signs of wear and tear, especially at edges.	Priority 3	\$81,002	
Wallingford Elementary School	Roof Systems	Roofing - TPO	2042	\$2,760,536	The district should plan to replace the system at the end of its anticipated useful life.	The TPO roof over the 1968 portion of the building was installed in 2022.	Priority 2		
Nether Providence Elementary School	Electrical	Generator	2043	\$824,217	The district should plan for the replacement of the system at the end of its expected useful life. 150 kW	The emergency generator is a 150kW, Kohler natural gas powered exterior unit that was installed during the 2013 construction. There are two (2) transfer switches separating life safety from general emergency loads per current life safety codes. The unit is fully functional, and has no reported issues. Model number - 150REZG	Priority 3		
Nether Providence Elementary School	Interior Surfaces	Casework - Classroom (Uppers & Lower	2043	\$ -	The district should plan for the replacement of the system at the end of its expected useful life.	Casework was installed as part of the 2013 addition and renovation. LSI Corporation is the manufacturer. Plastic laminate (plam) cabinetry can have a life expectancy of around 40-years, depending on daily usage and maintenance.	Priority 3		
Nether Providence Elementary School	Roof Systems	Roofing - TPO	2045	\$1,837,633	The district should plan to replace the roofing at the end of its anticipated useful life.	On the 1964 section of the building, the roofing was replaced with a white membrane roof in the summer of 2024.	Priority 3		
Nether Providence Elementary School	Building Envelope	Skylights	2045	\$45,003	Recommend replacement at end of useful life expectancy.	Skylight was replaced with with roof replacement last summer.			
Nether Providence Elementary School	Building Envelope	Windows	2045	\$4,797,295	The district should plan to replace the system at the end of its anticipated useful life	Windows were replaced in 2013 with aluminum curtainwall and storefront systems with select operable units. The manufacturer is Kawneer and has a life expectancy around 50 years.			
Strath Haven Middle School	Interior Surfaces	Casework - Classroom (Uppers & Lower	2045	\$ -	The district should plan for the replacement of the system at the end of its expected useful life.	Overall, all plastic laminate (plam) casework appeared to be replaced in 2008 renovation and was in good condition with a few exceptions as noted below. Manufacturer is unknown. Plam cabinetry can have a life expectancy of around 40-years, but this greatly depends on daily usage and maintenance.	Priority 3		
SUBTOTAL BEYOND TEN YEARS				\$21,632,414				\$81,002	