

VEBH Architects:

Hopewell Area School District

Facilities Assessments at:

Hopewell, Independence, & Margaret Ross Elementary Schools

Junior High School

Senior High School

Bus Garage and Tony Dorsett Stadium

VEBH Project No. 180700

Preliminary Report (Phase 1) Board Presentation – April 8, 2019



Study Process Overview

- *VEBH was hired in September 2018 to conduct a District-wide Facilities Feasibility Study*

Phase 1: Establish existing physical building and site conditions

- *Conducted tours of each of the six buildings (both inside & outside)*
 - *Looked at condition of windows/doors, finishes, storage, exterior masonry, roofs, paving, code deficiencies, structural concerns, HVAC, plumbing, electrical, and communication systems, kitchens/serving lines, etc.*
- *Developed existing building and site utilization plans*
- *Developing an itemized list of deficiencies at each building*
- *District-wide security upgrades that added cameras, door access controls, and upgraded burglar alarms at all five schools is nearing completion*

Phase 2: Develop cost estimates for list of deficiencies

- *Establishing approximate costs for general construction items, plumbing, mechanical, electrical and food service items*

Study Process Overview

Phase 3: Establish the educational programming needs at each school building

- *Schedule administrative meetings to discuss building-by-building educational needs and develop options for improvements and modifications at each facility*

Phase 4: Create a plan for improvement priorities and timelines

- *Update cost estimates to include educational programming modifications costs*
- *Work with administration to develop improvement priorities based on infrastructure needs and educational programming needs at each building*
- *Work with administration to develop suggested timelines for prioritized building improvements and modifications at each building*

List of Items Requiring Upgrades

FOOD SERVICE
Kitchen design
FSE Equipment
Lack of design
pot washing at
Oil leaking from
bowls
Replace gas or
booster heater
chemicals in it
Non compliant
Replace DRY SINK
Kitchen and Dish
Serving Count
cold pans, break
Add washer, dryer
Paint existing
SITE
Repair / Replace

VEBH ARCHITECTS

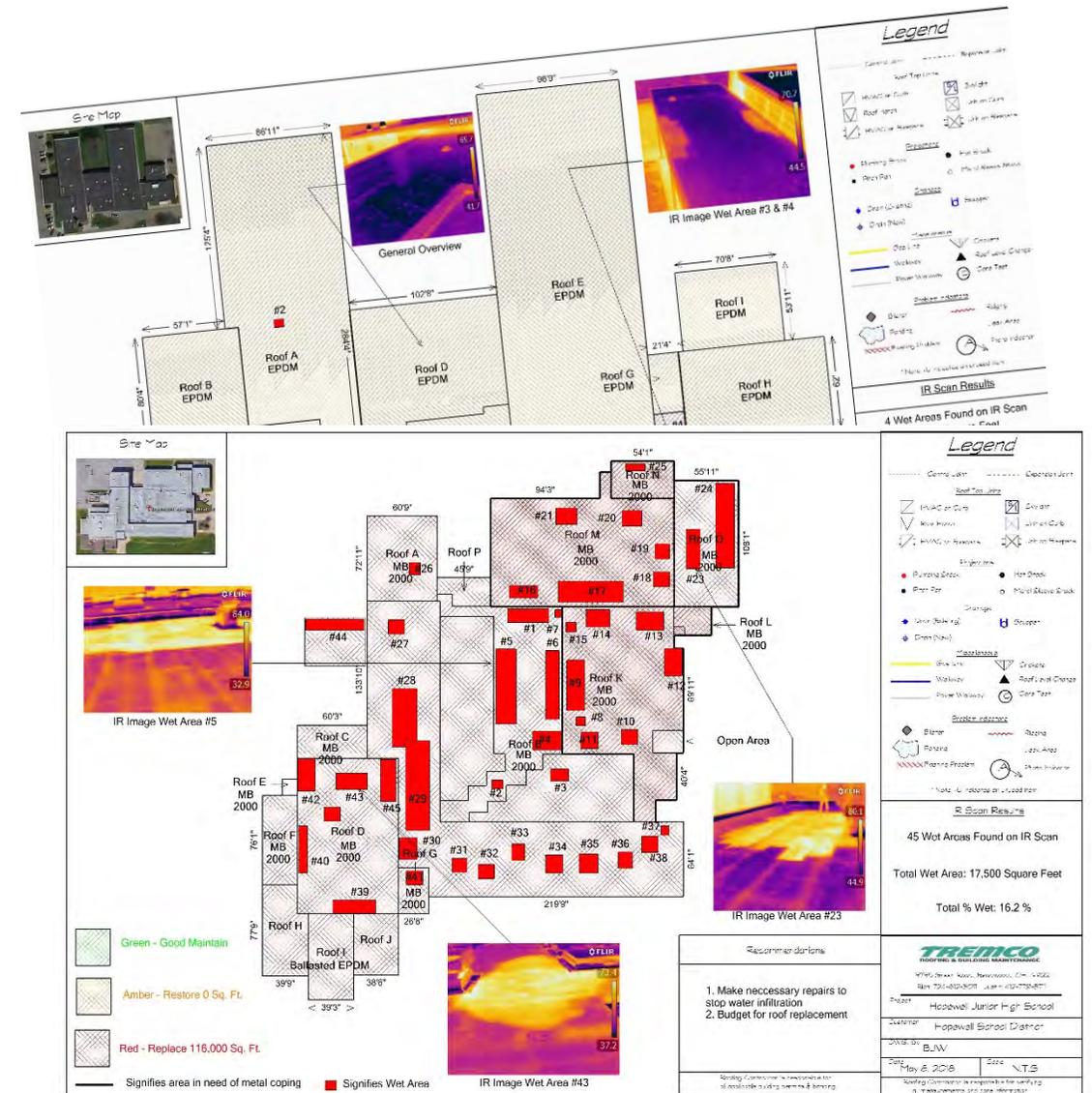
470 Washington Road Pittsburgh, PA 15228 412-561-7117 www.vebh.com

February 28, 2019

HOPEWELL AREA SCHOOL DISTRICT
 HOPEWELL ELEMENTARY SCHOOL

LIST OF ITEMS REQUIRING UPGRADES TO REASONABLE CONSTRUCTION STANDARDS, INCLUDING END-OF-LIFE, SOUNDNESS OF STRUCTURE, CODE COMPLIANCE, ENERGY PORTFOLIO, AND EDUCATIONAL PROGRAM

DEFICIENCY	TYPE	ESTIMATED VALUE	PRIORITY
INTERIOR ITEMS			
Aluminum lobby entrance			
Replace CORRIDOR PREFABRICATED WALL SYSTEM; unrated, doors unrated, louvered doors	CODE		
Replace CORRIDOR suspended ceiling system	END OF LIFE		
Replace room non-ADA compliant room identification signage (non-compliant height)	CODE		
Confirm PLATFORM accessibility in MULTIPURPOSE ROOM A114	CODE		
Replace non-ADA compliant sinks in miscellaneous classrooms (Nurse, Library)	CODE		
BOYS and GIRLS RESTROOM comparison photo (good condition)			
Replace original construction stairwell handrails and guard rails	CODE		
EXTERIOR ITEMS			
Replace Roof			
Replace original windows not addressed as part of 2000 project [Exterior wall louvers will be addressed with HVAC system]	???CODE, ENERGY, END OF LIFE		
Replace exterior hollow metal doors and frames	CODE, ENERGY, END OF LIFE		
Correct water coolers projecting into Corridor;	CODE		
Replace public address system; [clock system not required?]	END OF LIFE		
Replace stairwell enclosure doors and frames (width less than required minimum clear)	CODE, END OF LIFE		
Replace original classroom entrance doors and frames (non-ADA compliant, not rated)	CODE, END OF LIFE		
Update classroom utilization	PROGRAM		



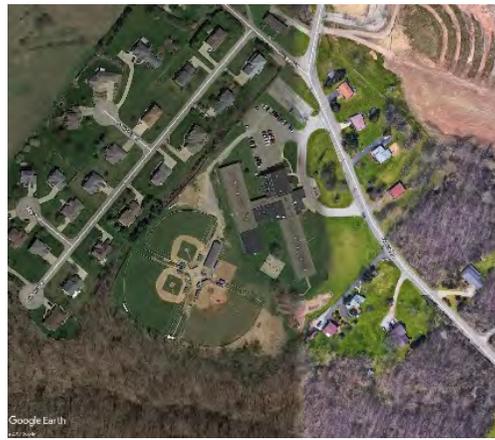
Roof investigations performed by Tremco in May 2018

On-site review list of deficiencies becomes itemized list of building specific improvements

Hopewell Area School District

Summary of District School Facilities

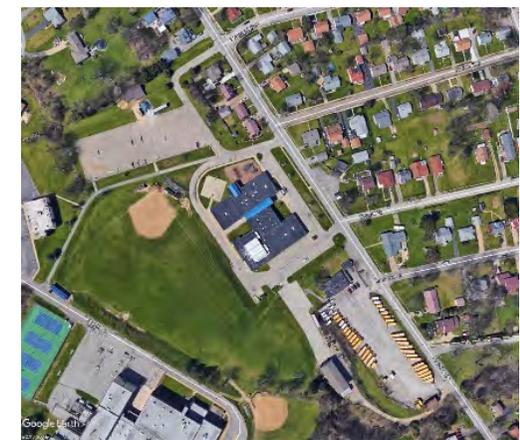
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*Hopewell
Elementary School*



*Independence
Elementary School*



*Margaret Ross
Elementary School*

5 - 8



Junior High School / DAO

9 - 12



High School

Hopewell Area School District

Summary of District Support Facilities



***Bus Garage
(at Margaret Ross
Elementary)***



***Tony Dorsett Stadium
(at the High School)***

Hopewell Elementary School

3000 Kane Rd.

Aliquippa, PA 15001-4393



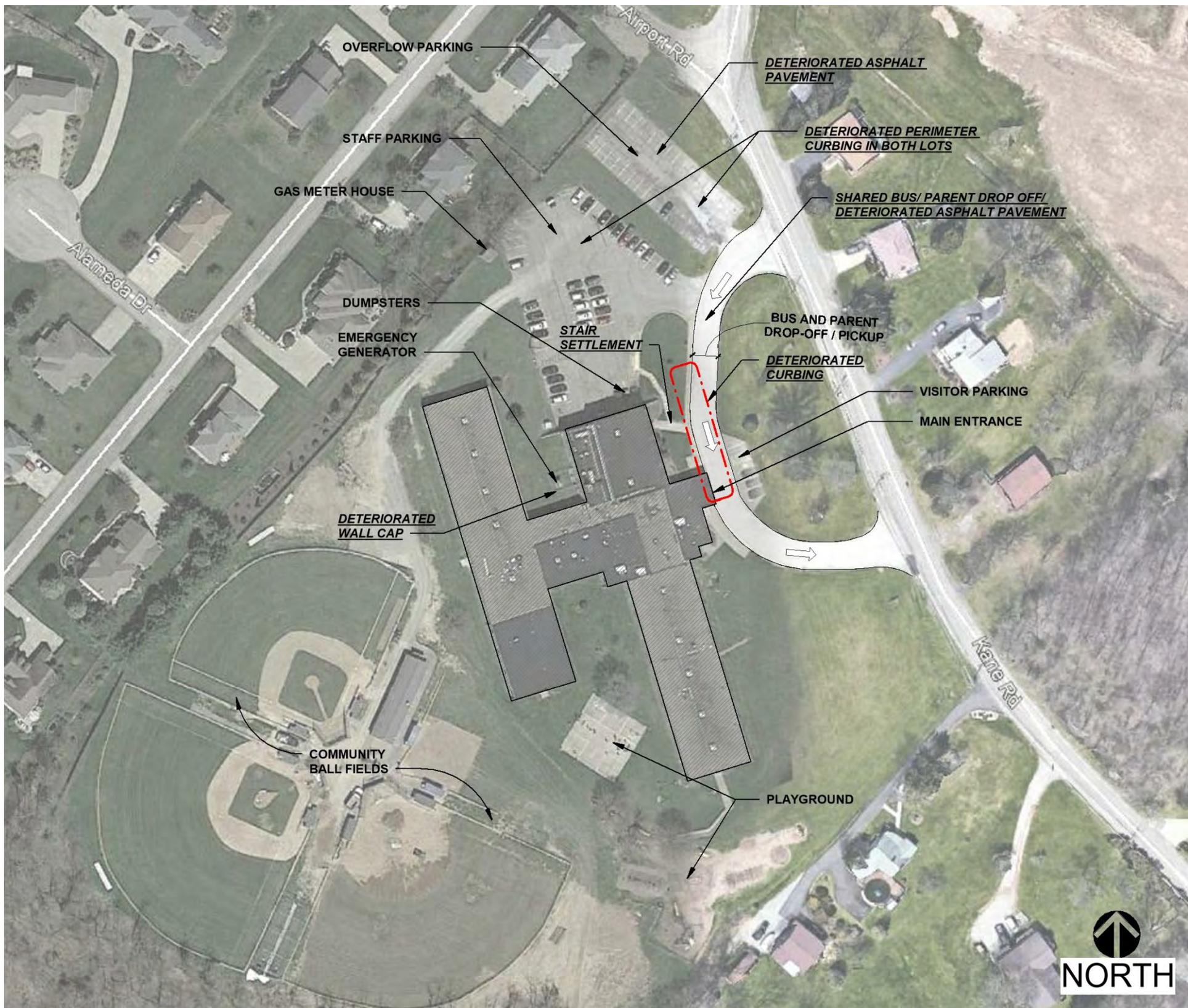
Date of Original Construction	1959	Last Renovations/ Additions	1998
Grades	Kindergarten thru 4th		
Stories	One + boiler room basement		
Occupancy Type	Educational		
Construction Type	Non-combustible		
Architectural Area	52,238 GSF	Site Area	24.4 Acres
PDE FTE Capacity	600		
Current Enrollment	369		
Municipality	Hopewell Township		
Condition	Fair		
Building History	Classroom and administration / entrance additions in 1998		

Positive Conditions

- Restrooms appear to be in good condition (with minor ADA upgrades required)
- Pavement replacement in Spring 2019
- Access control security upgrades

General Building Notes

- Building partially sprinklered
- Building is not fully air conditioned
- Roof area = Approx. 46,650 SF



EXISTING SITE UTILIZATION – HOPEWELL ELEMENTARY

Play Areas

NARROW CORRIDORS (NOT CODE COMPLIANT)

CORRIDOR DOORS ORIGINAL TO BUILDING

NARROW CORRIDORS (NOT CODE COMPLIANT)

WINDOWS ORIGINAL TO BUILDING

RODENT CONTROL REQUIRED

DEMOUNTABLE CLASSROOM AND CORRIDOR PARTITIONS

WINDOWS ORIGINAL TO BUILDING

WINDOWS ORIGINAL TO BUILDING

CORRIDOR DOORS ORIGINAL TO BUILDING

WINDOWS ORIGINAL TO BUILDING

NON-ACCESSIBLE STAGE PLATFORM

KITCHEN DELIVERIES THROUGH STUDENT AREAS

MISSING CHECK-IN WINDOW AT SECURE VESTIBULE

Main Entrance

EXISTING BUILDING UTILIZATION – HOPEWELL ELEMENTARY

Building Specific Issues ... Hopewell Elementary

Code / Handicapped Accessibility Issues

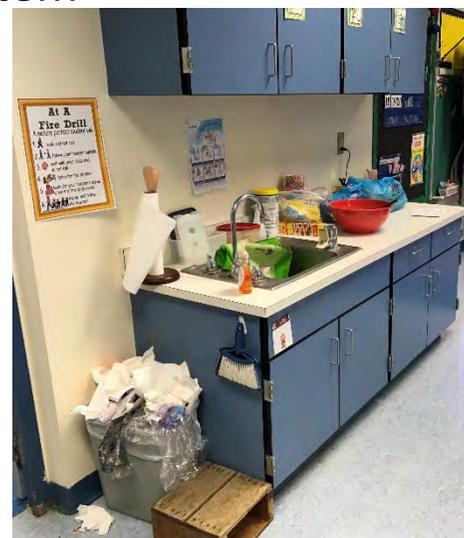
- Replace corridor / classroom prefabricated wall system (*non-rated*)
- Replace non-accessible sinks in classrooms, library, nurse, etc.
- Provide accessible access to platform in Multi-Purpose Room

Building Construction / Site

- Repair portions of roof (*small portion needs replaced entirely*)
- Replace classroom wing windows (original to building – 1959)
- Interior door replacement (*classroom wing doors are original to the building*)
- Replace outdated chalkboards with marker boards
- Bus drive asphalt repairs / parking lot pavement repairs; restriping
- Rodent control

Food Service Equipment has reached /exceeded the end of functional life

- Last equipment replacement was part of 1998 renovations (*20+ years*)
- Non-compliant fire suppression system



Building Specific Issues ... Hopewell Elementary

Mechanical / Electrical / Plumbing Issues

- **Plumbing infrastructure has reached end of functional life**
 - Water service entrance , valves, and piping
 - Water distribution piping is original to the building (*life expectancy is 50 years*)
 - Sanitary and storm piping is original to the building
 - Secondary (emergency) roof drainage
- **HVAC equipment has reached beyond the end of functional life**
 - Classroom unit ventilators, rooftop equipment
 - Pneumatic temperature control system is beyond expected life and difficult to maintain
- **Electrical Equipment has reached end of functional life**
 - Power distribution, lighting, intercom system, public address system, etc.
 - Fire alarm system is obsolete



Independence Elementary School

103 School Road
Aliquippa, PA 15001



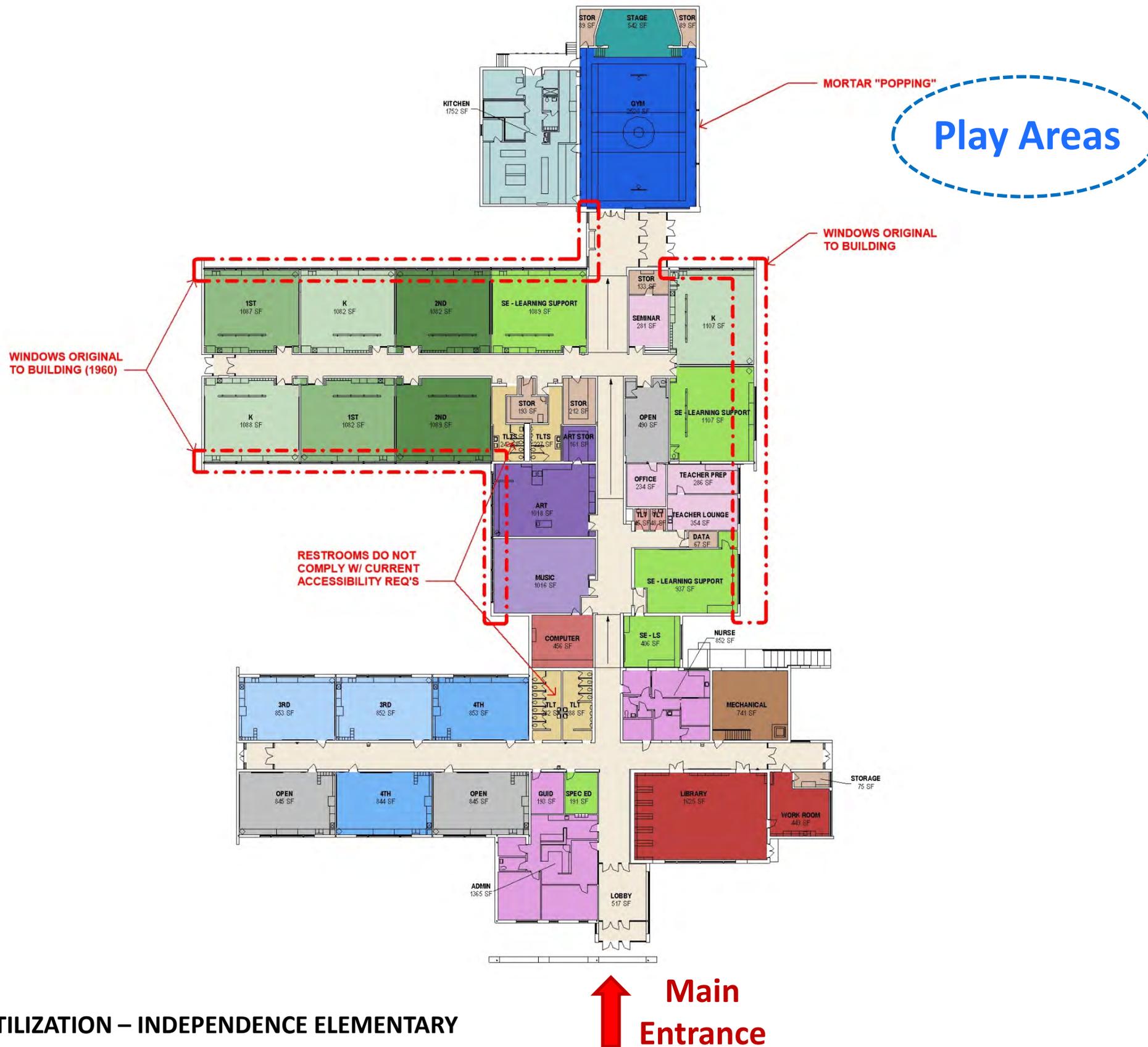
Date of Original Construction	1960	Last Renovations/ Additions	2000
Grades	Kindergarten thru 4th		
Stories	One		
Occupancy Type	Educational		
Construction Type	Non-Combustible		
Architectural Area	43,770 GSF	Site Area	9.8 Acres
PDE FTE Capacity	450		
Current Enrollment	227		
Municipality	Independence Township		
Condition	Fair		
Building History	Second classroom wing and cafeteria addition prior to 2000 additions and renovations		

Positive Conditions

- Corridor walls in good condition (durable materials)
- Classroom casework appears to be in good condition
- Secure vestibule with check-in window

General Building Notes

- Building is not sprinklered
- Building is not fully air conditioned
- Roof area = Approx. 45,800 SF



Building Specific Issues ... Independence Elementary

Code / Handicapped Accessibility Issues

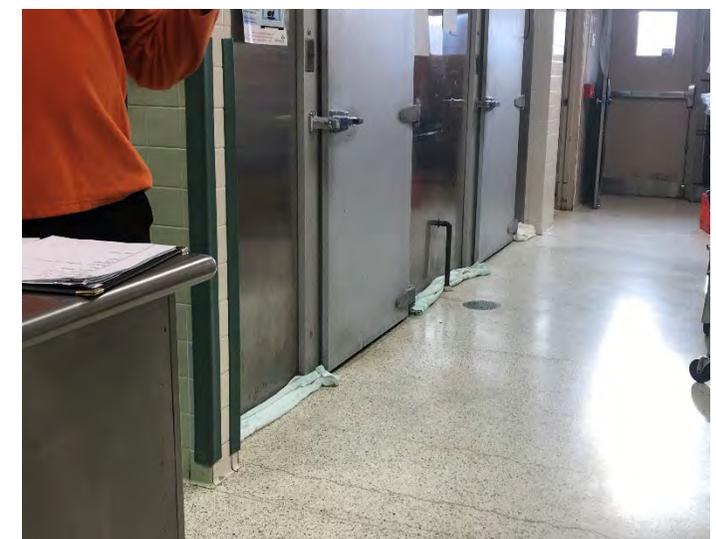
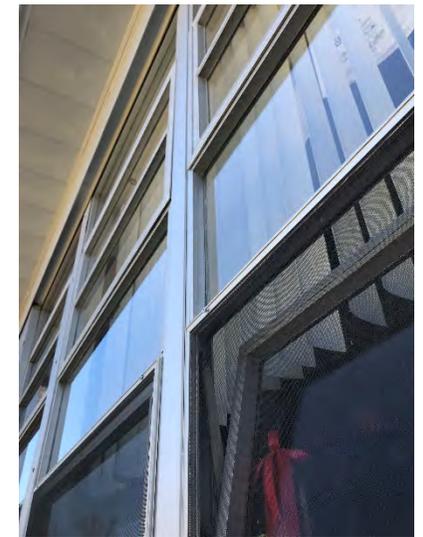
- Replace non-accessible sinks classrooms, library, nurse, etc.
- Replace non-accessible sink faucets in restrooms

Building Construction / Site

- Repair portions of roof (*small portion needs replaced entirely*)
- Interior door replacement (*classroom wing doors are original to the building - 1960*)
- Replace exterior windows not replaced in 1998 renovations (original to building)
- Deteriorated sidewalks

Food Service Equipment has reached /exceeded the end of functional life

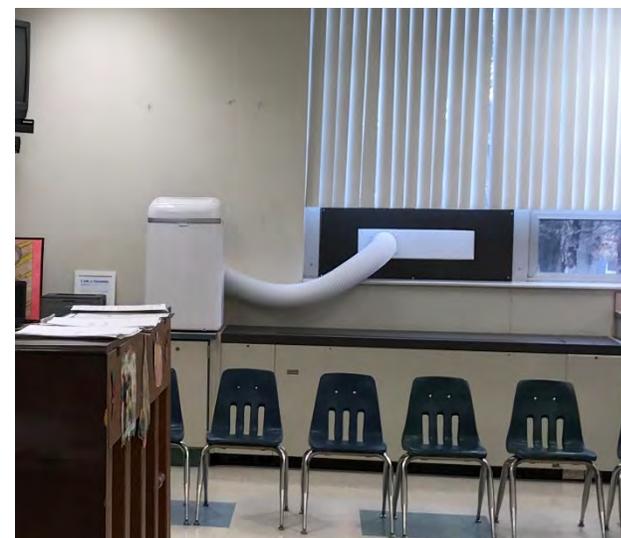
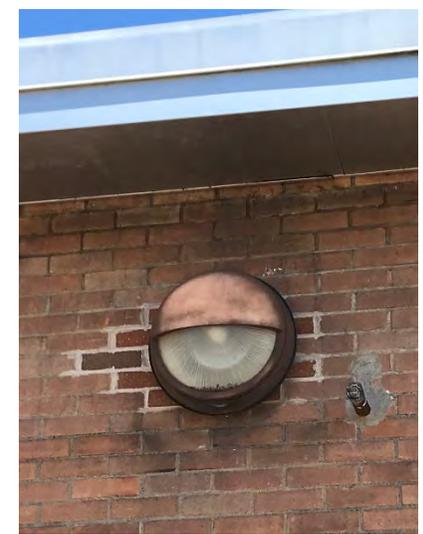
- Last equipment replacement was part of 1998 renovations (*20+ years*)
- Non-compliant fire suppression system
- Lack of designated hand washing sinks
- Slightly oversized, inefficient relationship between kitchen and dishwashing



Building Specific Issues ... Independence Elementary

Mechanical / Electrical / Plumbing Issues

- **Plumbing infrastructure has reached end of functional life**
 - (well water) Booster pumps, water heater, valves, piping, etc.
 - Chlorine feeder, water softening system
 - Water distribution piping is original to the building
 - Sanitary and storm piping is original to the building
 - Secondary (emergency) roof drainage
- **HVAC equipment has reached beyond the end of functional life**
 - Classroom unit ventilators, rooftop equipment, exhaust fans, etc.
 - Pneumatic temperature control system is beyond expected life and difficult to maintain
- **Electrical Equipment has reached end of functional life**
 - Lighting, intercom system, public address system, etc.
 - Fire alarm system is obsolete
 - Data cabling



Margaret Ross Elementary School

1955 Maratta Rd.
Aliquippa, PA 15001-4167



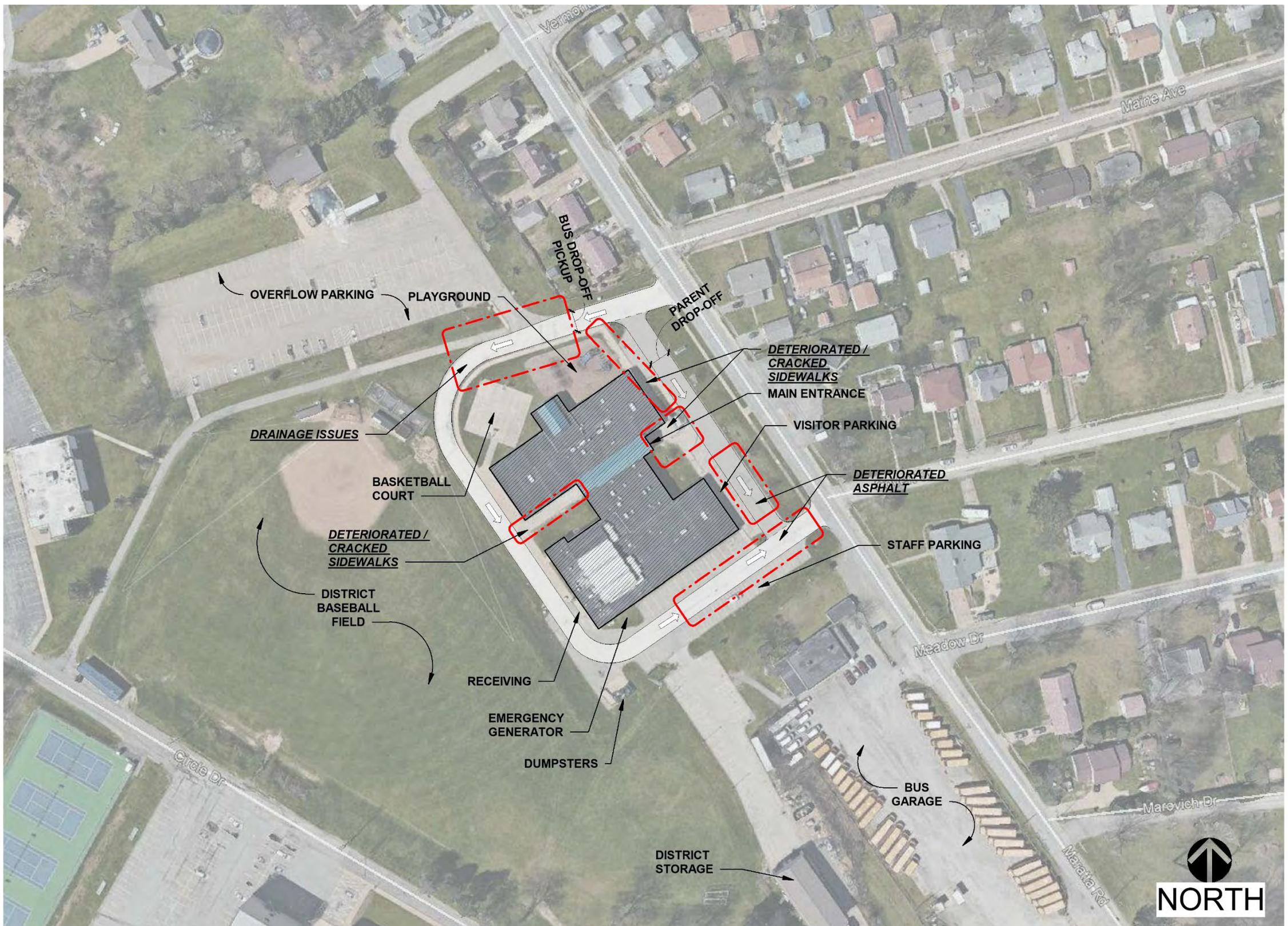
Date of Original Construction	1961	Last Renovations/ Additions	2000
Grades	Kindergarten thru 4th		
Stories	One		
Occupancy Type	Educational		
Construction Type	Non-Combustible		
Architectural Area	32,417 GSF	Site Area	13 Acres (includes bus garage)
PDE FTE Capacity	300		
Current Enrollment	219		
Municipality	Hopewell Township		
Condition	Good		
Building History	Administration addition and Gym / Cafeteria expansion in 2000		

Positive Conditions

- Finishes in good condition (durable materials)
- Code compliant recessed classroom entrances
- Secure vestibule with check-in window
- Building is well maintained

General Building Notes

- Building is partially sprinklered
- Building is not fully air conditioned
- Roof area = Approx. 33,050 SF



EXISTING SITE UTILIZATION – MARGARET ROSS ELEMENTARY



EXISTING BUILDING UTILIZATION – MARGARET ROSS ELEMENTARY

Building Specific Issues ... Margaret Ross Elementary

Code / Handicapped Accessibility Issues

- Replace non-accessible sinks in each classroom, library, nurse, etc.
- Loose equipment stored in corridors
- Non-accessible stage / platform

Building Construction / Site

- Replace exterior hollow metal doors and frames
- Repair portions of roof
- Repair / replace asphalt pavement
- Sidewalk replacement

Food Service Equipment has reached /exceeded the end of functional life

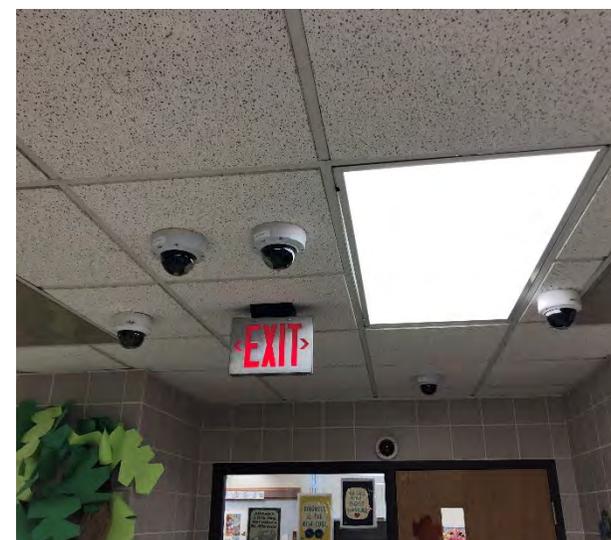
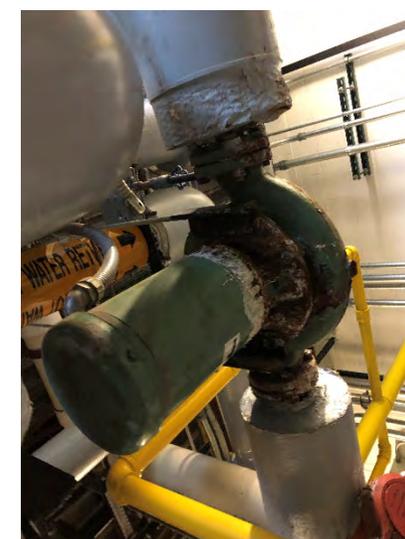
- Lack of designated hand washing sinks
- Residential microwave in a commercial kitchen



Building Specific Issues ... Margaret Ross Elementary

Mechanical / Electrical / Plumbing Issues

- Water service is fed from bus garage
- **Plumbing infrastructure has reached end of functional life**
 - Water distribution piping, valves, and piping, water softening system, etc.
 - Water heater and related components
 - Sanitary and storm piping is original to the building
 - Secondary (emergency) roof drainage
- **HVAC equipment has reached beyond the end of functional life**
 - Classroom unit ventilators, rooftop equipment, boilers, etc.
 - Pneumatic temperature control system is beyond expected life and difficult to maintain
- **Electrical Equipment has reached end of functional life**
 - Lighting, intercom system, public address system, etc.
 - Fire alarm system is obsolete



Hopewell Junior High School / District Administration Office

2354 Brodhead Road
Aliquippa, PA 15001



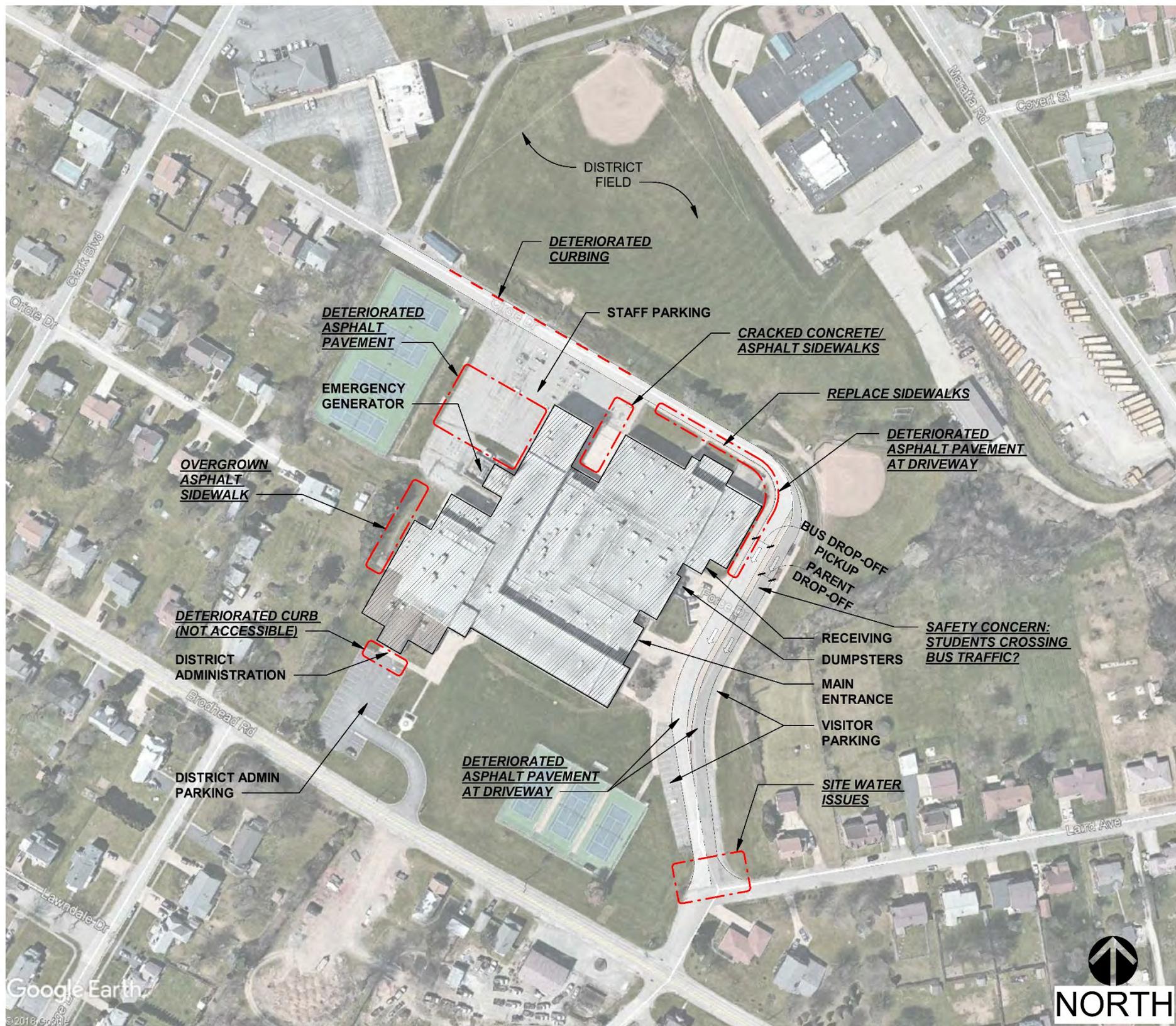
Date of Original Construction	1959	Last Renovations/ Additions	2000
Grades	5th thru 8th		
Stories	Three		
Occupancy Type	Educational / Business		
Construction Type	Non-Combustible		
Architectural Area	201,893 GSF	Site Area	9.7 Acres
PDE FTE Capacity	1,498		
Current Enrollment	623		
Municipality	Hopewell Township		
Condition	Fair / Poor		
Building History	1971 – Cafeteria, gym and natatorium addition 1990 – District Administration addition 2000 – Infill courtyards (Library) and classroom addition		

Positive Conditions

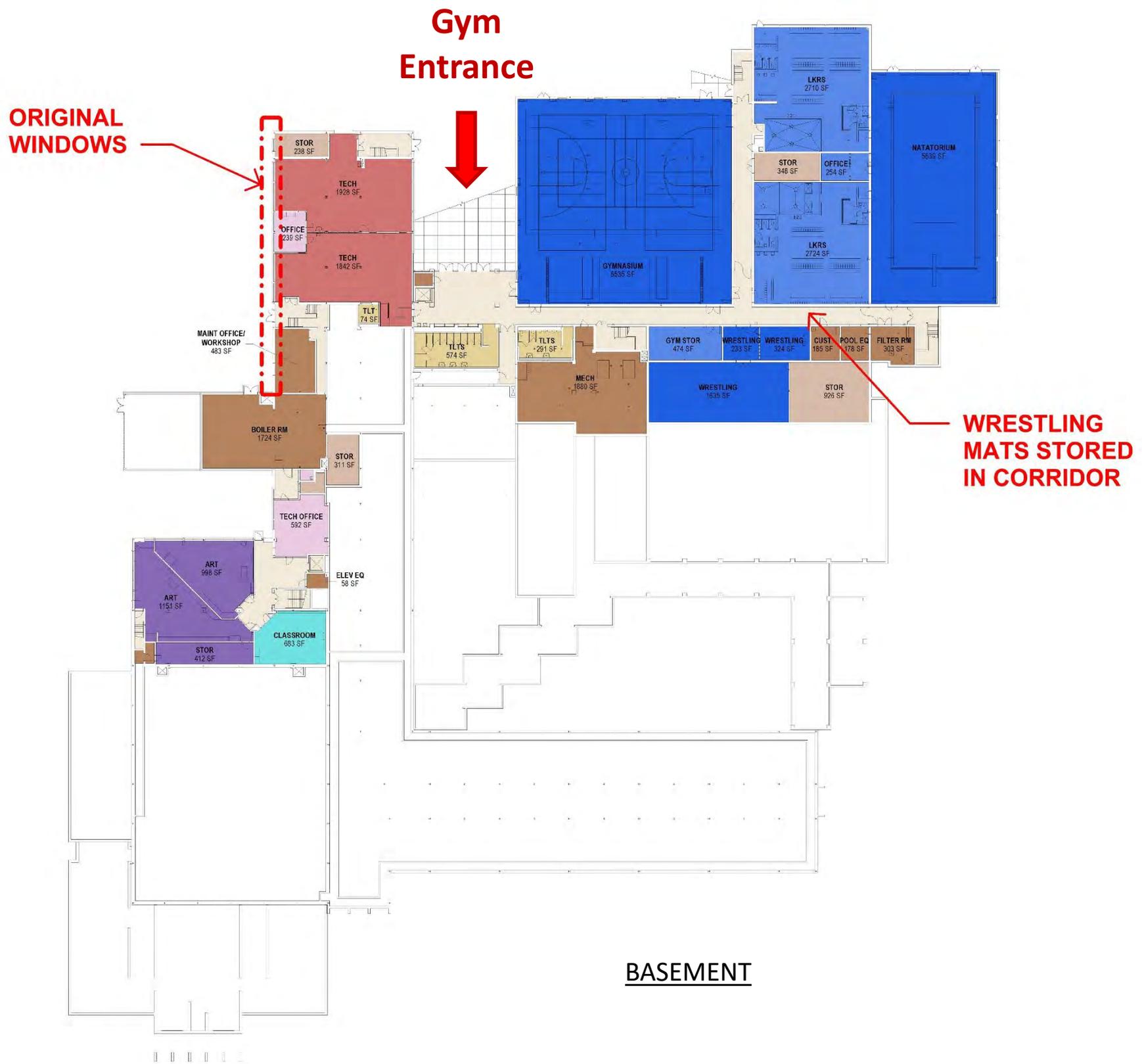
- Terrazzo flooring in majority of corridors
- Corridor durable materials
- Access control security upgrades
- Pavement replacement Spring 2019

General Building Notes

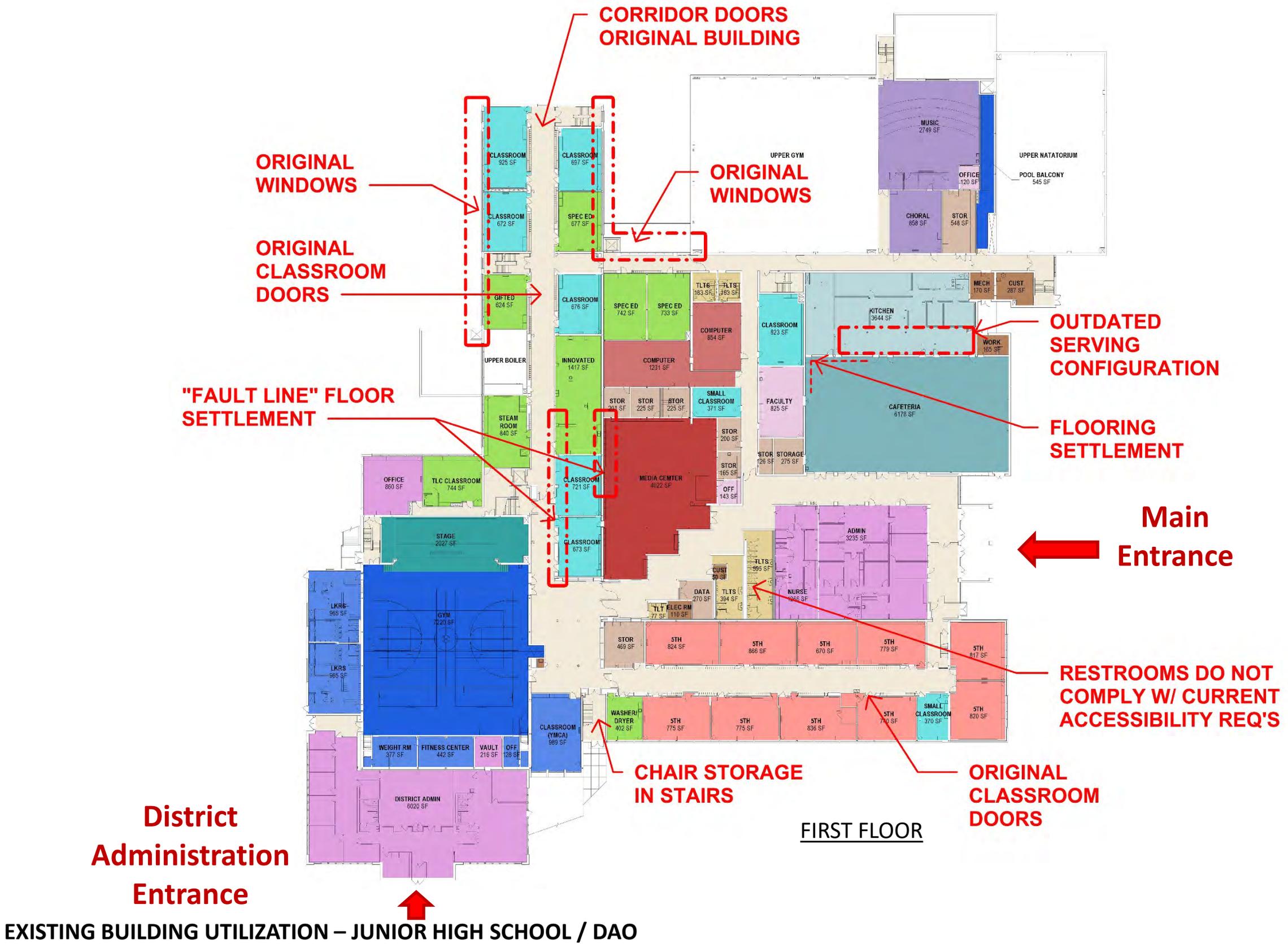
- Building is partially sprinklered
- Building is not fully air conditioned
- Roof area = Approx. 116,550 SF



EXISTING SITE UTILIZATION – JUNIOR HIGH SCHOOL / DAO



EXISTING BUILDING UTILIZATION – JUNIOR HIGH SCHOOL / DAO



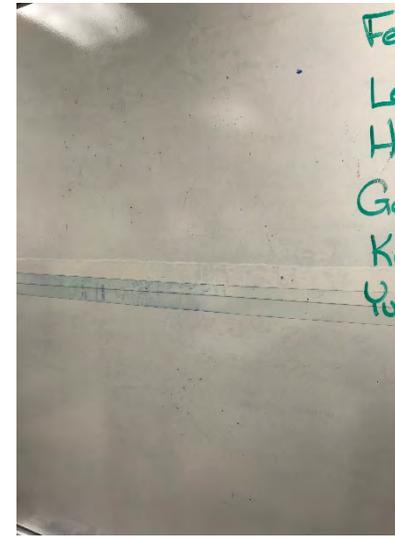
Building Specific Issues ... Junior High School

Code / Handicapped Accessibility Issues

- Replace non-accessible sinks in classrooms, library, nurse, etc.
- Replace non-compliant stair handrails and guardrails
- Loose equipment stored in corridors and stairwells (*reduces egress capacity*)
- Platform (stage) in gym is not accessible

Building Construction / Site

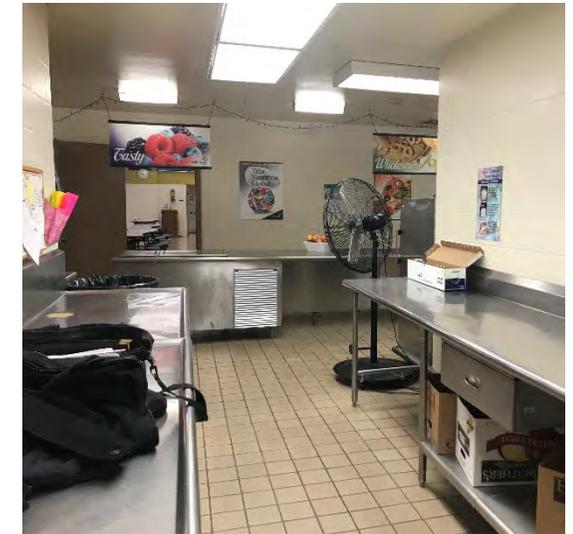
- Replace exterior windows not replaced as part of 2000 renovation
- Replace exterior hollow metal doors and frames
- Complete roof replacement needed
- Replace interior doors not replaced during the 2000 renovation project
- Replace coated / laminated chalk boards
- Repair / replace asphalt pavement (*this work scheduled for Spring 2019*)
- Sidewalk replacement
- "Fault Line" floor settlement around courtyard infill (Library)



Building Specific Issues ... Junior High School

Food Service Equipment has reached /exceeded the end of functional life

- Last renovation – 40+ years ago
- Make shift “snack room”
- Washer and dryer located within “snack room” (code violation)
- Wood table utilized for slicer (code violation)
- Dated serving configuration for grade level grouping limits menu offerings / revenue
- Many shelving units displaying corrosion
- Lack of dishwashing area
- Lack of designated hand washing sinks



Building Specific Issues ... Junior High School

Mechanical / Electrical / Plumbing Issues

- **Plumbing infrastructure has reached end of functional life**
 - Water service entrance, piping, valves, etc.
 - Water softening system no longer functions
 - Water booster pump, water distribution piping, valves, , etc. (low water pressure)
 - Sanitary and storm piping is original to the building (1955)
 - Generator gas line should be separated from the gas line to the building
 - Secondary (emergency) roof drainage
- **HVAC equipment has reached beyond the end of functional life**
 - Classroom unit ventilators, rooftop equipment, boilers, etc.
 - Pneumatic temperature control system is beyond expected life and difficult to maintain
- **Electrical Equipment has reached end of functional life**
 - Electrical service not big enough if entire school is to be air conditioned (only partial AC)
 - Lighting, intercom system, public address system, etc.
 - Fire alarm system is obsolete
 - Kitchen service original to addition (40+ years)



Hopewell High School

1215 Longvue Avenue
Aliquippa, PA 15001



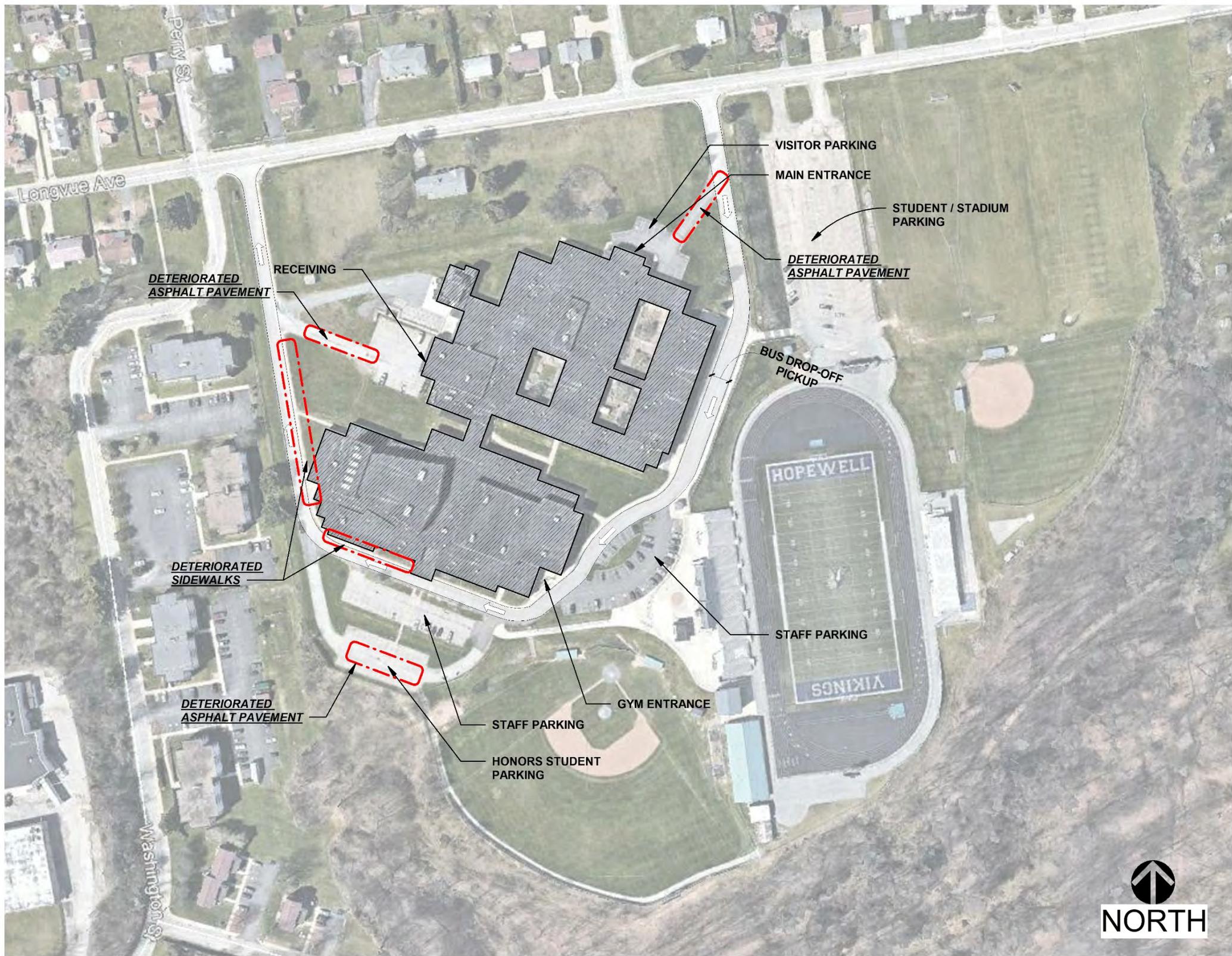
Date of Original Construction	1963	Last Renovations/ Additions	2016
Grades	9th thru 12th		
Stories	Two		
Occupancy Type	Educational		
Construction Type	Non-combustible		
Architectural Area	174,363 GSF	Site Area	50.5 Acres (includes stadium/ fields)
PDE FTE Capacity	1334		
Current Enrollment	619		
Municipality	Hopewell Township		
Condition	Good		
Building History	2000 – Aux. Gym and Music / Tech wing additions 2016 – Auditorium seating and flooring replacement		

Positive Conditions

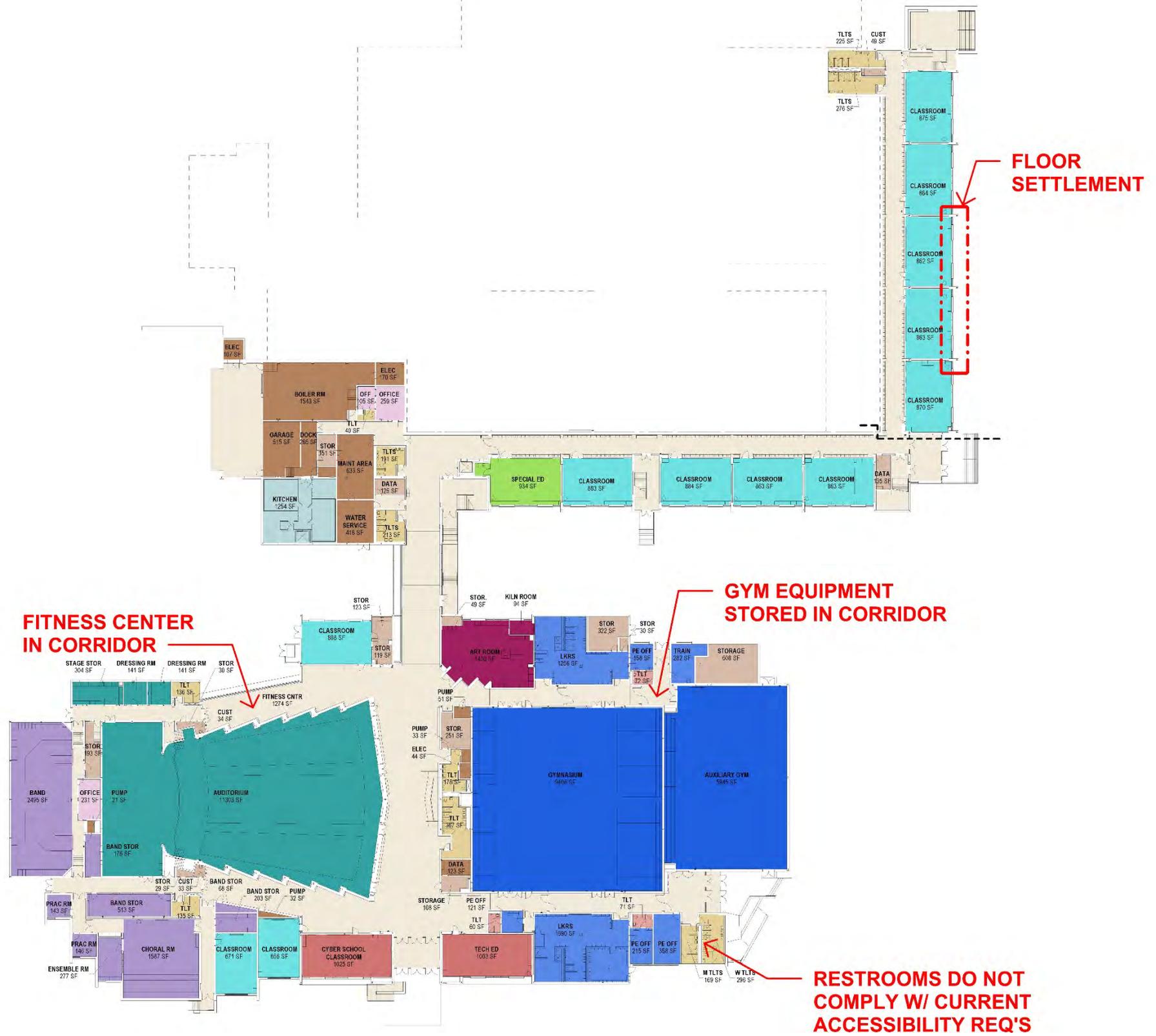
- Terrazzo flooring in majority of corridors
- Corridor ceilings in good condition
- Interior wall construction in good condition
- Newly renovated auditorium (finishes)

General Building Notes

- Building is fully sprinklered
- Building is not fully air conditioned
- Roof area = Approx. 154,000 SF



EXISTING SITE UTILIZATION – HIGH SCHOOL



**FITNESS CENTER
IN CORRIDOR**

**GYM EQUIPMENT
STORED IN CORRIDOR**

**RESTROOMS DO NOT
COMPLY W/ CURRENT
ACCESSIBILITY REQ'S**

FIRST FLOOR

EXISTING BUILDING UTILIZATION – HIGH SCHOOL

Main Entrance



SECOND FLOOR

EXISTING BUILDING UTILIZATION – HIGH SCHOOL

Building Specific Issues ... High School

Code / Handicapped Accessibility Issues

- Auditorium exit door width not compliant
- Dead end corridor in Locker area
- Loose equipment stored in corridors and stairwells (lack of storage)

Building Construction / Site

- Increase loading dock clearance
- Floor settlement in classroom wing
- Partial roof replacement needed
- Repair / replace asphalt pavement in student lot (*this work scheduled for Spring 2019*)
- Partial deteriorated sidewalks

Food Service Equipment has reached /exceeded the end of functional life

- Undersized kitchen for current student population
- Antiquated serving style limits menu offerings / revenue



Building Specific Issues ... High School

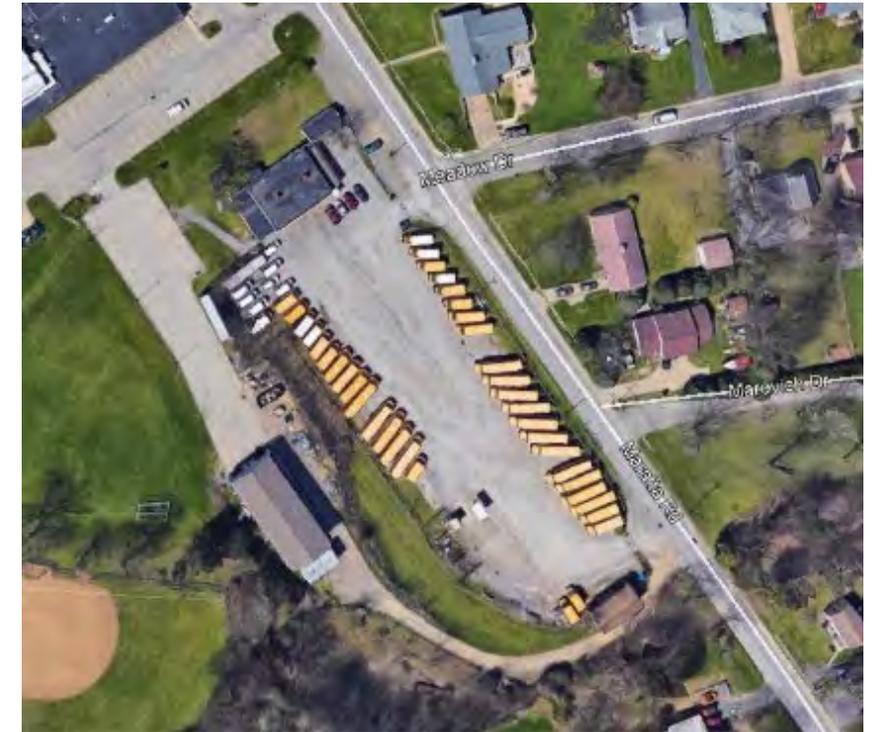
Mechanical / Electrical / Plumbing Issues

- **Plumbing infrastructure has reached end of functional life**
 - Water service gate valves
 - Water distribution piping throughout is original to the building (1963)
 - Sanitary and storm piping is original to the building
 - Hot water storage tank original to the building, no redundancy
 - No thermostatic mixing valves at fixtures, increase circulating water temperature
 - Mixing valves needed at safety shower / eye wash stations
- **HVAC equipment has reached beyond the end of functional life**
 - Classroom unit ventilators, rooftop equipment, boilers, etc.
 - Pneumatic temperature control system is beyond expected life and difficult to maintain
- **Electrical Equipment has reached end of functional life**
 - Electrical service not big enough if entire school is to be air conditioned (only partial AC)
 - Lighting, intercom system, public address system, etc.
 - Fire alarm system is obsolete
 - Multiple receptacles on GFI circuit in Science Labs – circuits lost due to nuisance tripping



Bus Garage

Maratta Rd.
Aliquippa, PA 15001



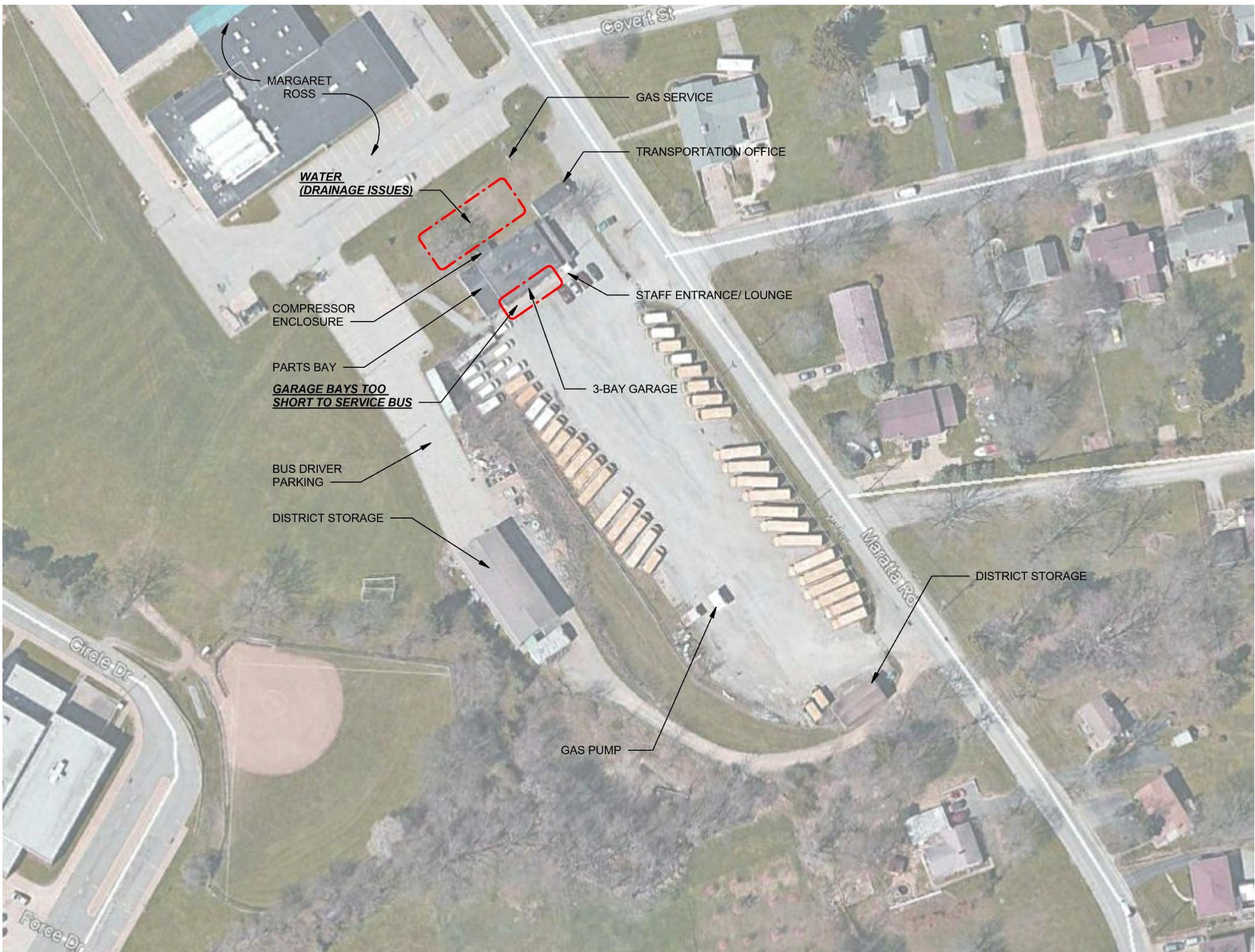
Date of Original Construction	TBD	Last Renovations/ Additions	N/A
Occupancy Type	Industrial / Business		
Construction Type	Garage – Non-combustible / combustible Office trailer - combustible		
Architectural Area		Site Area	13 Acres (includes Margaret Ross)
Municipality	Hopewell Township		
Condition	Fair / Poor		

Positive building attributes

- New roof installed within last few years

General Notes

- (2) Staff members in office
- (1) Dispatcher
- (2) Mechanics
- (59) Drivers



EXISTING SITE UTILIZATION – BUS GARAGE

Building Specific Issues ... Bus Garage

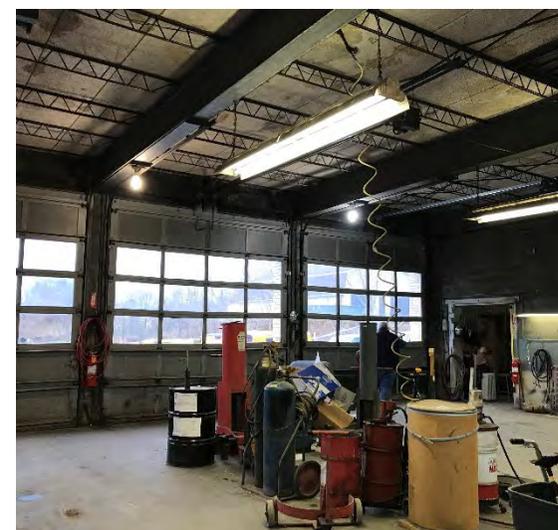
Transportation Office Issues

- Congested, lack of privacy for management
- No restroom
- Wood deck / entrance settlement

Bus Garage Issues

- No visibility to lot from dispatcher desk
- Small staff lounge, need “kitchen” upgrades
- Garage is not long enough to service bus (*additional 16'-0" needed*)
- Garage does not have lift (*difficult for preventative maintenance servicing*)
- Garage doors have reached end of life
- Water / drainage issues behind building

- Schematics for renovations done in 2012 but construction did not proceed

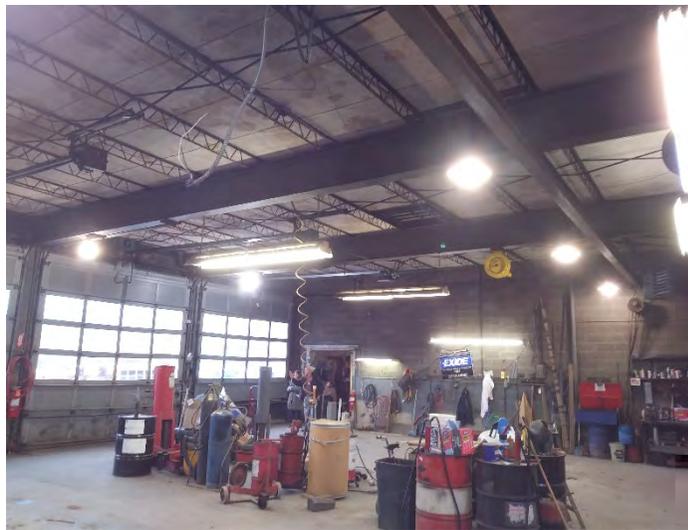


Building Specific Issues ... Bus Garage

Mechanical / Electrical / Plumbing Issues

- **Plumbing infrastructure has reached end of functional life**
 - Water service gate valves
 - Water distribution piping throughout is original to the building (*approx. 1960?*)
 - Sanitary and storm piping is original to the building
 - Hot water storage heater original to the building
- **HVAC equipment has reached beyond the end of functional life**
 - Current code requires more mechanical exhaust within garages and garage storage; emissions monitoring is required
- **Electrical Equipment has reached end of functional life**
 - Lighting is 20+ years old
 - Fire alarm system is obsolete
 - Data / network cabling is out in the open and not secure

- Schematics for renovations done in 2012 but construction did not proceed



Tony Dorsett Stadium

1215 Longvue Avenue
Aliquippa, PA 15001



Date of Original Construction	T.B.D.	Last Renovations/ Additions	2009
Occupancy Type	Assembly		
Construction Type	Non-Combustible		
Architectural Area	Varies	Site Area	50.5 Acres (includes school / fields)
Municipality	Hopewell Township		
Condition	Good		

Positive building attributes

- Code compliant public restrooms
- Sufficient concession space
- ADA access between upper level concessions and field level

Building Specific Issues ... Tony Dorsett Stadium

- Artificial field surface is nearing end of life (typical warranty period is 8 years)
- Track subbase is telescoping cracks up to finish surface track surface delamination (repairing as needed)
- Sidewalks have settled over the years (periodic “pumping” has been required)
- Parking lot pavement has deteriorated / underground water concerns
(repavement work scheduled for Spring 2019)



Questions/Comments