



# Eagleville Elementary School

Façade Replacement, New Addition + Renovations

February 16<sup>th</sup>, 2021 School Board Meeting

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# Timeline.....



- **BIDDING SCHEDULE**
  - OUT TO BID: JANUARY 7<sup>TH</sup>, 2021
  - **BIDS RECEIVED: FEBRUARY 4<sup>TH</sup>, 2021**
    - REVIEW BIDS WITH BUILDING COMMITTEE: FEBRUARY 8<sup>TH</sup>, 2021
    - REVIEW BIDS WITH BOARD: FEBRUARY 16<sup>TH</sup>, 2021
  - **BOARD TO VOTE TO PROCEED: FEBRUARY 23<sup>RD</sup>, 2021**
- **START CONSTRUCTION APRIL 2021**
  - FAÇADE REPLACEMENT + ADDITION
- **SUMMER 2021 INTERIOR RENOVATIONS**
  - CEILINGS REMOVED APRIL-MAY
- **COMPLETE ADDITION JANUARY 2022**

## How Did We Get Here?? Façade

- Moisture + Insect Penetration
- Shephard Report 2019 - Investigations into Building Envelope issues –
  - Identification of Failures
  - Options Evaluated
  - Plan of Action
    - Windows – fix gaskets
    - Brick Façade
      - Masonry Backup (2020)
      - Stud Backup (Planned)



Photo by Al Moore for KCB



Photo by Al Moore for KCB

### Brick Veneer Ties

Adjustable dovetail brick ties were used to anchor the brick veneer to the back up wall in the stud wall construction section of the building. The ties were placed between 12" and 16" apart both horizontally and vertically. The ties are anchored with screws into the sheathing. It was found in some locations that the ties were anchored only into the sheathing and not into the stud behind. These ties could be pulled out of the sheathing with essentially no effort. This condition was also inconsistent throughout the areas reviewed. It is impossible to determine the number of ties that are secured properly to the stud and how many are only superficially anchored to the sheathing. In order for the veneer to be properly supported, all ties must be anchored back into the structure of the back up wall. The existing ties showed no signs of corrosion.

In the CMU portion of the building, the ties are integrated into the joint reinforcing of the CMU back up wall. Ladder type reinforcing was placed in the bed joints of the CMU with eyelets for the installation of the brick ties. All of the brick ties reviewed were secure and in good condition. The only



Photo by Al Moore for KCB



Diagram showing how masonry ties are to be anchored.

inconsistency found in the brick ties was at the top of the wall. The CMU is in the same plane as the structural steel at the roof level. Without CMU at the steel level, there was no where to install the veneer ties. Ties at this location were either installed in the sheathing or missing.

### Lintels

All of the lintels were galvanized steel. No deterioration was noted on any lintels. The lintels were originally painted and the paint has failed. It is difficult to paint galvanized steel as the galvanization creates a bond breaker between the steel and the paint. Typically, galvanized steel is not painted.

It was noted in a previous report that a lintel was found to be sloped backward potentially holding water. Due to the amount of mortar droppings and tangled mortar net, it could not be confirmed if this condition was consistent throughout the construction.



Eagleview Elementary School  
Façade Investigation



## How Did We Get Here?? Mechanical Issue

- High Humidity conditions were observed in the school and throughout the district
- Moore Engineering Report of March 2020 – Evaluated existing Mechanical system
- System is at its life expectancy
- Current U/Vs do not allow for humidity control
- Plan of Action
  - Convert system from 2 pipe to 4 pipe
  - Replace U/Vs that are ducted and allow reheat for dehumidification



## How Did We Get Here?? Building Security

- 2017 Pennsylvania State police provided a report by the Risk and vulnerability assessment team for Several district buildings
- Recommendations include:
  - Visitor traffic flow management
  - Improved visibility at building approach



## Original Project Scope

- Exterior Façade Replacement
- Infrastructure Upgrades
- Mechanical and Electrical Upgrades including Dehumidification
- Secure Main Entrance
- Move administration to front of school
- Accommodate Educational flexibility – could allow for Full Day Kindergarten





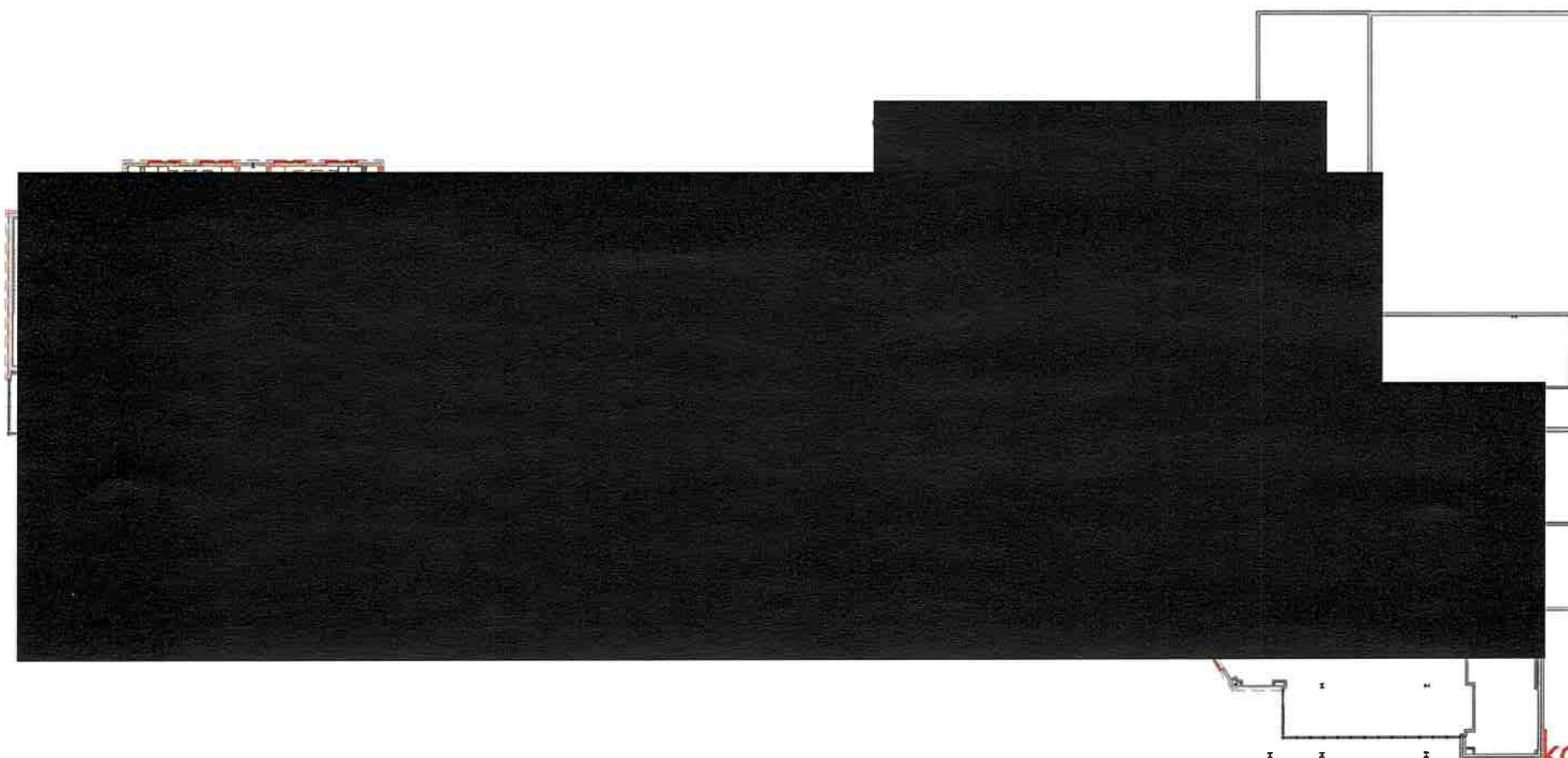


Exterior canopy added as  
bidding alternate for project  
consideration



## Benefits of Canopy

- Shelter students on exterior of building for fast cueing during bus dismissal
- Structure provides an added measure of security
- Allows for outdoor classes – particularly beneficial in the current health climate
- Protect the exterior building and provide shade for the administration windows. Energy savings



1 FIRST FLOOR - EXISTING / DEMOLITION PLAN  
DATE: 4/18/2018

Interior

1 FIRST FLOOR - NEW PLAN  
SHEET 1" = 20' 0"



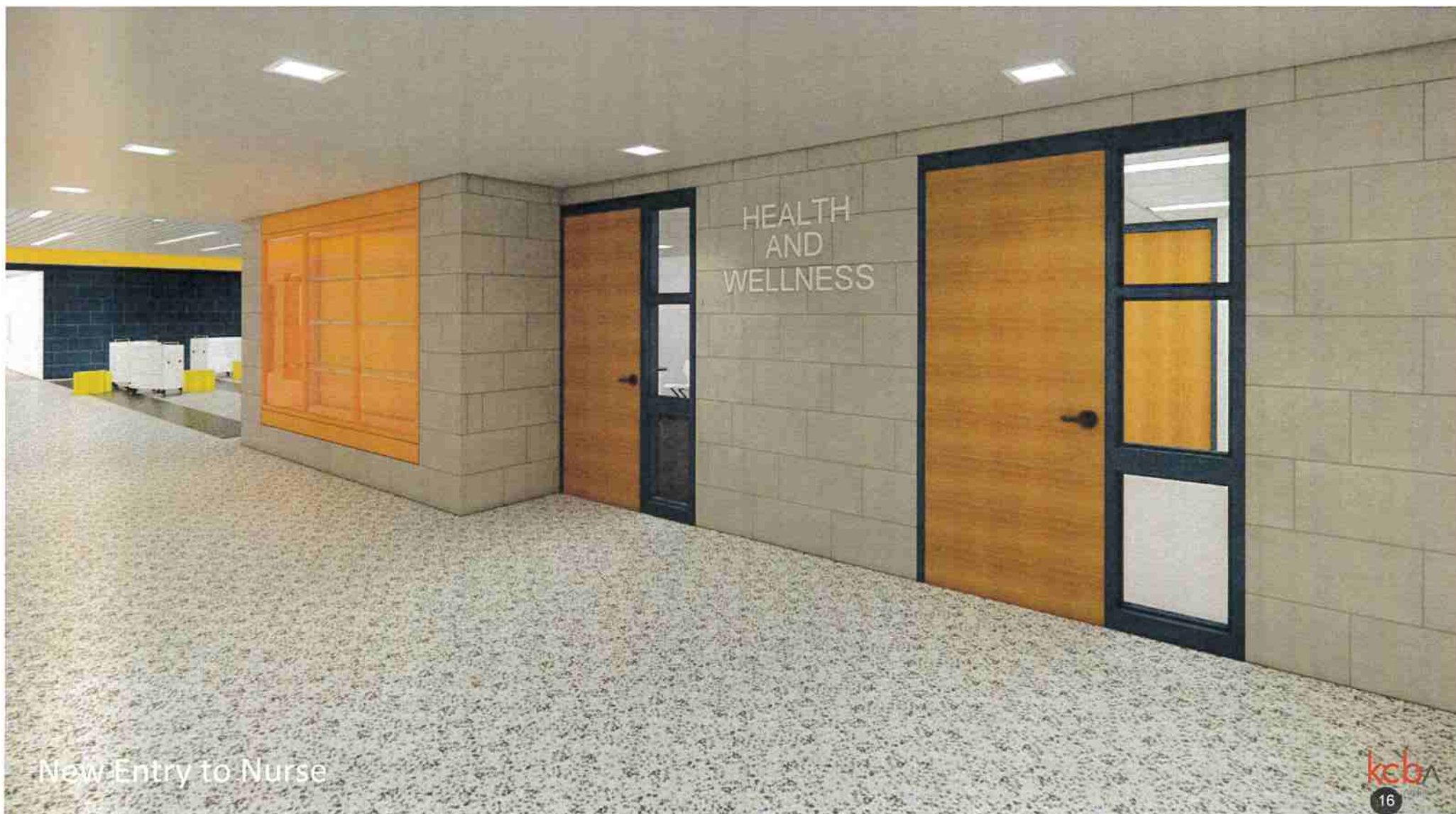
New Entry Lobby



New Innovation Center

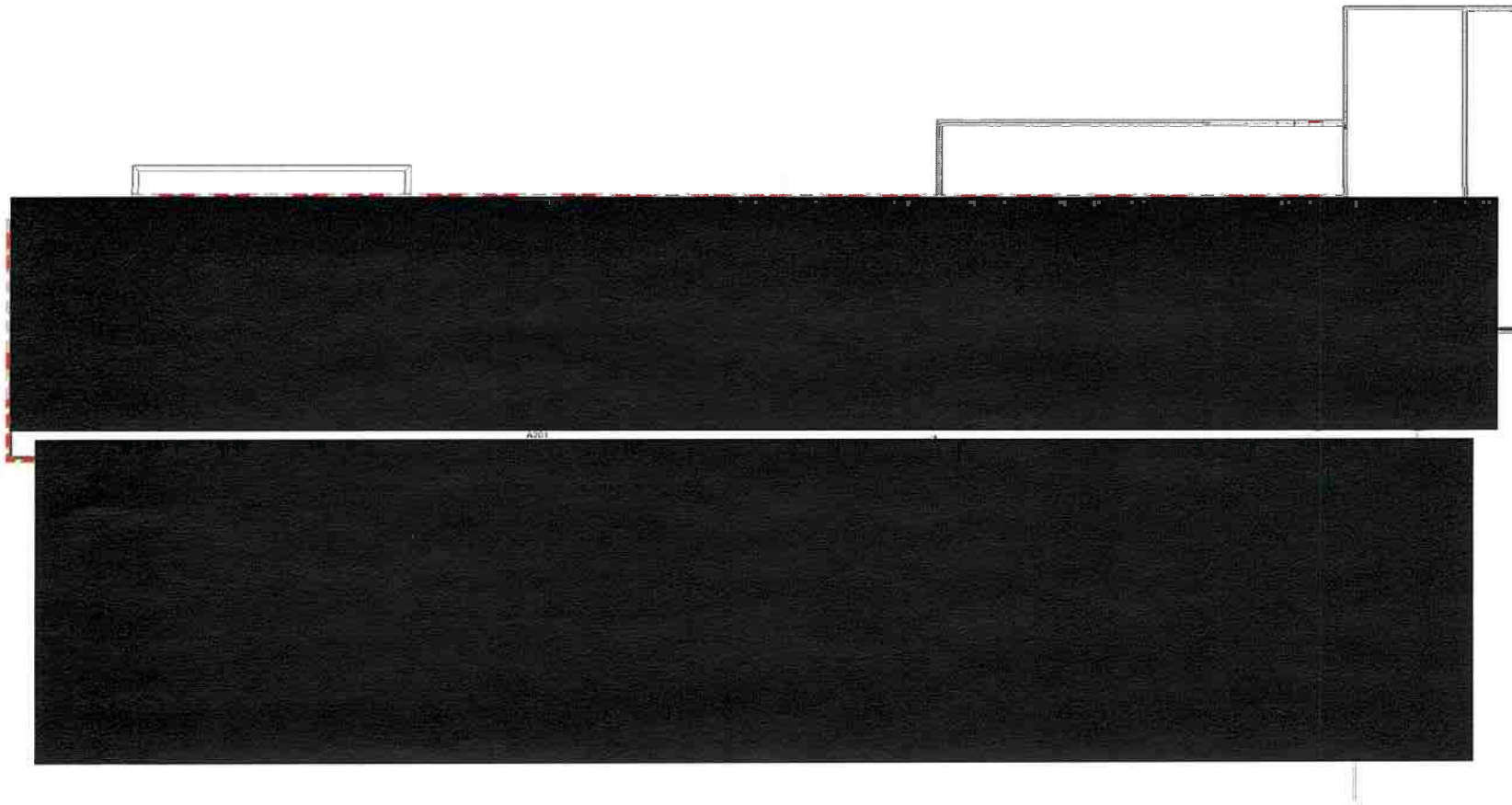


New Innovation Center





New Administration Area

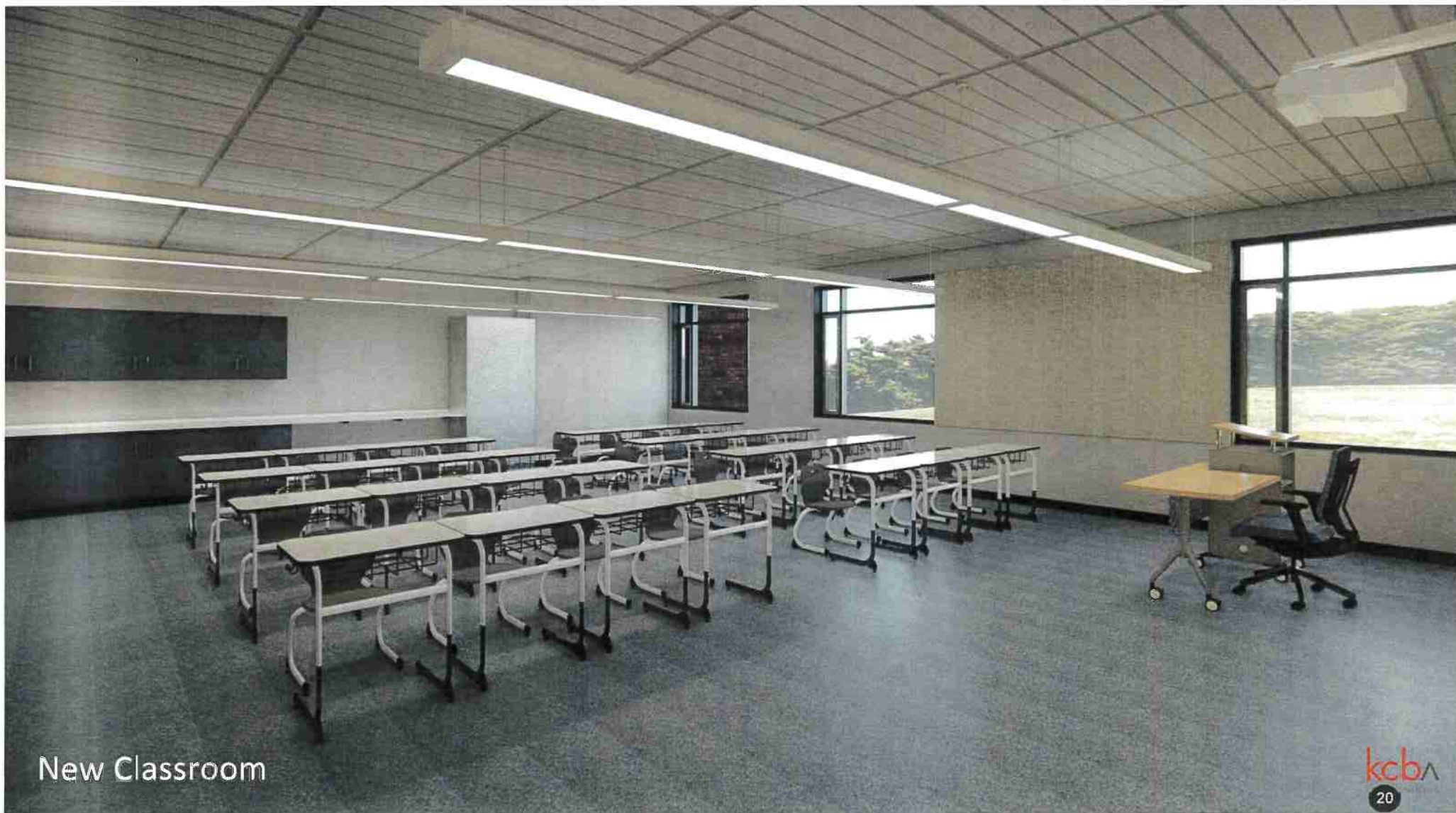


1 SECOND FLOOR - EXISTING / DEMOLITION PLAN  
Scale: 1" = 20' 0"



Exterior Addition

1 SECOND FLOOR - NEW PLAN



New Classroom



New Classroom

### What's Include with the Addition:

- Secure Vestibule
- New Administration Center
- New Entrance Lobby
- New Guidance Office
- Two New Full-Sized Classrooms
- New Flex-Classroom
  - One large space could become two
- One New Small Group Room
- New Innovation Commons



## BID RESULTS

Bids were open at 3:15PM on February 4<sup>th</sup>

- (10) General Contractor Bids
- (5) Mechanical Contractor Bids
- (4) Electrical Contractor Bids
- (2) Plumbing Contractor Bids

An architectural rendering of Eagleville Elementary School. The building is a two-story structure with a combination of tan and brick-colored walls. It features several large windows and a covered entrance area. An American flag flies on a tall pole in front of the building. The school is situated on a green lawn with a paved walkway leading to the entrance.

## BID RESULTS

Total construction estimate = \$6,574,348

Presented at 12/9/2020 board meeting

Total construction base bid = \$6,727,000

Includes building addition and classroom casework  
\$152,652 over budget (2%)

If you took all DEDUCT alternates:

Total construction = \$4,753,300

Only includes brick and HVAC replacement

Cost of new addition = \$1,973,700

If you include all ADD alternates:

Total construction = \$6,816,000

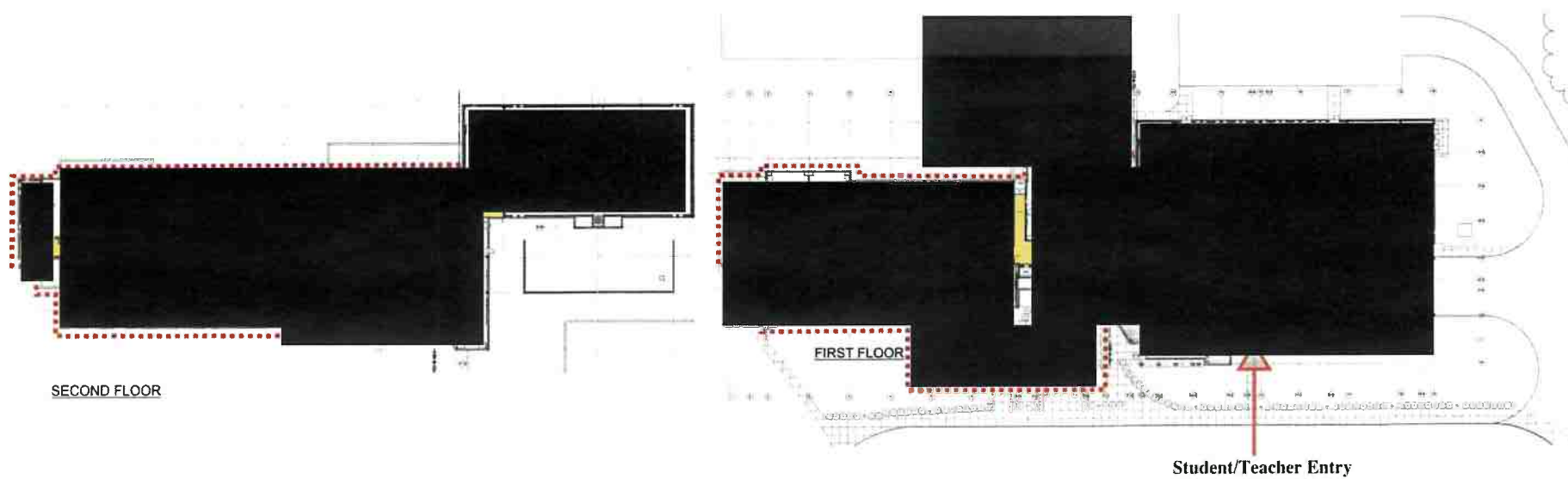
Includes \$89,000 for exterior canopy

\*Total project budget still includes \$328,717 in contingency

## EAGLEVILLE ELEMENTARY CONSTRUCTION PHASE 1

APRIL 2020 - MID JUNE 2020

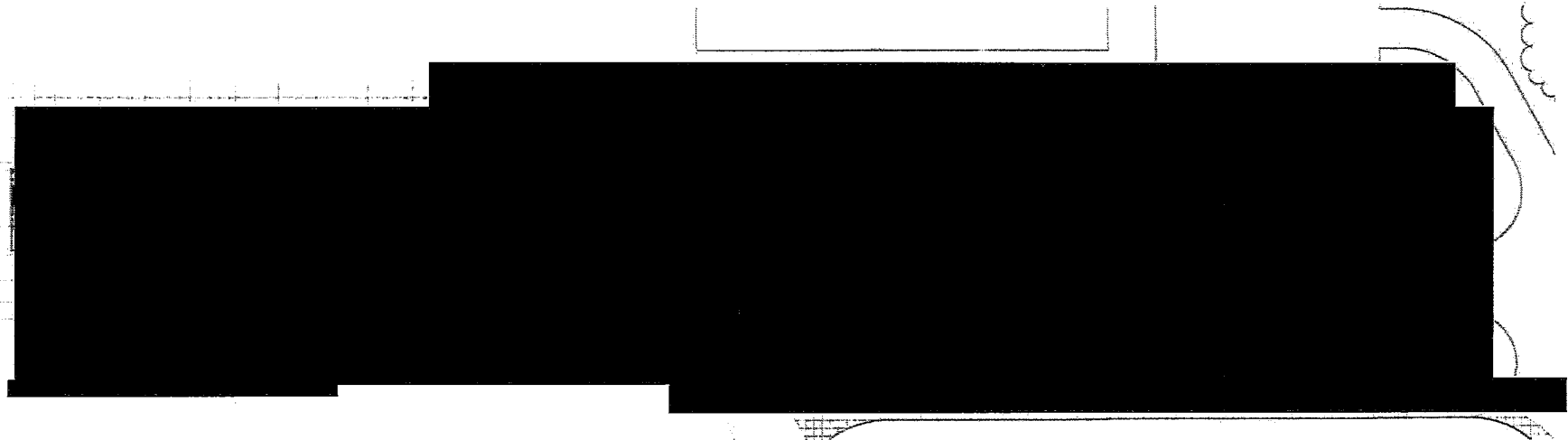
Remove corridor ceilings  
Temporary hang lights and Fire alarm devices  
Begin installing new mechanical piping -2nd shift  
Mechanical work in Mechanical rooms  
Begin demolition of existing brick and re-install  
Begin footings and Foundations for new addition



## EAGLEVILLE ELEMENTARY CONSTRUCTION PHASE 2

### MID-JUNE 2021 TO MID-AUGUST 2021

Remove classroom ceilings/ Lights  
Temporary Administration set up  
Install new mechanical piping, Mechanical unit ventilators, and metal shelving in classrooms  
Install new Ceilings/ Lights/ projectors in classrooms  
Demolish existing Administration area  
Install temporary partitions for Full  
Complete nurses area renovation  
Begin new addition- Footers, slabs, steel  
Complete demolition of existing brick and re-install



## EAGLEVILLE ELEMENTARY CONSTRUCTION PHASE 3

AUGUST 30, 2021 - DECEMBER 23, 2021

Complete renovation of Administration area to classrooms

Complete addition

Install new sidewalks

Restore Music Area

Restore stage

Restore any damage lawn area

