Building & Property Committee

12 December 2018

Agenda

2019 Projects

a. Bid Instructions
b. Elementary Furniture Concept

Director Updates

a. MS Courtyard Drain
b. Stadium Pole Inspection
c. Act 39 – Lead In Drinking Water
d. MR Panel Fix
e. PennDOT Grant Project Update
f. Roof Projects Completed
g. Oak Flat Roof – Scan Next Year
h. NV Office VCT Install
i. OF Office Reconfiguration

Other

Committee Discussion

2019 Project(s)

INDIVIDUAL BID FORMS – RENOVATIONS TO MT. ROCK E.S. – PHASE 2

3196.1-1	General Construction
3196.1-2	Heating, Ventilating and Air Conditioning Construction
3196.1-3	Plumbing Construction
3196.1-4	Electrical Construction

INDIVIDUAL BID FORMS – RENOVATIONS TO BIG SPRING M.S. – PHASE 2

3196.2-1	General Construction
3196.2-2	Heating, Ventilating and Air Conditioning Construction
3196.2-3	Plumbing Construction
3196.2-4	Electrical Construction

INDIVIDUAL BID FORMS – RENOVATIONS TO BIG SPRING H.S. – PHASE 2

3196.3-1	General Construction
3196.3-2	Heating, Ventilating and Air Conditioning Construction
3196.3-3	Plumbing Construction
3196.3-4	Electrical Construction

INDIVIDUAL BID FORMS – RENOVATIONS TO OAK FLAT E.S. – PHASE 2

3196.4-1	General Construction
3196.4-3	Plumbing Construction
3196.4-4	Electrical Construction

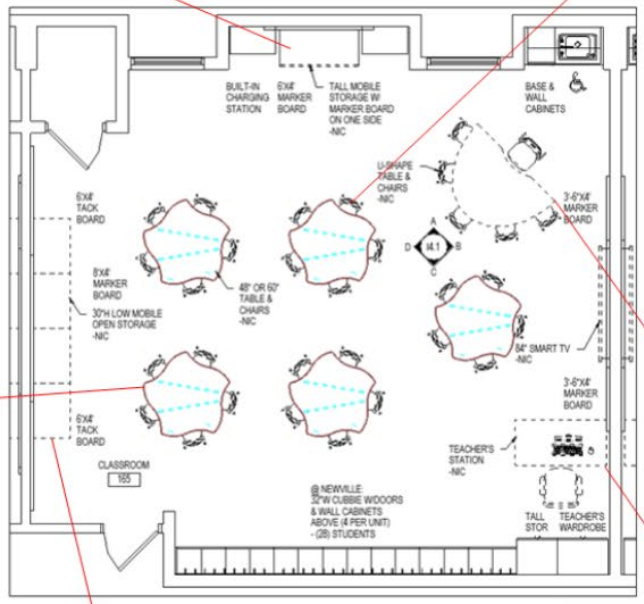
COMBINED BID FORMS – RENOVATIONS TO MT. ROCK E.S., BIG SPRING M.S., BIG SPRING H.S. AND OAK FLAT E.S. – PHASE 2

3196.1/3196.2/3196.3/3196.4-1	General Construction
3196.1/3196.2/3196.3-2	Heating, Ventilating and Air Conditioning Construction
3196.1/3196.2/3196.3/3196.4-3	Plumbing Construction
3196.1/3196.2/3196.3/3196.4-4	Electrical Construction

- Advertise 19 December
- Release bid spec on 16 January
- Bids due 14 February
- Bid releases as separate & combined projects

2019 FFE (Furniture Concept)

MT. ROCK ELEMENTARY SCHOOL



1ST CLASSROOMS

MS Courtyard Drain Fix

Stadium Poles

Summary:

1. The age of the poles is between 30 and 40 years. All of the pole structures appear to be in satisfactory condition with no major defects per the inspection techniques outlined in this report at this juncture in time.
2. From a liability standpoint, RTS recommends the school continue to use a crane to access the structures and to not allow the steps to be utilized without a fall protection system (safety cable) installed. This is due both to the condition of the luminaire support baskets (see #4 below) and the absence of a fall protection system.
3. The condition of the electrical conduits installed on the pole structures was observed to be poor and in need of repair/maintenance.
4. The steel luminaire support baskets have extensive rust. There was also a question of the structural adequacy of the baskets. There are two options to address this:
   a. Perform a detailed inspection (including inspection of connection welds and hardware) of the baskets utilizing aerial lift equipment. If the inspection yields acceptable results, paint the baskets. The painting process would entail significant surface preparation that would be cost prohibitive unless the baskets were lowered to the ground. This option will be costly.
   b. Replace the baskets and the lighting system with new equipment. While the poles are presently in satisfactory condition, if the lighting system was replaced it may be prudent to also replace the pole structures and lighting system together. Although the poles are presently in acceptable condition, in the long run this option may be the most prudent course of action based on the age of the structures and lighting system.
5. If the poles were to remain in service, I recommend the poles be re-inspected in three (3) years or after any significant wind event (greater than 70 mph). If the luminaire support baskets remain in service and are not painted, I would recommend the baskets be inspected annually.

Musco Info Request

Soil Report Information Required for Light Pole Foundation Design

These tests are being requested to provide information for the purpose of designing foundations for embedment of a laterally loaded pile to be used to support mono-pole type structures with lighting fixtures mounted at the top. The Musco standard foundation consists of a round precast, pre-stressed concrete bottom pole section centered in a 30" (minimum) diameter pier excavation, plumbed, and stabilized with concrete backfill in the annular space. These foundations will be designed using the depth of embedment formula (nonconstrained) per Chapter 18 of the International Building Code.

Please provide the following soil investigation information:

- List the boring number, location and elevation.
- Soil description and classification
- N-Value (Blow Count)
- Ground Water Conditions - depth to ground water table if applicable
- For cohesive soils:
  - Consistency
  - C, cohesion, or Qu, unconfined compressive strength
- For cohesionless soils:
  - Relative density
  - Ø (phi), internal angle of friction, degrees
  - Kp, passive lateral pressure coefficient
  - γ, soil unit weight and (γ sat) buoyant unit weights if applicable.

Act 39 – Lead In Drinking Water

Public School Code

To prevent exposure to lead contamination in the drinking water of Pennsylvania's schools, the Public School Code was amended in June 2018 (by Act 39 of 2018) to:

- Encourage schools to test for lead in their drinking water;
- Require schools that do not test to discuss lead issues at a public meeting; and
- Implement a plan if results exceed the U.S. Environmental Protection Agency's (EPA) national primary drinking water standard of 15 parts per billion (ppb).

This law is effective beginning with the 2018-19 school year.

https://www.education.pa.gov/Schools/safeschools/resources/Pages/Lead-in-Drinking-Water.aspx

OF Panel Fix

PennDOT Grant Update

- ✓ We have the permits.
- ✓ The signal contractor is ready to construct. He is waiting on an opening in weather/temperatures to pour the foundations. Scheduled for this upcoming Tuesday to dig and pour. He will do the foundations over four days.
- ✓ They will then install the poles and lights after that.
- ✓ Road work is next summer

Additional Items

- Roof Projects Completed
- Oak Flat Roof – Scan Next Year
- NV Office VCT Install
- OF Office Reconfiguration

Other

- Questions
- Discussions