

Renovation and Construction VIRTUAL UPDATE

While you are waiting for the meeting to begin, you will not hear or see anything other than this message.

Please make sure your microphone is muted  on your computer.

There will be a time when you will be asked to unmute  your microphone so that you can ask questions.

As an added security measure, the meeting will be locked after all participants are admitted. If your connection is lost at any point in the meeting, you will not be able to rejoin.

Thank you for joining us and we will begin shortly.





Future Building Planning Options for the Brentwood Borough School District

Committee Members from the Board
Mr. Kircher, Mr. Gaughan, Mr. Schaap

District Employees

Dr. Burch, Superintendent
Mr. George, Director of Facilities
Mrs. Pesanka, Business Manager

HHSDR

Mr. Dometakis

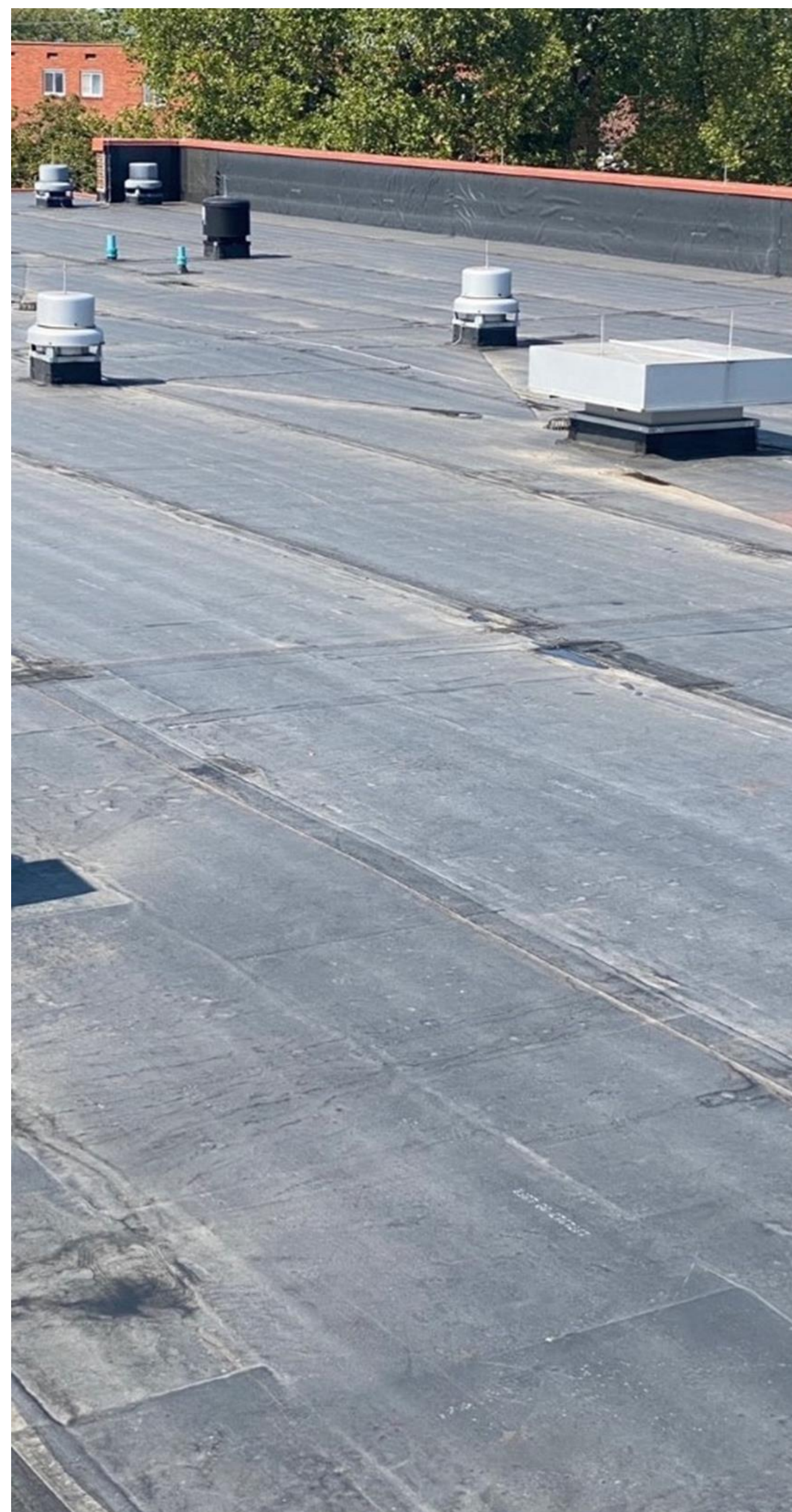


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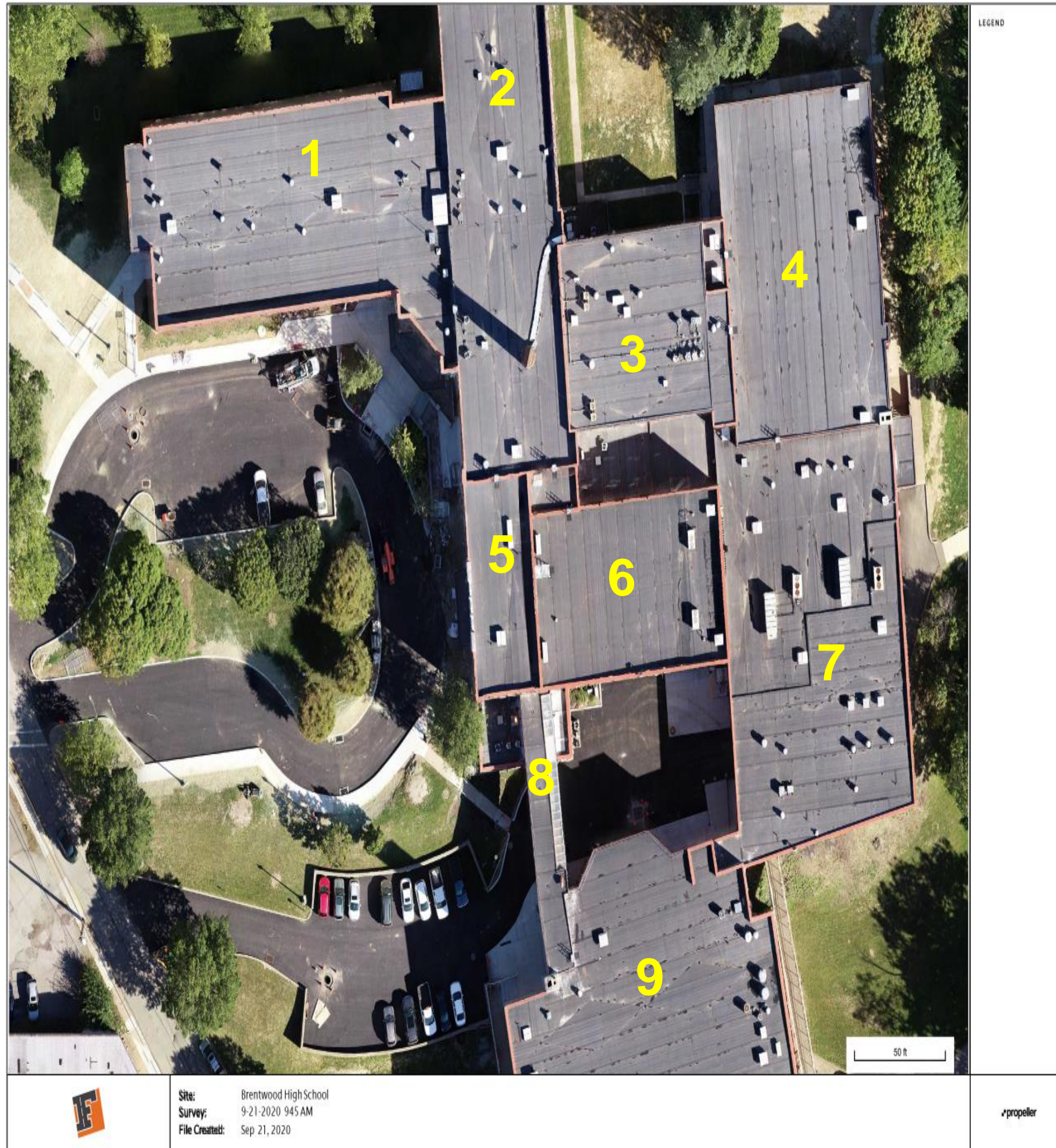


1. Review of Emergency Projects, Current Projects, and Future Projects
2. Review of Elroy and Moore Elementary Current Conditions
3. Review of Elroy and Moore Proposed Renovations and Additions Site Plan
4. Review of Middle High School Renovations
5. Review of Enrollment Data
6. Review of former Saint Sylvester School Current Conditions
7. Review of former Saint Sylvester School Renovations and Additions Option
8. Review of Proposed New Elementary School at the Saint Sylvester Site
Plan
9. Advantages of building a New Elementary School at the Saint Sylvester site
10. Discussion



Middle High School Roofing Project

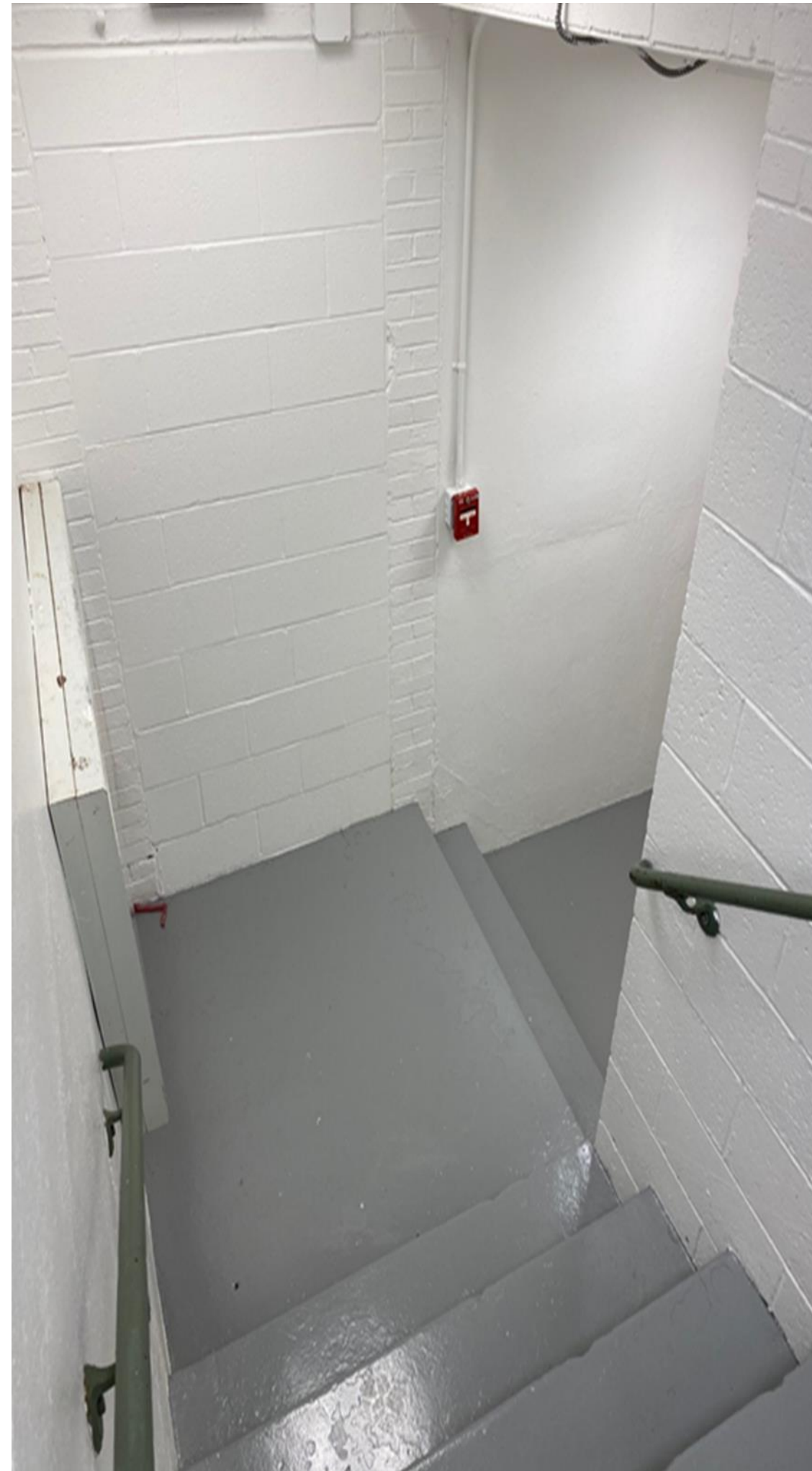
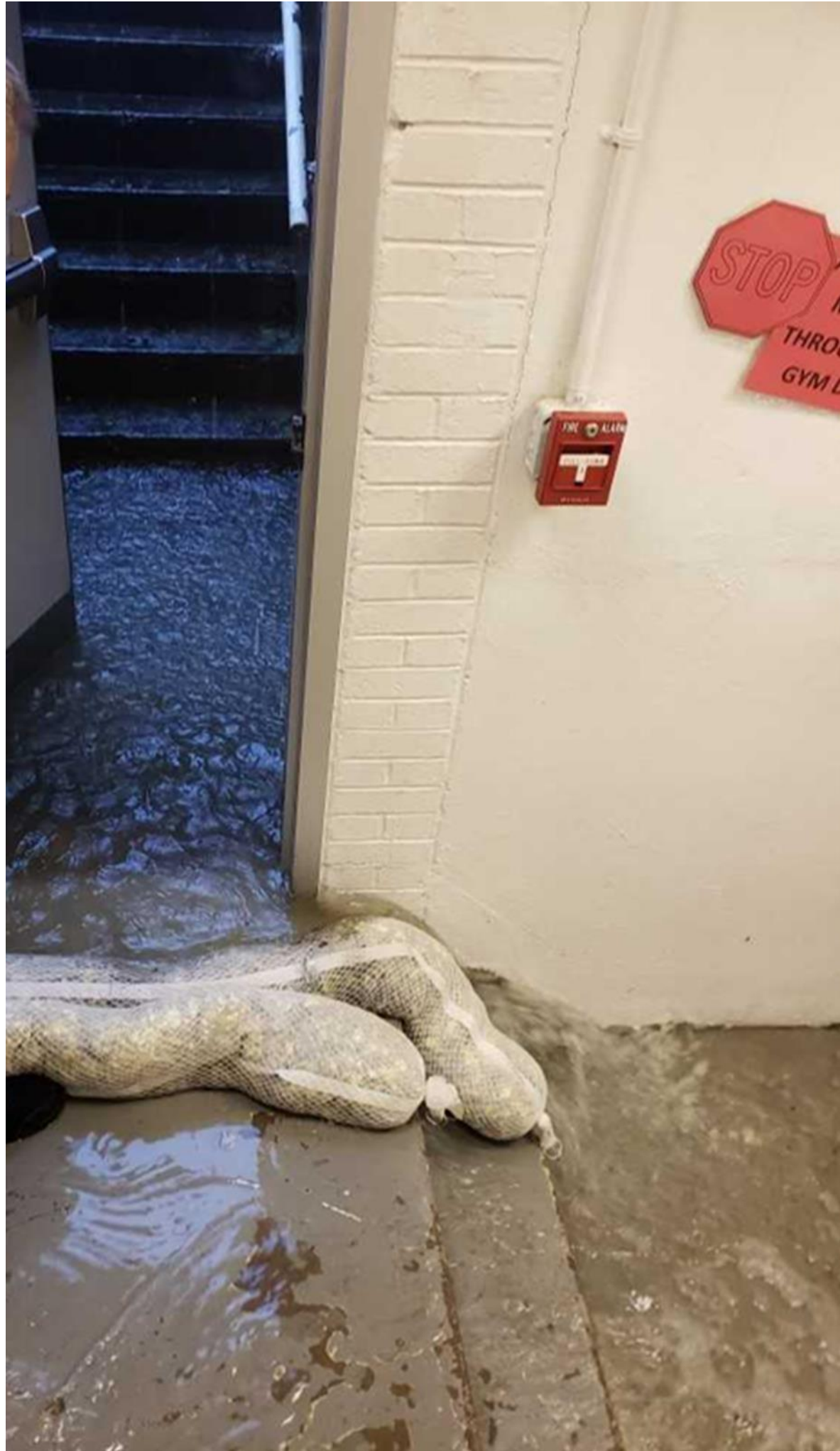
**New roofing system
completed
August 2020**



Completed Middle High School Roofing Project

Budget Estimate:	\$ 2,766,000
Bid Price:	\$ 2,733,000
Final Cost:	\$ 2,634,202

The low cost was due to the good condition of the roof deck, and value engineering efforts that occurred during construction.



Hallway located in the hallway of previous middle school gym

Water infiltration issues addressed Spring 2020

2019- Renamed the **BLUE GYM**

Renovated items:

- Gym floor
- Bleachers
- Scoreboards
- Sound system
- Cabling of hoops
- New padding around gym
- Painting of entire gym
- Added Spartan mural
- Closed in outside door

Budget Estimate: \$600,000+

Total Costs: \$358,755.64

Insurance Covered: \$219,409.57

Total District Cost: \$139,346.07





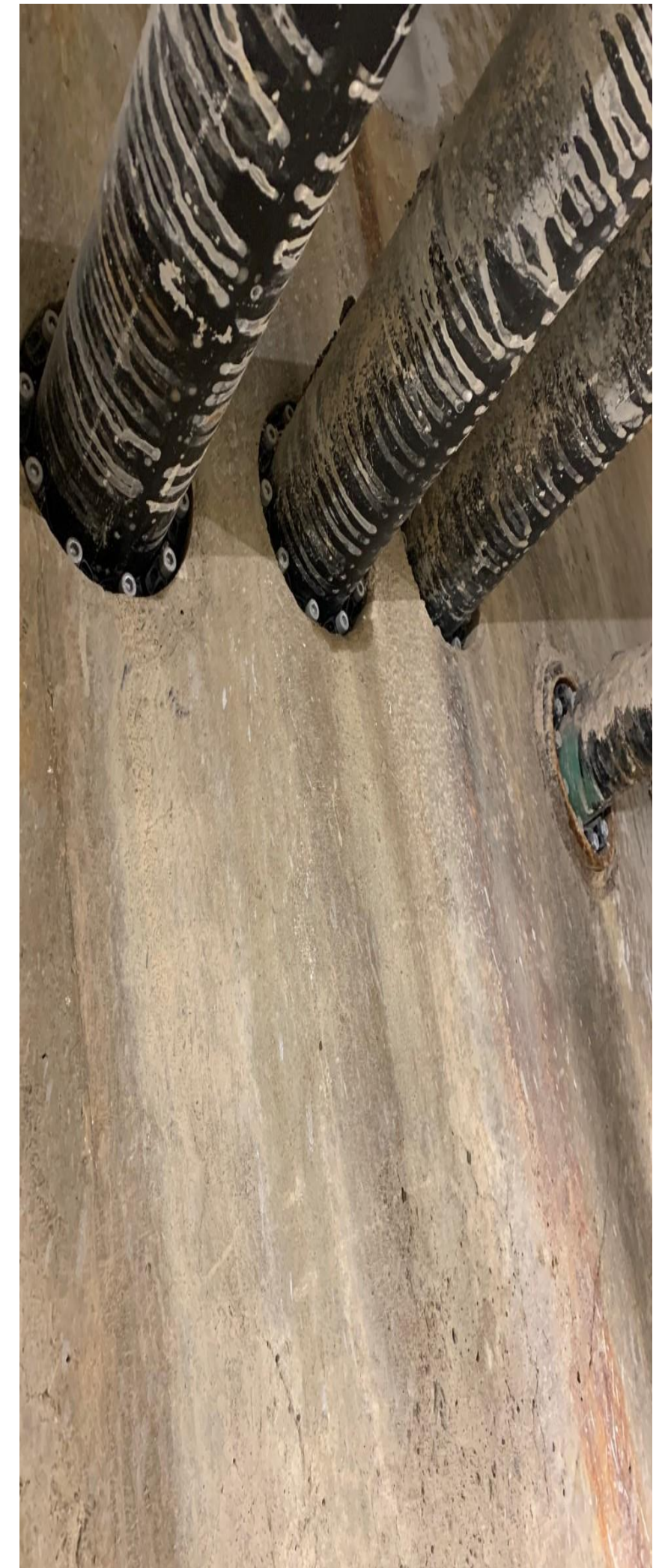
Waterproofing required on the outside perimeter around the gym

Budget Estimate:	\$ 150,000
Bid Price:	\$ 108,592
Final Cost:	\$ 168,342

Additional cost due to unforeseen conditions and additional excavation and waterproofing.



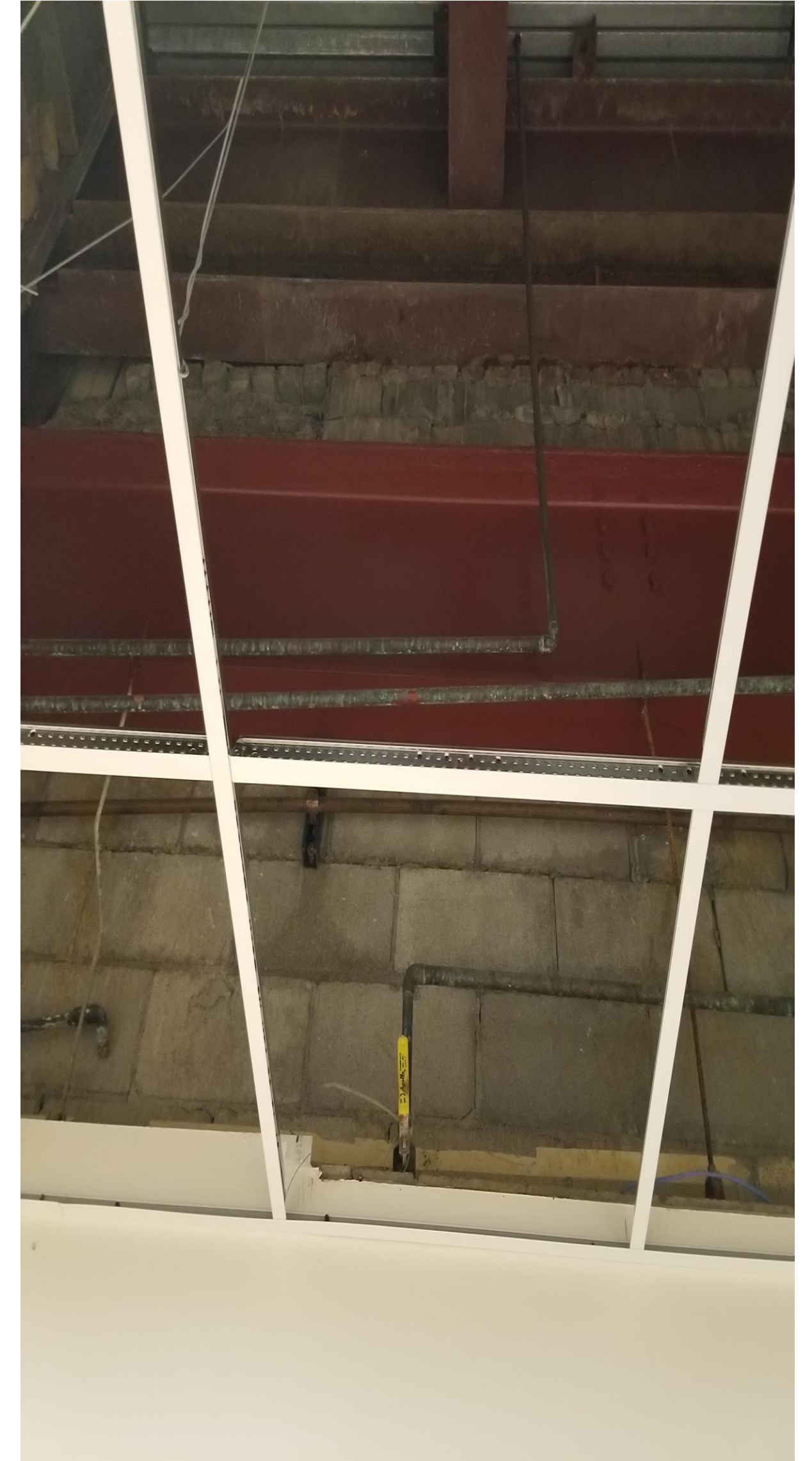
District Wide Phone Project/Relocation of the Fire Alarm and Phone System-**Replacing of electrical conduit, steel beam and plumbing**



District Wide Phone Project/Relocation of the Fire Alarm and Phone System



**District Wide Phone Project/Relocation of the
Fire Alarm and Phone System**



District Wide Phone Project/Relocation of the Fire Alarm and Phone System



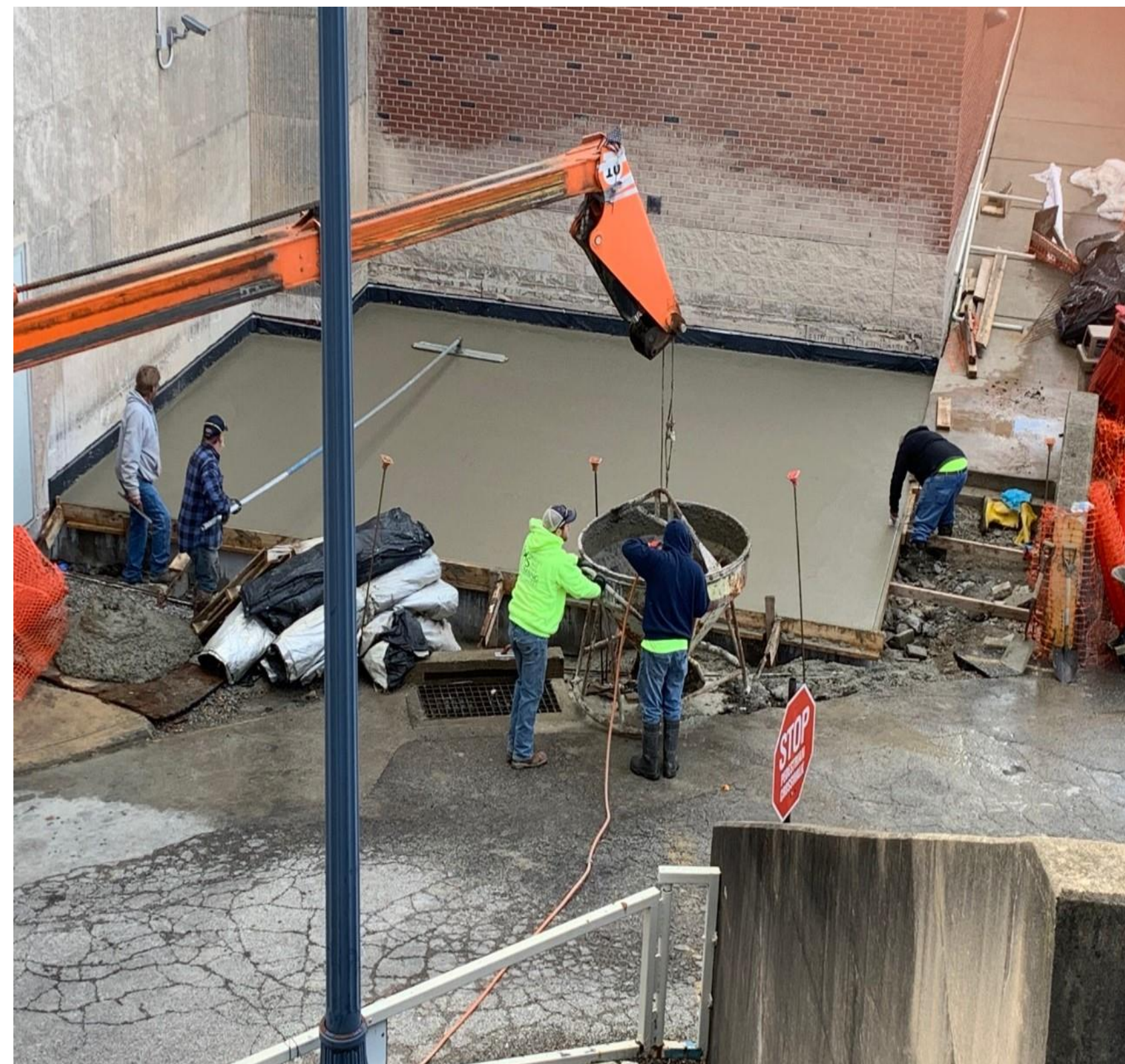
District Wide Phone Project/Relocation of the Fire Alarm and Phone System- ***Gas line and electrical line issues**



District Wide Phone Project/Relocation of the Fire Alarm
and Phone System-**Replace gas line**



District Wide Phone Project/Relocation of the Fire Alarm and Phone System-**Replacing concrete pad**

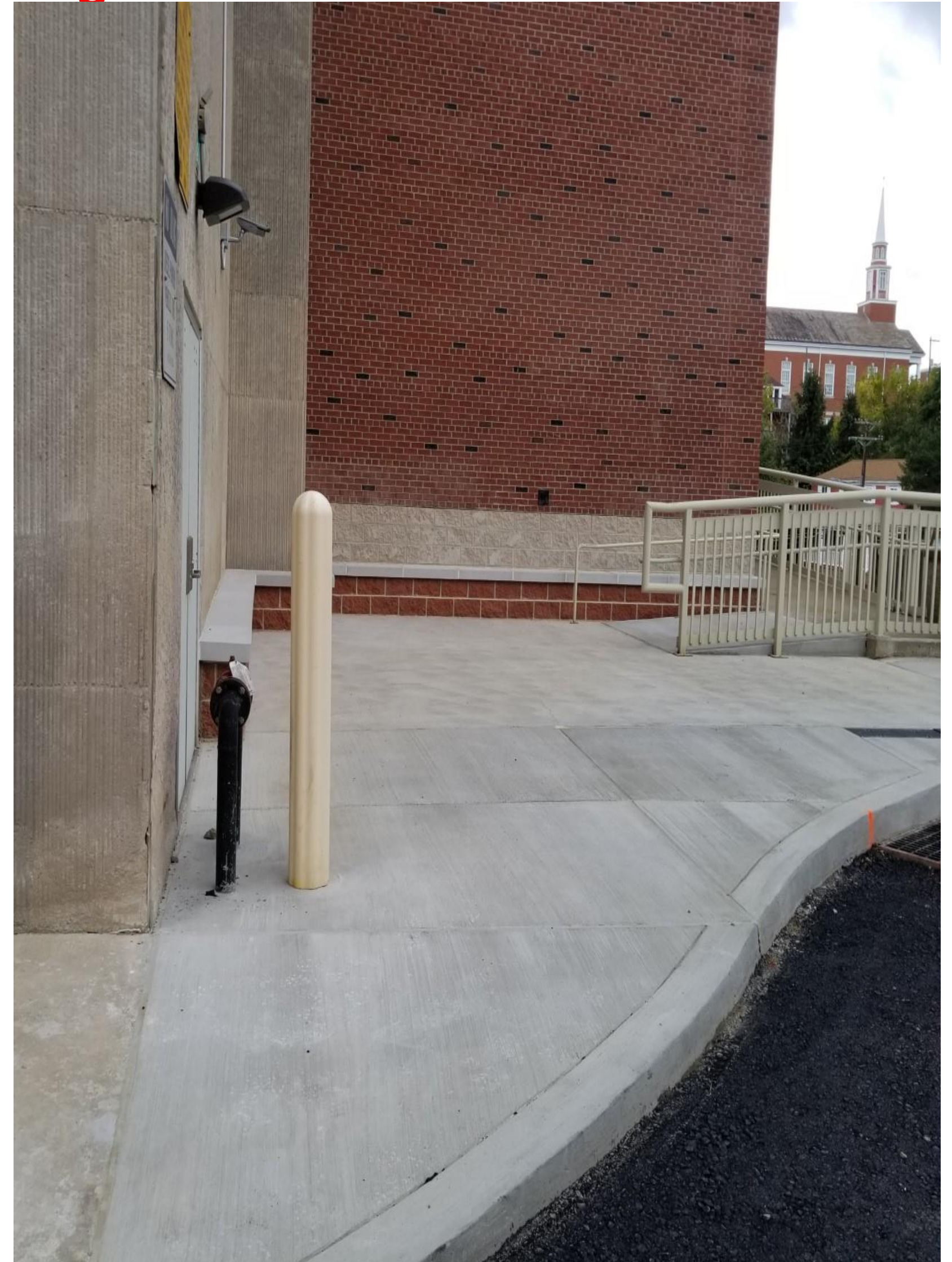


EMERGENCY INFRASTRUCTURE PROJECTS

Estimate \$370,000
Original Bid \$386,000
Final Cost: \$634,476*



District Wide Phone Project/Relocation of the Fire Alarm and Phone System-**Concrete Planter removal & replacement concrete decking**





Moore School Waterproofing

Water was infiltrating the band room, mechanical room, and the boiler room.



Moore School Waterproofing

Waterproofing was installed around the entire perimeter of the building.



EMERGENCY INFRASTRUCTURE PROJECTS

Moore School Waterproofing

Midway Progress Photos





Moore School Waterproofing

Completed Photos



EMERGENCY INFRASTRUCTURE PROJECTS



**Waterproofing
Moore-
*sidewalk and
retaining wall**



Moore School Retaining Wall

Completed Photos



Estimate: \$425,000
Bid price: \$447,844
Final cost: \$552,369*

CURRENT INFRASTRUCTURE PROJECTS



Middle and High School Concrete and Paving Project

**Construction underway,
to be completed
October 2020**

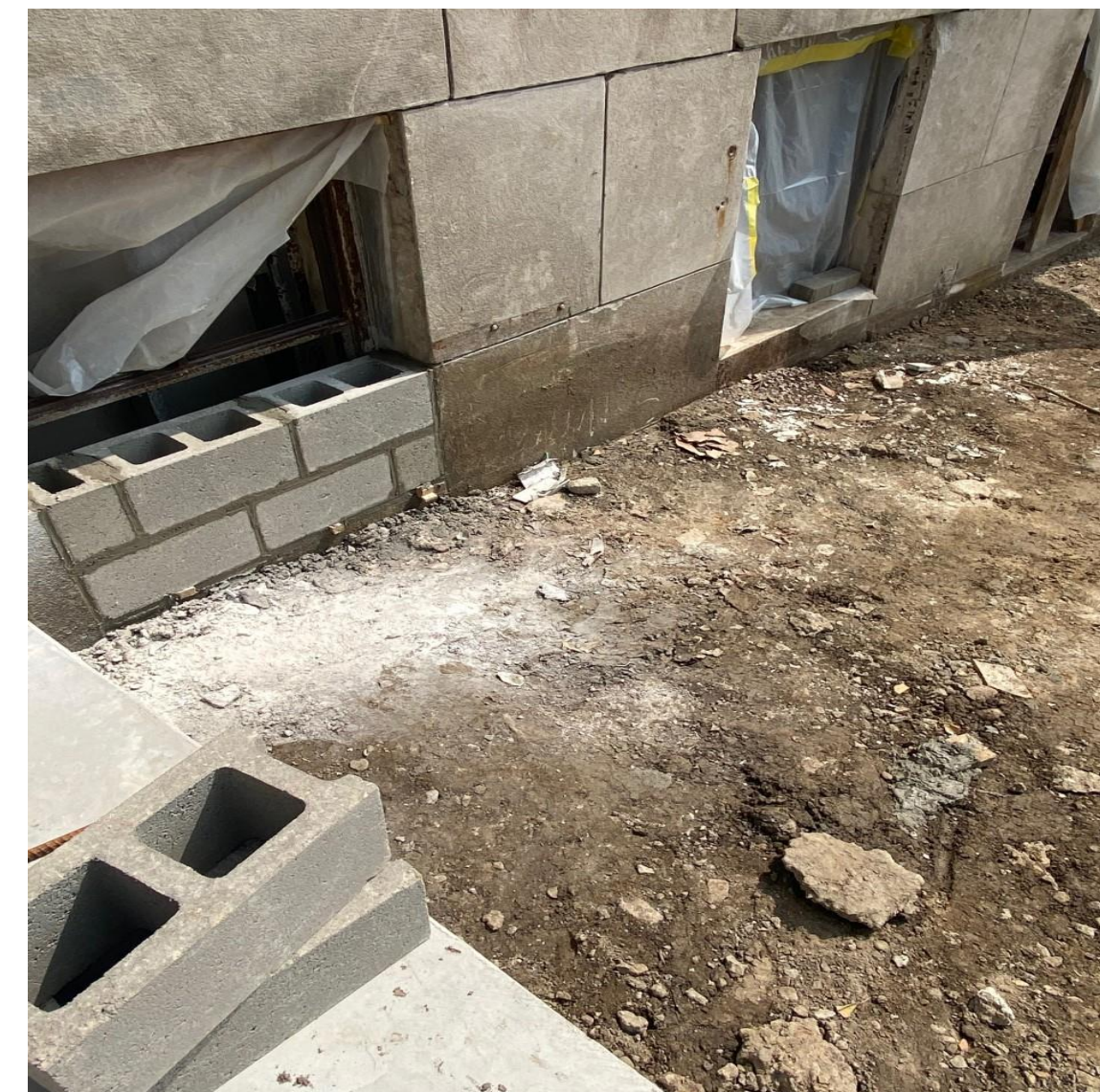


Budget Estimate: \$ 725,000
Bid Price: \$ 626,568
Final Cost: \$ 630,822



Restoration of Stone Façade

Construction underway,
to be completed
October 2020





**Middle and High School
Concrete and Paving
Project**

**Window Removal
and Securing the
Structure**



CURRENT INFRASTRUCTURE PROJECTS

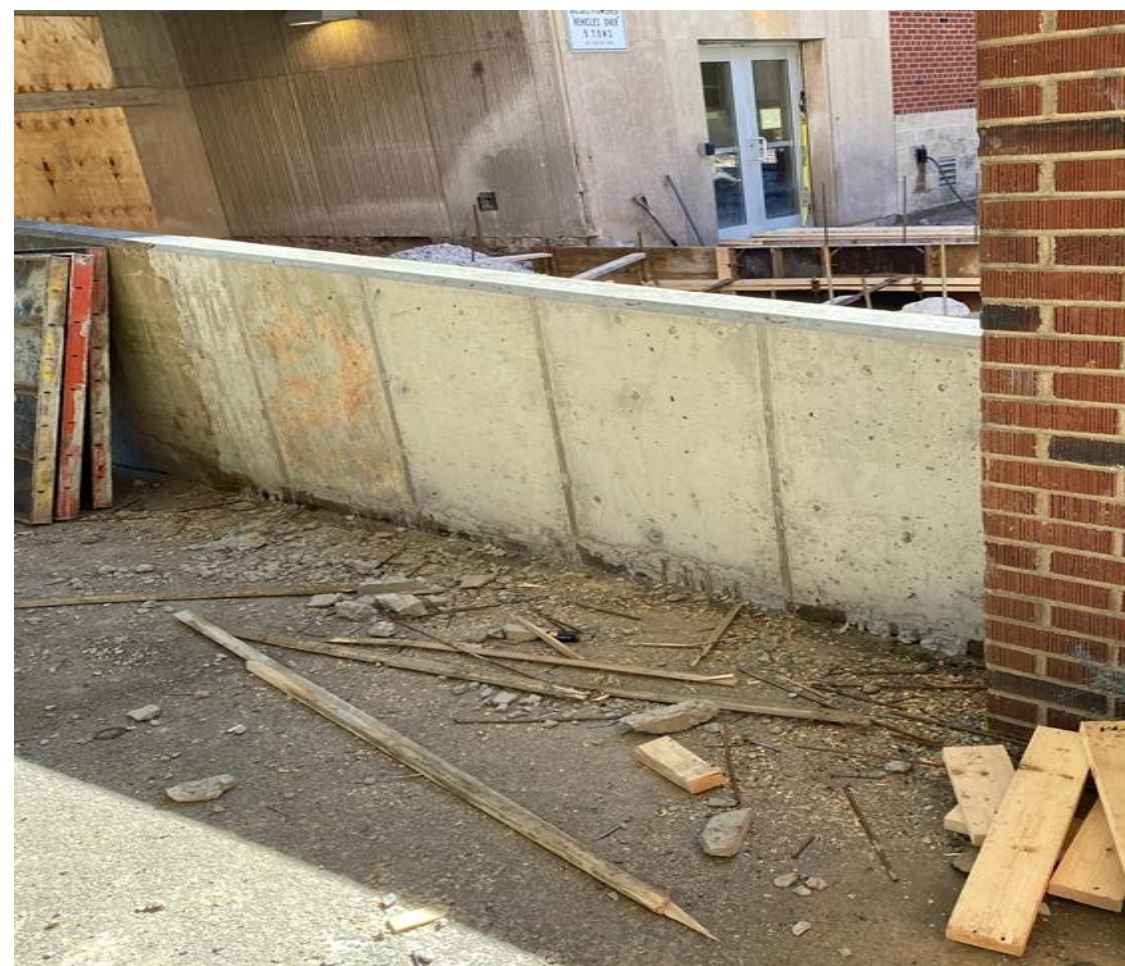
Middle and High School Concrete and Paving Project

Construction underway,
to be completed
October 2020

Budget Estimate: \$ 725,000

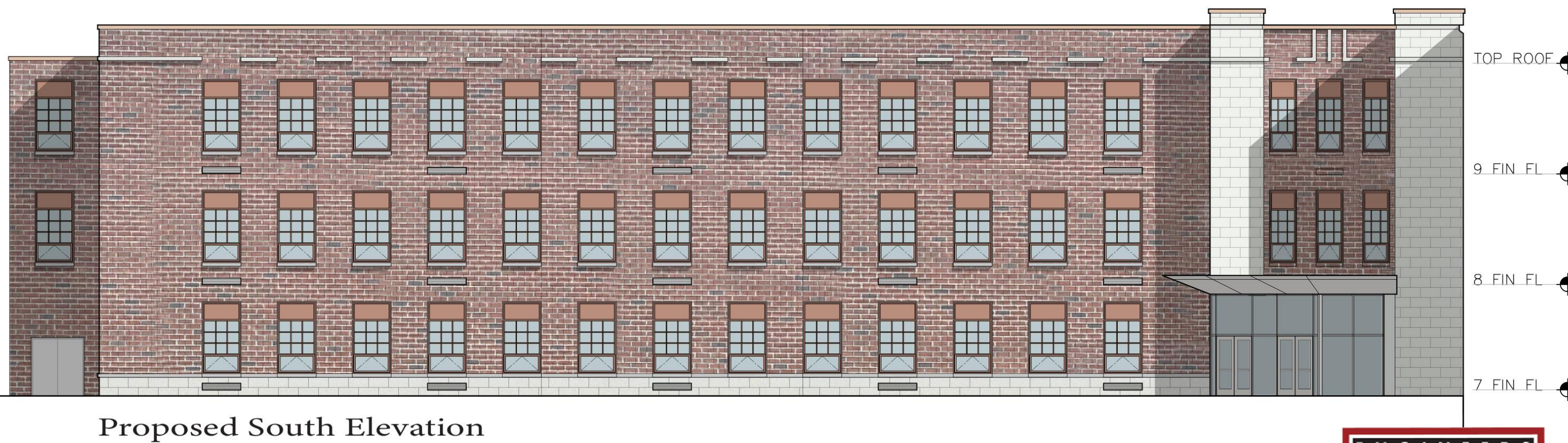
Bid Price: \$ 626,568

Final Cost: \$ 630,822



MS/HS Window Restoration Project

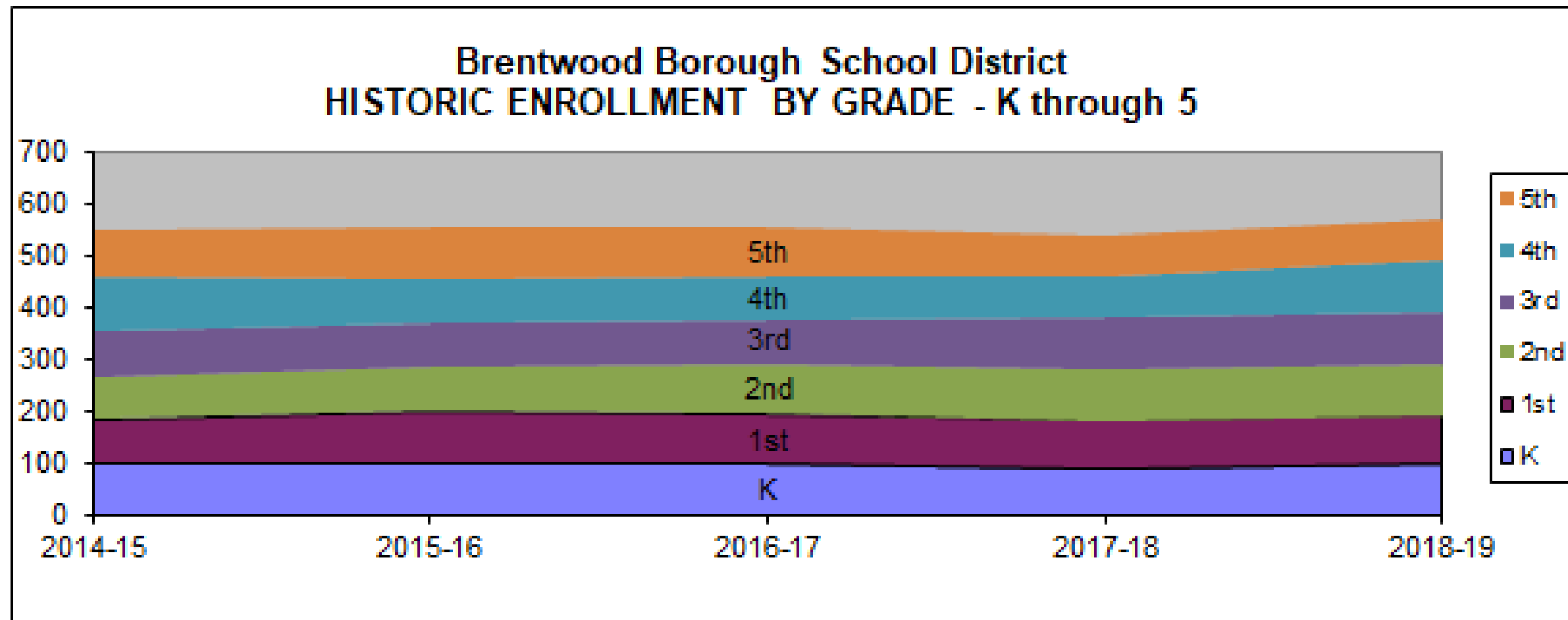
To start June 2021 and complete August 2022



Budget Estimate:
\$ 1,765,000
Bids Due:
December 2020
Construction Period:
Summers of 2020
and 2021

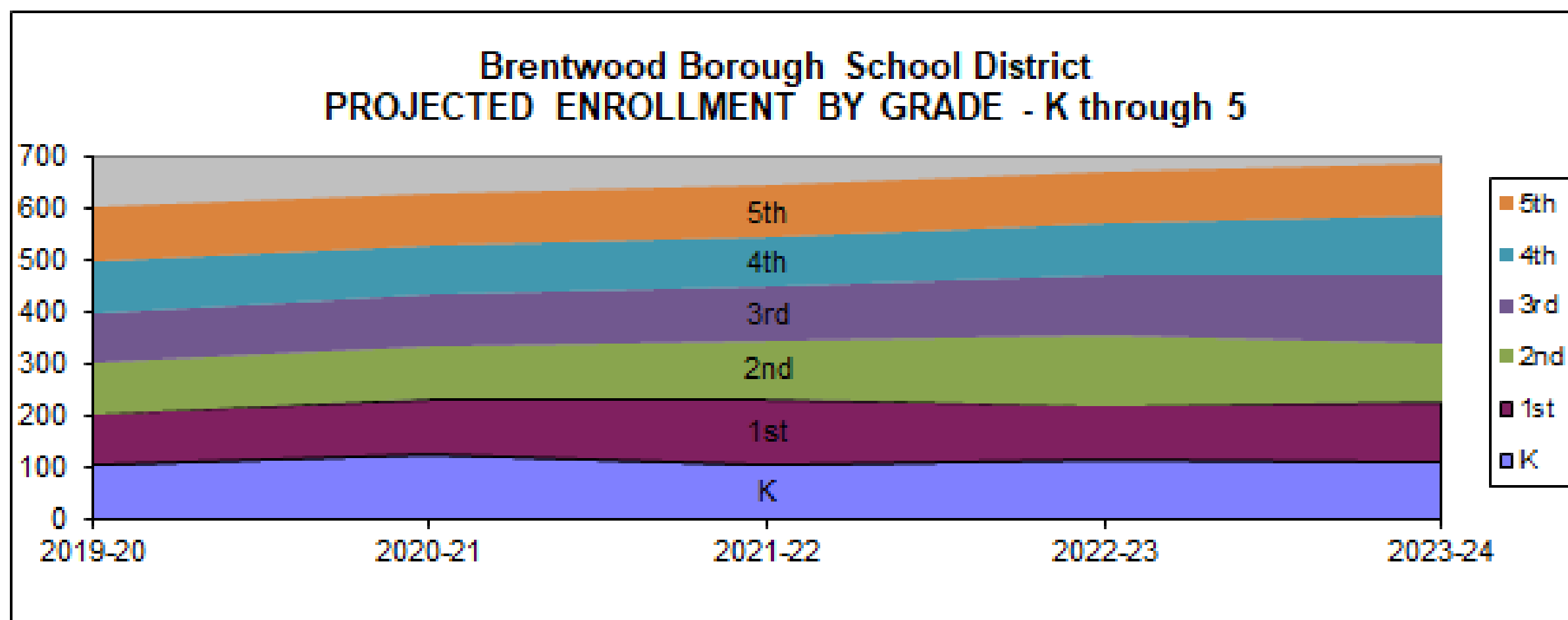
BRENTWOOD HIGH SCHOOL





- o Actual K-5 Historic Enrollment reported to PDE has been stable over the period 2014-'15 to 2018-'19.

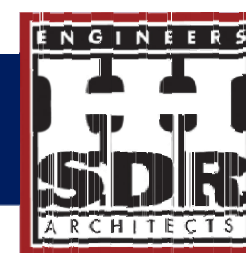
- o During this period, the District has experienced a gain of 20 students.



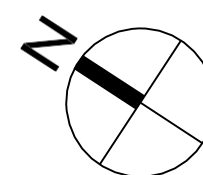
- o Projected K-5 Enrollment will grow to almost 700 students by 2023-'24. This would be a gain of 87 students over the period.

Elroy and Moore Elementary Schools

- Site is limited in size and does not provide adequate parking and play areas.
- There is very limited room for expansion on the site.
- The retaining walls at Elroy are in poor condition and need replaced.
- The main entrance to the Building is not ADA accessible.
- There is no security vestibule at the entrance.
- The roof was installed in 1997 and is at the end of its serviceable life.
- The windows are in poor condition.
- The gymnasium is inadequate in size.
- The stage equipment is in poor condition.
- The kitchen/cafeteria area is inadequate in size.
- The office is inadequate in size.
- The nurses' area is at a different floor level and is also inadequate in size.
- The library, computer, art and band rooms are inadequate in size.
- Several classrooms and Special Education rooms are smaller than the PDE minimum size requirement.
- The restrooms are inadequate in size for ADA requirements and privacy screenings.
- The HVAC system including boilers and terminal equipment is at the end of its serviceable life.
- The HVAC system is heating and ventilating only. There is no air conditioning.
- The ATC (automatic temperature control) system is pneumatic and in poor condition.

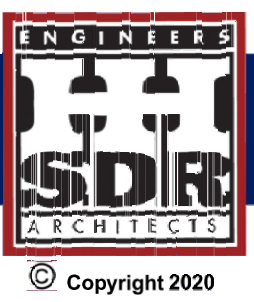


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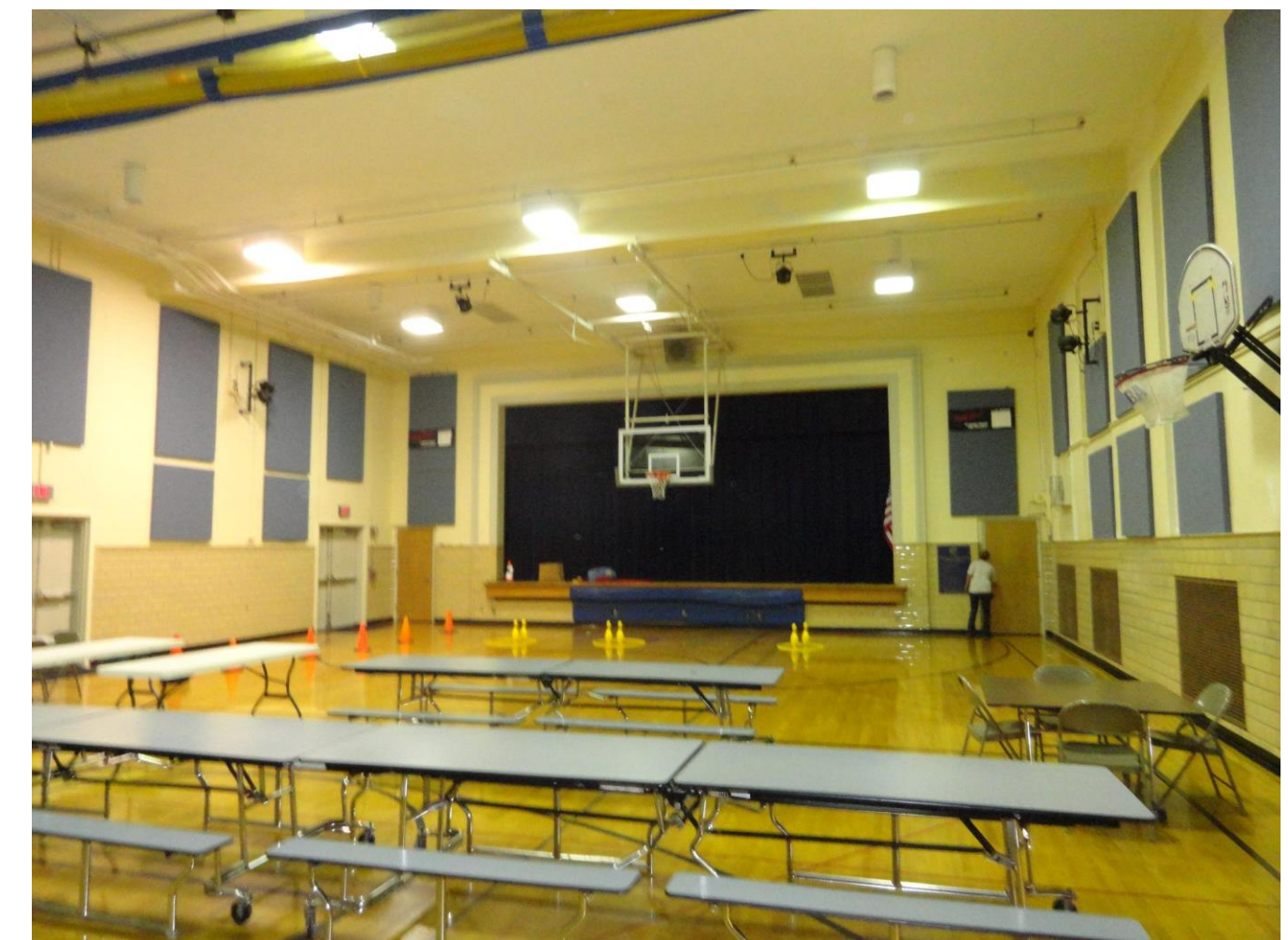
The cost to renovate and expand Elroy is in the range of \$10,500,000 to \$12,500,000.





- EXISTING PAVING
- NEW PAVING
- EXISTING BUILDING
- CIRCULATION
- NEW ADDITION

The cost to renovate and expand Moore is in the range of \$7,500,000 to \$9,500,000.





Catholic Diocese announces closure of St. Sylvester school in Brentwood



ELIZABETH BEHRMAN

Pittsburgh Post-Gazette

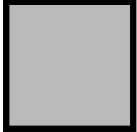


Lbehrman@post-gazette.com

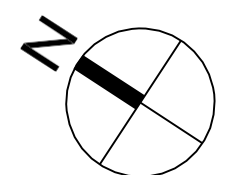
JUL 15, 2019

3:54 PM

The Catholic Diocese of Pittsburgh announced Monday that St. Sylvester Catholic School in Brentwood will close, effective immediately.



-  EXISTING PAVING
-  EXISTING BUILDING
-  CIRCULATION



Saint Sylvester School

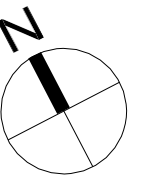
- Asbestos containing materials: Steam boiler plumbing (pipes, expansion tank, etc.) and internal system, floor tile and mastic, plaster walls & ceilings.
- Lower level moisture intrusion and delaminating plaster due to moisture.
- Delaminating plaster throughout from prior moisture issues (roof / mortar / lintels).
- Poor lighting throughout.
- No kitchen on-site.
- Cafeteria was converted into library.
- No Security Vestibule on-site.
- Gymnasium ceiling water damage.
- Possible Lead paint.
- No ADA accessibility between floors, and restrooms do not meet ADA.
- Steam Boiler #1 is 62 years old. Boiler #2 is 15-20 years old. Both are inefficient.
- Boiler backdraft issue (Carbon Monoxide concern).
- Outdated Electrical system – amperage may be outdated. Knob & Tube wiring exists in original structure.
- Asphalt in poor condition and inadequate parking exists.
- No playground area exists.
- Aging Roofing System.
- Front Entry ADA ramp is in poor condition, and exterior doors are in poor condition.
- Exterior mortar irregularities.
- Windows are in fair condition.
- The building is currently not in use.



The cost to renovate the existing Saint Sylvester School for Grades 3-5 is \$12,500,000 to \$14,500,000.



PRELIMINARY DRAFT ONLY- Both Diocese and School District MUST AGREE





The cost to construct a new school for Grades K-5 at the Saint Sylvester site is in the range of \$29,500,000 to \$31,500,000.

What are the advantages of building a new elementary school on the St. Sylvester site?

- A new building addresses safety and security, provides additional space, and addresses ventilation issues.
- Having students in one building provides equality of curriculum for all students.
- Indirect savings for administrative operational and utility costs.
- The cost of building a new school is equivalent to the cost of the upgrades Elroy, Moore and Saint Sylvester School.
- A new building can be designed for 21st century infrastructure and teaching.
- A new building would be attractive to new families looking to purchase a home.
- A new building will not have the unforeseen conditions that a renovated building could have.
- A new building at the Saint Sylvester Site will be centrally located within the District adding to the other renovations occurring in the Borough.

What are the cons of building a new elementary school on the St. Sylvester site?

- Process of building a new building is very complicated, involves a significant amount of planning and requires multiple steps.
- Plancon funding would be required to offset the overall cost of the new building. The cost of a new building is significant.
- Shifting from the tradition of a neighborhood school to a condensed centrally located school.
- Some students would have a longer distance to walk.
- Working through the process of selling of the two elementary schools to ensure that the buyer would produce a product that is a benefit to the community.

Summary

- Emergency Projects and Current Projects \$4,128,735.07
- District issued two bonds: \$5,000,000 and \$10,000,000 for a total of \$15,000,000
- Anticipated windows, doors, and masonry projects at MS/HS will cost approximately \$1,765,000
- Discussions continue with the Diocese and Parish Officials about the purchasing St. Sylvester property
- Discussions will continue about how best to proceed with the elementary buildings



Discussion and Questions

