

# District Wide Facilities Plan Erie's Public Schools

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HHSDR Architects / Engineers  
#4220

360°





	<u>Page</u>
<b><u>Tab 1: Introduction, Methodology and Data</u></b>	
Introduction .....	1
Authors' Credentials and Methodology .....	2
Summary of Findings .....	3
Overview of the School District.....	4

**Tab 2: Building Evaluations** - Observations, Recommendations, Summary of Needs, Existing Plans

**Ten (10) Elementary Schools (PreK-5)**

Diehl .....	16
Edison .....	26
Grover Cleveland .....	37
Harding.....	48
Jefferson .....	59
JoAnna Connell.....	69
Lincoln.....	80
McKinley.....	91
Perry.....	100
Pfeiffer-Burleigh .....	110

**Three (3) Middle Schools (6-8)**

East .....	120
Strong Vincent.....	130
Woodrow Wilson .....	141

**Two (2) High Schools (9-12)**

Erie .....	153
Northwest Pennsylvania Collegiate Academy.....	168

**Seven (7) Other Facilities**

Patrick J. DiPaolo Student Success Center at Emerson-Gridley .....	184
Fred Biletnikoff Field .....	195
Service Center .....	199
Veterans Memorial Stadium .....	205
Burton Building.....	209
Irving Building.....	219
Wayne Building .....	229

**Tab 3: Phasing and Costs**

Phasing and Costs Introduction ..... 239  
Cost Estimates for Needed Infrastructure Improvements and Partial Renovations .....241  
Time Line .....247

**Tab 4: Appendix**

PDE Overall Building Condition Rating..... A-1  
Erie’s Public Schools 2018-2024 Strategic Plan  
Overall Cost Summary  
Erie’s Public Schools Capital Needs List (August 29, 2018)  
Erie’s Public Schools Updated Capital Needs List (October 10, 2018)  
Erie’s Public Schools OTIS Elevator Recommended Upgrades  
Summaries of Meetings  
Photographs of Roof and Miscellaneous Building Masonry Issues  
Potential Redistricting Plan for East Side Elementary Schools

**Erie's Public Schools** engaged HHSDR to perform evaluations of 22 schools, athletic facilities, closed school buildings and the Service Center. The District's goal is to assess each physical plant's capital improvements need. The Administration Building at 148 West 21st Street and the Culinary Center at 255 East 19th Street (opened 2009) were not tasked for evaluation.

Once these needs have been evaluated and categorized, their costs will be detailed, and the District can plan for a multi-year implementation of the improvements.

Among the widespread needs that the District has specifically identified at all of its locations are improved security, new storm water management and pavement replacement, enhanced environmental systems, and building envelope improvements.

This Facility Plan incorporates data from previous reports, plans and other documentation; discussions with Administration, Facilities and Maintenance Staff; and building tours.

Architects and Engineers from HHSDR have toured the building with District Staff. We have reviewed the facilities and compared their condition against present-day building codes and regulations, educational guidelines and operational needs.



The study has been prepared by HHSDR Architects / Engineers of Sharon and Pittsburgh, Pennsylvania.

Over the past 65 years, HHSDR has served as the Architect for many public education buildings across the state. It has performed services on a wide range of construction projects, and has completed facility studies for hundreds of educational buildings in the Commonwealth.

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**METHODOLOGY**

The format of this analysis and report follows Pennsylvania Department of Education's (PDE) guideline for career and technical center studies.

Erie's Public Schools have been analyzed by Architects and Engineers using PDE standards and guidelines for determining building capacities, educational programs and condition of major components. Prevailing standards and codes were utilized to evaluate components such as soundness of structure, building envelope, heating / plumbing / electrical systems, physical accessibility, asbestos containing materials and energy efficiency. The present building conditions were rated on the basis of excellent, good, fair or poor.

The District's enrollments from the 2017-2018 and 2018-2019 school years were reviewed to inform the capacity and programmatic analysis.

**Erie's Public Schools** are planning two phases of a capital improvements program to address a backlog of physical plant needs for its compliment of 16 academic buildings, two outdoor athletic facilities and the Service Center. In addition, the District is examining the condition of three vacant buildings for possible reuse as schools. The Administration Building and the Central Kitchen facility were not assessed, and are not included in this report.

This Summary of Findings proposes a logical approach to bundle renovation project types for bid to construction contractors, and to be responsive to the District's goals and priorities.

**Phase 1 Priorities (2019-2021 implementation) Years 1, 2 and 3**

1. Security Vestibules
2. Access Control for Teacher entry at each School
3. Roof Replacements
4. Building Envelope Repairs
5. Structural Repairs
6. Coal Bunker Repairs
7. Life Safety Upgrades
8. Select Window Replacement
9. Select Paving Repairs and Replacement
10. Chiller Replacement
11. Elevator Upgrades
12. Athletic Turf Replacement and Veterans Memorial Stadium Renovations
13. Automatic Temperature Control Repair or Replacement

Design work for Coal Bunker Repairs at Wilson Middle School and Roof System Replacement at Harding Elementary School was authorized by the District in September, and is underway.

**Remaining Future Phase Priorities (2022-2024 implementation)**

1. Paving Repairs and Replacement
2. Window Replacement
3. Building Envelope Repairs
4. Structural Repairs
5. Chiller Replacement
6. Automatic Temperature Control Replacement
7. HVAC System Replacement
8. Lighting
9. Ceiling/Floors/Finishes
10. Remaining Renovations

**Erie's Public Schools** ([www.eriesd.org](http://www.eriesd.org)) educates approximately 11,500 students in 16 buildings. The District serves the 4th largest Pennsylvania city (population estimated to be 98,593 in 2016), encompassing 19.3 square miles.



Between 2015 and 2017, District Administrators and Board Members took steps to address the legacy of deindustrialization and depopulation which has taken place over several decades in the City of Erie. The impact of economic and population decline drained students from the School District's physical plant infrastructure, resulting in an overcapacity of classroom buildings. It also threatened the financial viability of the District.



In 2017, the District consolidated three high schools, closed additional buildings and reconfigured the remaining schools. This realignment was implemented for the 2017-2018 school year. The District today operates ten (10) grades PreK-5 elementary schools, three (3) grades 6-8 middle schools and two (2) grades 9-12 high schools.



In addition, the District operates a Student Success Center in the Emerson-Gridley building, which provides a variety of programs and services to meet the specialized needs of students, regardless of grade level. The District operates its own career and technical education program within Erie High School.



Several of these schools have been recognized for past distinction in education. The Northwest Pennsylvania Collegiate Academy is one of the nation's top ranked high schools, with a selective admissions process and a 100% college acceptance rate.

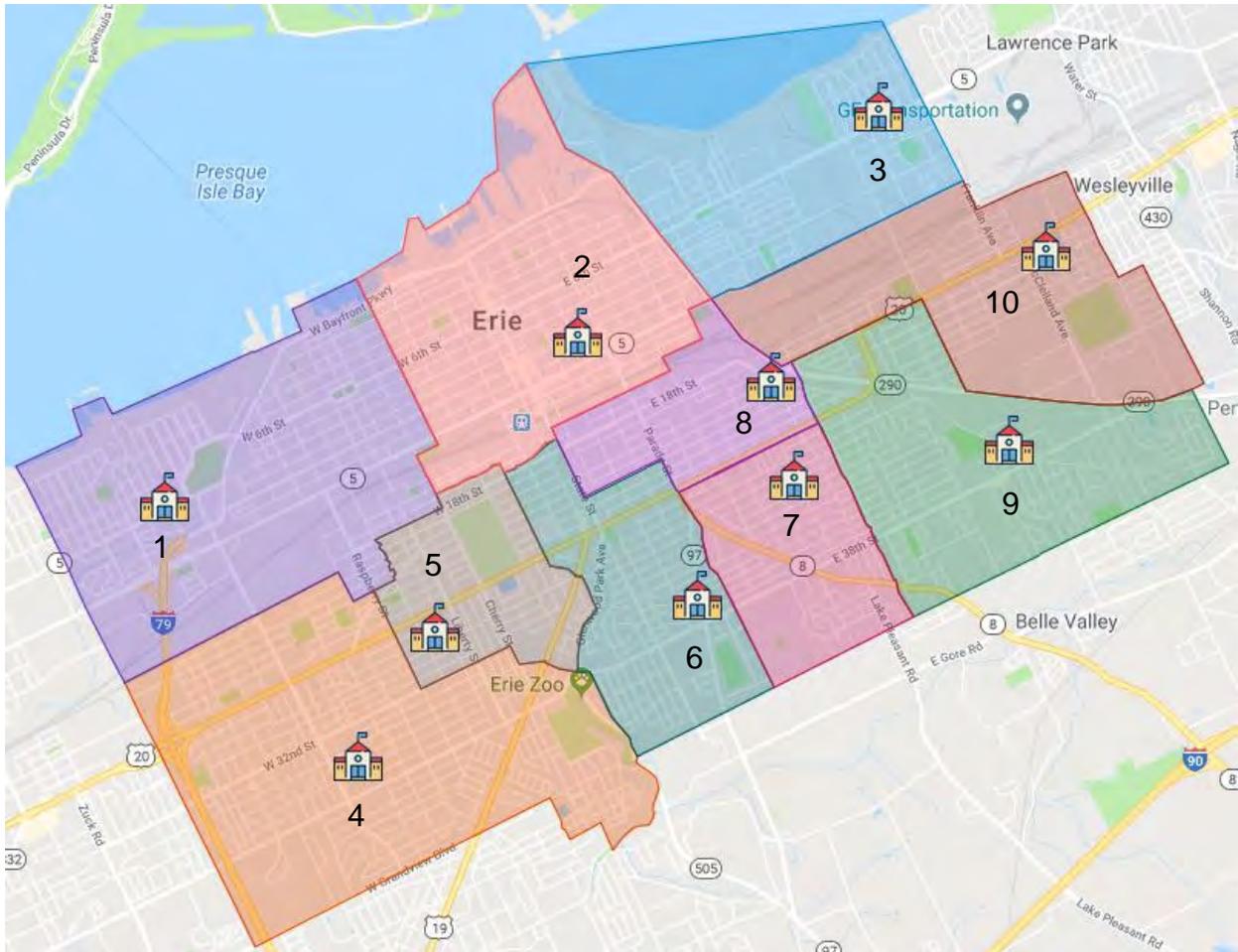
The District also operates and maintains Fred Biletnikoff Field and Veterans Memorial Stadium. It extends physical plant support to its facilities out of its Service Center. In 2009, the District opened a new Culinary Center, which produces food which is then delivered to most of the District's schools.



In February 2018, the District shifted its focus from dealing with financial crisis to improving teaching and learning. Through a public planning process in which over 140 people participated, a strategic plan was developed and adopted by the District in June 2018.



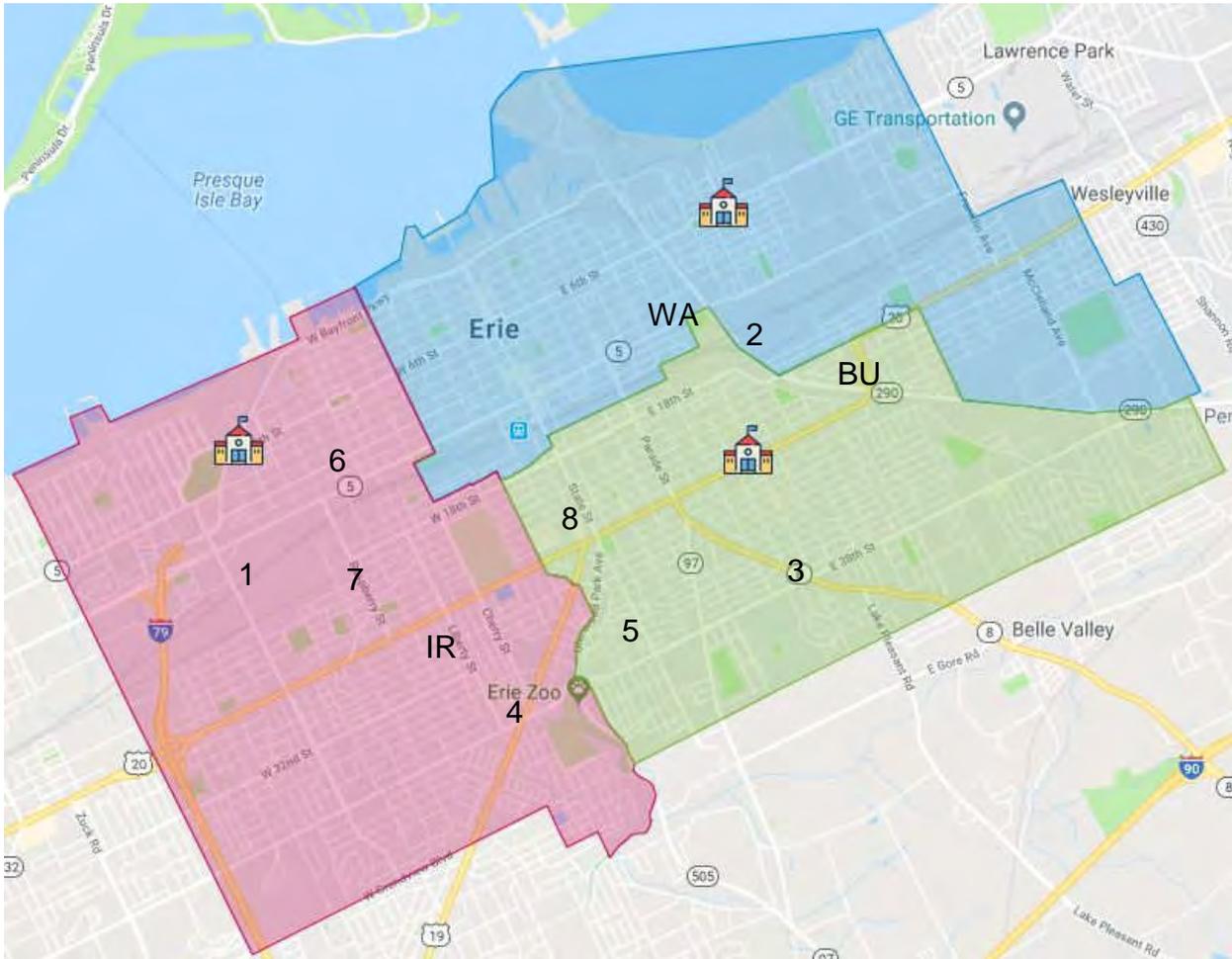
Known as *Mobilizing Community, Igniting Excellence!*, the District's commitment for Planning Term 2018-2024 is to champion high levels of Student Engagement and Personalized Pathways to Educational Excellence for every student, without exception.



Elementary School Sending Area Map  
From Child Accounting/Student Enrollment at [www.eriesd.org](http://www.eriesd.org)

- |    |                   |
|----|-------------------|
| 1  | Harding           |
| 2  | Pfeiffer-Burleigh |
| 3  | Edison            |
| 4  | Grover Cleveland  |
| 5  | Perry             |
| 6  | Jefferson         |
| 7  | Lincoln           |
| 8  | McKinley          |
| 9  | JoAnna Connell    |
| 10 | Diehl             |

# OVERVIEW OF THE SCHOOL DISTRICT



## Middle School Sending Area Map, High Schools and Other Facilities

From Child Accounting/Student Enrollment at [www.eriesd.org](http://www.eriesd.org)

- |   |   |
|---|---|
| 1 | Strong Vincent  |
| 2 | East  |
| 3 | Woodrow Wilson  |
| 4 | Erie High School and Fred Biletnikoff Field               |
| 5 | NW PA Collegiate Academy<br>and Veterans Memorial Stadium |
| 6 | DiPaolo Student Success Center at<br>Emerson-Gridley      |
| 7 | Service Center  |
| 8 | Administration Office                                     |

### Administration Office Address:

Erie's Public Schools  
148 West 21st Street  
Erie, Pennsylvania 16502

### Closed Buildings which were assessed

BU	Burton
IR	Irving
WA	Wayne

PDE Enrollments, Actual (2011-2016) and Projected



Enrollment Projections  
Prepared by the Pennsylvania Department of Education  
(717) 787-2644

Erie City SD 105252602

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
2011 - 2012	1046	995	952	979	989	964	907	855	860	1028	988	822	907	12312
2012 - 2013	1073	1004	934	900	923	937	871	869	796	963	960	808	870	11908
2013 - 2014	1081	1080	978	906	875	871	861	824	812	1017	865	841	749	11740
2014 - 2015	993	1061	1008	944	888	865	788	842	794	1126	809	733	772	11623
2015 - 2016	938	990	1022	983	932	858	784	766	824	973	855	734	772	11431
<b>Projection</b>														
2016 - 2017	990	988	947	981	971	894	779	755	750	1068	786	735	726	11390
2017 - 2018	951	984	945	919	978	931	812	751	739	972	873	685	727	11267
2018 - 2019	921	944	941	917	907	938	846	782	735	958	795	751	678	11113
2019 - 2020	920	915	903	913	905	870	852	815	765	953	783	684	743	11021
2020 - 2021	901	913	875	876	901	868	790	821	798	992	779	673	677	10864
2021 - 2022	883	895	874	849	865	864	788	761	803	1035	811	670	666	10764
2022 - 2023	865	877	856	848	838	830	785	759	745	1041	846	698	663	10651
2023 - 2024	848	860	839	830	837	804	754	756	743	986	851	728	690	10506
2024 - 2025	831	843	823	814	819	803	730	727	740	983	780	732	720	10335
2025 - 2026	815	826	807	798	804	786	729	703	711	959	787	679	724	10128

Erie City SD  
105252602

Friday, December 30, 2016  
Department of Education, Division of Data Quality

PDE Enrollments (continued)

YEAR	Various Grade Groupings of the Enrollment Projections																
	K-4	K-5	K-6	K-7	K-8	K-9	K-12	5-8	6-8	7-8	6-9	7-9	8-12	9-12	10-12	11 to 12	
2015 - 2016	4865	5723	6507	7273	8097	9070	11431	3232	2374	1590	3347	2563	4924	4158	3334	2361	
2020 - 2021	4466	5334	6124	6945	7743	8735	10864	3277	2409	1619	3401	2611	4740	3919	3121	2129	
2025 - 2026	4050	4836	5565	6268	6979	7938	10128	2929	2143	1414	3102	2373	4563	3860	3149	2190	

2011-12 to 2012-13	2012-13 to 2013-14	2013-14 to 2014-15	2014-15 to 2015-16	Retention Rate by Grade by Year													
				Birth to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	
0.60621	0.60665	0.93869	0.94538	0.9428	0.93794	0.90353	0.9581	0.93099	1.11977	0.93385	0.80962	1.05839	0.92698	0.87604	0.92698	0.91795	1.05321
0.64422	0.59887	0.9741	0.97002	0.97222	0.94366	0.91889	0.94604	0.93441	1.27764	0.89823	0.87604	0.92698	0.91795	0.8474	0.91795	1.05321	1.05321
0.60995	0.6323	0.95094	0.96524	0.98013	0.98857	0.90471	0.97793	0.96359	1.3867	0.79548	0.8474	0.91795	1.05321	0.90729	0.90729	1.05321	1.05321
0.57405	0.60811	0.96324	0.9752	0.98729	0.96622	0.90636	0.97208	0.97862	1.22544	0.75933	0.90729	1.05321	1.05321	0.90729	0.90729	1.05321	1.05321

Average Rate	Retention Rate Used	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
0.60861	0.60861	1770	1678	1628	1634	1627	1627	1562	1514	1511	1481	1451	1422	1394	1366	1339

Notes:

1. Excludes students in full-time out-of-district special education, comprehensive AVTS, charter schools, state-owned schools, consortium-operated alternative high schools, and juvenile correctional institutions.
2. Enrollment projections beyond five years are subject to errors in the lower grades resulting from inconsistencies between actual and projected live births and should be reviewed closely.
3. Four year old kindergarten students, if any, added to K enrollments.
4. Elementary and secondary ungraded students were distributed among the grades. Therefore, enrollments by grade may differ from those reported by the local education agencies.

Sources:

1. Pennsylvania Information Management System (PIMS)
2. Resident Live Birth file supplied by the Division of Health Statistics, Pennsylvania Department of Health.
3. The Department of Health specifically disclaims responsibility for any analyses, interpretations or conclusions.

----- Projected Births -----

**OVERVIEW OF THE SCHOOL DISTRICT**

Actual Enrollments and Capacities Since District Reorganization

<b>School</b>	<b>PDE Capacity</b>	<b>End of 2017-2018 Enrollment</b>	<b>Start of 2018-2019 Enrollment</b>	<b>Capacity less '18-'19 Enrollment</b>
Diehl Elementary	400	505	467	- 67
Edison Elementary	575	508	510	65
Grover Cleveland Elementary	500	618	613	- 113
Harding Elementary	675	673	659	16
Jefferson Elementary	550	469	514	36
JoAnna Connell Elementary	675	603	607	68
Lincoln Elementary	500	393	392	108
McKinley Elementary	450	542	528	- 78
Perry Elementary	575	473	462	113
Pfeiffer-Burleigh Elementary	850	693	644	206
<b>Subtotal Elementary School</b>	<b>5,750</b>	<b>5,477</b>	<b>5,396</b>	<b>354</b>
East Middle	1,098	693	740	358
Strong Vincent Middle	1,201	769	823	378
Woodrow Wilson Middle	1,017	684	778	239
<b>Subtotal Middle School</b>	<b>3,316</b>	<b>2,146</b>	<b>2,341</b>	<b>975</b>
Erie High *	2,359	2,223	2,383	- 24
NW PA Collegiate Academy	1,360	843	897	463
<b>Subtotal High School</b>	<b>3,719</b>	<b>3,066</b>	<b>3,280</b>	<b>439</b>
<b>Totals</b>	<b>12,785</b>	<b>10,689</b>	<b>11,017</b>	<b>1,768</b>

\* NOTE: Erie High School's Capacity is a combination of PDE Career and Technical Education shop seats (594) and PDE academic classroom seats (1,765).

This table illustrates that since the reorganization, overall enrollment increased by 322 students between 2017-'18 and the current school year. Each of the middle schools gained students, as did both high schools. Enrollments at the Edison, Jefferson and JoAnna Connell elementary schools also increased from 2017-'18.

This table also illustrates that Diehl, Grover Cleveland, McKinley and Erie High all are above capacity, meaning that student occupancy exceeds the designed occupancy of each building. The remaining schools are below capacity, meaning that excess space exists at each building.

**OVERVIEW OF THE SCHOOL DISTRICT**

**PlanCon Building Capacity - Elementary Schools**

ELEMENTARY BUILDING CAPACITY																	
District: Erie's Public Schools				Project Name: District Wide Study				Grades: K - 12									
SCHOOL: Diehl Elementary						SCHOOL: Edison Elementary											
			PRESENT			PLANNED						PRESENT			PLANNED		
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6	#3	#4	#5	#6				
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP				
HALF-TIME KINDRGRTN	50																
FULL-TIME KINDRGRTN	25	2	50			2	50										
REG CLSRM 660+ SQ FT	25	14	350			14	350										
OTHER: _____																	
BUILDING TOTAL	XX	XXXXXX	400	XXXXXX		XXXXXX	575	XXXXXX		XXXXXX	575	XXXXXX					
SCHOOL: Grover Cleveland Elem.						SCHOOL: Harding Elementary											
			PRESENT			PLANNED						PRESENT			PLANNED		
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6	#3	#4	#5	#6				
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP				
HALF-TIME KINDRGRTN	50																
FULL-TIME KINDRGRTN	25	2	50			2	50										
REG CLSRM 660+ SQ FT	25	18	450			18	450										
OTHER: _____																	
BUILDING TOTAL	XX	XXXXXX	500	XXXXXX		XXXXXX	675	XXXXXX		XXXXXX	675	XXXXXX					
SCHOOL: Jefferson Elementary						SCHOOL: JoAnna Connell Elementary											
			PRESENT			PLANNED						PRESENT			PLANNED		
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6	#3	#4	#5	#6				
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP				
HALF-TIME KINDRGRTN	50																
FULL-TIME KINDRGRTN	25	2	50			2	50										
REG CLSRM 660+ SQ FT	25	20	500			20	500										
OTHER: _____																	
BUILDING TOTAL	XX	XXXXXX	550	XXXXXX		XXXXXX	675	XXXXXX		XXXXXX	675	XXXXXX					
SCHOOL: Lincoln Elementary						SCHOOL: McKinley Elementary											
			PRESENT			PLANNED						PRESENT			PLANNED		
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6	#3	#4	#5	#6				
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP				
HALF-TIME KINDRGRTN	50																
FULL-TIME KINDRGRTN	25	3	75			3	75										
REG CLSRM 660+ SQ FT	25	17	425			17	425										
OTHER: _____																	
BUILDING TOTAL	XX	XXXXXX	500	XXXXXX		XXXXXX	450	XXXXXX		XXXXXX	450	XXXXXX					

Only kindergarten and regular classrooms 660 square feet or greater should be reported. Although special education rooms and pre-school rooms may be eligible for capacity, these spaces should not be included in the room counts reported above. The following spaces do not receive reimbursable capacity and therefore should not be included in the capacities for an elementary school building: science labs, computer rooms, art rooms, music rooms, small and large group instruction rooms, and multi-purpose rooms.

**OVERVIEW OF THE SCHOOL DISTRICT**

PlanCon Building Capacity - Elementary Schools (continued)

ELEMENTARY BUILDING CAPACITY									
District/CTC : Erie's Public Schools				Project Name : District Wide Study				Grades : K - 12	
		SCHOOL : Perry Elementary				SCHOOL : Pfeiffer-Burleigh ES			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
HALF-TIME KINDRGRTN	50		0	0	0		0	0	0
FULL-TIME KINDRGRTN	25	3	75	0	0	4	100	0	0
REG CLSRM 660+ SQ FT	25	20	500		0	30	750		0
OTHER : _____			0		0		0		0
BUILDING TOTAL	XX	XXXXXX	575	XXXXXX	0	XXXXXX	850	XXXXXX	0
		SCHOOL : _____				SCHOOL : _____			



**OVERVIEW OF THE SCHOOL DISTRICT**

**PlanCon Building Capacity - Middle Schools**

MIDDLE/SECONDARY BUILDING CAPACITY											
District: Erie's Public Schools				Project Name: District Wide Study				Grades: K - 12			
		SCHOOL: East Middle School				SCHOOL: Strong Vincent Middle School					
		PRESENT		PLANNED		PRESENT		PLANNED			
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6		
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP		
REG CLSRM 660+ SQ FT	25	36	900			35	875				
SCIENCE CLSRM 660+ SQ FT	25	6	150			6	150				
SCIENCE LAB 660+ SQ FT	20										
PLANETARIUM W/CLSRM 660+ SQ FT	20										
ALTERNATIVE ED ROOM 660+ SQ FT	20										
BUSINESS CLSRM 660+ SQ FT	25										
BUSINESS LAB 660+ SQ FT	20										
COMPUTER LAB 660+ SQ FT	20	2	40			5	100				
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20										
ART CLASSROOM 660+ SQ FT	20	2	40			3	60				
MUSIC CLASSROOM 660+ SQ FT	25					1	25				
BAND ROOM 660+ SQ FT	25	1	25			1	25				
ORCHESTRA ROOM 660+ SQ FT	25										
CHORAL ROOM 660+ SQ FT	25	1	25								
FAMILY/CONSMR SCIENCE 660+ SQ FT	20	2	40								
IA/SHOP 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20										
VO AG SHOP W/CLSRM 660+ SQ FT	20										
DRIVER'S ED 660+ SQ FT	20										
GYM 6500-7500 SQ FT	66					1.0	66				
AUX GYM 2500 SQ FT	33					1	33				
OTHER: Large Group Instruction		1									
OTHER: Small Group Instruction		2									
BUILDING TOTAL	XXX	XXXXXX	1,220	XXXXXX		XXXXX	1,334	XXXXX			
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	1,098	XXXXXX		XXXXX	1,201	XXXXX			
		SCHOOL: Woodrow Wilson Middle				SCHOOL:					
		PRESENT		PLANNED		PRESENT		PLANNED			
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6		
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP		
REG CLSRM 660+ SQ FT	25	38	950								
SCIENCE CLSRM 660+ SQ FT	25	3	75								
SCIENCE LAB 660+ SQ FT	20										
PLANETARIUM W/CLSRM 660+ SQ FT	20										
ALTERNATIVE ED ROOM 660+ SQ FT	20										
BUSINESS CLSRM 660+ SQ FT	25										
BUSINESS LAB 660+ SQ FT	20										
COMPUTER LAB 660+ SQ FT	20	1	20								
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20										
ART CLASSROOM 660+ SQ FT	20	1	20								
MUSIC CLASSROOM 660+ SQ FT	25	1	25								
BAND ROOM 660+ SQ FT	25										
ORCHESTRA ROOM 660+ SQ FT	25										
CHORAL ROOM 660+ SQ FT	25										
FAMILY/CONSMR SCIENCE 660+ SQ FT	20										
IA/SHOP 1800+ SQ FT	20										
TECH ED 1800+ SQ FT	20	2	40								
VO AG SHOP W/CLSRM 660+ SQ FT	20										
DRIVER'S ED 660+ SQ FT	20										
GYM 6500-7500 SQ FT	66										
AUX GYM 2500 SQ FT	33										
OTHER: _____											
OTHER: _____											
BUILDING TOTAL	XXX	XXXXXX	1,130	XXXXXX		XXXXX		XXXXX			
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	1,017	XXXXXX		XXXXX		XXXXX			

**OVERVIEW OF THE SCHOOL DISTRICT**

**PlanCon Building Capacity - High Schools**

MIDDLE/SECONDARY BUILDING CAPACITY									
District / CTC: Erie's Public Schools				Project Name : District Wide Study				Grades: K - 12	
		SCHOOL: NW PA Collegiate Acad.				SCHOOL: Erie High			
		PRESENT		PLANNED		PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6
	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
NAME OF SPACE									
REG CLSRM 660+ SQ FT	25	46	1,150		0	43	1,075		0
SCIENCE CLSRM 660+ SQ FT	25	4	100		0	8	200		0
SCIENCE LAB 660+ SQ FT	20		0		0		0		0
PLANETARIUM W/CLSRM 660+ SQ FT	20		0		0		0		0
ALTERNATIVE ED ROOM 660+ SQ FT	20		0		0		0		0
BJSINESS CLSRM 660+ SQ FT	25		0		0	2	50		0
BUSINESS LAB 660+ SQ FT	20		0		0		0		0
COMPUTER LAB 660+ SQ FT	20	2	40		0	4	80		0
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20		0		0	1	20		0
ART CLASSROOM 660+ SQ FT	20	3	60		0	1	20		0
MUSIC CLASSROOM 660+ SQ FT	25	1	25		0	1	25		0
BAND ROOM 660+ SQ FT	25	1	25		0	1	25		0
ORCHESTRA ROOM 660+ SQ FT	25		0		0		0		0
CHORAL ROOM 660+ SQ FT	25	1	25		0		0		0
FAMILY/CONSMR SCIENCE 660+ SQ FT	20		0		0	3	60		0
IA/SHOP 1800+ SQ FT	20		0		0		0		0
TECH ED 1800+ SQ FT	20	1	20		0	17	340		0
VO AG SHOP W/CLSRM 660+ SQ FT	20		0		0		0		0
DRIVER'S ED 660+ SQ FT	20		0		0		0		0
GYM 6500-7500 SQ FT	66	1.0	66		0	1.0	66		0
AUX GYM 2500 SQ FT	33		0		0		0		0
OTHER: _____			0		0		0		0
OTHER: _____	0		0		0		0		0
<b>BUILDING TOTAL</b>	XXX	XXXXXX	1,511	XXXXXX	0	XXXXX	1,961	XXXXXX	0
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	1,360	XXXXXX	0	XXXXX	1,765	XXXXXX	0

**OVERVIEW OF THE SCHOOL DISTRICT**

PlanCon Vocational-Technical Room Schedule for Erie High School

VOCATIONAL ROOM SCHEDULE FOR PROJECT BUILDING														
District: Erie's Public Schools					Project Name: District Wide Study					Grades: K - 12				
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY														
					EXISTING				NEW				TOTAL	
#1	#2	PDE USE	PDE USE	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13
NAME OF PROGRAM	CIP CODE	CRS APPROVAL	PDE-320/286 APPROVAL	UNIT FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	UNIT AREA SQ FT	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL AREA SQ FT	TOTAL FTE CAP
<b>ERIE HIGH SCHOOL</b>														
<b>Central Career &amp; Tech School</b>														
STEM/ Advanced Manufacturing														
Automobile Mechanics	47.0604			75		1.0		75						75
Auto Body/Collision & Repair	47.0603			43		1.0		43						43
Child Care & Support Services	19.0708			29		1.0		29						29
Computer Programming	11.0201			42		1.0		42						42
Construction Trades	46.9999			36		1.0		36						36
Co-op Program														
Cosmetology	12.0401			63		1.0		63						63
Criminal Justice														
Culinary Arts	12.0508			42		1.0		42						42
Digital Media														
Engineering Technologies	15.9999			21		1.0		21						21
Horticulture / Landscaping Management														
Machine Tool Technology	48.0501			63		1.0		63						63
Medical / Clinical Assistant	51.0801			24		1.0		24						24
Nursing Assistant	51.0899			42		1.0		42						42
Protective Services	43.9999			37		1.0		37						37
Rehabilitation Aide	51.2604			24		1.0		24						24
Sales, Distribution and Marketing	52.1801			24		1.0		24						24
Welding	48.0508			29		1.0		29						29
<b>BUILDING TOTAL</b>	<b>XXXX</b>			<b>XXX</b>	<b>XXXX</b>	<b>XXXX</b>		<b>594</b>	<b>XXXX</b>	<b>XXXX</b>				<b>594</b>

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-A17

**OVERVIEW OF THE SCHOOL DISTRICT**

**PlanCon Summary of Owned Buildings and Land**

SUMMARY OF OWNED BUILDINGS AND LAND										
District:			Project Name:					Grades:		
Erie's Public Schools			District Wide Study					K - 12		
#1	PRESENT				PLANNED					
	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DEPOSITED AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	FTE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Diehl Elementary School	54 66 68 05	3.57	PreK-5	550	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Edison Elementary School	23 53 63 69	5.9	PreK-5		Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Grover Cleveland Elementary	55 66 69 05	11.4	PreK-5	827	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Harding Elementary School	1924, 1951, 62 68 70 00	8.1	PreK-5	825	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Jefferson Elementary School	1930, 1995 64 70 95 99	9.64	PreK-5	600	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
JoAnna Connell Elementary	58 65 69 03	16.2	PreK-5	775	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Lincoln Elementary School	16 29 59 64 68 69 77 78	3.67	PreK-5	555	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
McKinley Elementary School	1999	2.66	PreK-5	775	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Perry Elementary School	2 58 69 95 99	1.33	PreK-5	600	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Pfeiffer-Burleigh Elementary	1980	4	PreK-5	900	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	6,407	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
Emerson-Gridley Alternative School	1914, 1954 1966-1968, 1975, 1999	1.25			Reopen and Maintain				XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
East Middle School	1998	11	6-8	1,318	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Strong Vincent Middle School	1928, 1954, 1966-69, 1978	10.8	6-8	1,267	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Wilson Middle School	1927, 1963, 1968-69, 1979	5.79	6-8	978	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	3,563	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
Erie High School	1956, 1961, 65 78 86 03	10.1	9-12	3,448	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Northwest PA Collegiate Academy	1917, 1954, 1966-69, '76 2002	7.04	9-12	1,529	Renovate and Maintain				XXXXXXXXXX	XXXXXXXXXX
Subtotal	XXXXXXXXXX	XXX	XXXX	4,977	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			
<b>TOTAL</b>	XXXXXXXXXX	XXX	XXXX	14,947	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX			

**ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE  
AND THE SCHOOL DISTRICT EXPERIENCES EXCESS OR INSUFFICIENT CAPACITY**  
(FTE MINUS PROJECTED ENROLLMENT (Col. 11) > + or - 300)

**CHECK IF APPLICABLE:**

EXPAND PROGRAMS OR COURSE OFFERINGS

PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES

OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL

REDUCE CLASS SIZE

CLOSE SCHOOL(S)

OTHER (DESCRIBE): Identify, Prioritize and Implement Capital Improvements



# BUILDING EVALUATIONS



**Diehl Elementary School  
2327 Fairmont Parkway  
Erie, Pennsylvania 16510**

**Dates:** 1953 – Original Building  
1966 – Renovations  
1968 – Renovations  
2005 – Renovations and Additions



**Area:** 60,407 square feet on 1 level

**2018-2019**

**Enrollment:** 467 grades PreK - 5

**Staffing:** Diehl employs 19 classroom teachers, 8 special education teachers, and 10 Building Support Specialists who provide help students in a variety of roles. Maintenance/Cafeteria staff total 5 individuals, and 6 staff are housed in the Main Office.

**Site:** The school comprises most of the entire city block bounded by Fairmont Parkway, Harrison Street, Glendale Avenue and McClelland Avenue. The site contains parking for approximately 70 vehicles; playground equipment with fall surface; and a lawn area. The parking lot is in good condition with few areas of repair required. Patching, sealcoating, and striping should be completed. Concrete curbs and walks are in fair condition.

**Structural:** No structural issues were identified by the School Engineer.

**Roof:** The roof is an adhered Versico .060 mil reinforced EPDM (rubber) roof system over a concrete roof deck. Approximately 60,407 s.f. was installed approximately 2001, and the system should have a 20-year warranty. The installing contractor did not file the warranty paperwork. HHS DR is working with Versico to inspect and repair the roof, and to reinstate the original warranty for the remaining period.

Insulation is buckling under the EPDM in some locations, and leaks are evident along the gymnasium corridor wall at wall flashing seams.

Recommendations

- Periodic maintenance should occur until the roof system can be scheduled for replacement.

**Windows:** Existing windows have thermally broken frames and are double glazed. Overall the windows and hardware appear to be in good condition.



**Exterior Doors:** Exterior doors are in good condition with the appropriate hardware for egress and accessibility.

**Interior Doors:** Interior doors are in good condition with the appropriate hardware for egress and accessibility, and ratings. Minor damage to the doors was noted at select locations.

### **Interior Spaces**

In general, the school is very well maintained. Finishes are in good condition.

**Corridors:** Overall the corridors are in good condition. Marmoleum at few locations has failed at the seams and should be repaired.

**Administration Office:** The Office is in good condition and is accessible through the existing security vestibule.

**Nurse:** The Nurses Suite is in good condition, and contains accessible facilities.

**Gymnasium:** The Gymnasium is in good condition and is being well maintained.

**Classrooms:** The classrooms overall are in good condition.

**Cafeteria:** The Cafeteria and Kitchen are in good condition. Damage to the marmoleum at the exterior door from the cafeteria should be repaired. The water infiltration at that location should also be investigated.

**Library:** The Library overall is in good condition. Minor blemishes and frays in the carpet could be repaired.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The building's HVAC system was upgraded from the original (1953) in 2005 with new boilers, unit ventilators and piping. The HVAC system is a combination of packaged DX cooling rooftop units along with heating-only unit ventilators. The HVAC system also utilizes a two-pipe type hot water distribution system. The majority of the building is not air conditioned.

The boiler plant consists of five (5) gas-fired, hot water Bryan boilers that were installed in 2005.

The heating hot water piping systems were replaced in 2005

The majority of heating-only unit ventilators along with miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation were replaced in 2005 and are generally in fair condition.

The existing Siemens control system is outdated and expensive to maintain.

The various AHUs and rooftop units are approximately 15 years old. Guidelines for weather-exposed equipment of this type suggest these to nearing the end of their useful life.

**Recommendations**

- Update building automation system to local DDC control.

**Plumbing**

Existing Systems: The existing domestic copper water piping mains were reused in the 2005 renovations with new branch piping installed as necessary.

No sewage drainage problems in the building were reported.

The domestic water heater appeared to be in good condition.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building were replaced in the 2005 renovation and are in good condition.

**Recommendations**

- Provide ADA compliant fixtures where required.

**Electrical**

**Existing Systems:** The building contains a 1600 amp, 120/208 volt, three-phase electric service. The main distribution equipment is manufactured by Eaton. The equipment was installed in the 2005 renovation project and is in good condition.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by Eaton. The equipment was installed in the 2005 renovation project and is in good condition.

**Generator:** The emergency generator is a 60 KW, 120/208 volt, Cummins natural gas unit located outside of the building. The emergency generator serves the life safety needs and the heating system in the building. The equipment was installed in the 2005 renovation project and is in good condition.

**Lighting:** The existing lighting consists of recessed 2 x 4 fixtures with T8 fluorescent lamps and either prismatic lenses or 27-cell parabolic louvers. The gymnasium contains high bay fixtures with metal halide lamps.

The emergency lighting consists of integral fluorescent lamps in the recessed fixtures and compact fluorescent downlight fixtures in the gymnasium and mechanical rooms. The exit signs contain compact fluorescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**PA System:** The public address system is manufactured by Rauland. The system contains classroom telephones that provide communication to the office. The system is in good condition.

**Data:** The existing data cabling consists of Category 6 cabling to each outlet in building. The data cabling is in good condition.

**Fire Alarm/  
Security:** The fire alarm system is manufactured by Siemens. The system contains horn/strobes and smoke and heat detectors. The system was installed in the 2005 renovation project and is in good condition.

The security system is manufactured by Siemens. The system contains door contacts and motion detection. The system was installed in the 2005 project and is in good condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.

**State Code**

**Compliance:** In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**

**Compliance:** The building is not fully ADA compliant.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall**

**Condition:** Fair to Good.

**Diehl Elementary School  
2327 Fairmont Parkway  
Erie, Pennsylvania 16510**



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Patch, Sealcoat, and Stripe existing parking areas.
- Repair Damaged Marmoleum flooring at select locations.
- Correct Water Infiltration at cafeteria exterior door. (possible exterior concrete slab and door replacement).
- Install Access Control to one exterior door for teachers.
- Periodic maintenance should occur until the roof system can be scheduled for replacement.

#### **HVAC**

- Eliminate Siemens. Update building automation system to local DDC control.
- Update to electromechanical controls.

#### **Plumbing**

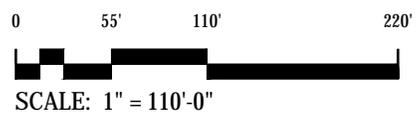
- Provide ADA compliant fixtures where required.

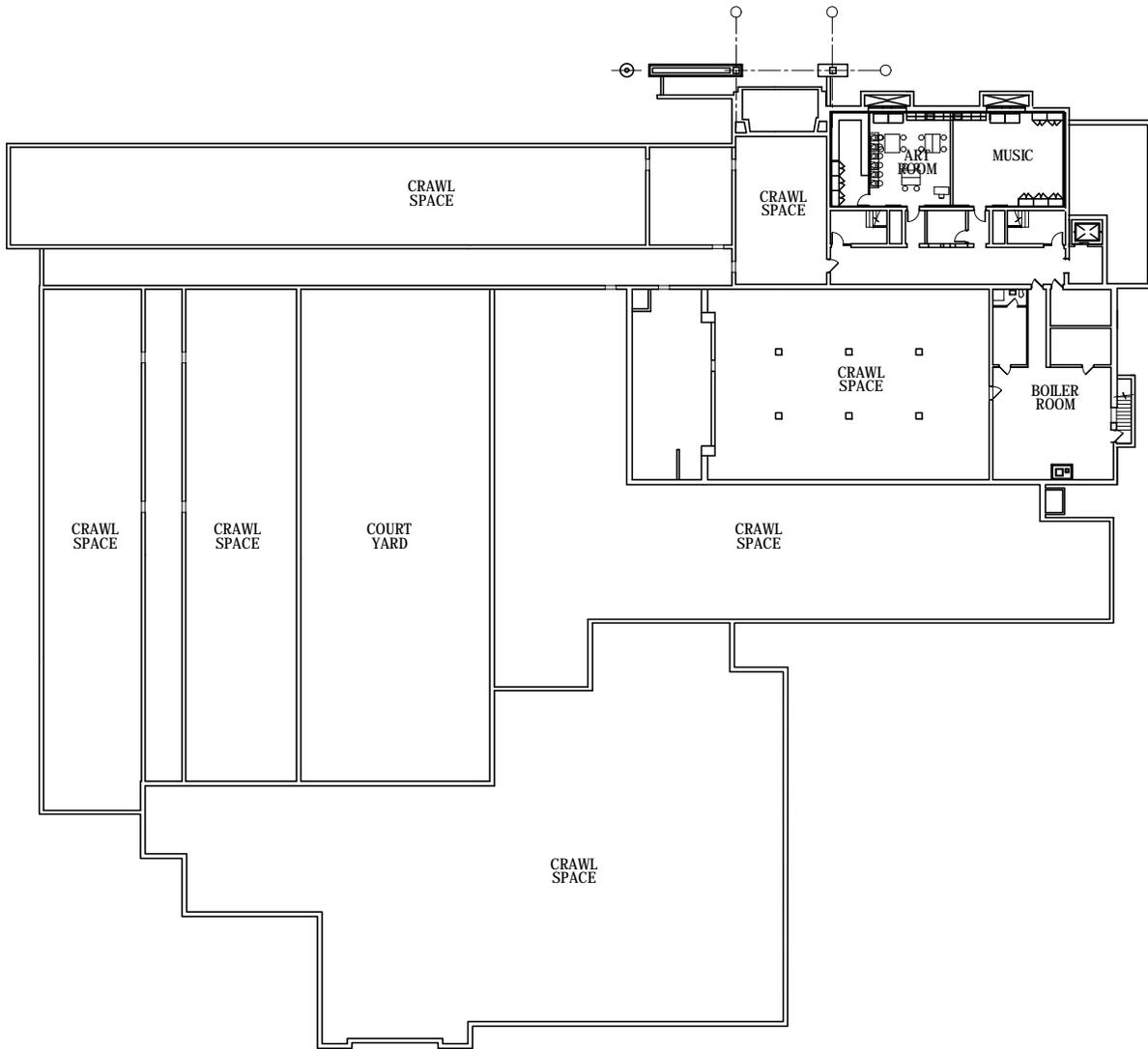
#### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Repair all Fire Alarm Panels.



**SITE PLAN**



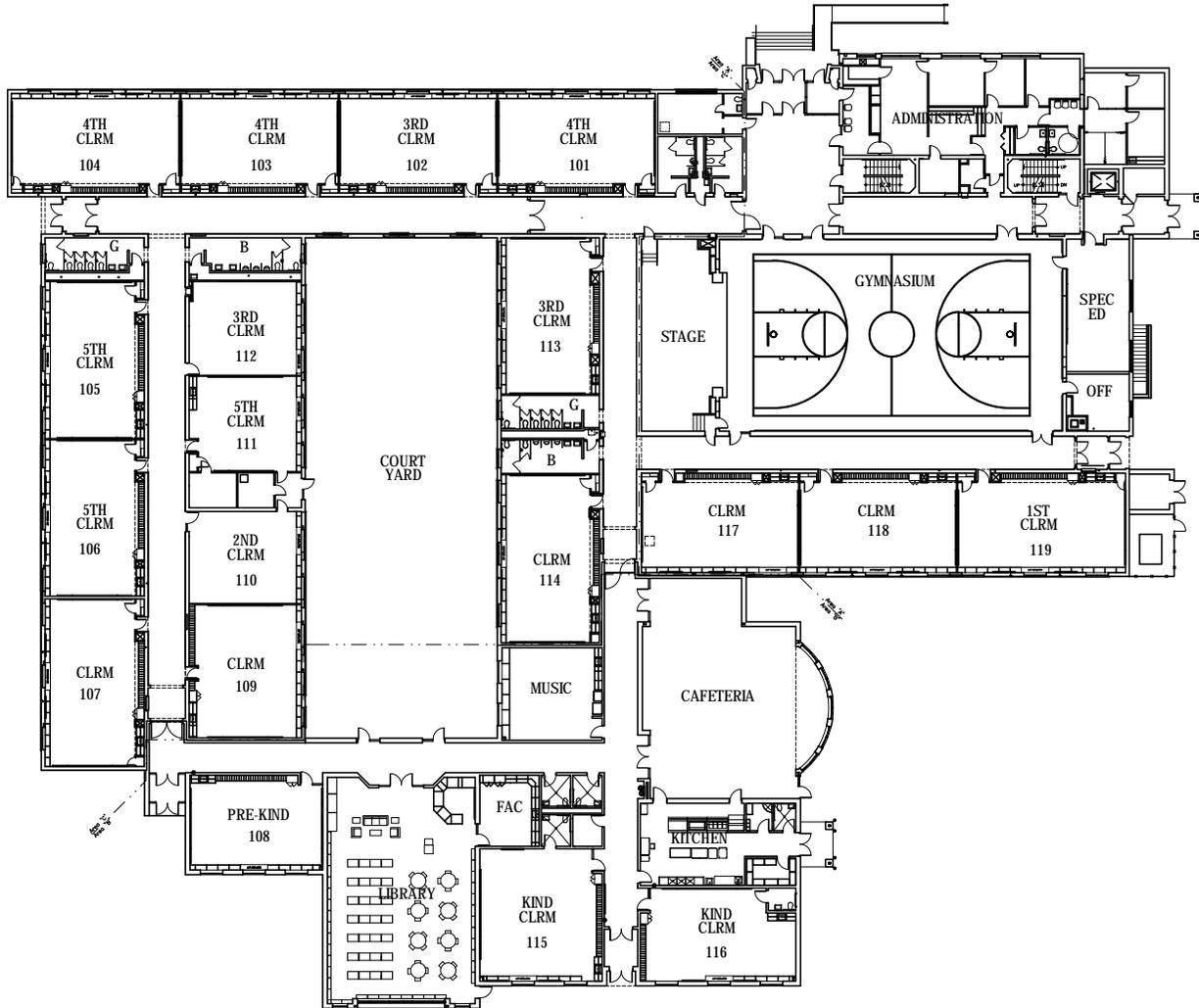


0 25' 50' 100'



SCALE: 1" = 50'-0"

**EXISTING BASEMENT FLOOR PLAN**

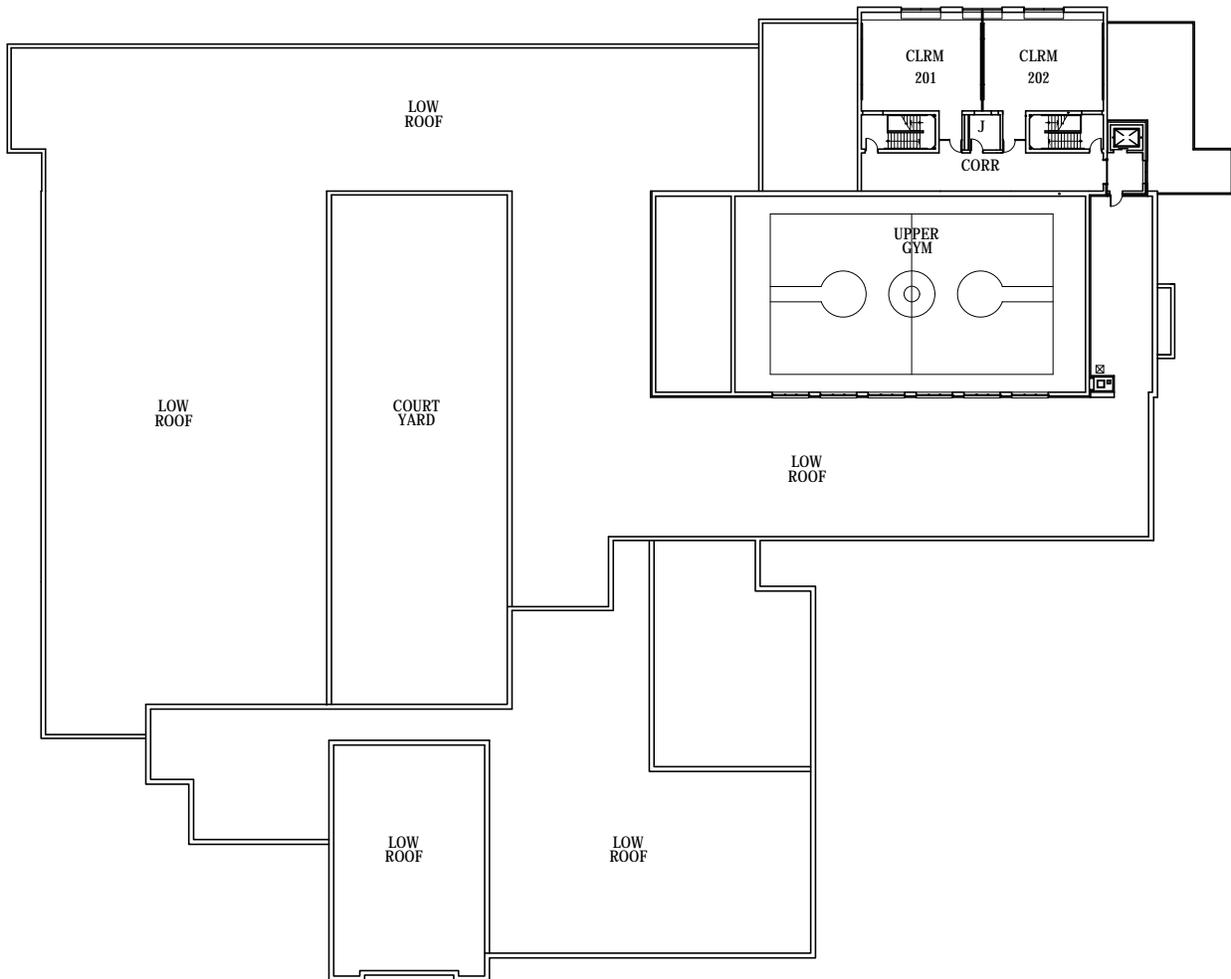


0 25' 50' 100'



SCALE: 1" = 50'-0"

**EXISTING FIRST FLOOR PLAN**



0 25' 50' 100'



SCALE: 1" = 50'-0"

**EXISTING SECOND FLOOR PLAN**

**Edison Elementary School  
1921 East Lake Road  
Erie, Pennsylvania 16511**

**Dates:** 1931 – Original Building  
1952 – Renovation  
1960's – MEP Upgrades  
1993 – Boiler Replacement



**Area:** 57,666 square feet on 2 levels

**2018-2019**

**Enrollment:** 510 grades PreK - 5

**Staffing:** Edison employs 22 classroom teachers, 8 special education teachers, art, music, and physical education teachers, and 11 Building Support Specialists who provide help students in a variety of roles. Maintenance/Cafeteria staff total 5 individuals, and 4 staff are housed in the Main Office.

**Site:** The school comprises more than half of the entire city block bounded by East Lake Road, Marne Road, East 7th Street and Bacon Street. The site contains parking for approximately 45 vehicles; a separately paved area used for staging and deliveries; playground equipment with fall surface; and a lawn area behind the school. The parking lot is in poor condition and should be patched and repaved at failing areas. Other areas of competent material should be seal coated and new striping should be provided. The exterior walks and curbs are in fair condition. Select areas should be replaced.

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The high (gym) roof is an adhered Versico .060 mil EPDM (rubber) roof system of approximately 12,885 s.f., installed over structural concrete deck, installed on January 26, 2015.

The warranty expires on January 25, 2035. One newer roof ladder was installed to the high roof. Other low roof areas have no ladder access. All membrane appears to be in good condition with positive slope to the roof drains. Metal coping was installed on this roof area.



The low roof areas are an older built-up roof system with gravel ballast. They total approximately 15,885 s.f. All areas appear to have a high degree of ponding water. Other issues noted include an old roof hatch which should be replaced, and roof hatch ladder which should be extended. Termination bars are coming loose under the stone coping, allowing water infiltration.

A small low roof on the south side of the building is a corroded metal roof with two (2) downspouts, one of which is unattached.

**Recommendations**

- Replace low roof areas, including the metal roof.
- Repair/replace brick/masonry wall areas which are cracking.
- Repair the stone coping.

**Windows:** Single pane windows exist throughout the original portion of the building and are not thermally broken. These units should be replaced for new double pane windows with thermally broken frames.

**Exterior**

**Doors:** The exterior doors are in fair condition overall and should be replaced at select locations to upgrade hardware, and security for the building overall.

**Interior**

**Doors:** Interior doors are wooden with glazed lites. Transoms over the doors consist of wood frames with glazed lites. The overall condition for these doors is fair. Existing hardware does not meet current accessibility standards.

**Interior Spaces**

In general, the school is very well maintained. Finishes are in poor condition. No secure entrance vestibule exists.

Corridors: Corridor finishes overall are in fair to good condition. The marmoleum flooring at the original portion of the school has select areas of damage at the seams that should be repaired. VAT tile exists within the additions to the original building and should be removed and replaced. Plaster Ceilings, Plaster Walls, and SGFT Wainscots are in good condition.

**Administration**

Office: This Office is located at the end of the north east addition and is not accessible. The finishes are in fair condition and should be replaced.

Nurse: The Nurses Suite is located adjacent to the Administration office and does not contain accessible facilities.

**Gymnasium/**

Cafeteria: The Gymnasium flooring (VCT) is supported by a wooden subfloor. Select locations of the wooden subfloor are damaged due to water infiltration, and the VCT is in poor condition. Acoustical ceiling tile are adhered to the plaster and are delaminating at select locations.

Classrooms: Classrooms throughout range from fair to good condition. Fixtures and equipment within classrooms does not meet accessibility standards. Adhered Acoustical Ceiling tile have failed in locations and should be removed and replaced with new acoustical ceiling tile and grid. Casework integral to the unit ventilators is in poor condition. VAT existing in classrooms should be removed and replaced.

**Art/Music/-**

Kitchen- Meals are delivered from the High School and kept in serving equipment for students. The dishwashing and sanitation spaces are in fair condition.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: Most of the HVAC equipment in the building (except for the boilers, condensate pump, and boiler feed pump) appears to be original and in poor condition.

The existing heating system is steam and currently has two (2) steam boilers which were installed in 1993, each with an input of 3,200,000 BTUH. The boilers have experienced tube failures in the past. The existing steam distribution piping is original as are some of the steam traps and control valves throughout the system. The steam piping insulation in the crawlspace contains asbestos.

The automatic temperature control system, installed in the 1960's, is pneumatic.

The entire building is not receiving proper ventilation. Little outside air is being brought into the building as the original unit ventilators do not operate in ventilation mode.

Specific Areas  
and/or Systems:

Classrooms: These contain unit ventilators which were installed during a renovation in 1952. Cast iron radiators exist in the corridors.

Computer Room: Window air conditioning units exist in the room.

Toilet Rooms: The toilet room exhaust systems were not operating the day of the site visit. The rooms contained odors during our walk-through.

Gym: Wall mounted unit ventilators are in poor condition and are not operational in ventilation mode.

Recommendations

- The entire HVAC system should be replaced.
- Replace existing steam boilers with new hot water boilers.
- Provide new toilet room exhaust systems.
- Update building automation system to local electromechanical systems.
- Conduct steam trap testing. Replace, repair where required.

**Plumbing**

- Central Services: A back-flow preventer exists in the domestic water service.
- Piping: The existing domestic water piping is original and primarily steel water piping. The insulation for the water piping is asbestos-containing.
- Fixtures: Some plumbing fixtures and all trim (flush valves, faucets, traps, and drains throughout) are in poor condition. The china was installed in the early 1960's, however, the trim has been replaced as needed. No handicapped accessible plumbing fixtures exist in the building.
- Equipment: A domestic water heater was installed approximately 20 years ago. No mixing valve, recirculating pump, or expansion tank on the domestic water heating system exists.
- Kitchen: Sewage drainage problems were reported in the kitchen area. A grease trap exists.

**Recommendations**

- Provide new plumbing fixtures and trim along with ADA upgrades where required.
- Install a mixing valve, recirculating pump, and expansion tank on the domestic water heating system.

**Electrical**

**Service:** The building contains a 400 amp, 120/208 volt, three phase electric service. The main distribution equipment consists of multiple disconnect switches and is obsolete. The service is undersized for the needs of the building.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The panelboards are manufactured by Lake Erie Electric, General Electric, Trumbull Electric, Square D and Pelham Electric. The existing branch panelboards are in poor condition. The entire electrical distribution system is obsolete and has exceeded its life expectancy by 30 years.

The existing branch circuit wiring in the building is beyond its life expectancy and should be replaced. The receptacles in the classroom are not adequate for today's classroom needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Emergency Generator:** The emergency generator is a 5 KW, 120/208 volt, Onan natural gas unit. The emergency generator serves the life safety needs in the building. The Automatic Transfer Switch as manufactured by GE/Zenith Systems. The Emergency Generator and Automatic Transfer Switch are in poor condition.

**Lighting:** The existing lighting consists of surface, pendant mounted or recessed fixtures with T12 fluorescent lamps. The Gymnasium contains surface mounted fixtures with metal halide lamps.

The emergency lighting consists of incandescent bulbs integral to the egress lighting fixtures. The exit signs contain incandescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**PA System:** The public address system is manufactured by Bogen. The system consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office. The system is in fair condition.

**Data:** The existing data cabling consists of Category 6 cabling to each outlet in building. The data cabling is in good condition.

**Electrical**  
**(continued):**

**Fire Alarm/Security:** The fire alarm system is an old Simplex hardwired system. The system contains manual pull stations, horns, smoke and heat detectors. The system does not meet ADA requirements for visual annunciation. The system is in poor condition.

The security system is manufactured by Simplex. The system contains door contacts and motion detectors. The system is in poor condition.

**Recommendations**

- Upgrade the entire electrical system to include electrical service, electrical distribution, feeders, branch circuit wiring, receptacles, lighting, emergency generator, automatic transfer switch, fire alarm system, security system, etc.
- Replace outdoor lighting with LED.

**State Code**  
**Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**  
**Compliance:**

The building has multiple floor levels, creating inaccessible conditions in specific areas.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity: Penelec  
Gas: National Fuel  
Water: Erie Water Works  
Sewage: City of Erie Bureau of Sewage  
Telephone: Velocity Net  
Cable: Spectrum

**Present Overall**  
**Condition:**

Poor to Fair.

**Edison Elementary School**  
**1921 East Lake Road**  
**Erie, Pennsylvania 16511**



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

NOTE: Due to extensive required renovations to restore the building back to prevailing standards, and to code required construction. Our recommendation is to fully renovate the existing building including but not limited to the following items:

- Repave/Repair walkways and steps, and Restripe existing parking areas.
- Expand the existing Parking Lot to approximately 90' x 60'.
- Provide Security Vestibule / Access Controls (including separate Teacher access).
- Replace Exterior Doors.
- Replace Single Pane Windows throughout existing portion of school.
- Replace VAT and ACM with VCT in select areas.
- Renovate toilet rooms for required Handicap accessible fixtures.
- Repair damaged interior plaster areas and repaint.
- Replace Acoustic Ceiling Tile at select locations.
- Replace Gym flooring and rotted wood subfloor.
- Replace low roof areas, including the metal roof.
- Repair/replace brick/masonry wall areas which are cracking.
- Repair the stone coping.

### **HVAC**

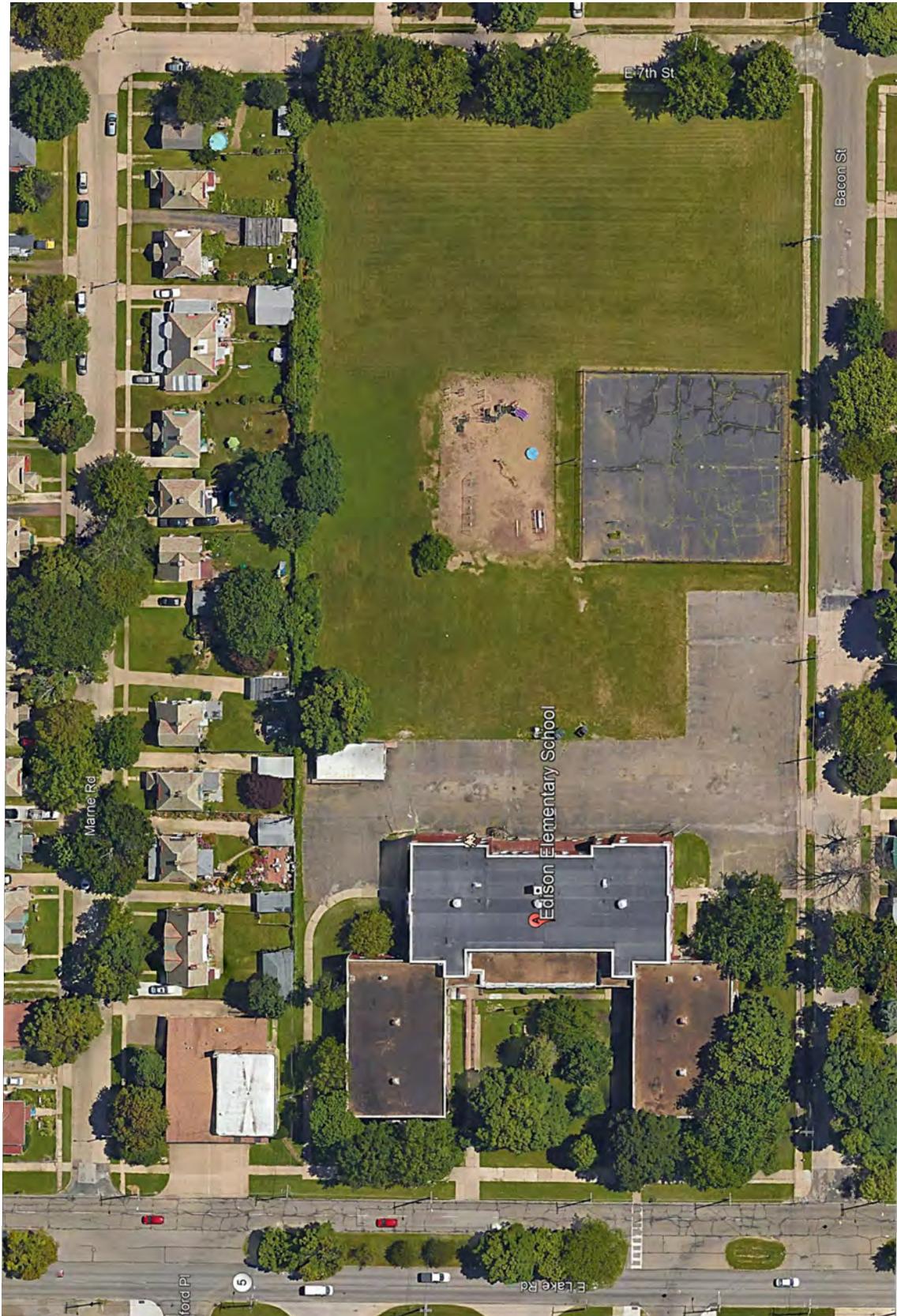
- The entire HVAC system should be replaced.
- Replace existing steam boilers with new hot water boilers.
- Provide new toilet room exhaust systems.
- Eliminate Siemens. Update building automation system to local electromechanical systems.
- Conduct steam trap testing. Replace, repair where required.

### **Plumbing**

- Provide new plumbing fixtures and trim along with ADA upgrades where required.
- Install a mixing valve, recirculating pump, and expansion tank on the domestic water heating system.

### **Electrical**

- Upgrade the entire electrical system to include electrical service, electrical distribution, feeders, branch circuit wiring, lighting, emergency generator, automatic transfer switch, fire alarm system, security system, etc.
- Replace outdoor lighting with LED.



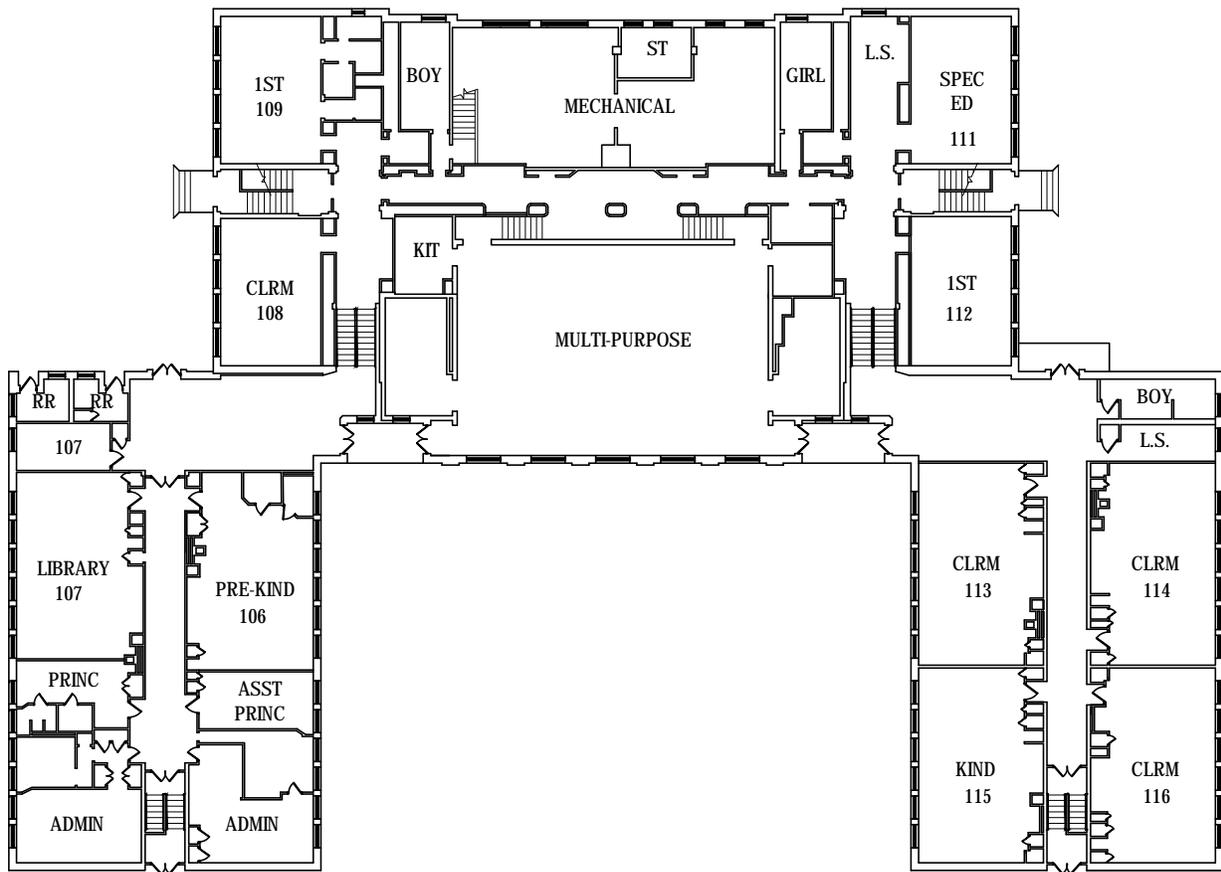
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SCALE: 1" = 100'-0"



**SITE PLAN**

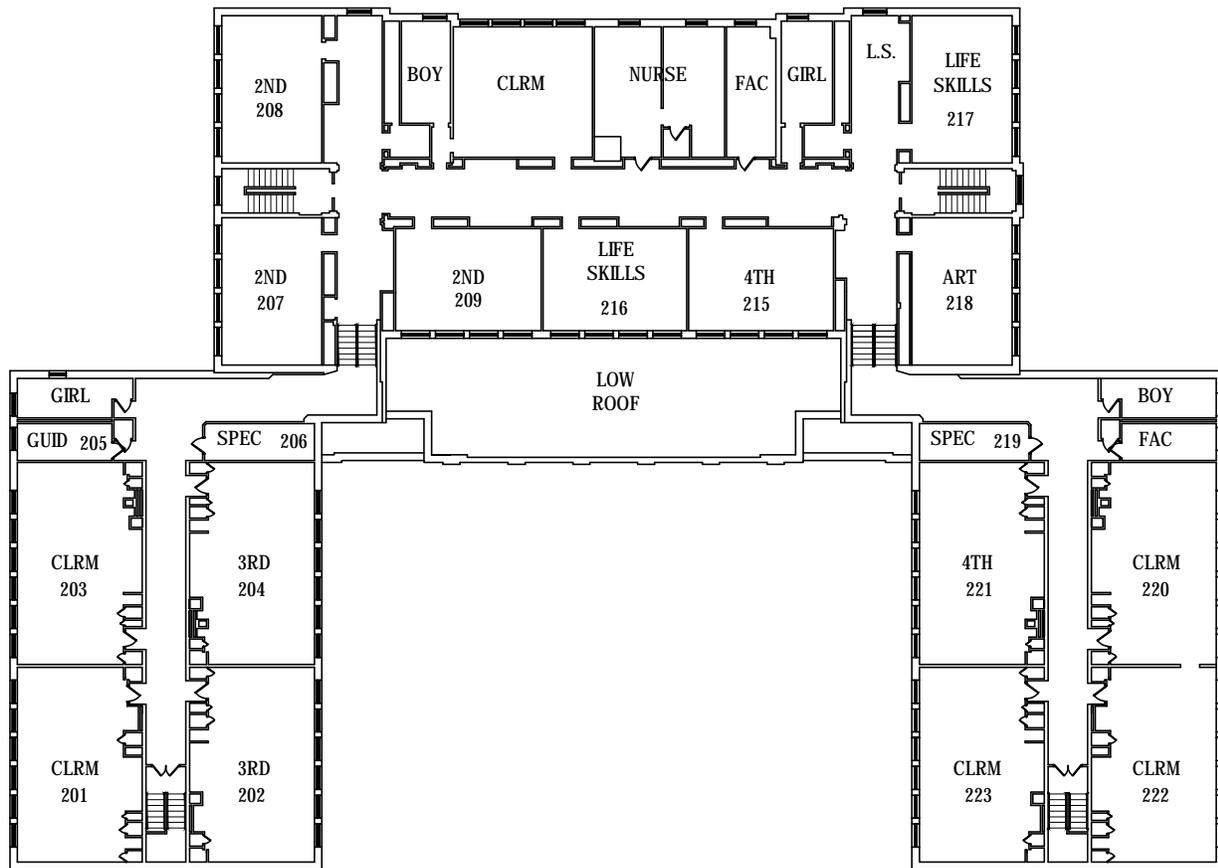


0 20' 40' 80'



SCALE: 1" = 40'-0"

**EXISTING FIRST FLOOR PLAN**



0 20' 40' 80'



SCALE: 1" = 40'-0"

**EXISTING SECOND FLOOR PLAN**



**Grover Cleveland Elementary School  
1540 West 38th Street  
Erie, Pennsylvania 16508**

**Dates:** 1955 – Original Building  
1993 – Renovation  
2005 – Renovation

**Area:** 62,695 square feet on 2 levels

**2018-2019**

**Enrollment:** 613 grades PreK - 5



**Staffing:** Grover Cleveland employs 28 classroom teachers, an English as a Second Language teacher, a librarian and 2 art and music teachers. Five (5) staff are housed in the Main Office.

**Site:** The school comprises most of the entire city block bounded by West 38th Street, Greengarden Boulevard, West 36th Street and Washington Avenue. The site contains parking for approximately 123 vehicles; a separately paved area; playground equipment with fall surface; a gas well; and a lawn area. The parking areas are in fair to good condition. The parking areas should receive patched, seal coating, and new striping. The north drive should be repaved to repair the damaged areas. Overall the walks and curbs are in good condition and should be replaced in select areas. Exterior concrete slab is cracking.

**Structural:** No structural issues were identified by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is an adhered Versico .090 mil EPDM (rubber) roof system over a structural concrete deck. Approximately 43,800 s.f. was installed on December 23, 2015 with the warranty expiring on December 22, 2045. All membrane appears to be in good condition with positive slope to the roof drains, and only minor ponding around the drains. Roof hatch access exists with roof ladder access to the low roofs. Both the hatch and ladders appear to be code compliant.

The exterior wall was observed to have areas of masonry cracking.

Recommendation

- Periodic warranty maintenance is recommended.
- Investigate and repair the masonry cracking.

**Windows:** The existing windows are single pane and not thermally broken. Caulking has also failed. These should be replaced throughout to install new windows with dual pane glazing and thermally broken frames.



**Exterior Doors:** The exterior doors are in need of replacement to upgrade for security and accessibility.

**Interior Doors:** The interior doors are in need of replacement to upgrade for accessibility. The wood doors are in fair condition.

### **Interior Spaces**

In general, the school is very well maintained. Finishes are in fair condition.

**Corridors:** The corridors overall are in good condition. VAT flooring could be removed and replaced. Existing toilet rooms should be renovated for accessibility needs.

**Administration Office:** The Office is in good condition but lacks accessible features. No security vestibule exists for the facility.

**Cafeteria / Kitchen / Gymnasium:** The gym/cafeteria is in fair condition. The VCT flooring is showing signs of wear. The acoustical treatment for the ceiling is in poor condition and should be removed and replaced. Overall, the kitchen is in good condition. VAT flooring could be removed and replaced.

**Library:** The library has recently received new carpet and is in good condition overall.

**Classrooms:** The classrooms are in fair condition. The finishes overall have been well maintained. Existing carpet in classrooms should be replaced with VCT, and Classrooms with VAT could be removed and replaced. The second floor classroom / learning support area adjacent to the Auditorium represents a "dead end corridor" the program and use of this room should be investigated to correct this issue.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The existing heating system is steam and currently has two (2) steam boilers each with an input of 4,500,000 BTUH which were installed in 1993. The duplex condensate pump, receiver tank, and chemical feed system are in poor condition. The existing steam distribution piping is original as are many of the steam traps and control valves throughout the system. The Building Engineer reported that various steam valves are bad and need to be replaced.

All the HVAC equipment and piping in the building with the exception of the boilers and boiler feed system is original.

The automatic temperature control system throughout the building is pneumatic and presently is not used as designed. No night set back exists, thus the school is always on the occupied cycle, wasting energy by maintaining higher space temperatures at night than required.

**Specific Areas  
and/or Systems:**

Classrooms: Rooms contain unit ventilators on the exterior walls with matching storage cabinets and window lone perimeter heating elements behind cabinets.

Gym: This area contains an air handling unit and steam radiators.

Auditorium: This area has an air handling unit with a faulty steam valve. The auditorium is overheating.

Computer Room: This room and hub closet are not air-conditioned and are very hot in the spring and fall.

Administrative Offices: Areas contain window air conditioning units.

**Recommendations**

- A new HVAC system should be installed with hot water heat. The existing boilers can remain with a hot water converter installed or the boiler can be retrofitted. All of the unit ventilators, air handling units and other miscellaneous heat throughout the building should be replaced.
- Provide full building air conditioning. The Administrative Offices should be air-conditioned by either a rooftop unit or air handling unit with remote condensing unit.
- New toilet room exhaust system should be installed.
- Update building automation system. Replace pneumatic with local electromechanical controls.
- Replace unit ventilators
- Test steam traps. Replace/rebuild where required.

**Plumbing**

Central Services:	No sewage drainage problems were reported in the building. A backflow preventer exists on the domestic water service.
Piping:	The existing domestic water piping and valves are original and are a combination of copper and steel water piping.
Fixtures:	The plumbing fixtures and trim (flush valves, faucets, traps, and drains) throughout the building are in fair to poor condition. The china appears to be original, however, the trim has been replaced as needed. No handicapped accessible plumbing fixtures exist in the building.
Equipment:	A domestic water heater was installed in 1993 when the boilers were replaced. A mixing valve on the domestic water heating system exists.
Kitchen:	No grease trap exists in the kitchen.
Garage:	A wet sprinkler system exists in the garage area.
Art Room:	No solids interceptors exist under the art classroom sinks.

**Recommendations**

- Provide new domestic water valves throughout the school.
- Provide new fixture trim (flush valves, faucets, trap drains, etc.)
- Provide new handicap accessible plumbing fixtures where required.
- Install solids interceptors under art classroom sinks.

**Electrical**

Service: The building contains a 600 amp, 120/208 volt, three-phase electric service. The main distribution equipment is manufactured by Westinghouse. The equipment is original to the building and is in poor condition. The equipment is obsolete and has exceeded its life expectancy by 30 years.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by Pelham Electric. The equipment is original to the building and is in poor condition. The equipment is obsolete and has exceeded its life expectancy by 30 years.

The existing branch circuit wiring in the building is beyond its life expectancy and should be replaced. The receptacles in the classroom are inadequate for today's classroom needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Electrical (continued)**

Emergency Generator:	The emergency generator is a 45 KW, 120/208 volt, Kohler natural gas unit. The emergency generator serves the life safety needs and the heating system in the building. The equipment is in fair condition.
Lighting:	<p>The existing lighting consists of recessed 1x4 fixtures with T12 fluorescent lamps that are part of the ceiling system. The Gymnasium contains high bay fixtures with metal halide lamps. The auditorium contains LED retrofit lighting. The 2005 basement renovation contains recessed 2x4 fixtures with T8 fluorescent lamps.</p> <p>The emergency lighting consists of incandescent fixtures in all areas. The exit signs contain incandescent lamps.</p> <p>Exterior lighting consists of building-mounted fixtures with metal halide lamps.</p>
PA System:	The public address system is manufactured by DuKane. The system consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office. The system is in fair condition.
Data:	The existing data cabling consists of Category 6 cabling to each outlet in building. The data cabling is in good condition.
Fire Alarm/Security:	<p>The fire alarm system is an old Simplex hardwired system. The system contains manual pull stations, horns, and smoke and heat detectors. The system does not meet ADA requirements for visual annunciation. The system is in poor condition.</p> <p>The security system is manufactured by Simplex. The system contains door contacts and motion detectors. The system is in poor condition.</p>

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Upgrade electrical distribution system.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

**State Code**

**Compliance:** In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**

**Compliance:** The building is not fully ADA compliant.

**Asbestos:** A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity: Penelec  
Gas: National Fuel  
Water: Erie Water Works  
Sewage: City of Erie Bureau of Sewage  
Telephone: Velocity Net  
Cable: Spectrum

**Present Overall**

**Condition:** Fair to Good.

**Grover Cleveland Elementary School**  
1540 West 38th Street  
Erie, Pennsylvania 16508



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

- Periodic warranty maintenance is recommended.
- Investigate and repair the masonry cracking.
- Sealcoat, and Restripe existing parking areas and repave northern access drive.
- Repair the cracked slab.
- Decommission the gas well.
- Replace select areas of sidewalk.
- Provide Security Vestibule and Access Control for one Teacher entry door.
- Remove existing acoustical treatment and refinish Gymnasium and Auditorium ceilings.
- Remove existing VAT and carpet and replace carpet or install new VCT at select locations.
- Replace existing single pane windows throughout.
- Upgrade exterior door hardware.
- Investigate dead end corridor at second floor.

### **HVAC**

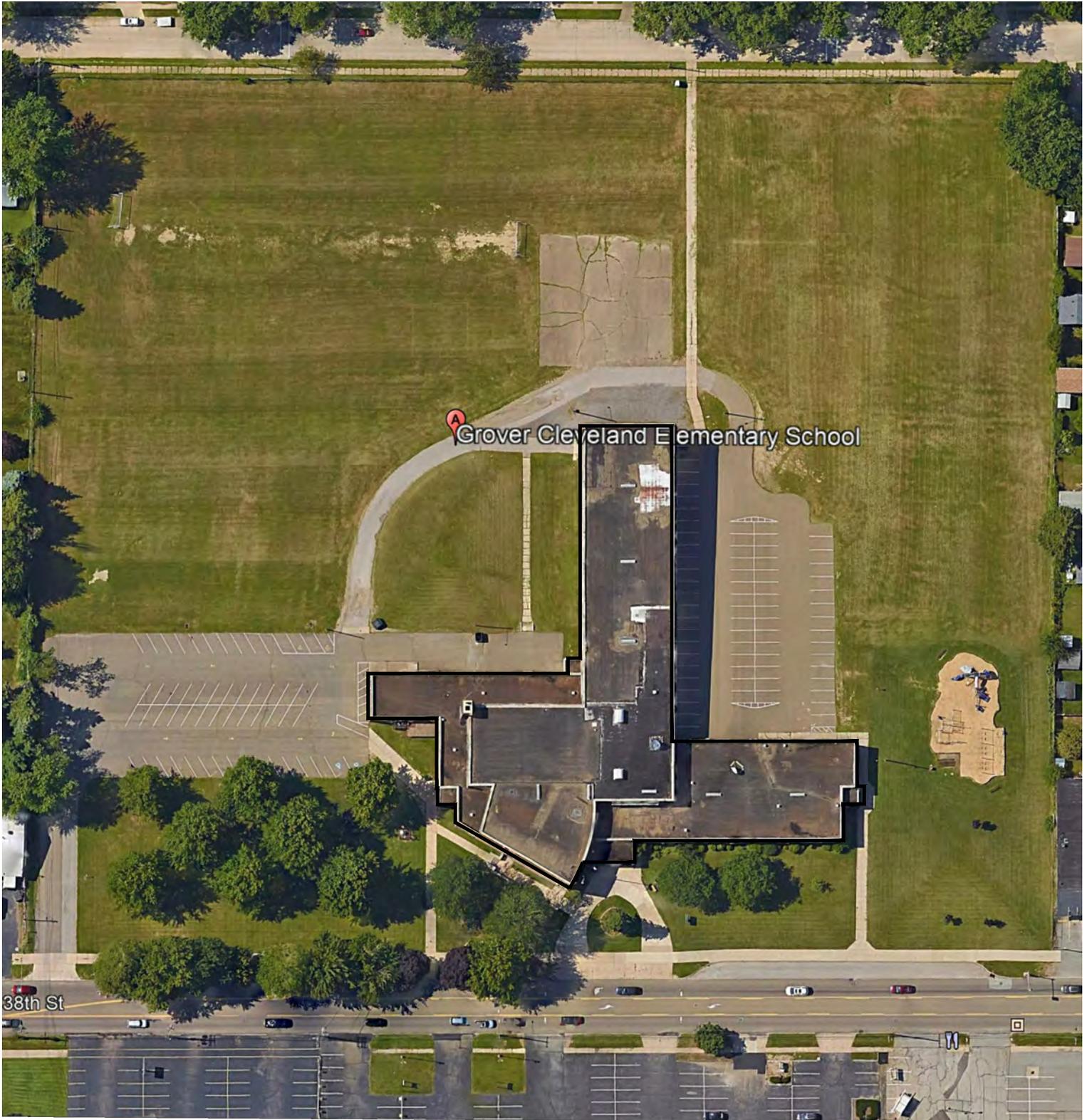
- A new HVAC system should be installed with hot water heat. The existing boilers can remain with a hot water converter installed or the boiler can be retrofitted. All of the unit ventilators, air handling units and other miscellaneous heat throughout the building should be replaced.
- Provide full building air conditioning. The Administrative Offices should be air-conditioned by either a rooftop unit or air handling unit with remote condensing unit.
- New toilet room exhaust system should be installed.
- Update building automation system. Replace pneumatic with local electromechanical controls.
- Replace unit ventilators
- Test steam traps. Replace/rebuild where required.

### **Plumbing**

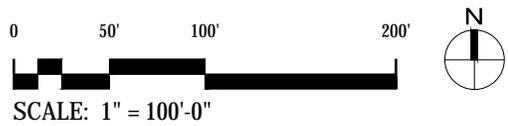
- Provide new domestic water valves throughout the school.
- Provide new fixture trim (flush valves, faucets, trap drains, etc.).
- Provide new handicap accessible plumbing fixtures where required.
- Install solids interceptors under art classroom sinks.

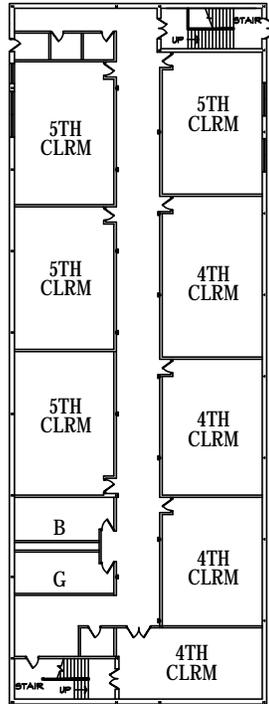
### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Upgrade electrical distribution system. Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

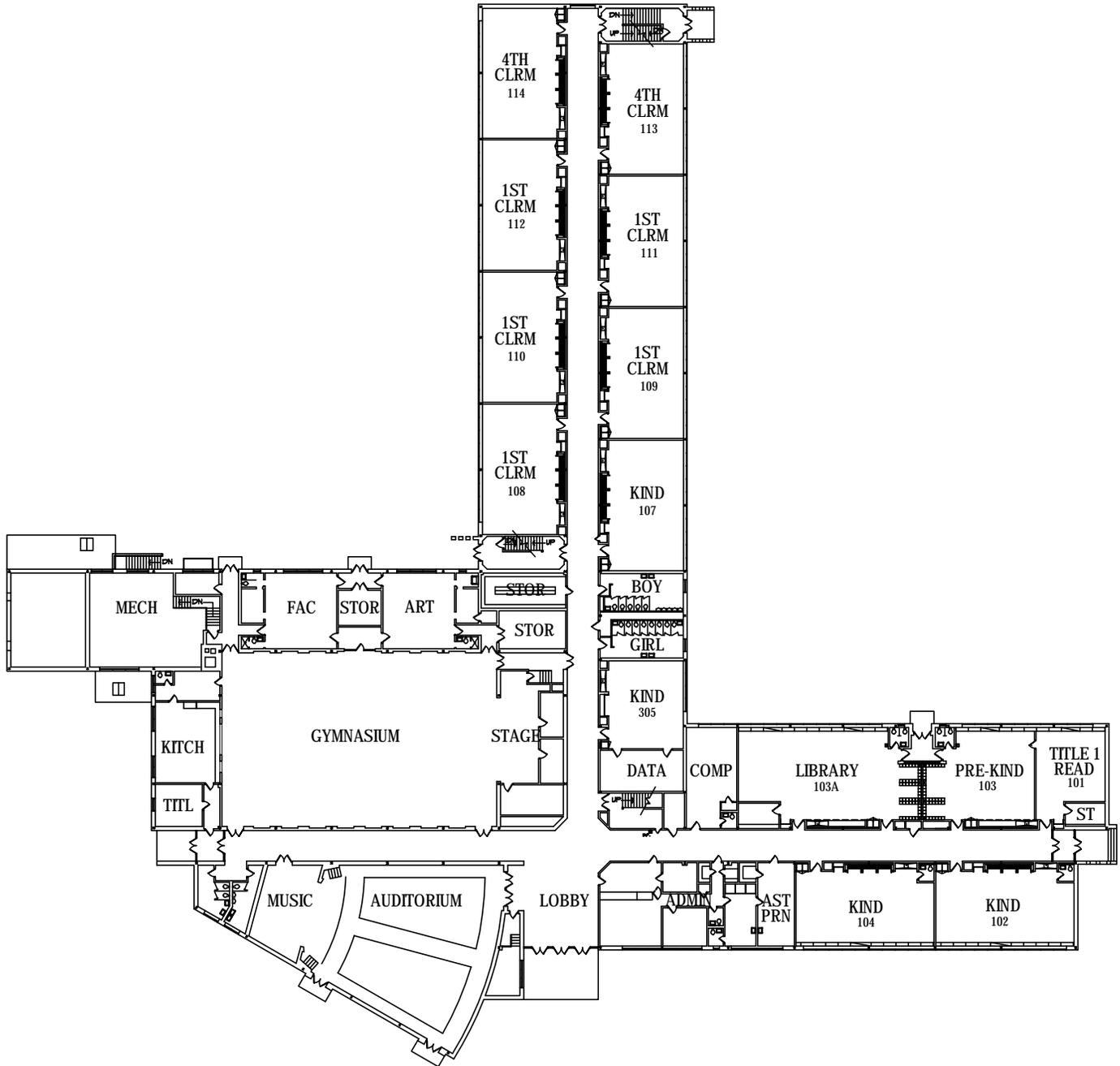


**SITE PLAN**





**EXISTING GROUND FLOOR PLAN**

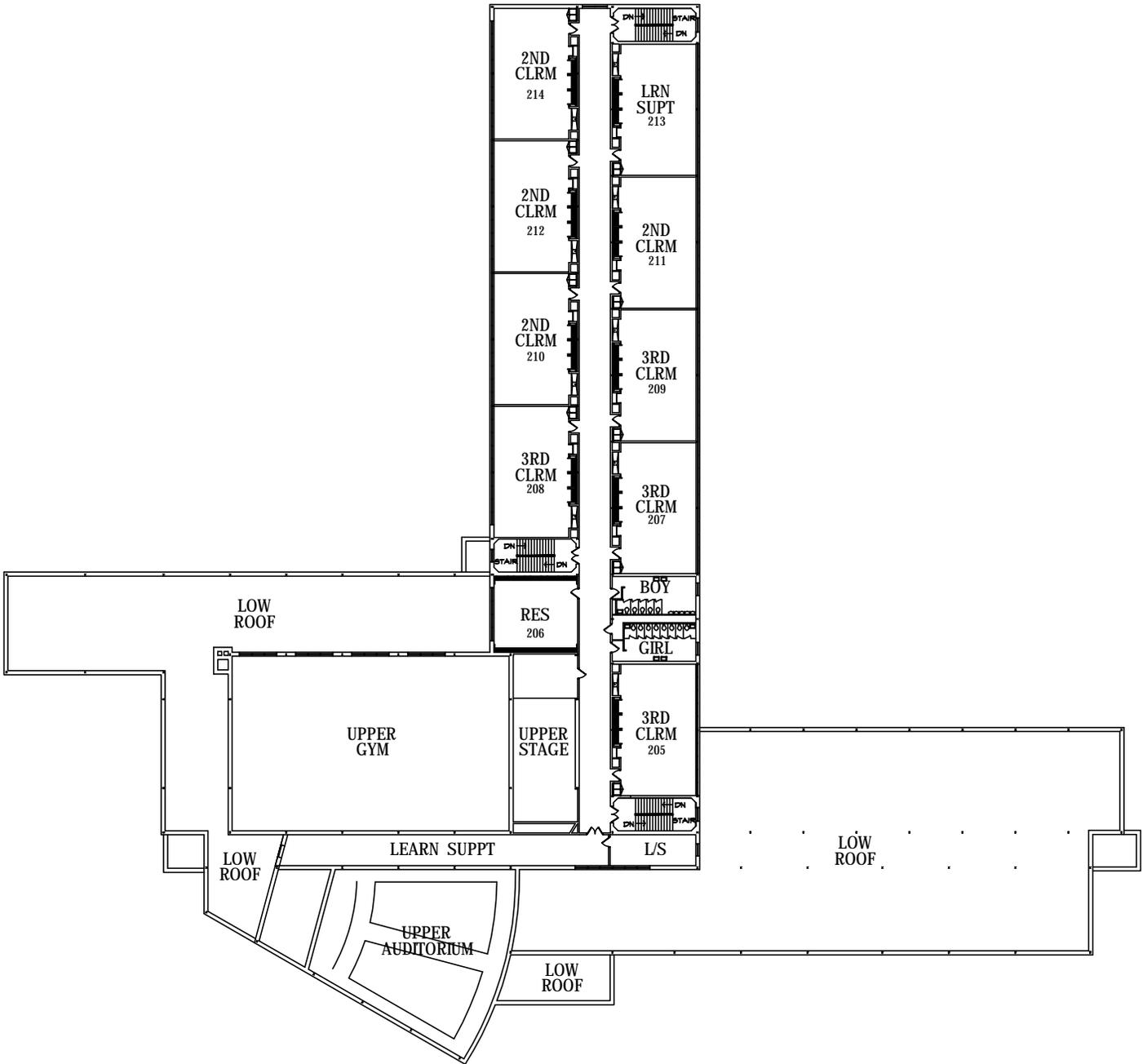


0 25' 50' 100'



SCALE: 1" = 50'-0"

**EXISTING FIRST FLOOR PLAN**



0 25' 50' 100'



SCALE: 1" = 50'-0"

**EXISTING SECOND FLOOR PLAN**



**Harding Elementary School  
820 Lincoln Avenue  
Erie, Pennsylvania 16505**

**Dates:** 1924 – Original Building  
1951 – Renovation  
2002 – Renovation  
and Expansion

**Area:** 105,540 square feet on 2  
levels

**2018-2019**

**Enrollment:** 659 grades PreK - 5



**Staffing:** Harding employs 30 classroom teachers; 8 teaching assistants; 15 special education teachers; 2 art, music, and physical education teachers, and 5 Building Support Specialists who provide help students in a variety of roles. Maintenance/Cafeteria staff total 14 individuals, and 7 staff are housed in the Main Office.

**Site:** The school comprises most of the entire city block bounded by Lincoln Avenue, Woodland Drive, Kahkwa Boulevard, West 8th Street. The site contains parking for approximately 152 vehicles; baseball field; playground equipment with fall surface; and lawn areas. Overall the paving is in fair condition and should be patched, seal coated, and striped. Concrete curbs and walks are in fair to good condition. Drainage adjacent to the cafeteria needs to be corrected to stop water from ponding at the bottom of the ramp and entrance to the kitchen.

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Exterior  
Building  
Envelope:**

The roof is a built up system with gravel ballast. The entire 38,455 s.f. roof appears to have been replaced, with the additions constructed in 2002. The School Engineer reports multiple roof leaks. All parapet walls including the face brick, coatings and membrane are in very poor condition. The stack brick mortar joints are also in poor condition. Many leaks are a result of the poor condition of the parapet walls. Roof ladders are needed to access many of the roof areas.

Recommendations

- Replace the entire roof system.
- Repair the parapet walls and cover / flash them with roof membrane.
- Repair or remove the terra cotta and precast copings.

**Windows:** Existing windows are dual pane thermally broken units. Overall they are in good shape.

**Exterior**

**Doors:** The exterior doors are in fair condition. The appropriate hardware is in place for egress and accessibility. Select units could be replaced due to wearing.



**Interior**

**Doors:** The interior doors are in fair to good condition. Some select units may need to be replaced.

**Interior Spaces**

In general, the school is very well maintained. Finishes are in good condition. No security vestibule exists.

**Corridors:** Overall the corridors are in good condition. The flooring, and plaster walls are showing minimal signs of wear. Some existing ceiling tile contain water damage due to leaks and should be replaced.

**Gymnasium:** The Gymnasium is in good condition.

**Auditorium:** The Auditorium is in good condition.

**Classrooms:** The classrooms overall are in good shape. Floor, wall, and ceiling finishes are in good shape and classroom casework and equipment has been well maintained .

**Kitchen / Cafeteria:** Both spaces are in good shape.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)****Existing Systems:**

The entire HVAC system was replaced in 2002. The HVAC system is a combination of hot water heating only and VAV hot water/chilled water air handling units, and units with a few hot water/chilled water unit ventilators. Individual zones associated with the VAV units are supplied by VAV with hot water reheat terminal units. The HVAC system also utilizes a four-pipe type chilled water / hot water distribution system. All of the building is air conditioned.

The boiler room contains two (2) gas-fired, hot water Bryan boilers that were installed in 1986 and one additional gas-fired, hot water Bryan boiler installed in 2002.

The chilled water system consists of a 300-ton split air cooled chiller. Issues with the chiller have reduced the system's capacity to 50%. New chilled water and heating hot water piping was installed in 2002.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube was replaced in 2002. Fin-tube radiators were replaced with radiant panels. All equipment of this type is generally in fair condition.

The control system is Siemens DDC. Control components have exceeded their 16 year life expectancy. Component failures will occur more often.

The ten (10) air handling units are nearing 20 years old. Failure of fans, coils, etc. will begin to occur more frequently. In similar fashion to the air handling units. The limited number of split and self-contained unit ventilators are also nearing the end of their expected life cycle.

**Specific Areas  
and/or Systems:**

G-1, 2-B: These areas are served by AHU-6. This unit experiences repeated VFD faults reducing airflow to 30% design capacity.

Library/Classrooms: These areas are served by AHU-8. This unit experiences repeated VFD faults reducing airflow to 30% of design capacity.

**Recommendations**

- Update building automation system. Eliminate all Siemens controls and replace with local electronic systems.
- Replace AHU 6 & 8 Variable Frequency Drives.
- Replace chiller.

**Plumbing**

Existing Systems: The existing domestic copper water piping was installed in the 2002 renovations and is in good condition.

No sewage drainage problems were reported in the building.

The domestic water heater appeared to be in good condition.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building were installed in the 2002 renovation and are in good condition.

**Recommendations**

- Provide ADA compliant fixtures where required.

**Electrical**

Service: The building contains a 3000 amp, 277/480 volt, three-phase electric service. The main distribution equipment is manufactured by General Electric. The equipment was installed in the 2002 renovation project and is in good condition.

The electrical distribution system consists of branch 277/480 and 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by General Electric. The equipment was installed in the 2002 renovation project and is in good condition.

Emergency Generator: The emergency generator is an 85 KW, 277/480 volt, Cummins natural gas unit. The emergency generator serves the life safety needs and the heating system in the building. The equipment was installed in the 2002 renovation project and is in good condition.

Lighting: The existing lighting consists of recessed 2 x 4 fixtures with T8 fluorescent lamps and either prismatic lenses or 24 cell parabolic louvers. The Gymnasium contain high bay fixtures with fluorescent lamps.

The emergency lighting consists of integral fluorescent lamps in the recessed fixtures and compact fluorescent downlights fixtures in the gymnasium and mechanical rooms. The exit signs contain compact fluorescent lamps.

The auditorium contains a Theatrical Lighting system with downlights and cold cathode lighting over the house seating. The equipment was installed in the 2002 renovation project and is in good condition.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**Electrical (continued)**

**PA System:** The public address system is manufactured by Rauland. The system contains classroom telephones that provide communication to the office. The system is in good condition.

**Data:** The existing data cabling consists of Category 6 cabling to each outlet in building. The data cabling is in good condition.

**Fire Alarm/Security:** The fire alarm system is a Cerebus Pyrotronics system. The system contains horn/strobes, strobes, and smoke and heat detectors. The system was installed in the 2002 renovation project and is in good condition.

The security system is manufactured by Simplex. The system contains door contacts and motion detection. The system was installed in the 2002 project and is in good condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.

**State Code  
Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA  
Compliance:**

The building is not fully ADA compliant.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:**

Fair to Good.

**Harding Elementary School**  
820 Lincoln Avenue  
Erie, Pennsylvania 16505



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Sealcoat, Patch, and Restripe existing parking areas.
- Masonry repair and repointing required, including at chimney stack.
- Repoint existing masonry under windows and other select exterior wall locations.
- Replace the entire Roof System.
- Repair roof parapet and flashing.
- Repair or remove the terra cotta and precast copings.
- Repair water drainage down to cafeteria off of ramp.
- Install Access Control to one exterior door for Teacher access.
- Replace select exterior doors.

#### **HVAC**

- Update building automation system. Eliminate all Siemens controls and replace with local electronic systems.
- Replace AHU 6 & 8 Variable Frequency Drives.
- Replace chiller.

#### **Plumbing**

- Provide ADA compliant fixtures where required.

#### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.



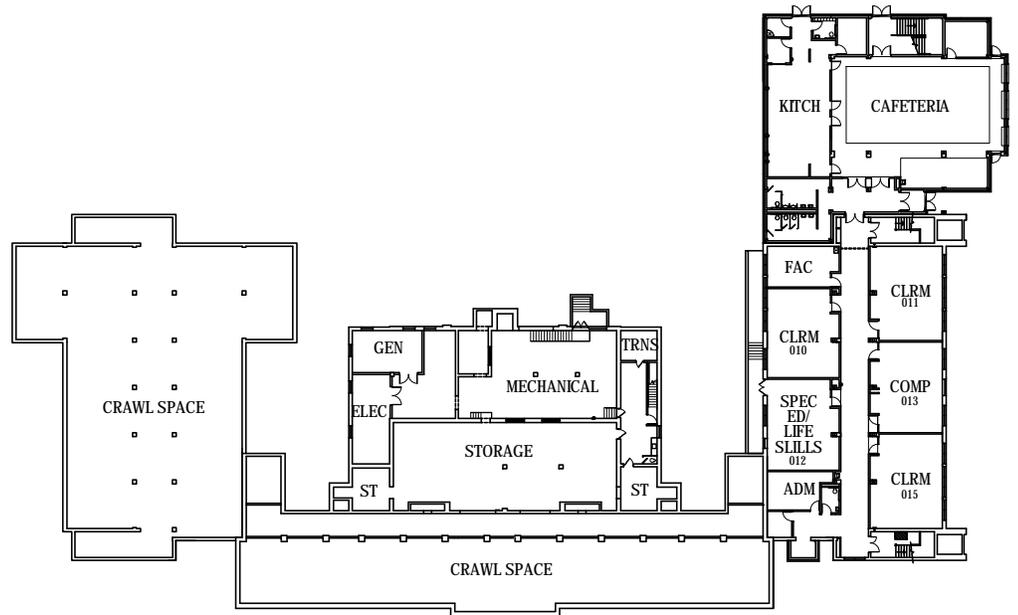
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SCALE: 1" = 100'-0"

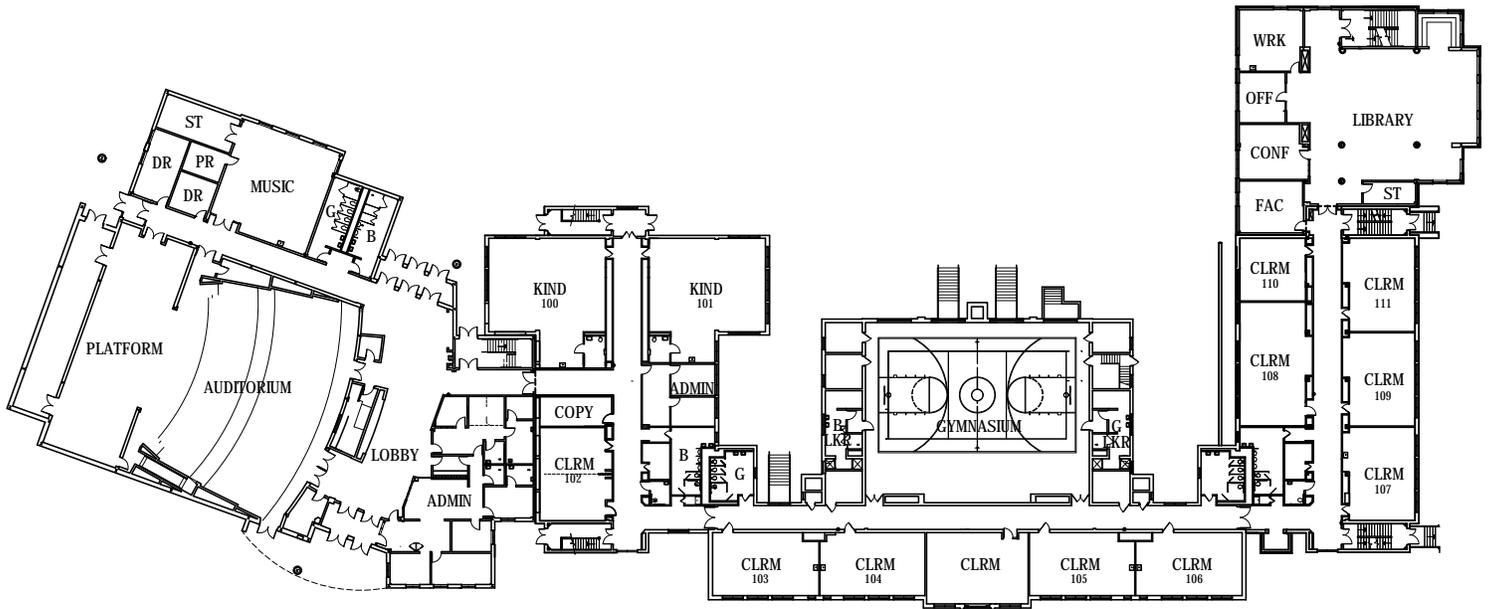


**SITE PLAN**



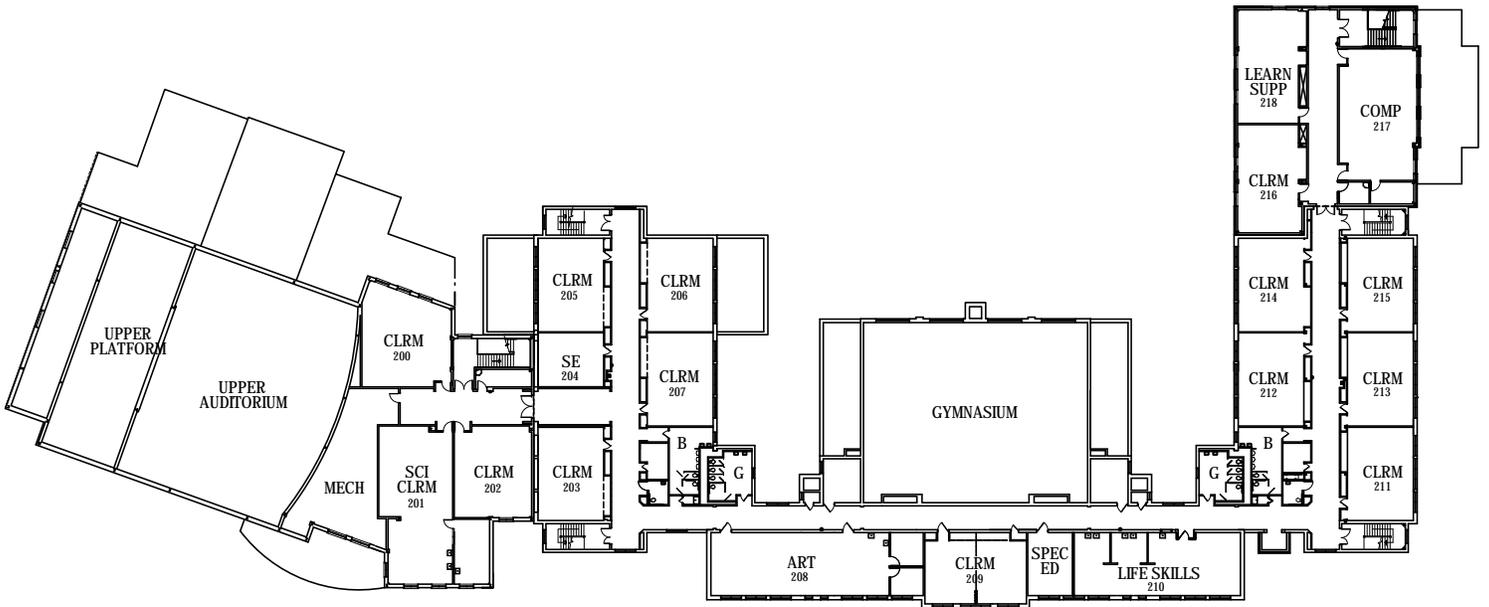
**EXISTING BASEMENT FLOOR PLAN**

Scale: 1/64" = 1'-0"



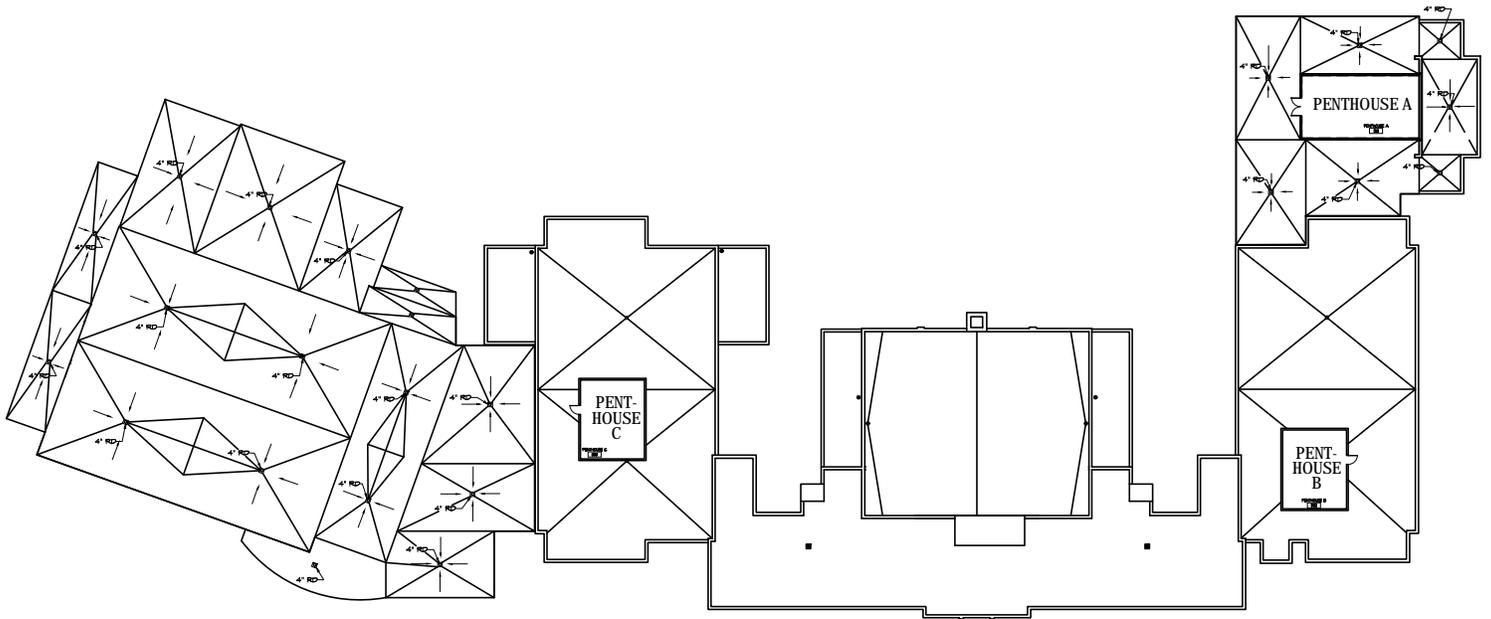
**EXISTING FIRST FLOOR PLAN**

Scale: 1/64" = 1'-0"



EXISTING SECOND FLOOR PLAN

Scale: 1/64" = 1'-0"



**EXISTING ROOF & PENTHOUSES PLAN**

Scale:  $\frac{1}{64}'' = 1'-0''$



**Jefferson Elementary School  
230 East 38th Street  
Erie, Pennsylvania 16510**

**Dates:** 1930 – Original Building  
1950 – Renovation  
1995 – Additions and Renovation  
2005 – Renovation  
2018 – Electrical system upgrades

**Area:** 57,543 square feet on 2 levels,  
with basement beneath addition



**2018-2019**

**Enrollment:** 514 grades PreK - 5

**Staffing:** Jefferson employs 32 classroom teachers, 3 special education teachers, art, music, and physical education teachers, and 2 School Wide Specialists who provide help in Reading and Math. The School also has a school nurse, a guidance counselor, and a speech teacher.

**Site:** The school comprises the entire city block bounded by East 38th, Old French Road, Holland Street and East 35th Street. The site contains a 39-space parking lot; an adjoining paved area of comparable size to the parking lot and used as a student staging area; playground equipment with fall surface; a practice field with combined football goal posts and soccer net supports; and a softball field.

A retaining wall exists near the softball field. The parking lot is in fair condition and should be patched, seal coated, and striped. Exterior walks and curbs are in good condition.

An existing coal bunker is leaking. This should be investigated, and all infiltration sealed and the bunker infilled.

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof over the original building and the three additions are all an adhered EPDM (rubber) roof system over structural concrete roof deck with lightweight fill.



Approximately 18,900 s.f. of Carlisle .090 mil EPDM was installed on November 19, 2009 with the warranty expiring on November 19, 2039. All membrane appears to be in good condition with positive slope to the roof drains. The parapet wall cap coating is peeling off in some areas and leaching onto the membrane flashing. School staff did note two roof leaks, which are currently being addressed. One of these is from the projected bay or roofing penetration at the Kindergarten room. The roof over the addition to the west is a standing seam, sloped roof, and appears to be in good condition, with minimal surface rusting occurring.

**Recommendations**

- Inspect the condition of the roof stack to verify integrity.
- Repair brick and mortar joint damage at select areas.
- Investigate the cause of the leak at the Kindergarten room and remediate (under warranty).
- Periodic maintenance is recommended.

**Windows:** The existing windows are dual glazed with thermally broken frames. Overall they are in good condition.

**Exterior**

**Doors:** The exterior doors are in fair condition. The existing hardware meets accessibility requirements.

**Interior**

**Doors:** The interior doors are in good condition, and the existing hardware has been updated during the renovation to meet accessibility requirements.

**Interior Spaces**

In general, the school is very well maintained. Finishes are showing signs of wear.

**Corridors:** The corridors are in fair condition. Existing finishes have been well maintained with good housekeeping. The existing marmoleum flooring has failed at select locations and should be repaired.

**Administration**

**Office:** The administration office is in good condition overall, and there is an accessible route in place. However, no security vestibule exists for the office.

**Interior Spaces**

(continued)

- Gymnasium: The gymnasium is in good condition.
- Kitchen /  
Cafeteria: The kitchen and cafeteria are in good condition.
- Library: The library is in good condition.
- Classrooms: The classrooms overall are in good condition, and finishes have been well maintained with good housekeeping. The equipment has been well maintained and is in good condition. Some water infiltration has occurred at the Kindergarten classroom that should be investigated and repaired.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The majority of the building is supplied by unit ventilators and packaged DX cooling rooftop units serving some areas.

The boiler room contains two (2) gas-fired, Bryan hot water boilers. The boilers are over 20 years old and are in fair condition.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation serve unoccupied spaces and are generally in fair condition.

The various AHUs and rooftop units are over 20 years old. Guidelines for weather exposed equipment of this type suggest these to be nearing the end of their useful life.

The control system is a pneumatic type which appears to have been capable of minimal energy management such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20 to 25 years. The air compressor is in poor condition. An upgrade to a direct digital (DDC) system should be done to take advantage of the superior energy management technologies available through such systems.

**Recommendations**

- Update building automation system. Eliminate pneumatic controls and replace with local electromechanical controls.

**Plumbing**

Existing Systems: The existing domestic copper water piping was replaced in the 1995 renovations and is in good condition.

No sewage drainage problems were reported in the building.

The domestic water heater appeared to be in good condition.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building were replaced in the 1995 renovation and are in fair condition.

**Recommendations**

- Provide ADA compliant fixtures where required.

**Electrical**

Service: The building contains a 1600 amp, 120/208 volt, three-phase electric service. The main distribution equipment is manufactured by General Electric. The equipment was installed in the 2018 renovation project and is in excellent condition.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by General Electric. The equipment was installed in the 1995 renovation project and is in good condition.

Emergency  
Generator:

The emergency generator is a 60 KW, 120/208 volt, Cummins natural gas unit. The emergency generator serves the life safety needs and the heating system in the building. The equipment was installed in the 1995 renovation project and is in good condition. New automatic transfer switch and panelboards were installed in the 2018 renovation project and are in excellent condition.

Lighting:

The existing lighting consists of recessed 2 x 4 fixtures with T8 fluorescent lamps and either prismatic lenses or 18-cell parabolic louvers. The Gymnasium contains high bay fixtures with metal halide lamps.

The emergency lighting consists of compact fluorescent downlights and incandescent fixtures in the gymnasium and mechanical rooms. The exit signs contain compact fluorescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**Electrical (continued):**

**PA System:** The public address system is manufactured by Rauland. The system contains classroom telephones that provide communication to the office. The system is in good condition.

**Data:** The existing data cabling consists of Category 5E/6 cabling to each outlet in the building. The data cabling is in good condition.

**Fire Alarm/  
Security:** The fire alarm system is a Simplex 4020 system. The system contains horn/strobes, strobes, smoke and heat detectors. The system was installed in the 1995 renovation project and is in good condition.

The security system is manufactured by Simplex. The system contains door contacts and motion detection. The system was installed in the 1995 renovation project and is in good condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.

**State Code  
Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA  
Compliance:**

Both the original building and the addition appear to be mostly ADA compliant.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:**

Good.

**Jefferson Elementary School**  
**230 East 38th Street**  
**Erie, Pennsylvania 16510**



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

- Inspect the condition of the roof stack to verify integrity.
- Repair brick and mortar joint damage at select areas.
- Investigate the cause of the leak at the Kindergarten room and remediate (under warranty).
- Periodic maintenance is recommended.
- Investigate leaks at the coal bunker, and remediate. Bunker should be infilled.
- Patch, repair, sealcoat and stripe parking area.
- Install new secure entry vestibule and access control to one exterior door for teachers.
- Repair Flooring at damaged areas (watercoolers)
- Repair plaster at exterior walls from water damage at select locations.
- Repair plaster at select locations and provide finish painting.

### **HVAC**

- Update building automation system. Eliminate pneumatic controls and replace with local electromechanical controls.

### **Plumbing**

- Provide ADA compliant fixtures where required.

### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.



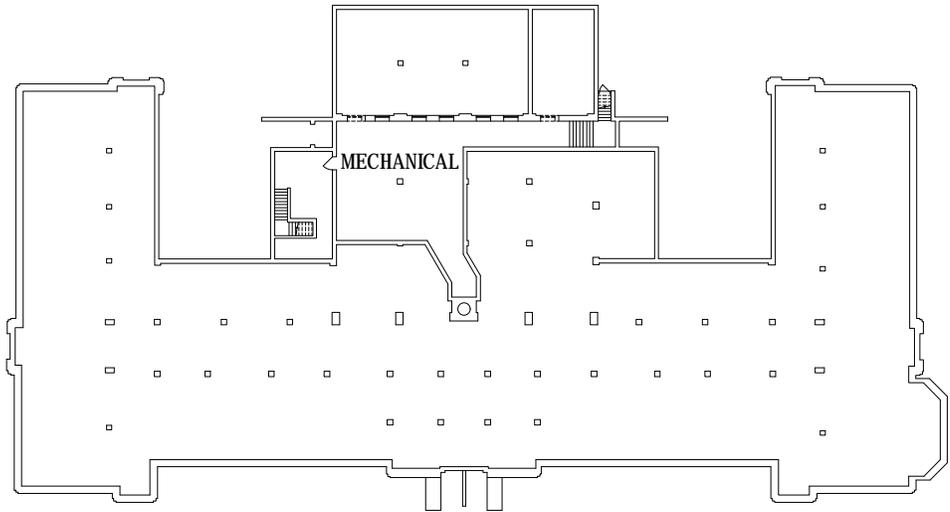
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SCALE: 1" = 100'-0"



**SITE PLAN**

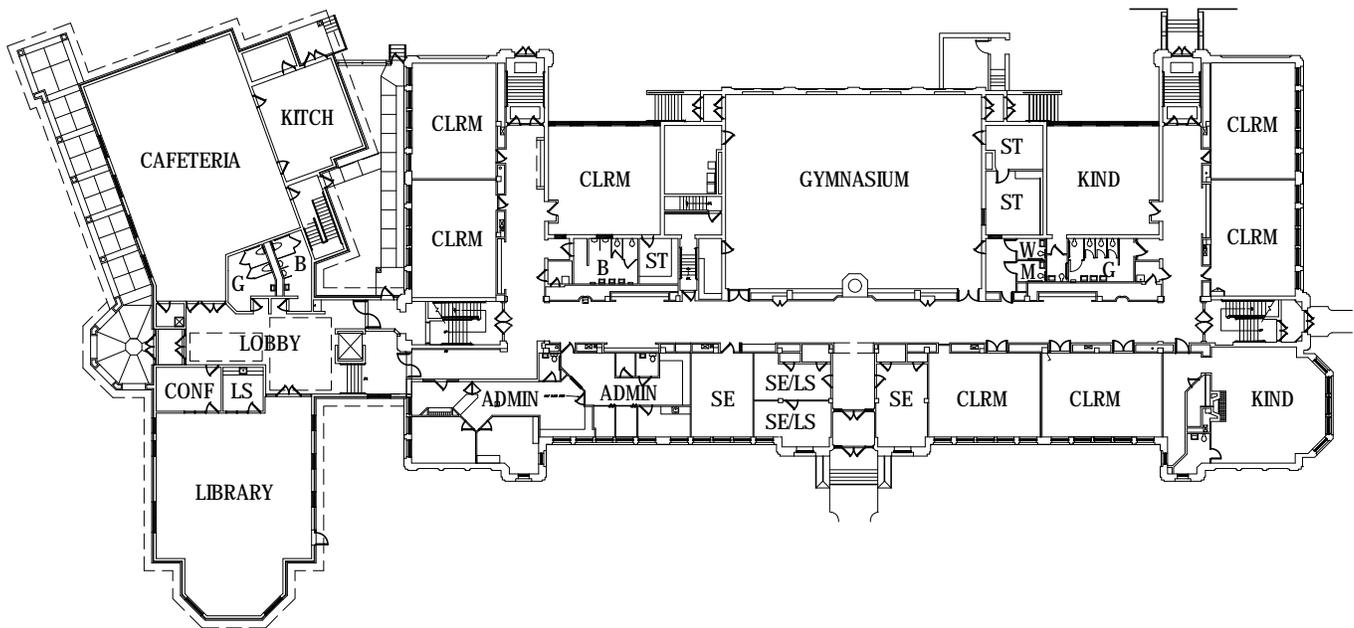


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SCALE: 1" = 50'-0"

**EXISTING BASEMENT FLOOR PLAN**

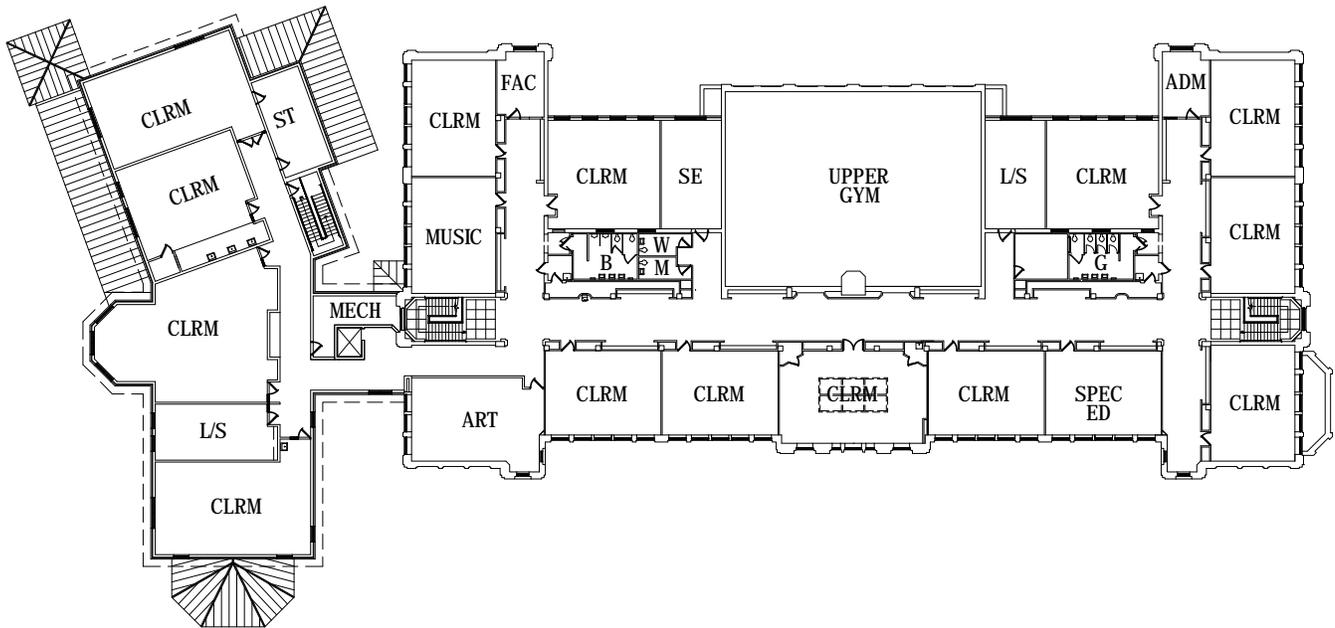


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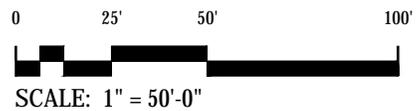


SCALE: 1" = 50'-0"

**EXISTING FIRST FLOOR PLAN**



EXISTING SECOND FLOOR PLAN



**JoAnna Connell Elementary School  
1820 East 38th Street  
Erie, Pennsylvania 16510**

**Dates:** 1958 – Original Building  
2002 – Renovation

**Area:** 97,428 square feet on 2 levels

**2018-2019  
Enrollment:** 607 grades PreK - 5



**Staffing:** JoAnna Connell employs 25 classroom teachers, 6 art, music, and physical education teachers, and 20 Building Support Specialists who provide help students in a variety of roles. Maintenance/Cafeteria staff total 10 individuals, and 6 staff are housed in the Main Office.

**Site:** The school comprises the entire city block bounded by East 38th Street, Stanton Street, East 35th Street, Zimmerman Road, Page Street and private property at the termination of Page Street. The site contains parking for approximately 133 vehicles; a separately paved area; playground equipment with fall surface; a softball field; a wooded area; and lawn area. The existing concrete walks are in good condition

**Structural:** No structural issues were reported by the School Engineer. However, the crawlspace wall fills with water inside of block cores. Paint at crawlspace corridor is peeling away from wall

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is an adhered Carlisle .060 mil EPDM (rubber) roof system over steel roof deck, approximately 35,200 s.f. installed January 3, 2003. The warranty expired on January 2, 2018. Warranty repair work on a larger section occurred in 2017. At that time, seams were stripped in and a section of membrane was overlaid. The roof appears to be in good condition with only one roof leak noted near the front entrance at Room 108. Roof hatch access does exist, but ladders to access the other roof levels from the roof hatch do not. Brick stack requires repointing.

Recommendations

- Periodic maintenance should be scheduled until the roof system is scheduled for replacement.
- Investigate/ remediate the roof leak near the front entrance at Room 108.
- Install roof ladders to permit complete access to the entire roof from the existing hatch.
- Repoint the brick stack.

**Windows:** The windows are in good condition overall.

**Exterior**

**Doors:** The exterior doors are in good condition overall, and have the hardware necessary for accessibility and security.



**Interior**

**Doors:** The interior doors are in good condition overall, and have the hardware necessary for accessibility and security.

**Interior Spaces**

In general, the school is very well maintained. Finishes are in good condition. Minor repairs to marmoleum flooring are required. Minor deficiencies in VCT flooring and rubber base exist. Minor deficiencies in acoustical ceiling tile exist.

**Corridors:** The corridors are in good condition overall with select deficiencies.

**Administration**

**Office:** The office is in good condition, but no secure entrance vestibule exists.

**Nurses Office:** The nurses office is in good condition with accessible features.

**Gymnasium:** The gymnasium is in good condition.

**Classrooms:** Overall, the classrooms are in good condition as is the equipment. Select flooring deficiencies exist.

**Kitchen /**

**Cafeteria:** Overall, these spaces are in good condition.

**Restrooms:** The restrooms are in good condition but require ADA fixture updates.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The original building dates back to 1958. The HVAC system was upgraded in 1996 with new boilers, unit ventilators and piping. The comprehensive renovation/addition project was completed in 2002. The HVAC system is a combination of packaged DX cooling rooftop units along with heating only unit ventilators. The HVAC system also utilizes a two-pipe type hot water distribution system. The majority of the building is not air conditioned.

The boiler plant consists of two (2) gas-fired, hot water Bryan boilers that were installed in 1996 and one additional gas-fired, hot water Bryan boiler installed in 2002.

The heating hot water piping systems were replaced in 1996.

The majority of heating only unit ventilators along with miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation were replaced in 1995 and are generally in fair condition.

The existing Siemens control system is outdated and expensive to maintain.

The four (4) AHUs and rooftop units are approaching 20 years of use. Guidelines for weather exposed equipment of this type suggest they are nearing the end of their useful life. This is supported by facilities personnel reports of failing unit components and high levels of building humidity.

**Recommendations**

- Update building automation system. Eliminate all Siemens controls and convert to local controls.
- Replace pneumatic air compressor if building automation system is not upgraded.
- Replace the Air Handling and Roof Top Units.

**Plumbing**

Existing Systems: The existing domestic copper water piping mains were reused in the 2002 renovations with new branch piping installed as necessary.

No sewage drainage problems were reported in the building. The domestic water heater appeared to be in good condition.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building were replaced in the 2002 renovation and are in good condition.

**Recommendations**

- Provide ADA compliant fixtures where required.

**Electrical**

**Service:** The building contains a 3000 amp, 120/208 volt, three-phase electric service. The main distribution equipment is manufactured by Siemens. The equipment was installed in the 2002 renovation project and is in good condition.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by Siemens. The equipment was installed in the 2002 renovation project and is in good condition.

**Emergency Generator:** The emergency generator is a 85 KW, 120/208 volt, Cummins natural gas unit. The emergency generator serves the life safety needs and the heating system in the building. The equipment was installed in the 2002 renovation project and is in good condition.

**Lighting:** The existing lighting consists of recessed 2 x 4 fixtures with T8 fluorescent lamps and either prismatic lenses or 18 cell parabolic louvers. The Gymnasium contains high bay fixtures with metal halide lamps.

The emergency lighting consists of integral fluorescent lamps in the recessed fixtures and compact fluorescent downlights fixtures in the gymnasium and mechanical rooms. The exit signs contain compact fluorescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**PA System:** The public address system is manufactured by Rauland. The system contains classroom telephones that provide communication to the office. The system is in good condition.

**Data:** The existing data cabling consists of Category 6 cabling to each outlet in the building. The data cabling is in good condition.

**Fire Alarm/Security:** The fire alarm system is manufactured by Siemens. The system contains horn/strobes, strobes, and smoke and heat detectors. The system was installed in the 2002 renovation project and is in good condition.

The security system is manufactured by Siemens. The system contains door contacts and motion detection. The system was installed in the 2002 project and is in good condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.

**State Code**

**Compliance:** In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**

**Compliance:** The building is ADA compliant, with the exception of plumbing fixtures in select restrooms.

**Asbestos:** A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity: Penelec  
Gas: National Fuel  
Water: Erie Water Works  
Sewage: City of Erie Bureau of Sewers  
Telephone: Velocity Net  
Cable: Spectrum

**Present Overall**

**Condition:** Fair to Good.

**JoAnna Connell Elementary School**  
1820 East 38th Street  
Erie, Pennsylvania 16510



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

- Periodic maintenance should be scheduled until the roof system is scheduled for replacement.
- Investigate and remediate the roof leak near the front entrance at Room 108.
- Install roof ladders to permit complete access to the entire roof from the existing hatch.
- Repoint the brick stack.
- Replace VCT at damaged and expanded areas.
- Repair Marmoleum flooring at select locations (watercoolers).
- Repair drainage issues along front drive and replace asphalt as needed.
- Repair water infiltration issues at crawlspace / corridor wall intersection.
- Repaint corridor wall and floor at crawlspace access.
- Reroof low portion of roofing adjacent to boiler room.
- Provide Security Vestibule and access control to one exterior door for teacher access.

### **HVAC**

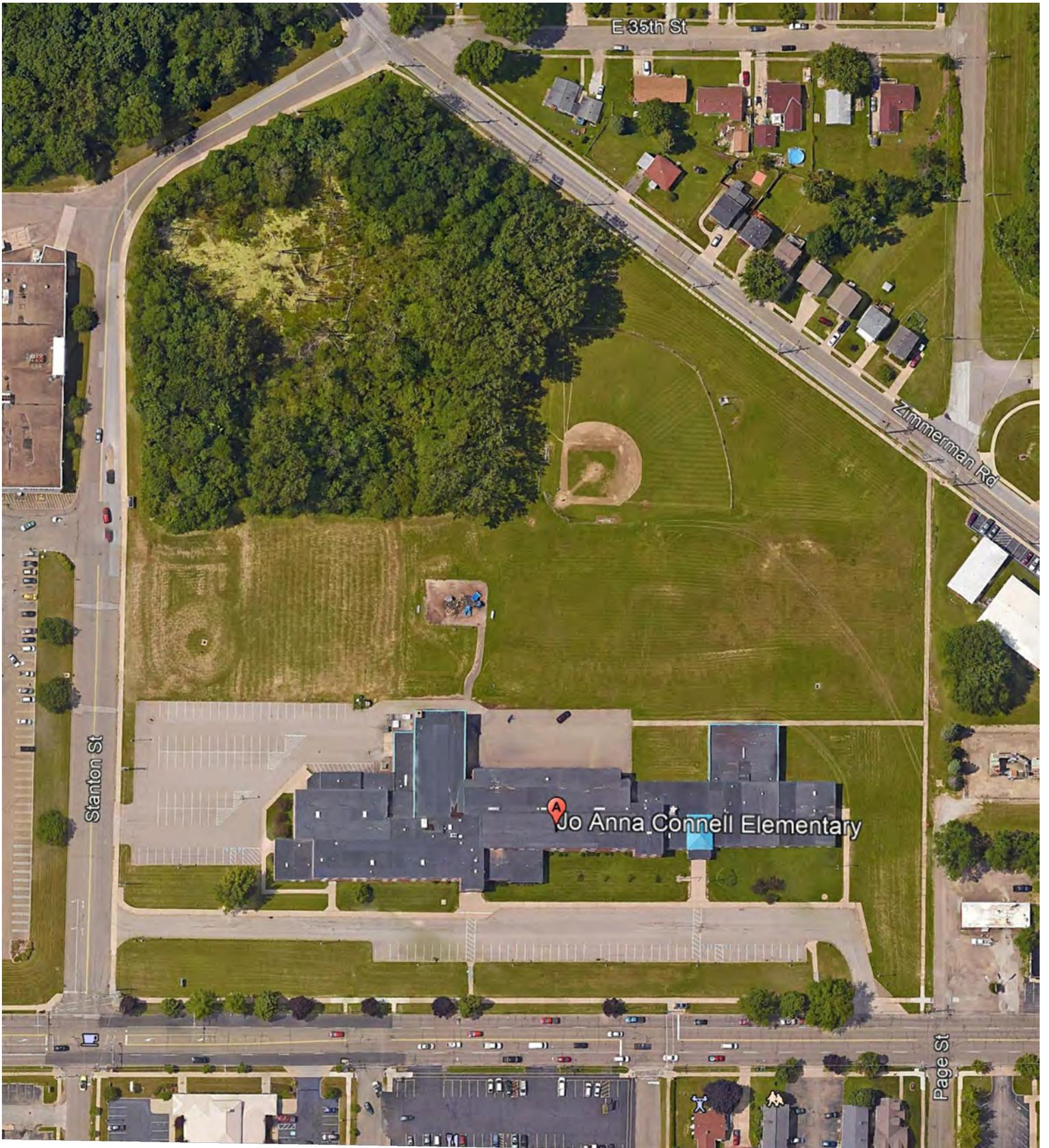
- Update building automation system. Eliminate all Siemens controls and convert to local controls.
- Replace pneumatic air compressor if building automation system is not upgraded.
- Replace the Air Handling and Roof Top Units.

### **Plumbing**

- Provide ADA compliant fixtures where required.

### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.



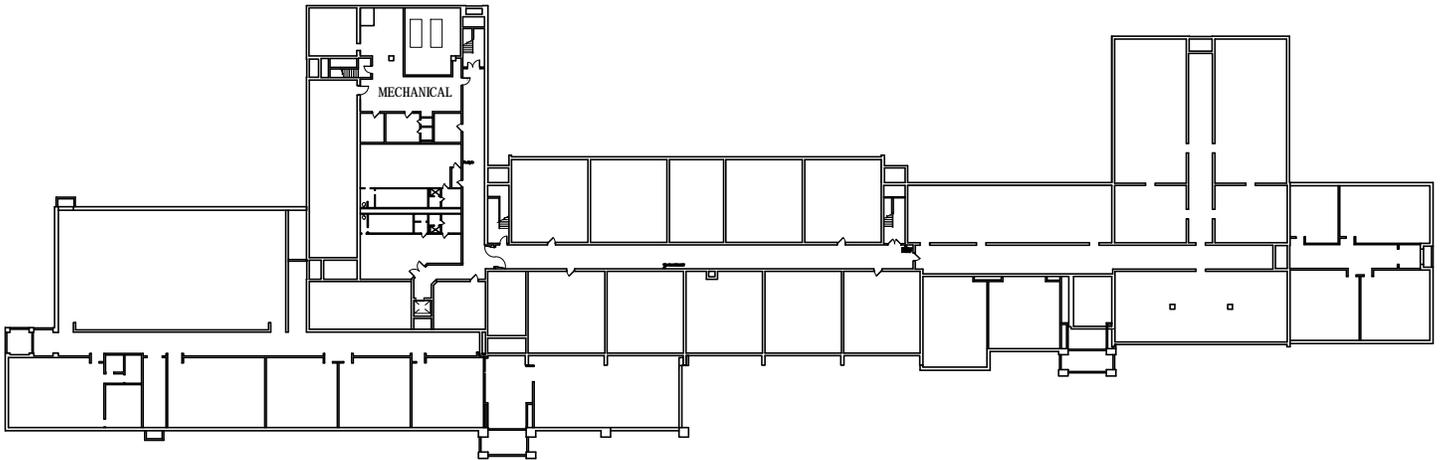
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SCALE: 1" = 140'-0"



**SITE PLAN**

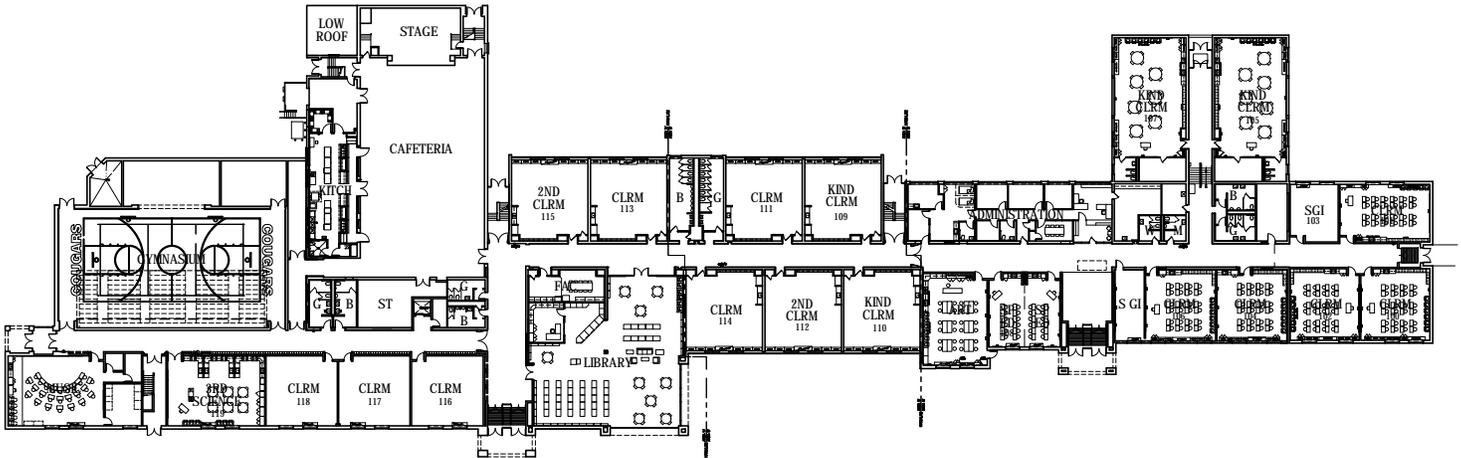


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SCALE: 1" = 80'-0"

**EXISTING BASEMENT FLOOR PLAN**

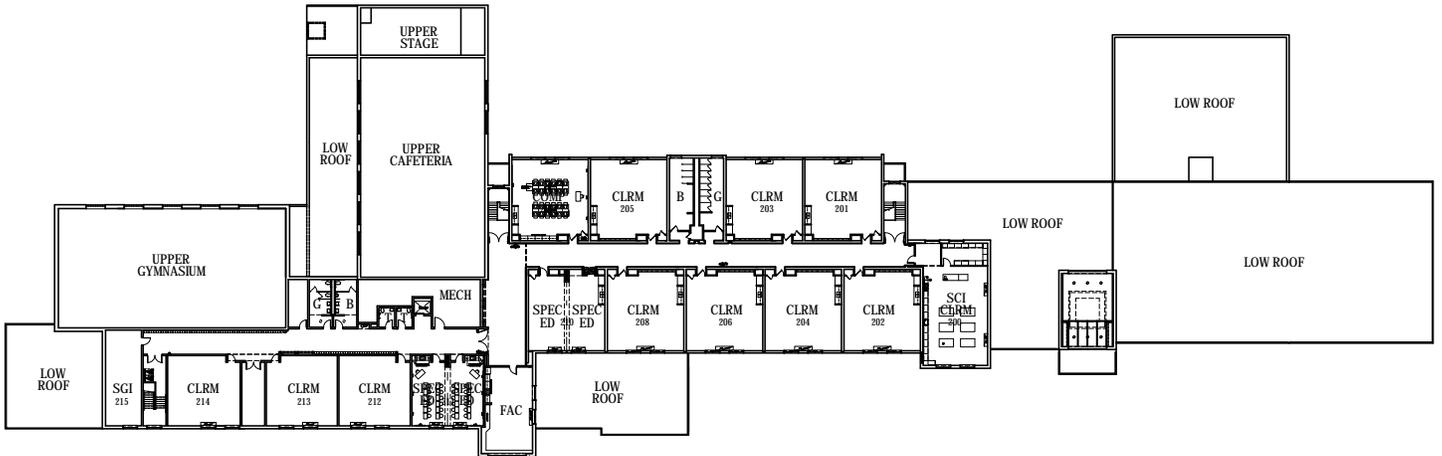


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SCALE: 1" = 80'-0"

**EXISTING FIRST FLOOR PLAN**

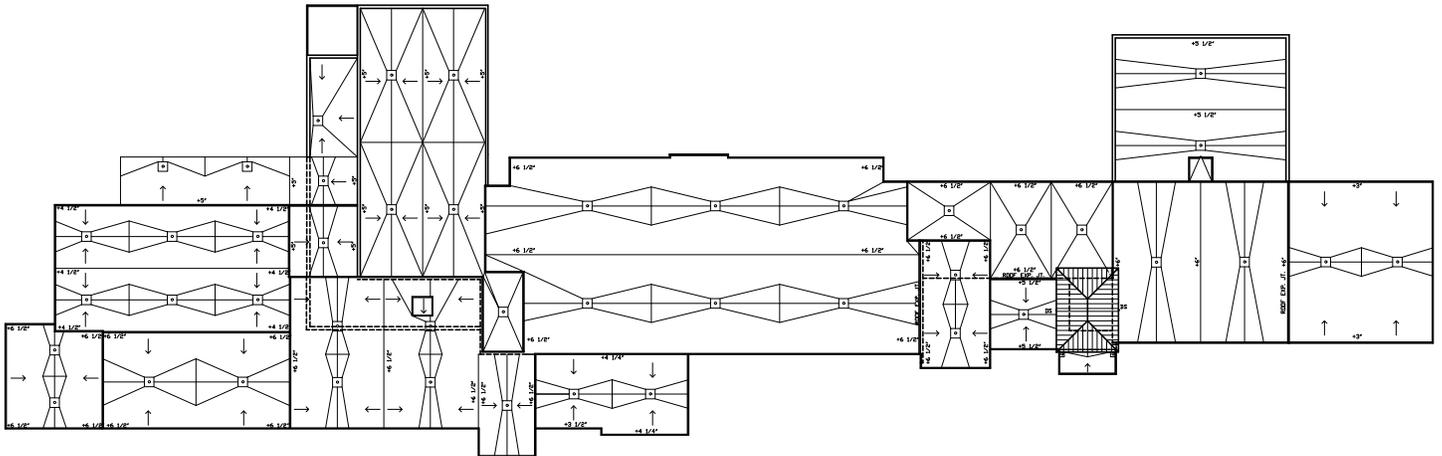


0 40' 80' 160'



SCALE: 1" = 80'-0"

EXISTING SECOND FLOOR PLAN



0 40' 80' 160'



SCALE: 1" = 80'-0"

**EXISTING ROOF PLAN**



**Lincoln Elementary School  
831 East 31st Street  
Erie, Pennsylvania 16504**

**Dates:** 1919 – Original Building  
1950 – Renovation  
1978 – Renovation  
1993 – Renovation

**Area:** 70,306 square feet on 3 levels

**2018-2019**

**Enrollment:** 392 grades PreK - 5

**Staffing:** Lincoln employs 18 classroom teachers; 4 special education teachers, art, music, and physical education teachers; 8 Teacher Assistants; and 15 Building Support Specialists help students in a variety of roles. Maintenance/Cafeteria staff total 9 individuals, and 5 staff are housed in the Main Office.



**Site:** The school comprises the entire city block bounded by East 31st Street, Wayne Street, East 32nd Street, Perry Street. The site contains parking for approximately 61 vehicles; a separately paved area; playground equipment with fall surface; and lawn areas. The parking lot is in very poor condition, with multiple failures, and appears to consist of an overlay over asphalt pavement; complete replacement is recommended. The existing concrete walks are in fair condition, and should be replaced in select locations.

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is an older built up roof system with gravel ballast over poured concrete deck. Approximate area installed is 35,745 s.f. Multiple active roof leaks were noted by the School Engineer. Other issues that were noted include loose counterflashing at stone copings, separating wall flashing seams and unsafe roof hatch ladder, with conduits running along the ladder rungs.

Water damage is prevalent at the exterior walls, possibly with infiltration of water through the brick veneer into the back of the existing plaster. Once repaired, brick repointing is recommended.

Recommendations

- Repoint the brick once repairs have been made.
- Replace the entire roof system.

**Windows:** Windows are in fair condition.

**Exterior**

**Doors:** Exterior doors are in fair to poor conditions and should be evaluated for replacement.

**Interior**

**Doors:** Interior doors are in fair to poor condition and should be evaluated for replacement.



**Interior Spaces**

In general, the school is very well maintained. Finishes are showing signs of wear.

**Corridors:** Overall the corridors are in good condition. Finishes have been well maintained with good housekeeping. Areas indicating water infiltration and damage to plaster should be investigated and repaired.

**Administration Office:**

The administration office is in fair condition. Finishes are beyond their useful life and should be replaced. Accessibility for the space should be integrated into new equipment and casework. No security vestibule exists for the administration office.

**Library:** Overall the Library is in good condition. Stacks, Equipment, and Finishes have been well maintained.

**Gymnasium:** The Gymnasium is in fair condition. Finishes have been well maintained but are beyond their useful life and should be replaced. ADA access to the space is limited.

**Classrooms:** Classrooms overall are in fair condition. Existing carpet and VCT in select rooms is beyond its useful life and should be replaced. Equipment has been well maintained and is showing signs of wear.

**Auditorium:** The Auditorium is in fair condition. Finishes have been well maintained but are beyond their useful life and should be replaced. No ADA seating is present in the Auditorium, and ADA access to the space is limited.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The heating system is hot water and contains two (2) Bryan, gas-fired boilers which were installed in 1993 each with an input of 4,850,000 BTUH. The hot water heating system including the piping, all terminal heating equipment, and the pneumatic temperature control system was installed in 1977. The pumps were noted to be in fair to poor condition.

The automatic temperature control system throughout the building is pneumatic.

Five (5) unit ventilators with remote condensing units exist on the roof to provide air conditioning for the administration offices, special education room, computer room, art room, and first-grade room.

Most of the HVAC equipment in the building, with the exception of the boilers, appears to date from the 1977 renovation project. Some original roof ventilators are still in place.

Various original storage rooms are now being used as teacher rooms with no ventilation.

**Specific Areas  
and/or Systems:**

Classrooms: Contain ceiling mounted unit ventilators. The outside air from the classrooms is relieved through louvers in the doors into the corridors, which is not permitted by current codes.

**Recommendations**

- Update HVAC systems to provide adequate mechanical ventilation that meets current code.
- Update building automation system. Replace pneumatic with local electromechanical controls.

**Plumbing**

- Central Services: No sewage drainage problems were reported. A backflow preventer exists on the domestic water service.
- Piping: The existing domestic water piping is original and is a combination of copper and steel water piping. The insulation is fiberglass. Sanitary sewer piping is cast iron and in good condition. It was reported by the School Engineer that tar is accumulating in some of the roof drain water conductors and piping, causing roof drainage problems.
- Fixtures: The plumbing fixtures and trim (flush valves, faucets, traps, and drains) throughout the building are in fair condition. The china was installed in 1977; however, the trim has been replaced as needed. The existing handicapped plumbing fixtures in the building do not meet current ADA requirements. Lack of hot water was observed at the furthestmost fixture from the domestic water heating system.
- Equipment: The domestic water heater was installed in 1993 with an input of 315,000 BTUH. No mixing valve exists on the domestic water heating system.
- Kitchen: No grease trap exists in the kitchen.

**Recommendations**

- Replace existing galvanized water piping with copper piping.
- Install new plumbing fixtures to meet current ADA requirements where required.
- Provide new plumbing fixture trim (flush valves, faucets, drain supplies, etc.).
- Replace existing rainwater conductors which are clogged with roof tar.
- Replace existing recirculating pump with a larger capacity pump.

**Electrical**

**Service:** The building contains a 1200 amp, 120/208 volt, three phase electric service. The main distribution equipment is manufactured by General Electric is in fair condition. This equipment has exceeded its life expectancy of 30 years and should be replaced.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by General Electric and are in fair condition, but have exceeded their life expectancy of 30 years and should be replaced.

The existing branch circuit wiring is beyond its life expectancy and should be replaced. The receptacles in the classroom are inadequate for today's classroom needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Emergency Generator:**

The emergency generator is a 10 KW, 120/208 volt, Kohler natural gas unit. It serves the life safety needs in the building, but is not functioning and should be replaced.

**Lighting:**

The existing lighting consists of recessed 2 x 4 fixtures with T12 fluorescent lamps with prismatic lenses. The Gymnasium contains surface 2 x 2 fixtures with metal halide lamps. The Auditorium contains 1 x 1 fixtures with metal halide lamps and incandescent wall sconces.

The emergency lighting consists of incandescent fixtures in all areas. The exit signs contain incandescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**PA System:**

The public address system is manufactured by DuKane and consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office. The system is in fair condition.

**Data:**

The existing data cabling consists of Category 6 cabling to each outlet in building and is in good condition.

**Fire Alarm/  
Security:**

The fire alarm system panel is a Siemens system installed to serve the existing hardwired zones. It contains horns, pull stations, and smoke and heat detectors; however, it does not meet ADA requirements for visual annunciation.

The security system is manufactured by Simplex. The system contains door contacts and motion detection. The system is in fair condition.

**Electrical**  
**(continued):****Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace existing emergency generator, transfer switch and associated panelboards.

**State Code**  
**Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**  
**Compliance:**

The building is not ADA compliant, with toilet rooms, clearances, hardware and door widths among the issues to resolve.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity: Penelec  
Gas: National Fuel  
Water: Erie Water Works  
Sewage: City of Erie Bureau of Sewers  
Telephone: Velocity Net  
Cable: Spectrum

**Present Overall**  
**Condition:**

Poor.

**Lincoln Elementary School**  
831 East 31st Street  
Erie, Pennsylvania 16504



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Repoint the brick once repairs have been made.
- Replace the entire roof system.
- Repave, and Restripe existing parking areas.
- Repoint and repair exterior masonry at various locations.
- Provide Security Vestibule and access control to one exterior door for teachers
- Provide Handicap accessibility to the main entrance.
- Repair Interior Plaster at various locations due to water infiltration.
- Install new door hardware for accessibility.
- Replace carpet with VCT at damaged areas.

#### **HVAC**

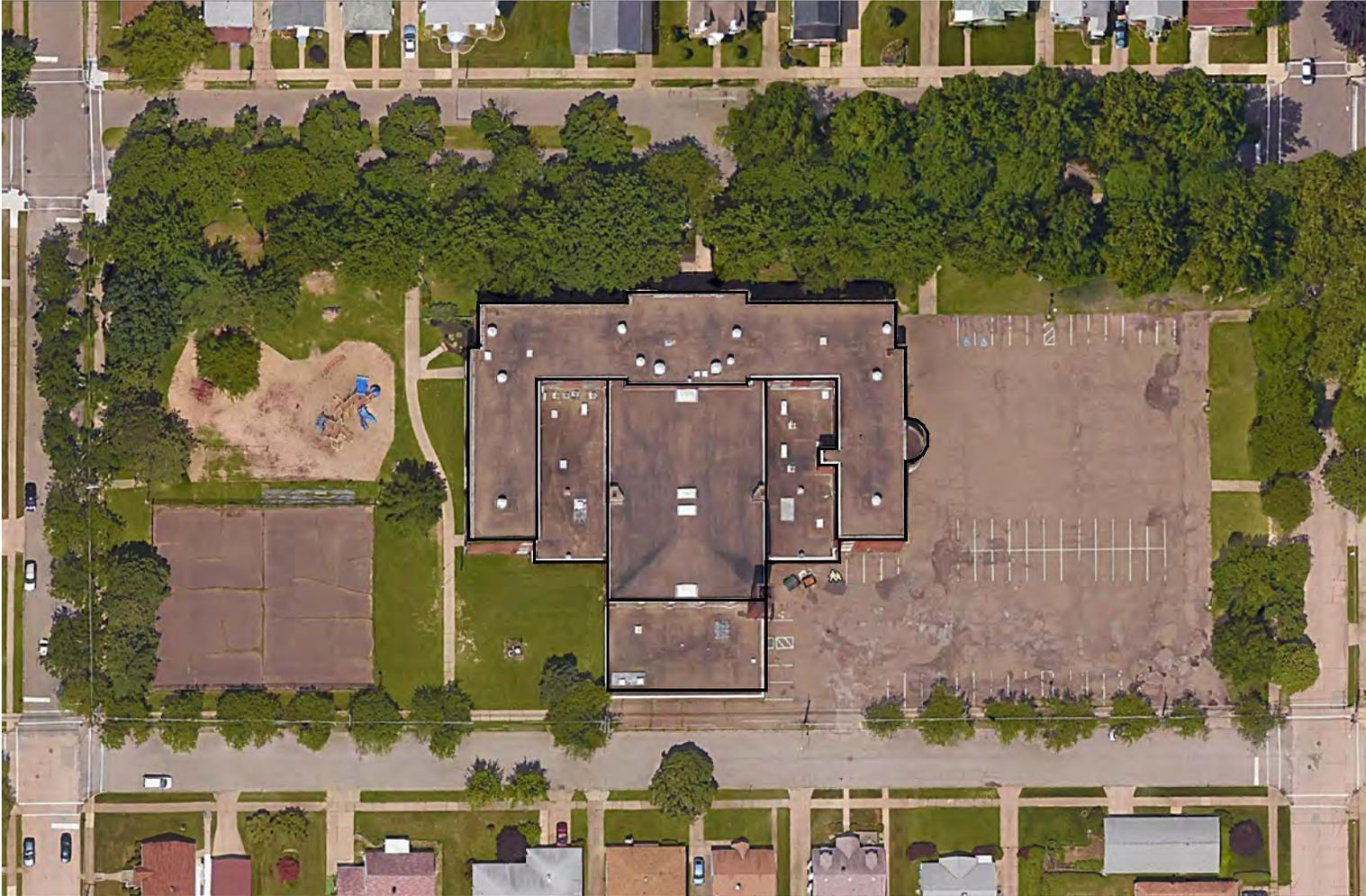
- Update HVAC systems to provide adequate mechanical ventilation that meets current code.
- Update building automation system. Replace pneumatic with local electromechanical controls.

#### **Plumbing**

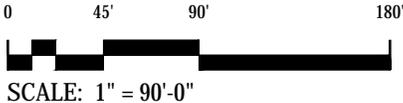
- Replace existing galvanized water piping with copper piping.
- Install new plumbing fixtures to meet current ADA requirements where required.
- Provide new plumbing fixture trim (flush valves, faucets, drain supplies, etc.).
- Replace existing rainwater conductors which are clogged with roof tar.
- Replace existing recirculating pump with a larger capacity pump.

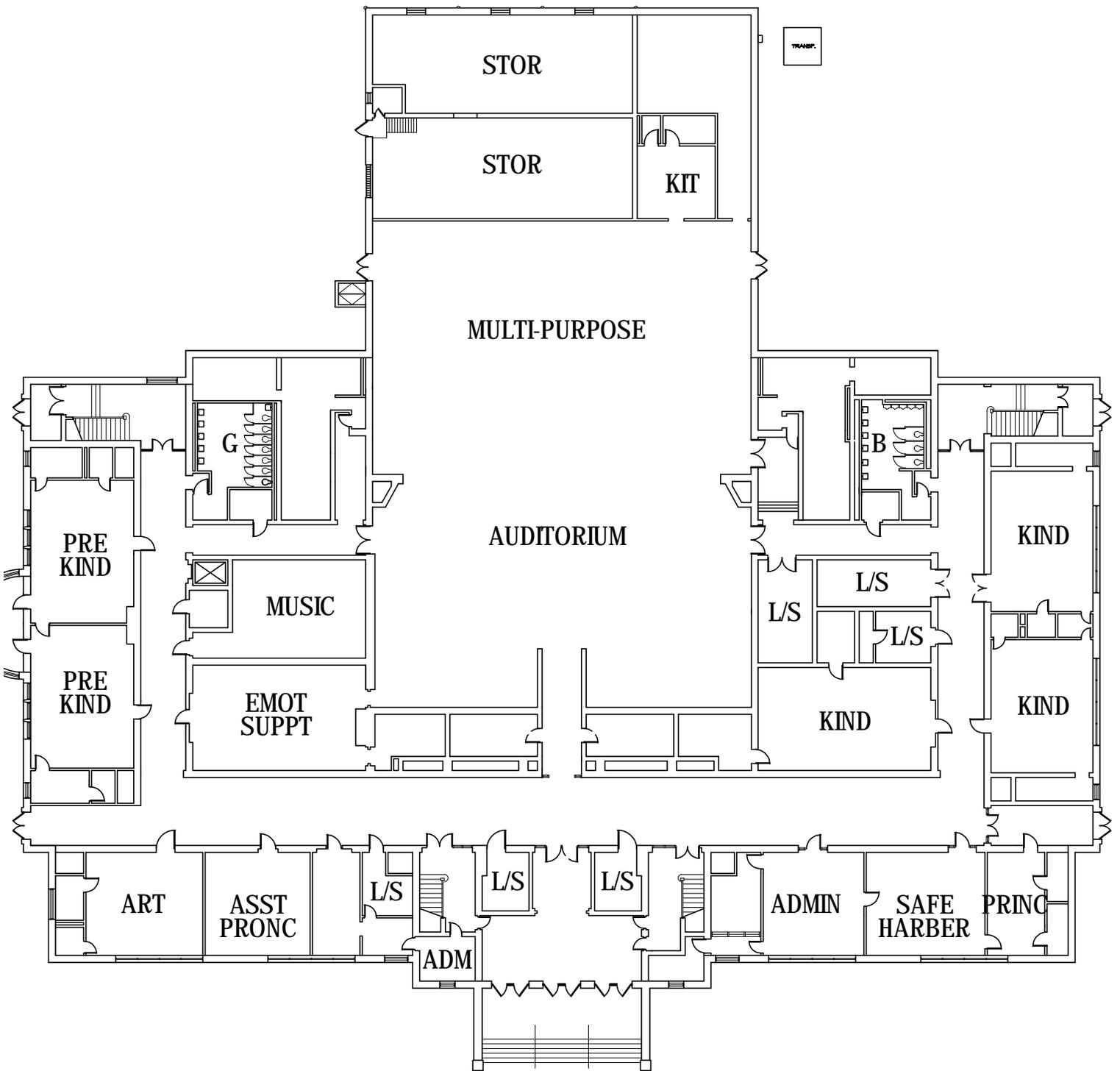
#### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace existing emergency generator, transfer switch and associated panelboards.



**SITE PLAN**



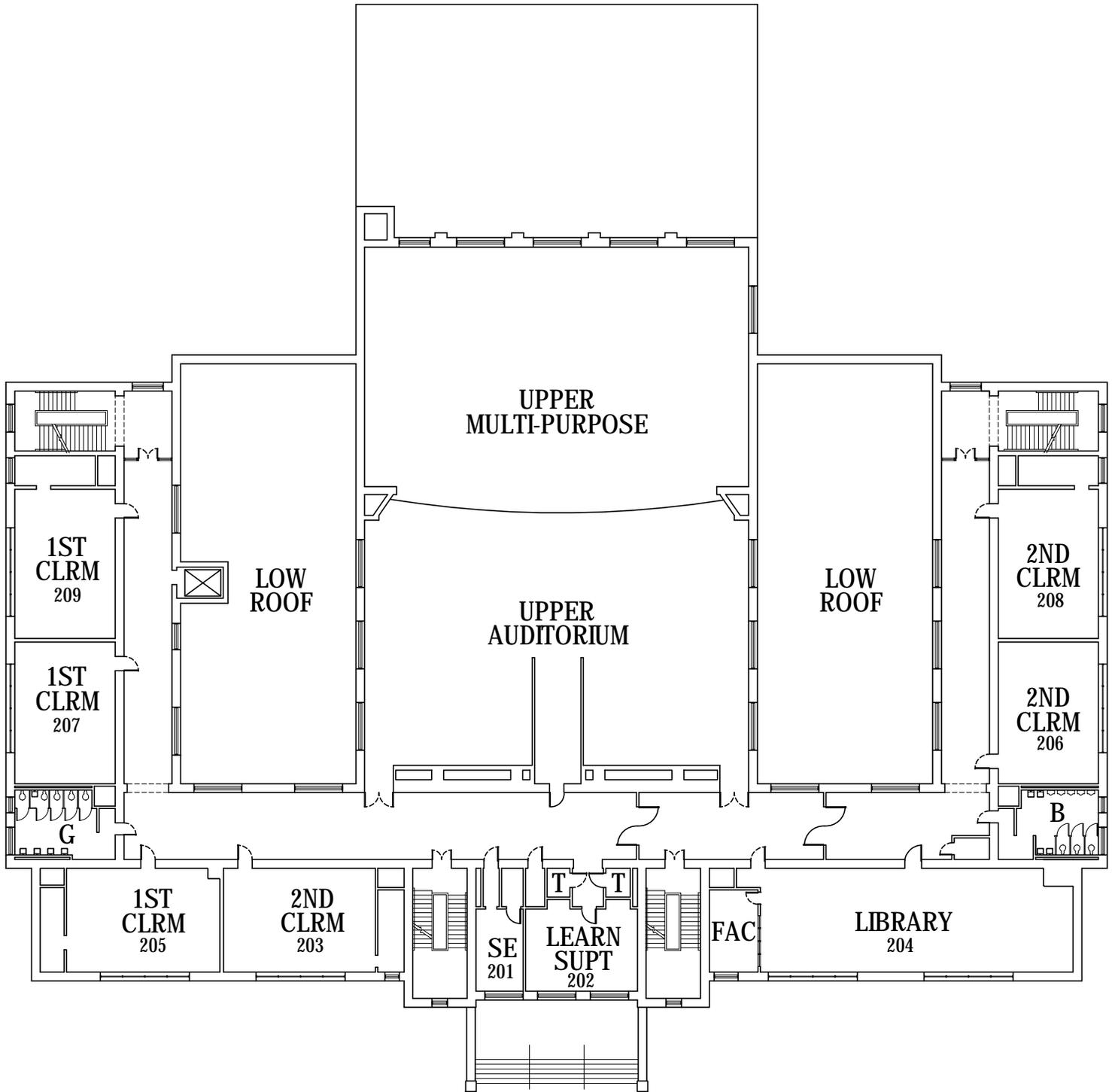


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SCALE: 1" = 30'-0"

**EXISTING FIRST FLOOR PLAN**

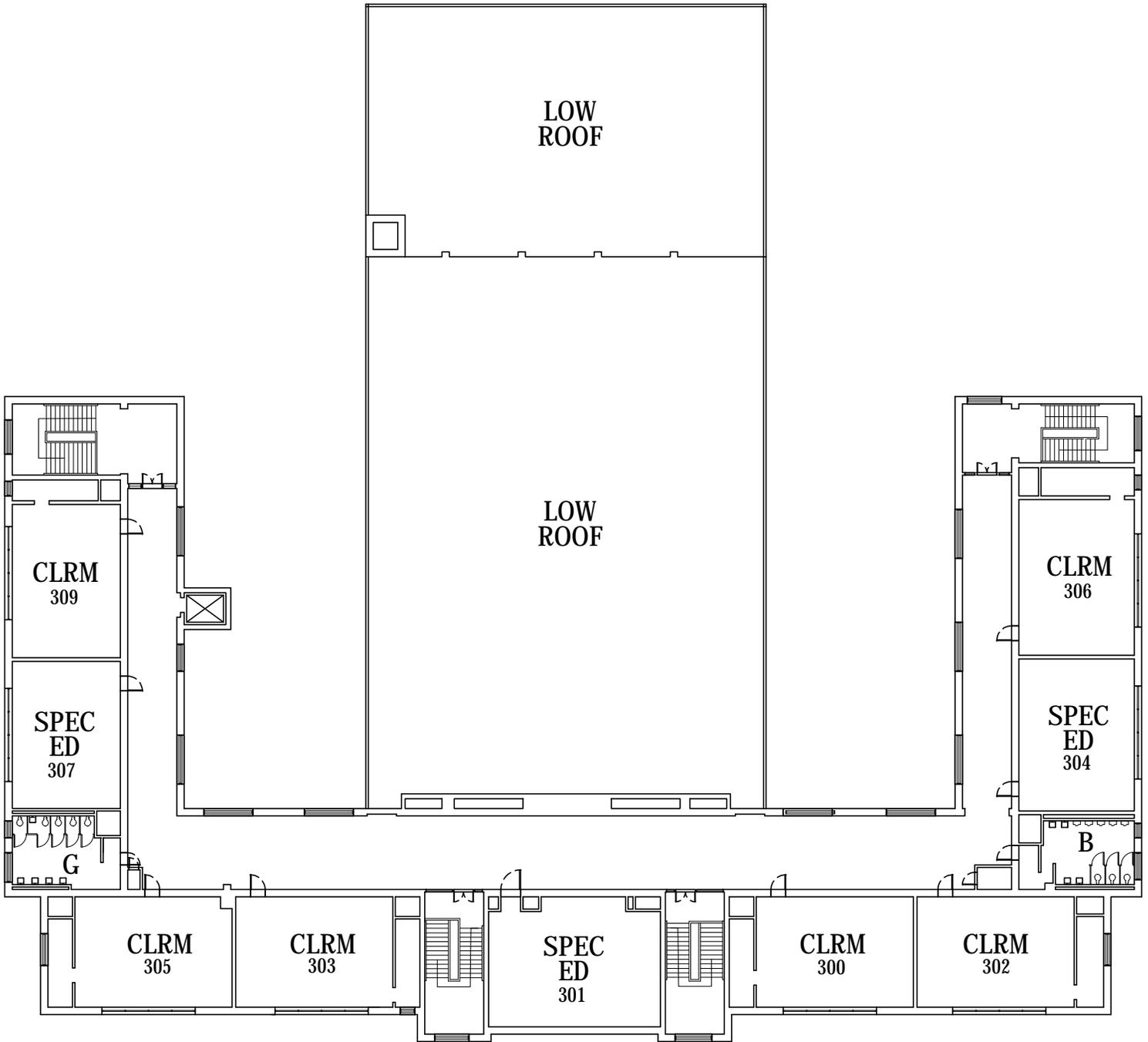


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SCALE: 1" = 30'-0"

**EXISTING SECOND FLOOR PLAN**



0 15' 30' 60'



SCALE: 1" = 30'-0"

**EXISTING THIRD FLOOR PLAN**



**McKinley Elementary School  
933 East 22nd Street  
Erie, Pennsylvania 16503**

**Dates:** 1995 – Original Building

**Area:** 55,000 square feet on 2 levels

**2018-2019**

**Enrollment:** 528 grades PreK - 5



**Staffing:** McKinley employs 34 classroom teachers; 9 special education teachers; 5 art, music, and physical education teachers; 4 Teacher Assistants; and 6 Building Support Specialists who provide help students in a variety of roles. Maintenance/Cafeteria staff total 5 individuals, and 7 staff are housed in the Main Office.

**Site:** The school comprises most of the city block bounded by East 22nd Street, East Avenue, East 23rd Street and Perry Street. The site contains parking for approximately 28 vehicles; playground equipment with fall surface; and lawn areas. The parking lot is in very poor condition, with multiple failures, and appears to consist of an overlay over asphalt pavement; complete replacement is recommended. The existing concrete walks are in good condition

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof system is an adhered Firestone EPDM of approximately 31,700 s.f., installed in 1995 when the building was constructed. The ten (10) year warranty has expired. The insulation is mechanically fastened with no recovery board existing. Roof hatch access exists to the high roof. Low roof areas are accessed from windows.

Standing seam low roof areas exist in which one gutter has been torn off and one is dented and damaged.

Recommendation

- Periodic maintenance is recommended until the roof system can be replaced.
- Replace gutters at standing seam roofs.

**Windows:** Windows are in good condition.

**Exterior**

**Doors:** Exterior doors are in good condition, and contain the necessary hardware for accessibility and security.

**Interior**

**Doors:** Interior doors are in good condition.



**Interior Spaces**

In general, the school is very well maintained. Finishes are in good condition.

**Corridors:** The corridors are in good condition.

**Administration**

**Office:** The office is in good condition but does not have a secure entrance vestibule.

**Nurse:** The nurses office is in good condition with accessible facilities.

**Gymnasium:** The gymnasium is in good condition.

**Classrooms:** The classrooms are in good condition overall. The equipment is in good condition.

**Multi-purpose**

**Room:** The multi-purpose room is in good condition.

**Kitchen /**

**Cafeteria:** These spaces are in good condition, with some missing and damaged wall tile, which should be replaced.

**Restrooms:** The restrooms are in good condition and contain accessible facilities.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The majority of equipment is original. The majority of the building is supplied by steam unit ventilators with a few ventilators equipped with DX coils along with packaged DX cooling rooftop units serving some areas.

The boiler room contains two (2) gas-fired, Bryan steam boilers. The boilers are over 20 years old and are in fair condition.

The original hot water piping systems are in place. Given their age, X-ray testing is recommended to confirm whether the piping can be considered for long-term reuse. The system incorporates glycol for freeze protection.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation serve unoccupied spaces and are generally in fair condition.

The various air handling units and rooftop units are over 20 years old. Guidelines for weather exposed equipment of this type suggest these to be nearing the end of their useful life.

The control system is a JCI pneumatic type which appears to have been capable of minimal energy management such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20 to 25 years. The air compressor is in poor condition. An upgrade to a direct digital (DDC) system should be done to take advantage of the superior energy management technologies available through such systems.

**Recommendations**

- Update building automation system. Eliminate JCI pneumatic controls and replace with local electromechanical controls.

**Plumbing**

Existing Systems: The existing domestic copper water piping was installed in the 1995 new construction project and is in good condition.

No sewage drainage problems reported in the building. The domestic water heater appeared to be in good condition.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building were installed in the 1995 new construction project and are in fair condition.

**Recommendations:**

- Provide ADA compliant fixtures where required.

**Electrical**

**Service:** The building contains a 2000 amp, 120/208 volt, three-phase electric service. The main distribution equipment is manufactured by Cutler Hammer. The equipment was installed in the 1995 new construction project and is in good condition.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by Cutler Hammer. The equipment was installed in the 1995 new construction project and is in good condition.

**Emergency Generator:**

The emergency generator is a 35 KW, 120/208 volt, Cummins natural gas unit. The emergency generator serves the life safety needs and the heating system in the building. The equipment was installed in the 1995 new construction project and is in good condition.

**Lighting:**

The existing lighting consists of recessed 2 x 4 fixtures with T12 fluorescent lamps and either prismatic or Holophane 8224 lenses. The gymnasium contains high bay fixtures with metal halide lamps.

The emergency lighting consists of compact fluorescent downlights and incandescent fixtures in the gymnasium and mechanical rooms. The exit signs contain compact fluorescent lamps.

Exterior lighting consists of building-mounted and pole-mounted fixtures with metal halide lamps.

**PA System:**

The public address system is manufactured by Rauland. The system contains classroom telephones that provide communication to the office. The system is in good condition.

**Data:**

The existing data cabling consists of Category 5E/6 cabling to each outlet in building. The data cabling is in good condition.

**Fire Alarm/Security:**

The fire alarm system is a FCI 7200 system. The system contains horn/strobes, strobes, and smoke and heat detectors. The system was installed in the 1995 new construction project and is in good condition.

The security system is manufactured by Simplex. The system contains door contacts and motion detection. The system was installed in the 1995 project and is in good condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.

**State Code**

**Compliance:** In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**

**Compliance:** The building appears to meet ADA requirements, with the exception of selected plumbing fixtures, which should be replaced.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity: Penelec  
Gas: National Fuel  
Water: Erie Water Works  
Sewage: City of Erie Bureau of Sewers  
Telephone: Velocity Net  
Cable: Spectrum

**Present Overall**

**Condition:** Good.

**McKinley Elementary School**  
933 East 22nd Street  
Erie, Pennsylvania 16503



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Periodic maintenance is recommended until the roof system can be replaced.
- Replace gutters at standing seam roofs.
- Replace the asphalt pavement.
- Install a new secure entrance vestibule and access control on one exterior door for teacher access.
- Repair/replace finishes that have been damaged or are missing, such as wall tile.

#### **HVAC**

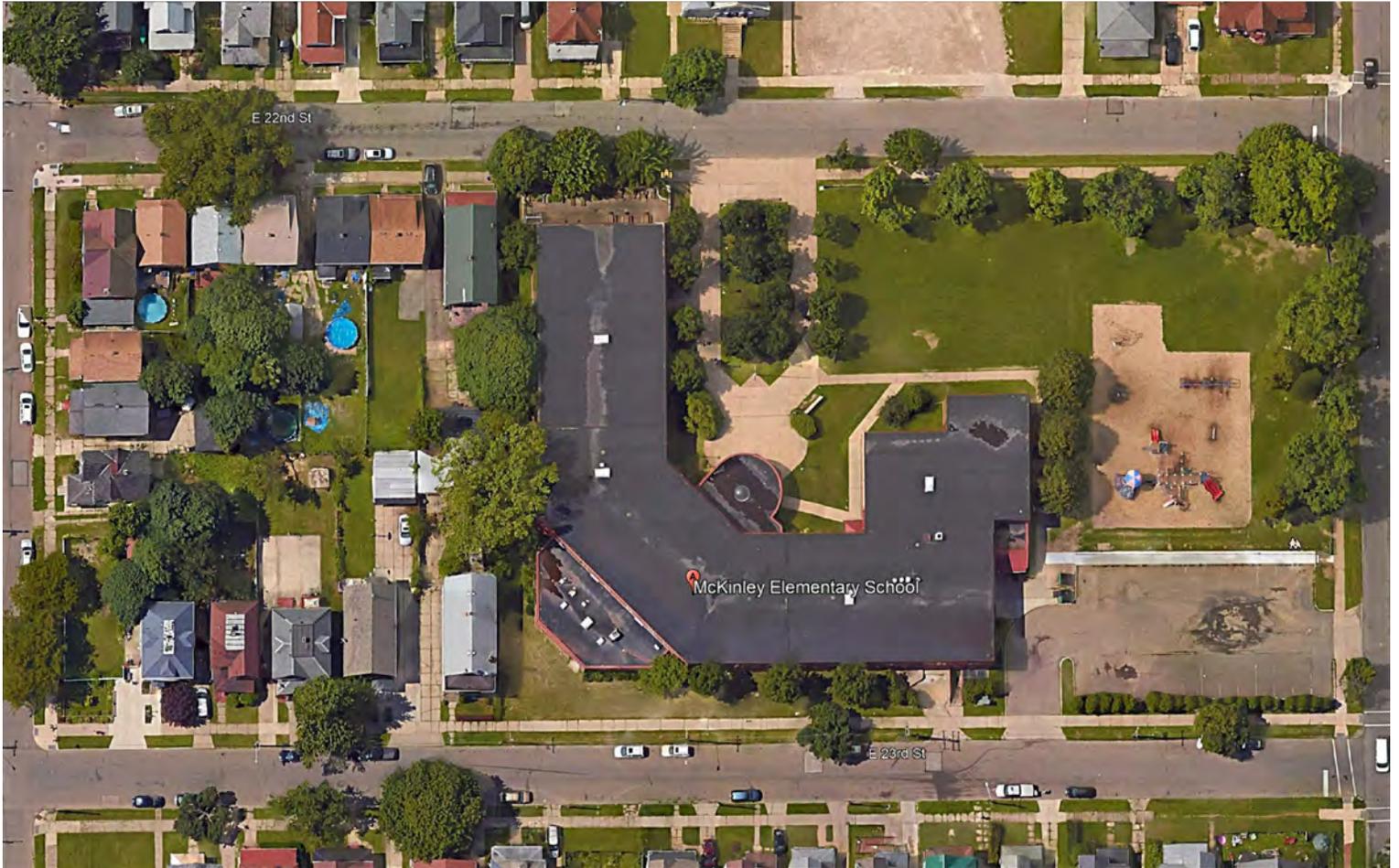
- Update building automation system. Eliminate JCI pneumatic controls and replace with local electromechanical controls.

#### **Plumbing**

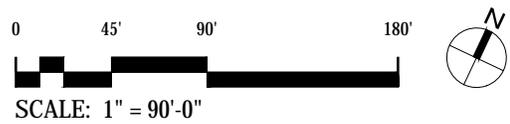
- Provide ADA compliant fixtures where required.

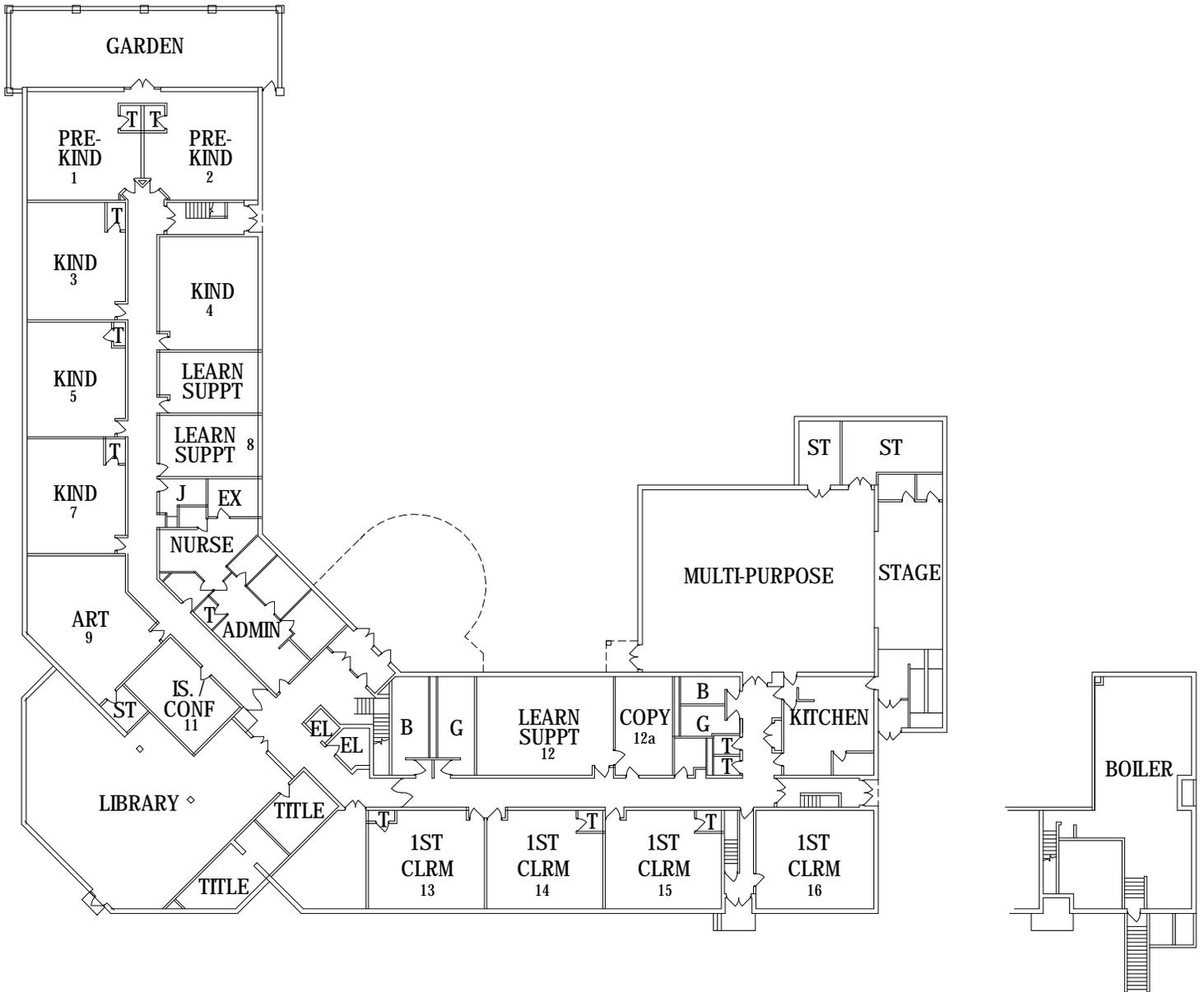
#### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.



**SITE PLAN**



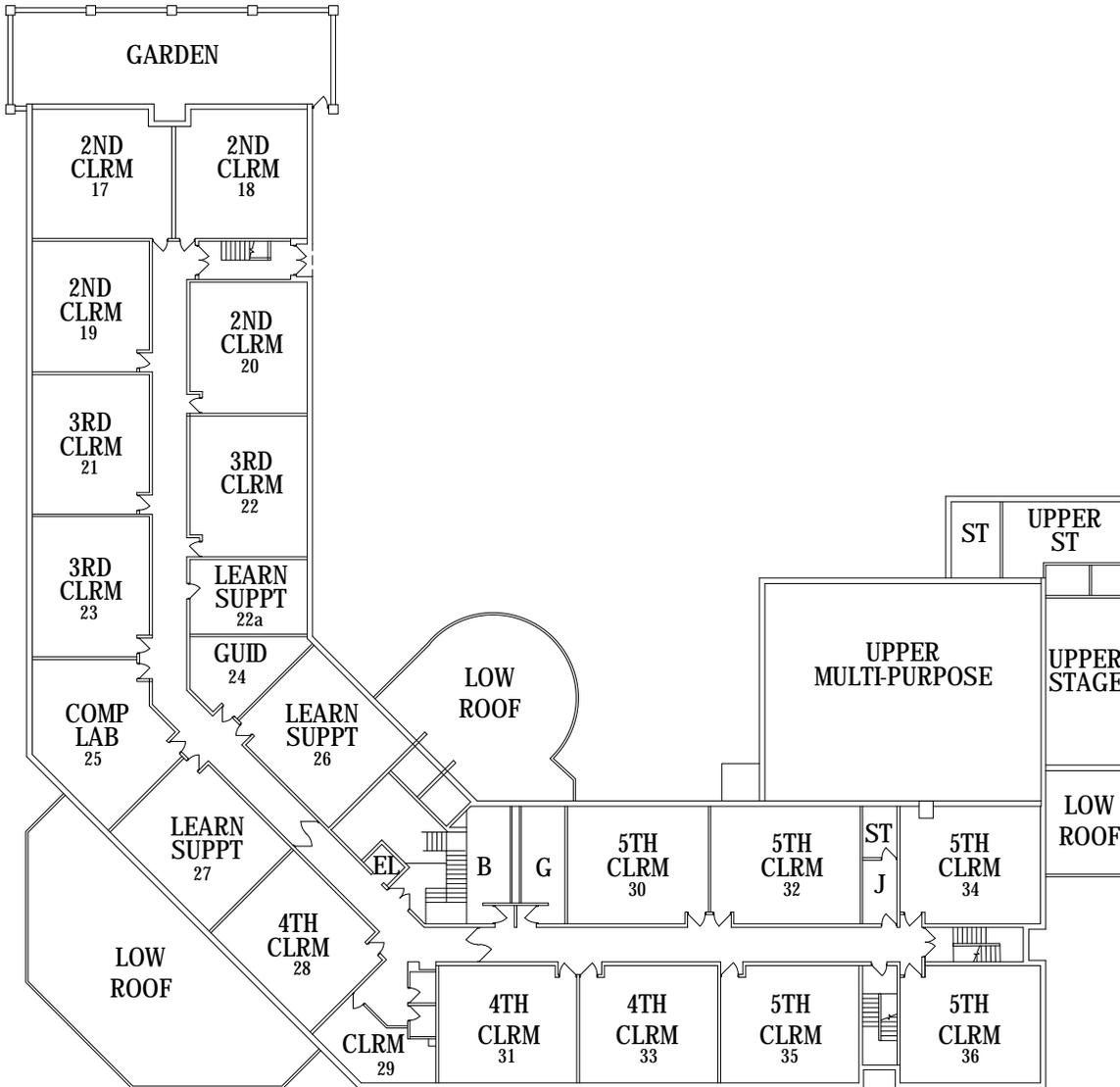


0 20' 40' 80'



EXISTING BASEMENT & FIRST FLOOR PLAN

SCALE: 1" = 40'-0"



0 20' 40' 80'



SCALE: 1" = 40'-0"

**EXISTING SECOND FLOOR PLAN**



**Perry Elementary School  
955 West 29th Street  
Erie, Pennsylvania 16508**

**Dates:** 1912 – Original Building  
1950 – Renovation  
1955 – Renovation  
1995 – Additions and Renovations

**Area:** 60,896 square feet on 3 levels

**2018-2019**

**Enrollment:** 462 grades PreK - 5

**Staffing:** Perry employs 24 classroom teachers; 7 specialists and aides; 8 special education and speech staff; and 11 administrators and maintenance personnel.



**Site:** The school comprises more than half of the entire city block bounded by West 29th, Plum Street, West 30th Street and Cascade Street. The site contains parking for approximately 50 vehicles; a separately paved area used for staging and deliveries; playground equipment with fall surface; and a lawn area behind the school. The parking lot is in fair condition, and should be patched, seal coated and striped. The existing concrete walks are in fair condition

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof over the original building and the additions are all an adhered EPDM (rubber) roof system over structural concrete roof deck. Approximately 13,600 s.f. of Versico .090 mil EPDM was installed on August 18, 2009 with the warranty expiring on August 17, 2039. One section of the building has a .060 mil adhered Carlisle EPDM system over structural concrete roof deck. Approximately 16,800 s.f. was installed July 11, 1995, and is now out of warranty. All membrane appears to be in good condition with positive slope to the roof drains. The School Engineer did note leaks on the low roof area, which were caused by students throwing projectiles or climbing on the roof. These have been repaired.

Water damage exists at various locations on the walls of the lower level, likely due to subsurface water infiltration.

Recommendations

- Periodic roof warranty maintenance is recommended.
- Investigate and remediate the subsurface water infiltration.

**Windows:** Windows are in fair condition and are dual pane with thermally broken frames.

**Exterior**

**Doors:** Exterior doors are in fair condition and contain the necessary hardware for egress and accessibility.

**Interior**

**Doors:** Interior doors are in fair condition and contain the necessary hardware for accessibility. Door clearances are poor.



**Interior Spaces**

In general, the school is very well maintained. Finishes are showing signs of wear. The elevator is in good working order. Ceilings are in poor condition.

**Administration**

**Office:** The administration office is in fair condition and is being well maintained. No security vestibule exists for the school.

**Gymnasium:** The Gymnasium is in good condition.

**Library:** The Library is in good condition.

**Classrooms:** Classrooms overall are in good condition and have been well maintained. Ceiling tile in select locations is damaged and should be replaced. Carpet in select classrooms is beyond its useful life and should be replaced with new VCT.

Select classrooms on the south west ground floor show signs of water infiltration. The source of the infiltration should be investigated and repaired. New finishes for these rooms will be required.

**Kitchen /**

**Cafeteria:** Overall, these spaces are in good condition.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The majority of the building is supplied by ducted ceiling mounted unit ventilators with DX cooling rooftop units serving some areas.

The boiler room contains two (2) gas-fired, Bryan hot water boilers. The boilers are 20 years old and are in fair condition.

The original hot water piping systems are in place. Given their age, X-ray testing is recommended to confirm whether the piping can be considered for long-term reuse.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and fin-tube radiation serve unoccupied spaces and are generally in fair condition.

The various AHUs and rooftop units are over 20 years old. Guidelines for weather exposed equipment of this type suggest these to be nearing the end of their useful life.

The control system is a pneumatic type which appears to have been capable of minimal energy management such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20 to 25 years. The air compressor is in poor condition. An upgrade to a direct digital (DDC) system should be installed to take advantage of the superior energy management technologies available through such systems.

**Recommendations**

- Update building automation system. Eliminate pneumatic controls and replace with local electromechanical controls.

**Plumbing**

Existing Systems: The existing domestic copper water piping was replaced in the 1995 renovations and is in good condition.

No sewage drainage problems in the building were reported.

The domestic water heater appeared to be in good condition.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building were replaced in the 1995 renovation and are in fair condition.

**Recommendations**

- Provide ADA compliant fixtures where required.

**Electrical**

**Service:** The building contains a 2000 amp, 120/208 volt, three phase electric service. The main distribution equipment is manufactured by Square D. The equipment was installed in the 1995 renovation project and is in good condition.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by Square D. The equipment was installed in the 1995 renovation project and is in good condition.

**Emergency Generator:** The emergency generator is a 20 KW, 120/208 volt, Kohler natural gas unit. The emergency generator serves the life safety needs and the heating system in the building. The equipment was installed in the 1995 renovation project and is in good condition.

**Lighting:** The existing lighting consists of recessed 2 x 4 fixtures with T12 fluorescent lamps and either prismatic or Holophane 8224 lenses. The Gymnasium contains high bay fixtures with metal halide lamps.

The emergency lighting consists of compact fluorescent downlights and incandescent lights in the gym and mechanical rooms. The exit signs contain compact fluorescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**PA System:** The public address system is manufactured by Rauland. The system contains classroom telephones that provide communication to the office. The system is in good condition.

**Data:** The existing data cabling consists of Category 5E/6 cabling to each outlet in building. The data cabling is in good condition.

**Fire Alarm/Security:** The fire alarm system is a Simplex 4020 system. The system contains horn/strobes, strobes, and smoke and heat detectors. The system was installed in the 1995 renovation project and is in good condition.

The security system is manufactured by Simplex. The system contains door contacts and motion detection. The system was installed in the 1995 project and is in good condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.

**State Code**

**Compliance:** In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**

**Compliance:** The building is not fully ADA compliant.

**Asbestos:** A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity: Penelec  
Gas: National Fuel  
Water: Erie Water Works  
Sewage: City of Erie Bureau of Streets  
Telephone: Velocity Net  
Cable: Spectrum

**Present Overall**

**Condition:** Fair to Good.

**Perry Elementary School**  
955 West 29th Street  
Erie, Pennsylvania 16508



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

- Periodic roof warranty maintenance is recommended.
- Investigate and remediate the subsurface water infiltration.
- Patch, repair, sealcoat and stripe parking area.
- Replace Carpet in Classrooms with VCT.
- Remediate moisture / water infiltration issues in basement classrooms and replace finishes.
- Replace ceilings at damaged locations.
- Upgrade toilet room facilities for accessibility (sinks and urinals).
- Repair Water damaged areas at subsurface classrooms.
- Provide Security Vestibule and access control for one exterior door for teachers.

### **HVAC**

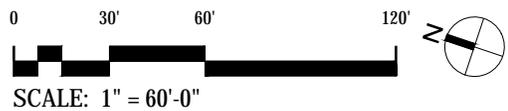
- Update building automation system. Eliminate pneumatic controls and replace with local electromechanical controls.

### **Plumbing**

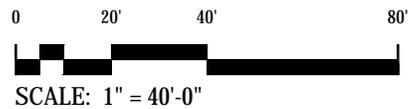
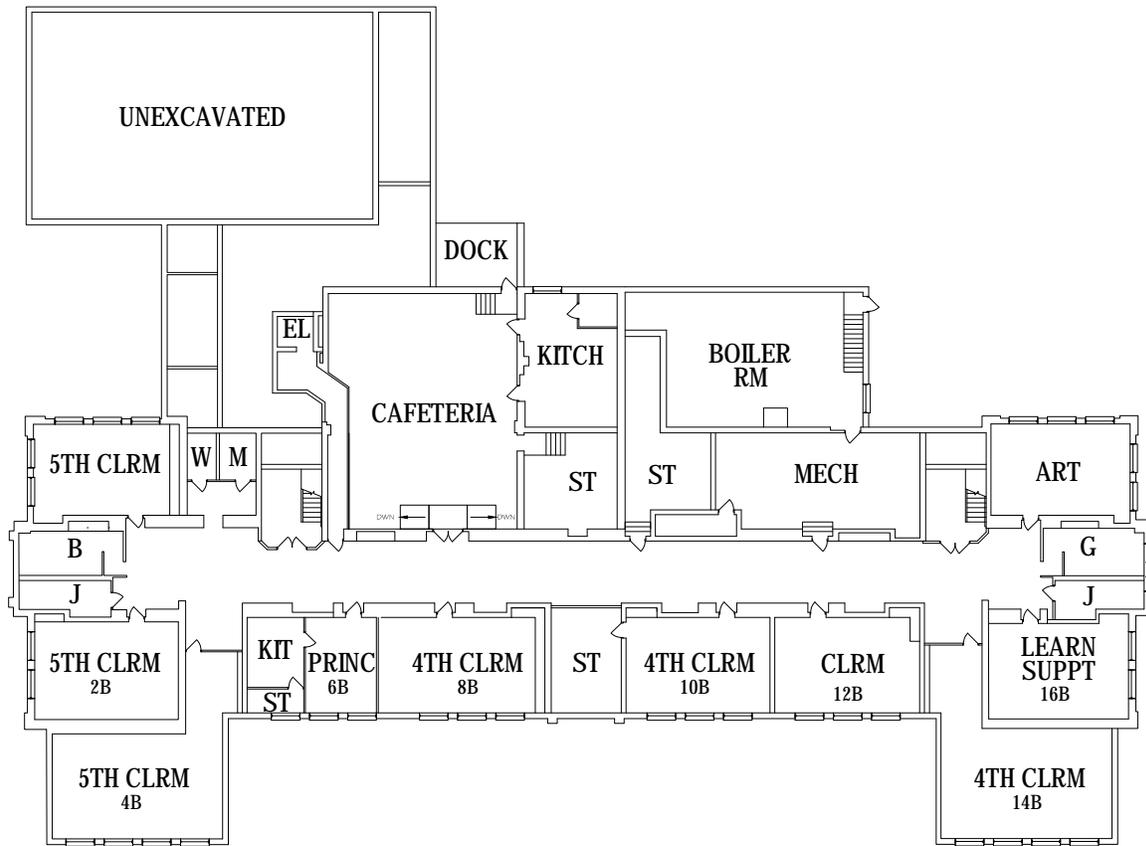
- Provide ADA compliant fixtures where required.

### **Electrical**

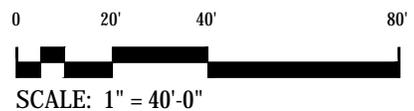
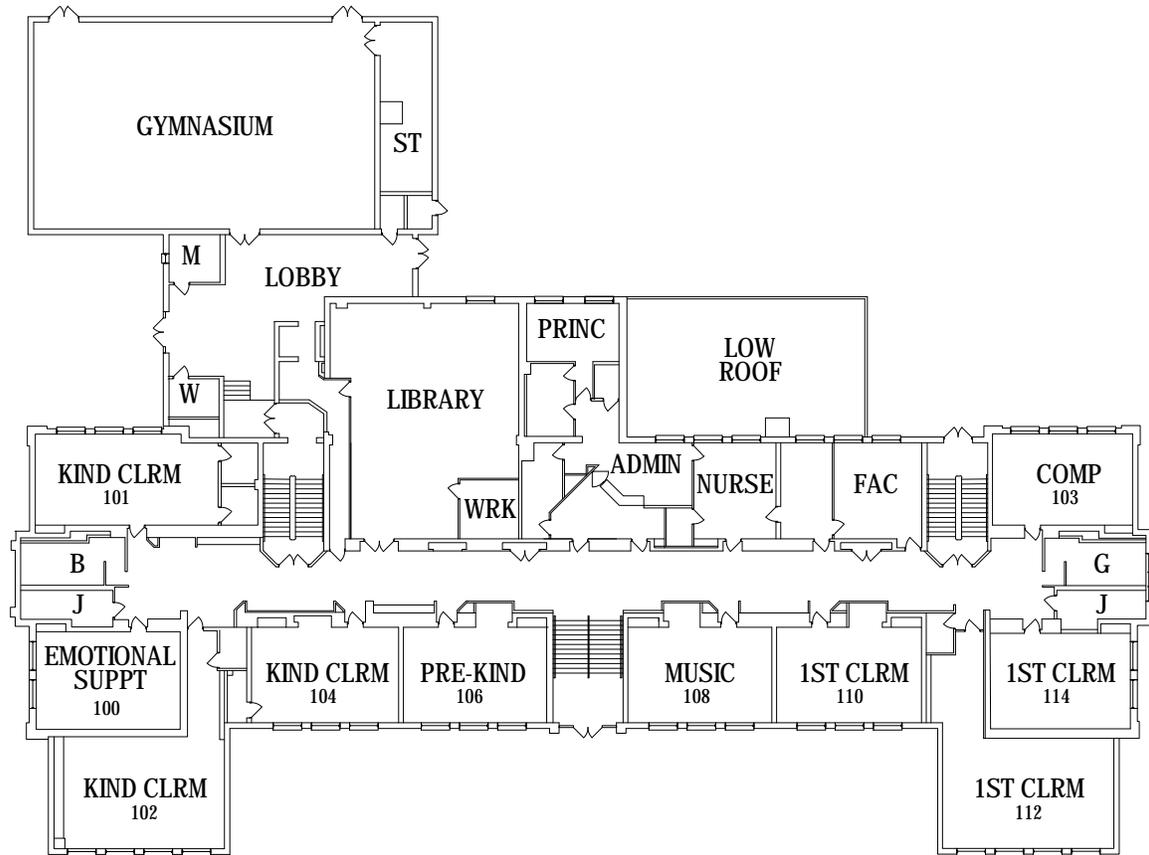
- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.



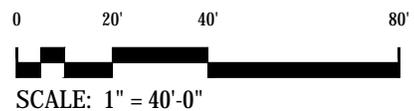
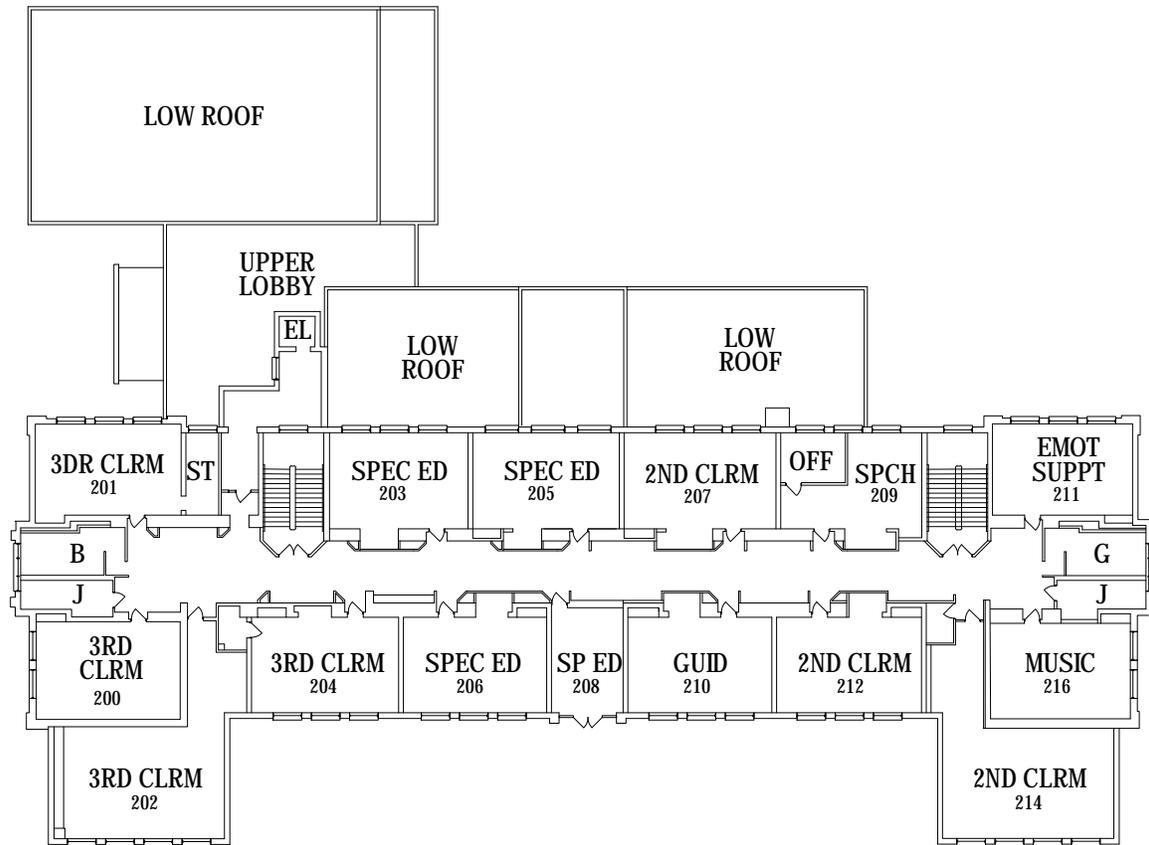
**SITE PLAN**



**EXISTING GROUND FLOOR PLAN**



**EXISTING FIRST FLOOR PLAN**



**EXISTING SECOND FLOOR PLAN**

**Pfeiffer-Burleigh Elementary School  
235 East 11th Street  
Erie, Pennsylvania 16503**

**Dates:** 1980 – Original Building

**Area:** 86,251 square feet on 2 levels

**2018-2019 Enrollment:** 644 grades PreK - 5

**Staffing:** Pfeiffer-Burleigh employs 34 classroom teachers; 2 art and music teachers; 4 learning support specialists and 7 staff in the Main Office.



**Site:** The school comprises the entire city block bounded by East 11th Street, German Street, East 12th Street and Holland Street. The site contains parking for approximately 64 vehicles; a student drop off area at the front entrance off of East 11th Street; a separately paved area; playground equipment with fall surface; and lawn areas. The paving overall is in fair condition and should be patched, seal coated, and striped. Walks and curbs overall are in fair to good condition.

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is an adhered Versico .060 mil reinforced EPDM (rubber) roof system over gypsum/steel roof deck, approximately 43,000 s.f. installed February 13, 2012. The warranty expires on February 12, 2032.

An upper roof (approximately 11,800 s.f.) over the Multi-Purpose Room is an adhered Firestone system installed November 2009. The warranty expires November 2039.

The School Engineer believes leaks are occurring from wind-driven rain at louver locations. All skylights are condensing and/or leaking. Also, the classrooms are heating excessively so that the air conditioning is constantly operating.

Recommendations

- Periodic warranty maintenance is recommended.
- Repair or eliminate the skylights.

**Windows:** The windows are in fair to poor condition. Operators and units are failing and the windows should be replaced.

**Exterior**

**Doors:** The exterior doors are in good condition and contain the necessary hardware for egress and accessibility.

**Interior**

**Doors:** The interior doors are in good condition.



**Interior Spaces**

In general, the school is very well maintained. Finishes are in fair condition, and are showing their age. Carpeting is in good condition, but may the District may require replacement with VCT.

Corridors: The corridors are in good condition

Administration

Office: The office is in good condition but lacks a secure entrance vestibule

Nurse: The nurse office is in good condition.

Gymnasium: The gymnasium is in good condition.

Classrooms: The classrooms overall are in good condition.

Kitchen /

Cafeteria: These spaces are in good condition.

Restrooms: The restrooms are not fully ADA-compliant.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The existing HVAC system is the original a 4-pipe heating and chilled water piping system.

The existing heating system is hot water and has two (2) tri-fuel boilers each with an input of 3,013,000 BTUH which are operating well. Coal firing is no longer available, the stokers have been removed and the floor trenches and pits have been filled in.

Hot water pumps have newer motors, but the pumps themselves are corroded. The chemical feed system is in poor shape. The Building Engineer currently must control the hot water supply temperature manually and adjust this temperature daily based on the outside air temperature to provide the proper amount of heat for the building.

The chiller (2003) is in a separate room off of the boiler room and the original cooling tower is on the roof. This system and its components are near or have exceed anticipated life expectancy but are currently working. Chilled water pump casing is uninsulated and corroded. No refrigerant leak detection or exhaust exists.

The automatic temperature control system is Siemens Appogee DDC with pneumatic and electric components. The control air compressor has exceeded its life expectancy and is a maintenance issue.

The classroom HVAC system consists of a variable volume heating and air conditioning supply air system using variable volume moduline type diffusers with return air light fixtures and return grilles. Each row of diffusers has a thermostat located in one of the diffusers which can be adjusted by the teacher.

The majority of the existing moduline diffusers are likely inoperable due to their age. Those that are still operable rely on local user adjustment which is not used. These two conditions result in over heated and cooled spaces. A section of fintube below the window runs wide open with no control valve. This system performs poorly and is noisy.

Located in the mezzanine are four (4) central station variable volume Miller Picking Air Handling Units which provide conditioned air to the building. These units are operating well though the majority of the damper controls have been disabled. Variable frequency drives are installed on these air handling units.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC) - continued**

Specific Areas  
and/or Systems:

Gym: The air handling unit serving this area is loud.

Library: The moduline diffusers in the library are very loud and are not conducive to a library environment. The area was reported to be cold in the winter and warm in the spring and fall.

STEAM: This area does not receive enough air to meet the occupant and solar heat load in the space to properly condition the area. The area was reported to be extremely warm year round.

**Recommendations**

- Upgrade the HVAC system in the building with the VAV boxes and diffusers. Add hot water reheat coils in the boxes. Rebalance the water system.
- Replace existing Building Automation System control air compressor.
- Clean up CW pump and insulate. Provide a refrigerant leak detection system and exhaust.

**Plumbing**

Existing Systems: The existing domestic copper water piping is original and is in good condition.

No sewage drainage problems were reported in the building.

The domestic water heater is approximately 15 years old. No mixing valve, recirculating pump or expansion tank exists on the domestic water heating system.

Some handicapped accessible plumbing fixtures exist in the building.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building are in fair condition. The china appears to be original and is in fair condition; however, the trim has been replaced as needed.

**Recommendations**

- New handicapped accessible plumbing fixtures in the building, where required.
- Replace plumbing fixture trim (i.e. flush valves, faucets, traps, drains, supplies, etc.) throughout the building.
- Install a mixing valve, recirculating pump and expansion tank on the domestic water heating system.

**Electrical**

**Service:** The building contains a 2000 amp, 277/480 volt, three-phase electric service. The main distribution equipment is manufactured by General Electric and is in fair condition. The electrical distribution equipment has exceeded its life expectancy of 30 years and should be replaced.

The electrical distribution system consists of branch 277/480 and 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by General Electric are in fair condition. The panelboards have exceeded their life expectancy of 30 years and should be replaced.

The existing branch circuit wiring in the building is nearing its life expectancy and should be replaced. The receptacles in the classroom are not adequate for today's classroom needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Emergency Generator:**

The emergency generator is a 100 KW, 277/480 volt, Kohler diesel unit with city water cooling. The emergency generator serves the life safety needs and the heating system in the building. The generator is in good condition.

**Lighting:**

The existing lighting consists of recessed 2 x 4 fixtures with T12 fluorescent lamps with prismatic lenses. The Gymnasium contains fixtures with metal halide lamps.

The emergency lighting consists of incandescent fixtures in all areas. The exit signs contain incandescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**PA System:**

The public address system is manufactured by DuKane. The system consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office. The system is in fair condition.

**Data:**

The existing data cabling consists of Category 6 cabling to each outlet in building. The data cabling is in good condition.

**Electrical**  
**(continued):**

Fire Alarm/Security: The fire alarm system panel is a Siemens fire alarm panel that was installed to serve the existing hardwired zones. The system contains horns, pull stations, and smoke and heat detectors. The system does not meet ADA requirements for visual annunciation.

The security system is manufactured by Simplex. The system contains door contacts and motion detection. The system is in fair condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace electrical distribution equipment.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

**State Code**  
**Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**  
**Compliance:**

The building is not fully ADA compliant.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity: Penelec  
Gas: National Fuel  
Water: Erie Water Works  
Sewage: City of Erie Bureau of Sewers  
Telephone: Velocity Net  
Cable: Spectrum

**Present Overall**  
**Condition:**

Fair.

**Pfeiffer-Burleigh Elementary School**  
**235 East 11th Street**  
**Erie, Pennsylvania 16503**



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Periodic warranty maintenance is recommended.
- Repair or eliminate the skylights; re-glaze skylight to repair shattered unit.
- The skylight over the atrium should be replaced to decrease heat input.
- Patch, Sealcoat, and stripe existing parking areas.
- Replace existing Windows throughout.
- Carpeting may require replacement with VCT, per the District's preferences.
- Install new secure entrance vestibule and access control to one exterior door for teachers.

#### **HVAC**

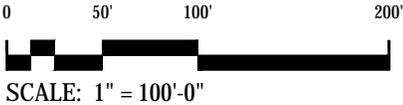
- Upgrade the HVAC system in the building with the VAV boxes and diffusers. Add hot water reheat coils in the boxes. Rebalance the water system. Install new controls.
- Replace existing Building Automation System control air compressor.
- Clean up CW pump and insulate. Provide a refrigerant leak detection system and exhaust.

#### **Plumbing**

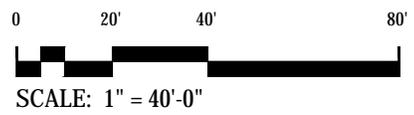
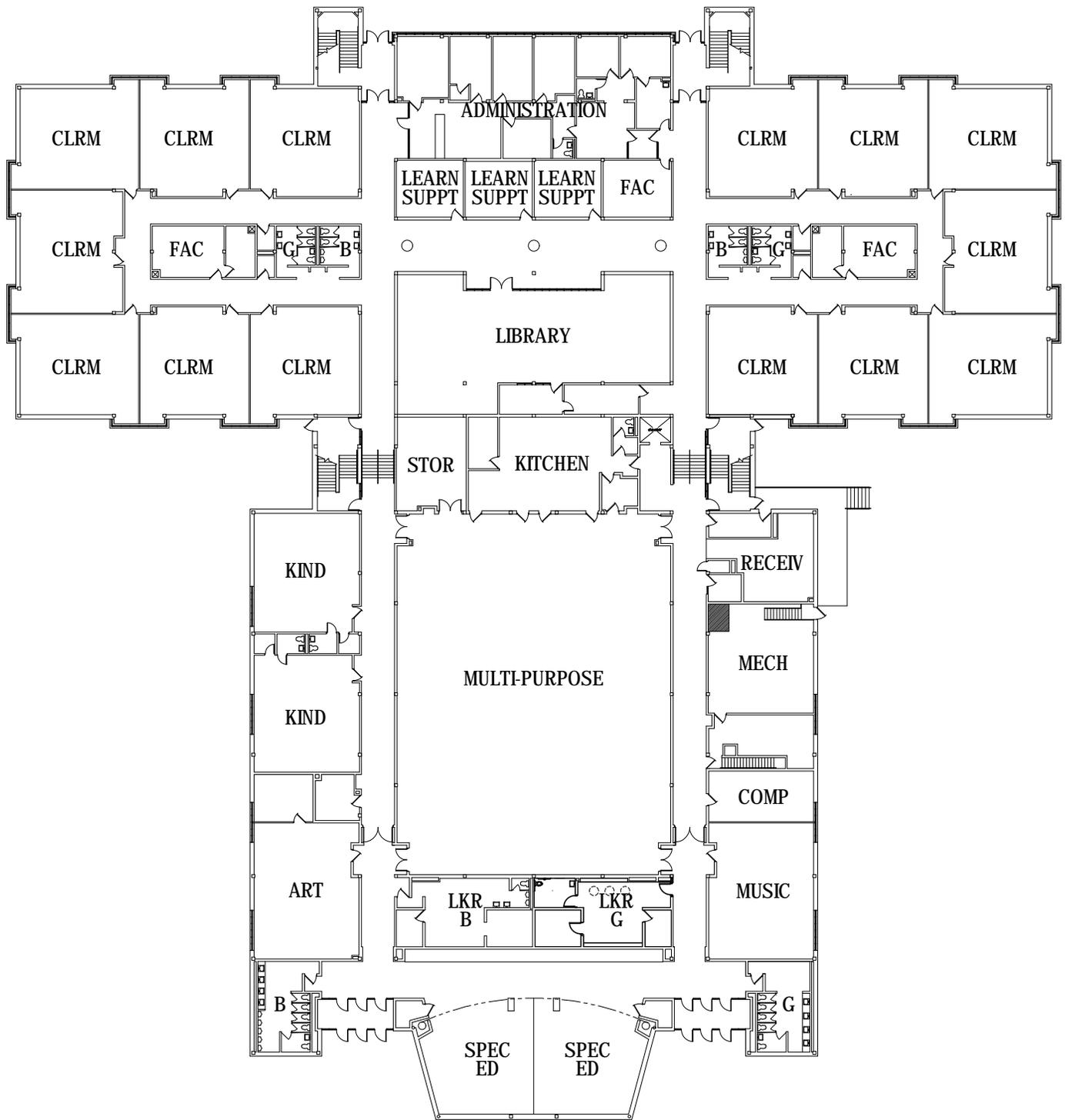
- New handicapped accessible plumbing fixtures in the building, where required.
- Replace plumbing fixture trim, i.e. flush valves, faucets, traps, drains, supplies, etc. throughout the building.
- Install a mixing valve, recirculating pump and expansion tank on the domestic water heating system.

#### **Electrical**

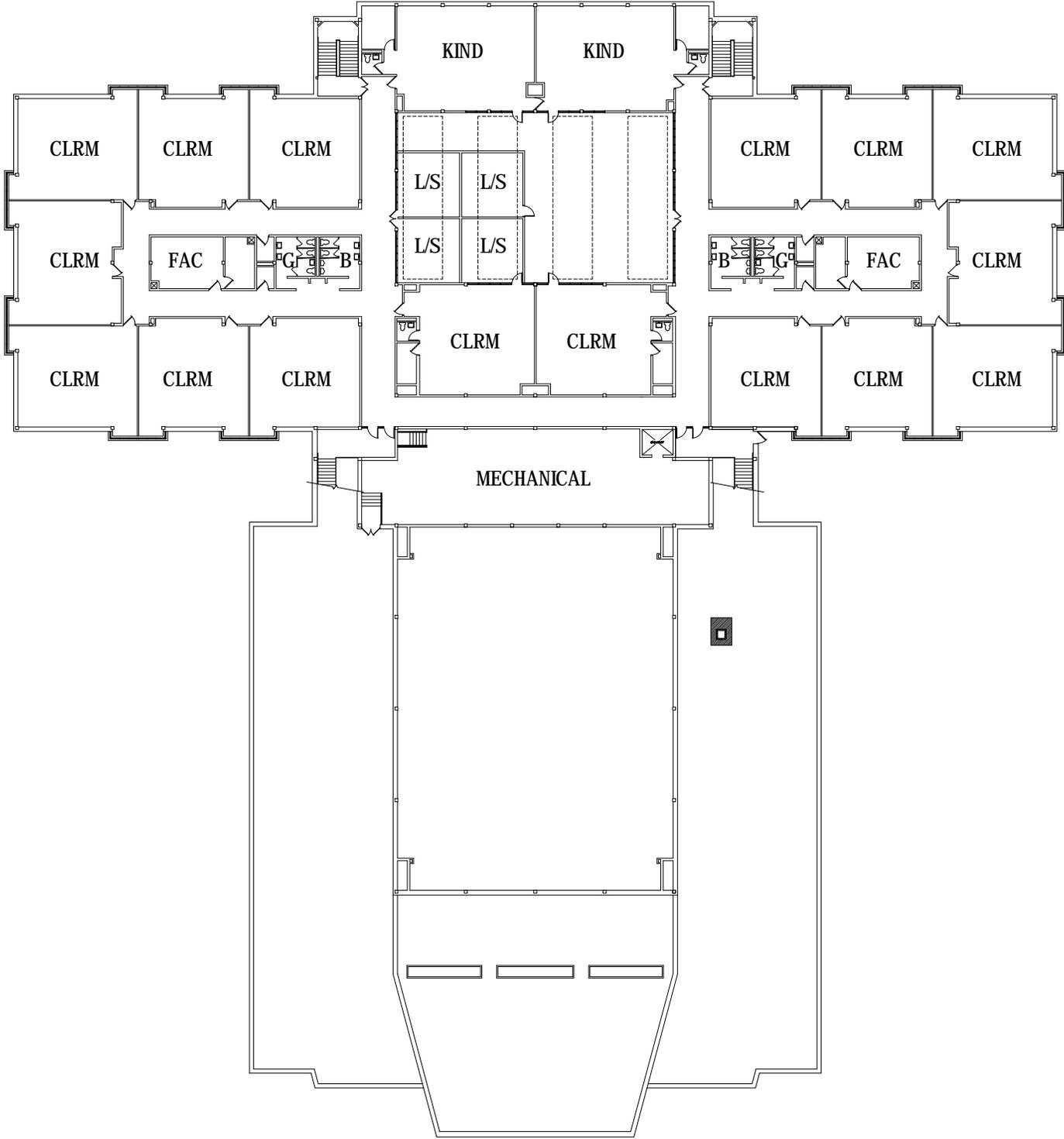
- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace electrical distribution equipment.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.



**SITE PLAN**



**EXISTING FIRST FLOOR PLAN**



SCALE: 1" = 40'-0"

**EXISTING SECOND FLOOR PLAN**



**East Middle School  
1001 Atkins Street  
Erie, Pennsylvania 16503**

**Dates:** 1998 – Original Building

**Area:** 208,872 square feet on 2 levels

**2018-2019  
Enrollment:** 740 grades 6 - 8



**Staffing:** This former High School was established as a grades 6-8 building in 2017.

The school employs 23 classroom teachers; 3 special education teachers; 5 art, music, and physical education teachers, and 21 Building Support Specialists who provide help students in a variety of roles.

**Site:** The school comprises most of the L-shaped area bounded by Atkins Street, Brandes Street, the private homes on East 8th Avenue, Pennsylvania Avenue, East 7th Street and East Avenue. It contains parking for approximately 190 vehicles; sidewalks and paved areas; football practice field; 7 lane track; gas well; and lawn areas.

Site overall is in good condition. The parking areas and drives should be sealcoated and striped. Concrete Walks and Curbs are in good condition. The segmental retaining wall at the loading dock is missing the capstone allowing water to infiltrate down the cores of the block.

**Structural:** No structural issues were identified by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is a ballasted .045 EPDM (rubber) membrane roof system installed over steel roof deck. Approximately 101,500 s.f. was installed during the building's construction in 1997. The School Engineer noted occasional leaks caused by wind-driven rain. The source for the leak behind the entrance has not yet been found. Also noted were membrane flashings pulling away from the wall.

This roof is well beyond its life expectancy, but can be maintained until replacement can be scheduled. The split-face concrete block above the loading dock roof was observed to be spalling.

**Recommendations**

- Locate the leaks and determine the sources so they can be repaired.
- Schedule regular maintenance to keep the roof weathertight.
- Repair the spalled split-face concrete block above the loading dock roof.

**Windows:** The existing windows are in good condition with thermally broken frames, and dual glazing. Some units show signs of condensation and bad seals.

**Exterior  
Doors:** Existing exterior doors are in good condition and contain the necessary hardware for accessibility and security.

**Interior  
Doors:** The interior doors are in good condition and contain the necessary hardware for accessibility.

**Interior Spaces**

Overall the interior spaces are in good condition. Finishes have been well maintained. Select areas of water infiltration from roofing or gutter leaks has damaged VCT flooring and could be replaced.

**Administration**

**Office:** The office overall is in good condition and is accessible. However, no security vestibule exists.

**Gymnasium:** The Gymnasium is in good condition.

**Natorium:** The Natatorium overall is in fair condition. The stainless steel doors and curbs are rusting, and should be repaired

**Library:** The Library is in good condition.

**Kitchen /**

**Cafeteria:** The Cafeteria and Kitchen are in good condition and are well maintained.

**Auditorium:** The Auditorium is in good condition and has been well maintained.



**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The HVAC system is a four pipe heating hot water and chilled water system that serves a combination of 13 constant volume and variable air volume air handling units. Two hot water / DX constant volume units serve the administration and storage areas. The entire building is air conditioned.

The boiler plant consists of two (2) hot water Bryan boilers. The boilers are in good condition. The boilers are also equipped with independent run-around pumps. Two (2) base mounted pumps serve the hot water system. These are variable volume and are in fair condition.

The chilled water system consists of a 425-ton water cooled chiller. The chiller has developed a refrigerant leak that has undergone many repairs to fix. The cooling tower is located on the roof and is in decent condition.

The original hot water and chilled water piping systems appear to be in good condition. No issues were observed or have been reported by the School Engineer.

Miscellaneous terminal heating equipment such as unit heaters, cabinet heaters and radiant panels serve occupied and unoccupied spaces and are generally in good condition.

The control system is a Siemens DDC type, which is expensive to maintain and has caused maintenance issues.

The classroom areas of the building are served by variable volume air handling units with hot water reheat terminal units. Radiant panels are located above windows on exterior walls. Return air is transferred through the corridor plenum spaces back to the units.

**Specific Areas  
and/or Systems:**

Natorium: The Natatorium is served by a Dectron DX cooling dehumidification unit. The condensing unit is located on the roof adjacent to the mechanical room. Problems exist with the unit controls and the fins on the DX coils have corroded and disintegrated, rendering the unit useless for full and proper dehumidification purposes.

**Recommendations**

- Update building automation system. Eliminate all Siemens controls and convert to local controls.
- Evaluate and potentially replace chiller.
- Repair/replace the pool dehumidification system.

**Plumbing**

Existing Systems: The existing domestic copper water piping was installed new in 1999 and is in good condition.

No sewage drainage problems were reported.

The domestic water heater appeared to be in good condition.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building were installed in 1999 and are in good condition.

**Recommendations**

- Provide ADA compliant fixtures where required.

**Electrical**

Service: The building contains a 4000 amp, 277/480 volt, three-phase electric service. The main distribution equipment is manufactured by Challenger. The equipment was installed in the 1999 new construction project and is in good condition.

The electrical distribution system consists of branch 277/480 and 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by Cutler Hammer. The equipment was installed in 1999 and is in good condition.

Emergency  
Generator:

The building contains two emergency generators and 80 KW and a 45 KW 277/480 volt, Cummins natural gas units. The emergency generator serves the life safety needs, heating system and coolers and refrigerator in the kitchen. The equipment was installed in 1999 and is in good condition.

Lighting:

The existing lighting consists of recessed 2 x 4 fixtures with T8 fluorescent lamps and either 18 cell parabolic louvers or prismatic lenses and compact fluorescent downlights in several areas. The Gymnasium contains high bay fixtures with metal halide lamps. The swimming pool contains metal halide fixtures and compact fluorescent downlights.

The auditorium contains a Theatrical Lighting system with downlights and cold cathode lighting over the house seating. The equipment was installed in 1999 and is in fair condition.

The emergency lighting consists of compact fluorescent downlights and incandescent fixtures in the gymnasium and mechanical rooms. The exit signs contain compact fluorescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**Electrical (continued)**

**PA System:** The public address system is manufactured by Rauland. The system contains classroom telephones that provide communication to the office. The system is in good condition.

**Data:** The existing data cabling consists of Category 6 cabling to each outlet in building. The data cabling is in good condition.

**Fire Alarm/Security:** The fire alarm system contains horn/strobes, strobes, and smoke and heat detectors. The system was installed in the 1999 new construction project and is in good condition.

The security system contains poor contacts and motion detection. The system was installed in the 1999 project and is in good condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing Cold Cathode lighting in Auditorium.

**State Code  
Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA  
Compliance:**

The building is fully ADA-compliant, with the exception of some restroom fixtures.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:**

Good.

**East Middle School  
1001 Atkins Street  
Erie, Pennsylvania 16503**



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

- Locate the leaks and determine the sources so they can be repaired.
- Schedule regular maintenance to keep the roof weathertight.
- Repair the spalled split-face concrete block above the loading dock roof.
- Decommission the gas well.
- Install Access Control to one exterior door for Teacher access.
- Install a Secure Entry Vestibule.
- Paint Pool / Replace rusted stainless surfaces.

### **HVAC**

- Update building automation system. Eliminate all Siemens controls and convert to local controls.
- Evaluate and potentially replace chiller.
- Repair/replace the pool dehumidification system.

### **Plumbing**

- Provide ADA compliant fixtures where required.

### **Electrical**

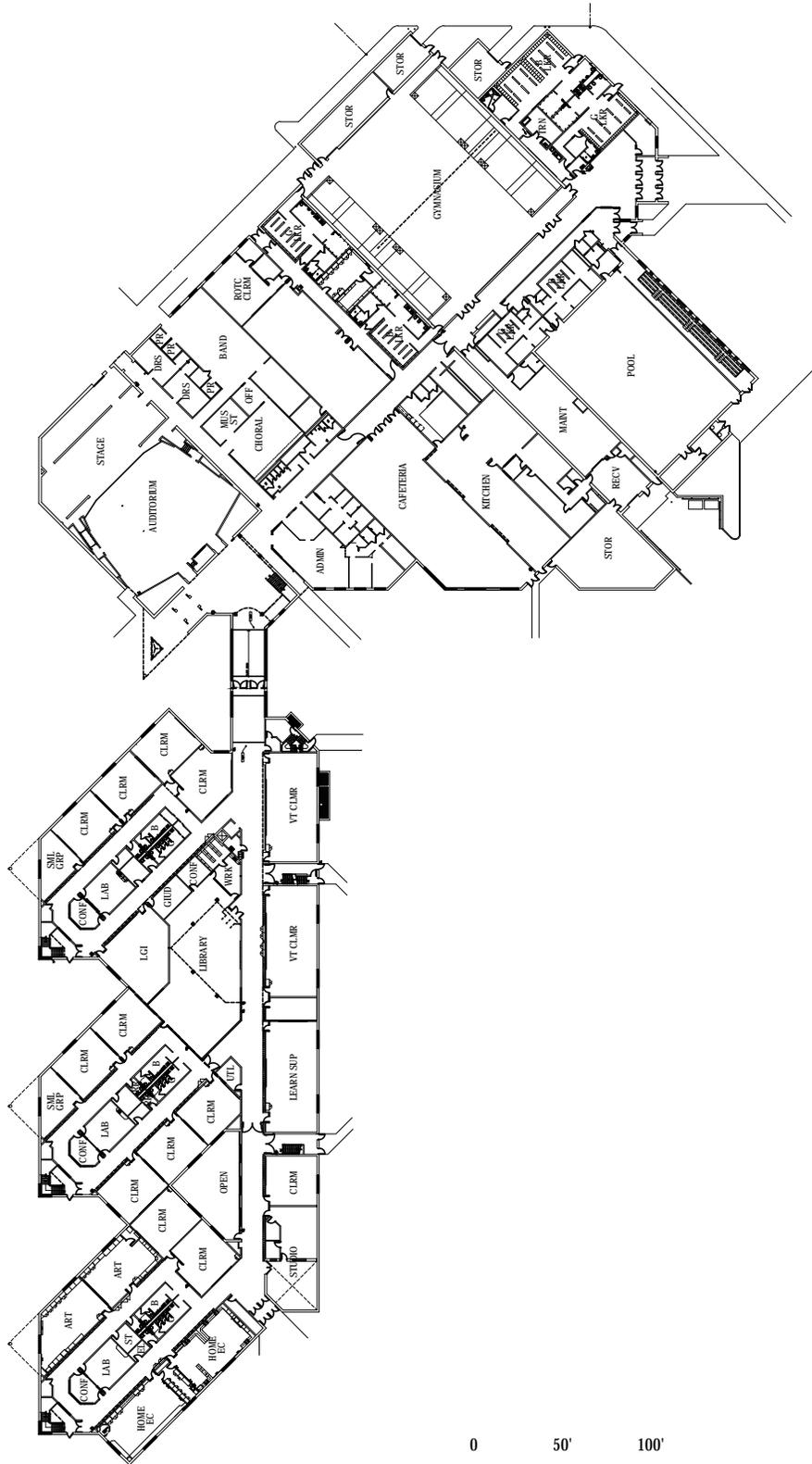
- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing Cold Cathode lighting in Auditorium.



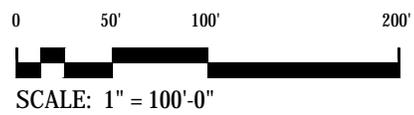
**SITE PLAN**



SCALE: 1" = 110'-0"



**EXISTING FIRST FLOOR PLAN**



**EXISTING SECOND FLOOR PLAN**

**Strong Vincent Middle School  
1330 West 8th Street  
Erie, Pennsylvania 16502**

**Dates:** 1930 – Original Building  
1950 – MEP Renovation  
1978 – Renovation  
2013 – Roof Replacement

**Area:** 194,433 square feet on 2 levels

**2018-2019**

**Enrollment:** 823 grades 6 - 8



**Staffing:** This former High School was established as a grades 6-8 building in 2017.

The school employs 49 classroom teachers; 5 art and music teachers; and 6 staff housed in the Main Office. The building also houses the ROTC program.

**Site:** The school comprises the area bounded by West 8th Street, Weschler Avenue, Bayfront Parkway, and Washington Place. It contains limited parking for approximately 25 vehicles; sidewalks and paved areas; heavily wooded lawn areas and a multi-purpose practice field. Parking areas should be patched, sealcoated and striped. The northwest lots should be repaved. Concrete walks and curbs are in fair condition and should be replaced at select locations.

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is an adhered Carlisle .090 EPDM (rubber) roof system installed over structural concrete roof deck on January 15, 2013. Approximately 86,700 s.f. of area was installed. The warranty expires January 14, 2043. All membrane appears to be in good condition, with positive slope to the roof drains. The stone wall coping has been recaulked, and any roof leaks have been repaired. Approximately 2,250 s.f. of standing seam roof has also been installed.

Recommendations

- Periodic warranty maintenance is recommended.
- Replace one exterior roof access door.

**Windows:** The existing windows are dual glazed with thermally broken frames, and are in fair condition.

The arch top of windows at the sides of the Auditorium are leaking. It appears that caulking at the jambs has failed. This condition is damaging the wood casings on the inside of the space.



### **Exterior**

**Doors:** The existing exterior doors are in fair condition and contain the necessary hardware for egress and accessibility.

### **Interior**

**Doors:** The existing interior doors are in poor condition and do not contain the appropriate hardware for accessibility.

### **Interior Spaces**

In general, the school is very well maintained.

**Corridors:** The corridors overall are in good condition and have been well maintained.

#### **Administration**

**Office:** The administration office is in fair condition. The office is not currently accessible from the front entrance. New access control hardware should be provided to allow greater control of the security vestibule

**Natorium:** The natatorium is in fair condition. Paint is peeling away from the walls and ceilings adjacent to the drop ceiling bulkhead. The reasons for this peeling should be investigated and repairs made to remedy the finishes.

**Classrooms:** Classrooms overall are in fair condition and have been well maintained. Carpet in select classrooms is beyond its useful life and should be replaced with VCT. Equipment and casework throughout has been well maintained.

**Library:** The library overall is in good condition. Water infiltration is present above one exterior window. The problem should be investigated and repaired to restore the plaster to its original condition.

#### **Kitchen /**

**Cafeteria:** The kitchen and cafeteria are both in good condition.

**Auditorium:** The Auditorium overall is in good condition. Water infiltration has occurred above a window unit along the west wall. This should be investigated, repaired, and plaster finish and wood casing refinished.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The Administration area, Gymnasiums, Auditorium, and Cafeteria HVAC systems were renovated in 2013. They consist of a combination of constant volume and variable air volume hot water/DX air handling units. These systems are in good condition. The classrooms were updated in the 1978 renovations.

Steam boilers were installed in 1994. These boilers are operating well. Convertors serve the building for hot water heating.

A variety of automatic temperature control systems exist in the building. These systems are incompatible with each other. Electronic controls and pneumatic control systems also exist in the building.

Heating hot water piping is a combination of original and newer, installed in 2013. No issues were observed or have been reported.

All the building exhaust systems were replaced in 2013 and are in good condition.

**Specific Areas  
and/or Systems:**

Administration Area: The fan coil units serving the individual spaces were replaced in 2013 with a VAV air handling unit system. Individual zones are served by VAV with hot water reheat terminal units. No issues were observed or have been reported.

Gymnasiums: The two (2) air handling units in each gym were replaced in 2013 with constant volume hot water/DX air handling units. These units are in good condition.

Auditorium: The two (2) air handling unit serving this space were replaced in 2013 with constant volume hot water/DX air handling units. These units are in good condition.

Cafeteria: The two (2) air handling unit serving this space were replaced in 2013 with constant volume hot water/DX air handling units. These units are in good condition.

Classrooms: Ceiling mounted unit ventilators serve the classrooms. The units are 35 years old and in poor condition.

Kitchen: No fire suppression exists under the kitchen cooking hood. This is a violation to the NFPA code.

Pool: The air handling unit serving this area is in poor condition. The pool filter is also in poor condition.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)  
(continued):**Recommendations

- Provide fire suppression system under the range hood.
- Update building automation system. Replace pneumatic with local electromechanical controls.
- Install new pool dehumidification unit.
- Replace the classroom unit ventilators.

**Plumbing**

Central Services:	The Domestic Water is supplied via the Municipal system. No reports were made of water pressure issues existing throughout the building. The Sanitary Sewer system is connected to the municipal system.
Piping:	Copper piping was installed in 1976 to 1977 when the building was renovated. This piping is in good condition. Fiberglass insulation exists on the domestic water piping. The majority of the domestic hot and cold, sanitary and storm piping was replaced in 2013.
Fixtures:	The majority of the plumbing fixtures were replaced in 2013.
Kitchen:	A grease trap is present in the kitchen, however, it is installed directly under a three (3) bowl sink which makes maintenance nearly impossible.
Science Rooms:	Acid resistant piping is installed in the science classrooms, but no acid neutralizing tank exists.
Pool:	The pool filter is a pressure sand filter and is not operating well. Muriatic acid and liquid chlorine are used to control the pH (level of acidity) of the pool.

Recommendations

- Replace the remaining plumbing fixtures and trim throughout the building
- Provide a grease trap in an accessible location so it can be properly cleaned.
- Provide an acid neutralization tank for the science classrooms.
- Provide a CO<sup>2</sup> system in lieu of the muriatic acid system to control the pH of the pool water and minimize corrosion caused by muriatic acid.
- Rebuild existing pool filter.

**Electrical**

**Service:** The building contains a 2500 amp, 120/208 volt, three phase electric service. The main distribution equipment is manufactured by General Electric and is in fair condition. The electrical distribution equipment has exceeded its life expectancy of 30 years and should be replaced.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by General Electric and is in fair condition. The panelboards have exceeded their life expectancy of 30 years and should be replaced.

The existing branch circuit wiring in the building is beyond its life expectancy and should be replaced. The receptacles in the classroom are inadequate for today's classroom needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Emergency Generator:** The emergency generator is a 150 KW, 120/208 volt, Kohler natural gas unit. It serves the life safety needs, heating system, freezers and coolers in the kitchen. The equipment was installed in 2013 and is in excellent condition.

**Lighting:** The existing lighting consists of recessed 2x4 fixtures with T12 fluorescent lamps. Newer 2x4 fixtures with T8 lamps were installed in the 2012 renovations, as were the Gymnasiums' high bay fixtures with T5 HO fluorescent lamps.

The auditorium contains quartz downlights with a Theatrical lighting system that was installed in 2012. The emergency lighting consists of incandescent fixtures and exit signs except for the recently renovated areas.

Exterior lighting consists of building mounted fixtures with metal halide lamps.

**PA System:** The public address system is manufactured by DuKane. The system consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office; it is in fair condition.

**Data:** The existing consists of Category 6 cabling to each outlet in the building; it is in good condition.

**Fire Alarm/ Security:** The fire alarm system is manufactured by Siemens and was installed in the 2013 renovations. The system contains manual pull stations, horn/strobes, strobe, smoke and heat detectors. The system is in good condition.

**Electrical**

Fire Alarm/  
Security

(continued): The security system is manufactured by Siemens and was installed in the 2013 renovations. The system contains door contacts and motion detectors. The system is in good condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace electrical distribution equipment.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

**State Code  
Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA  
Compliance:**

The building is not fully ADA compliant.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:**

Fair to Good.

**Strong Vincent Middle School**  
1330 West 8th Street  
Erie, Pennsylvania 16502



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

- Periodic roof warranty maintenance is recommended.
- Replace one exterior roof access door.
- Patch, repair, sealcoat and stripe parking areas to the northeast of the school.
- Northwestern parking area should be milled and repaved.
- Replace select areas of sidewalk and curbing
- Provide Handicap Access for Main Entrance
- Provide Access Controls for Entrance Vestibule to improve Security.
- Repair Moisture issues at Natatorium and replace peeling paint areas.
- Repair Roof leak and Plaster at ROTC locker room
- Upgrade interior door hardware for accessibility
- Repair damaged plaster from water infiltration at library ceiling / wall intersection.
- Repair damaged plaster from water infiltration at auditorium west wall.
- Upgrade Elevator (Controls and doors).

### **HVAC**

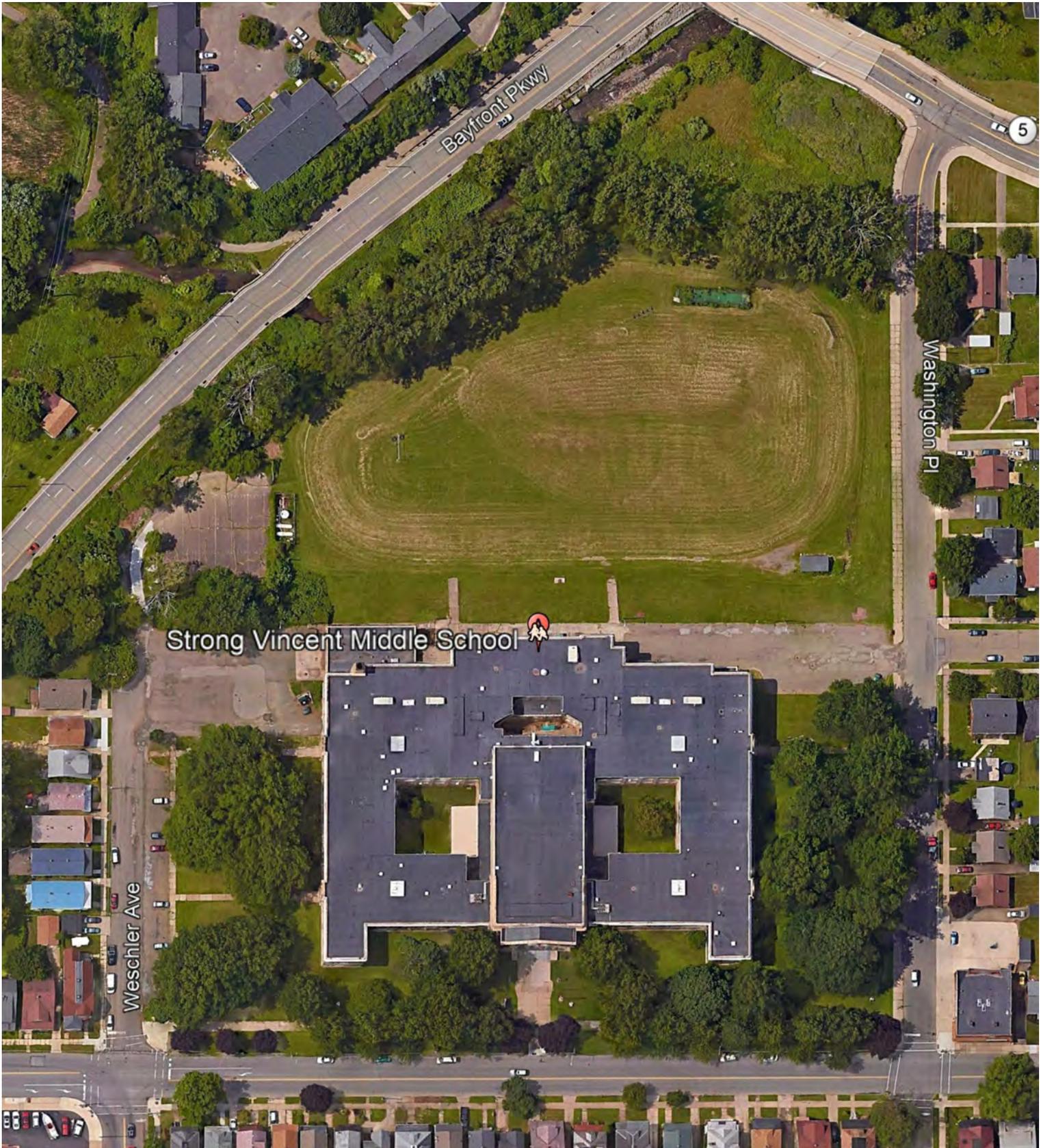
- Provide fire suppression system under the range hood.
- Update building automation system. Replace pneumatic with local electromechanical controls.
- Install new pool dehumidification unit.
- Replace the classroom unit ventilators.

### **Plumbing**

- Replace the remaining plumbing fixtures and trim throughout the building
- Provide a grease trap in an accessible location so it can be properly cleaned.
- Provide an acid neutralization tank for the science classrooms.
- Provide a CO<sup>2</sup> system in lieu of the muriatic acid system to control the pH of the pool water and minimize corrosion caused by muriatic acid.
- Rebuild existing pool filter.

### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace electrical distribution equipment.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

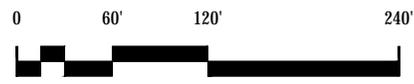


Strong Vincent Middle School

Bayfront Pkwy

Washington Pl

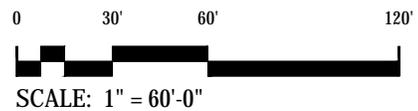
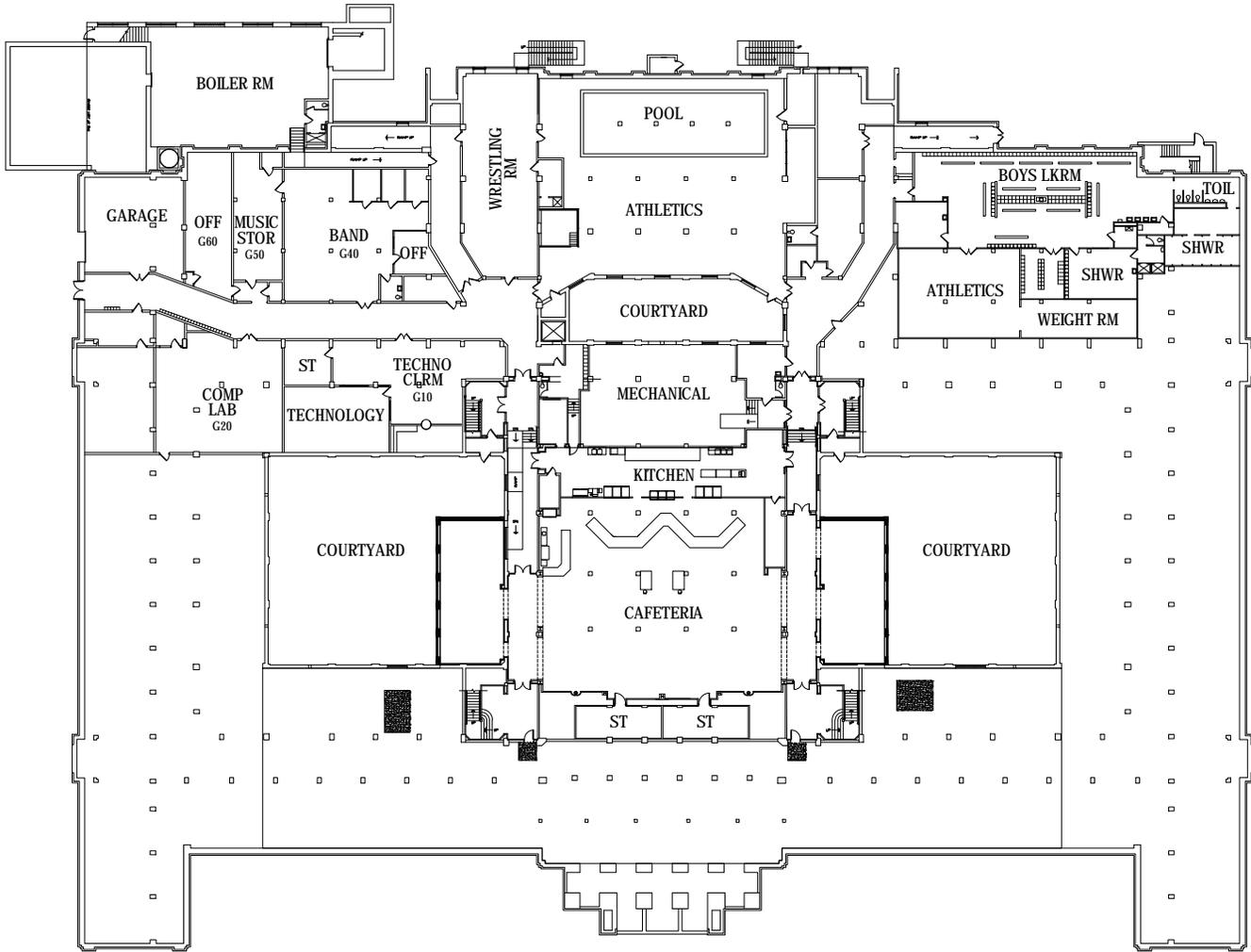
Weschler Ave



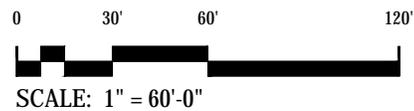
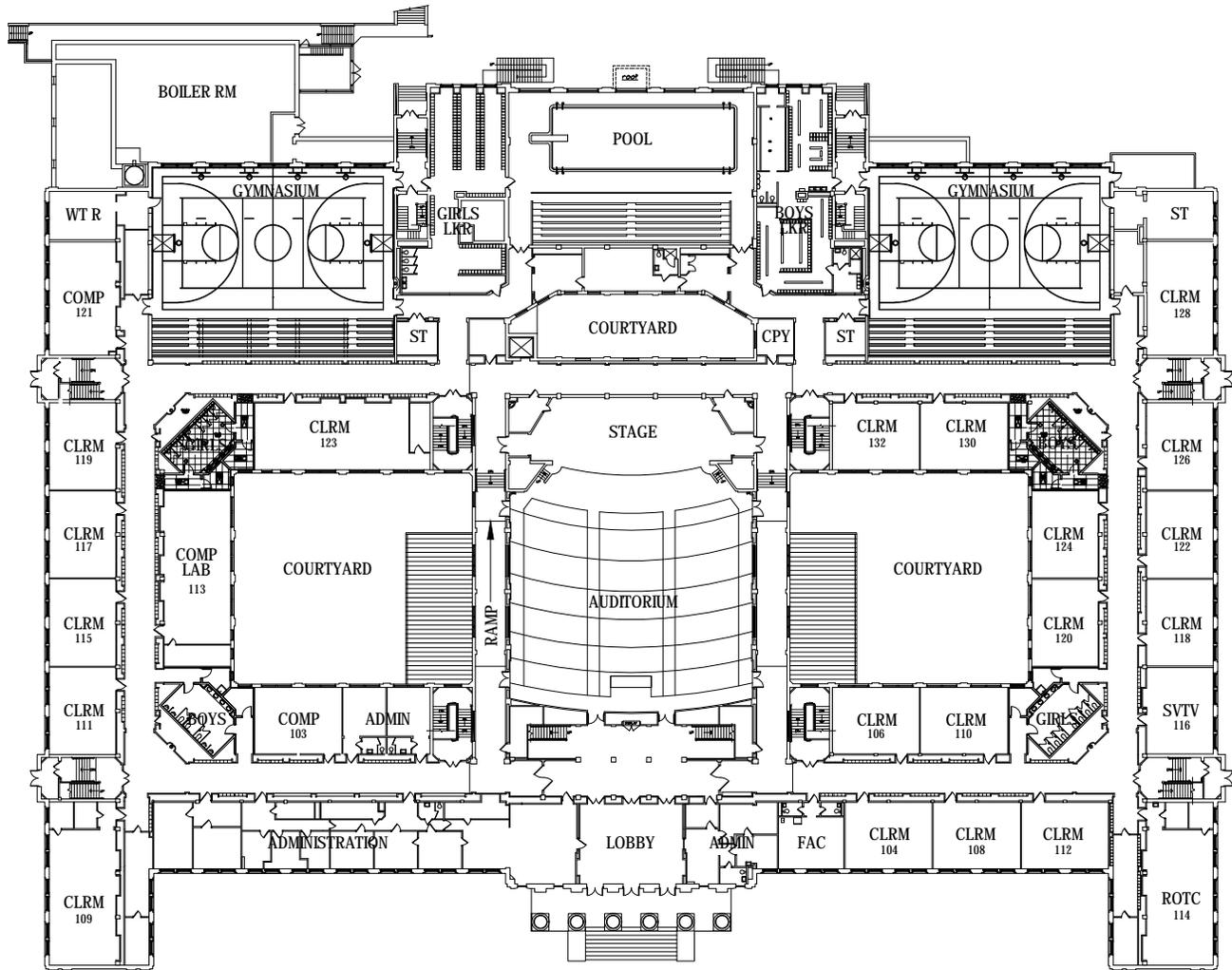
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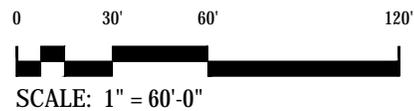
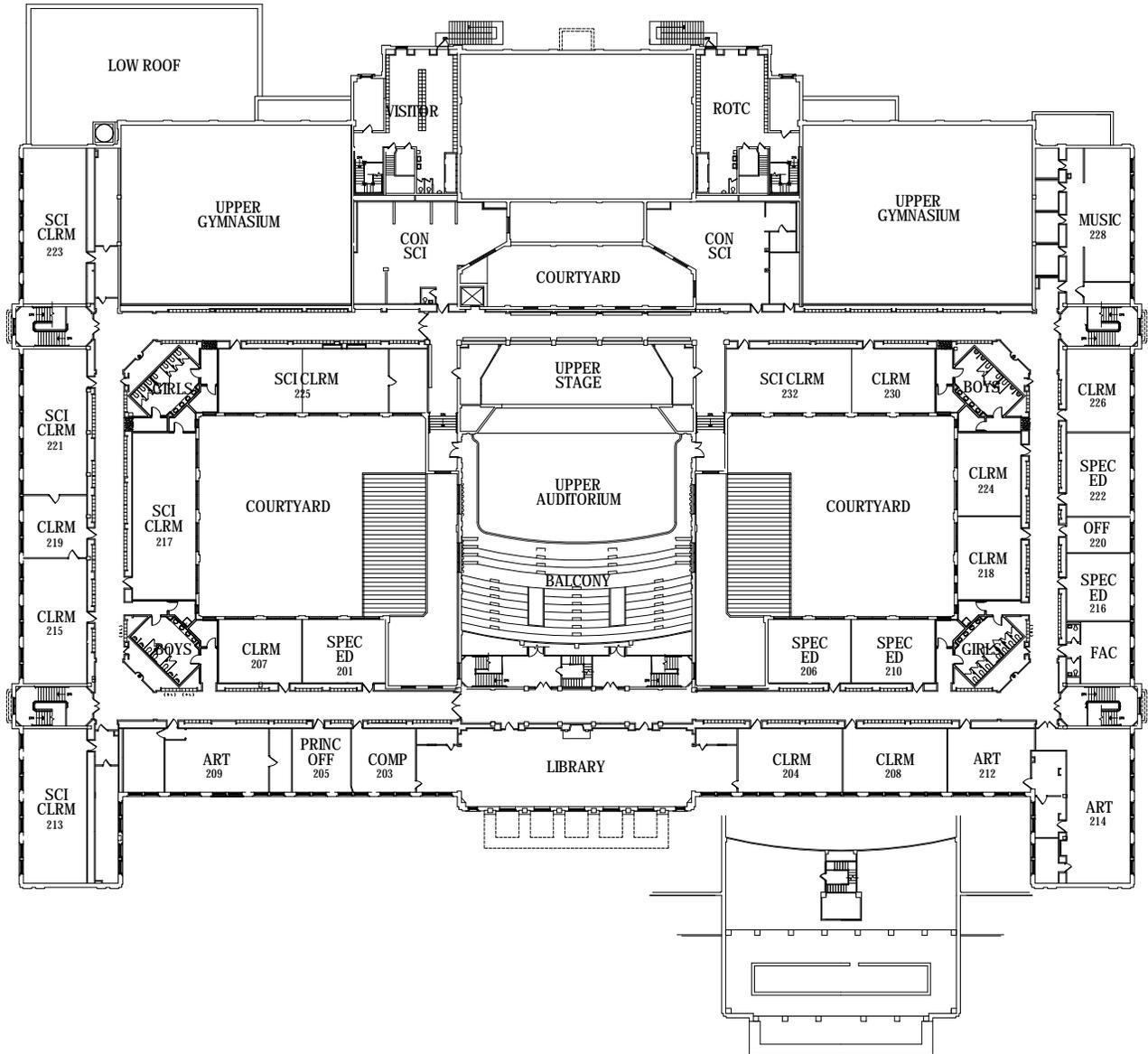
**SITE PLAN**



**EXISTING BASEMENT FLOOR PLAN**



**EXISTING FIRST FLOOR PLAN**



**EXISTING SECOND FLOOR PLAN**



**Woodrow Wilson Middle School  
718 East 28th Street  
Erie, Pennsylvania 16504**

**Dates:** 1927 – Original Building  
1950 – Renovation  
1978 – Renovation

**Area:** 126,313 square feet on 2 levels

**2018-2019**

**Enrollment:** 778 grades 6 - 8

**Staffing:** This former High School was established as a grades 6-8 building in 2017.



The school employs 39 classroom teachers; 3 art, music, physical education and speech teachers; and 4 other support specialists. Five staff are housed in the Main Office, including the Nurse.

**Site:** The school comprises the block bounded by East 28th Street, Reed Street, East 26th Street (US Route 20), and Monroe Avenue. It contains limited parking; sidewalks and paved areas; multi-purpose practice field; and lawn areas. Paved parking areas and drives are in fair condition and should be patched, seal coated, and striped. The concrete walks and curbs surrounding the school are in poor condition and need to be replaced.

**Structural:** In general, the building's structure is in good condition, with the exception of the courtyard area, where exterior brick masonry from the 3rd floor level to the roof and parapets has open and failing mortar joints. The stack also requires repointing. The roof parapet capstones also need to be reset at various locations.

Other select masonry wall locations require repair. The coal bunker located off of the north side of the boiler room and under the north parking lot concrete structure has failed and has been shored with wood shoring. It requires immediate corrective action. Additional concrete beams and columns have failed since the shoring has been installed.

Recommendations

- Install scaffolding at locations where mortar has failed, remove mortar and repoint brick with new mortar.
- At the coal bunker, fill in the bunker space with low strength concrete flowable fill. Alternatively, demolish the coal bunker structure, and fill with compacted engineering fill (stone or soil). Repave parking lot over new fill areas.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is a coal tar pitch built-up roof system installed in 1980, with an area of approximately 53,425 s.f. Leaks were noted over the gymnasium near roof drains and the stage area. Multiple blisters were observed in the roof, but these do not appear to be leaking. Roof wall flashings and stone coping appear to be in fair condition.



The roof is due for replacement, but it can be maintained until replacement is scheduled.

**Recommendations**

- Locate the leaks and determine the sources so they can be repaired.
- Schedule regular maintenance to keep the roof weathertight.

**Windows:** The existing windows are in good condition. They are dual glazed units with thermally broken frames.

**Exterior  
Doors:**

The existing exterior doors are in fair condition. They contain the necessary hardware for egress and accessibility; however, the units are showing signs of wear.

**Interior  
Doors:**

The existing interior doors are in fair condition; however, they lack the appropriate hardware for accessibility and select locations do not have the appropriate clearances.

**Interior Spaces**

In general, the school is very well maintained. Finishes are in fair condition, with some select flooring replacement needed.

**Corridors:** The corridors overall are in good condition and have been well maintained with good housekeeping. Toilet rooms accessible from the corridor do not contain the appropriate fixtures for accessibility.

**Administration  
Office:**

The administration office is in fair condition; however it lacks the heights for accessibility requirements. No secure entry vestibule exists for the office. No handicap access exists for the main entrance of the school.

**Interior Spaces**  
**(continued)**

- Gymnasium: The gymnasium overall is in fair condition. Damage to the flooring, walls, and ceiling has occurred due to roof leaks in the corners of the Gymnasium. These locations need to be repaired to prevent further damage to the finishes.
- Classrooms: Overall the classrooms are in good condition. Finishes and equipment have been well maintained. Classroom ceilings are showing signs of aging and wear and should be replaced.
- Kitchen /  
Cafeteria: Overall the kitchen and cafeteria are in good condition and have been well maintained. The hood in the kitchen lacks the appropriate ventilation and fire suppression requirements.
- Auditorium: The auditorium is in good condition overall and has been well maintained. Water infiltration has occurred at the roof / wall intersection adjacent to the stage. This leak needs to be repaired and finishes restored.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

- Existing Systems: A renovation project in the 1970's provided a partial hot water system in addition to the existing steam heating system. The renovation project provided unit ventilators in some classrooms with hot water coils; however, the majority of the classrooms are still utilizing steam radiators. Two (2) hot water converters were installed adjacent to the boiler room.
- Two (2) new steam boilers were installed in 1987. They are Bryan gas fired, power burners with 4,300 MBH input each. The steam traps leak.
- No outside air ventilation for the areas using steam radiators exist in the building. The exhaust systems in the building are not operating well and odors are present in the toilet and locker rooms.
- The automatic temperature control system is pneumatic. The system is operating but approaching the end of its service life.
- Steam piping service is original, and needs replaced.
- The 1970's renovation appears to have tied into the original 1925 central air system. Original air handling units operate but are not utilized.
- Sump pump in boiler room consistently leaks.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)  
(continued):**

Specific Areas  
and/or Systems:

Kitchen: No fire suppression system exists under the range hood in the kitchen. This is a violation of the NFPA code.

**Recommendations**

- Install the balance of the hot water heating system throughout the building. A complete code compliant ventilation system to bring in the proper amounts of outside air can be added with new air handling units.
- Provide a new DDC automatic temperature control system connected to a district wide energy management system.
- Provide fire suppression under the hood in kitchen.
- Provide full building air conditioning.
- Test steam traps. Replace/repair where required.
- Repair leaking sump pump.
- Update building automation system. Eliminate Siemens controls and replace pneumatic with electromechanical controls.

**Plumbing**

Central Services: The domestic water is supplied via the municipal system. In 2016, two (2) new domestic water heaters with pumps were installed. No reports were made of water pressure issues throughout the building. The sanitary sewer system is connected to the municipal system and is reported to be in good condition.

Piping: The domestic water piping appears to date from the 1983 and 2005 projects. The main water service has a back flow preventer installed.

Fixtures: The majority of the plumbing fixtures are in fair condition. The existing flush valves and faucets are manual. Low flow type should be utilized in any future upgrade project.

**Plumbing  
(continued):**Recommendations

- Replace the domestic water piping system throughout the building with copper pipe and provide new shutoff valves for isolation.
- Provide a grease trap for the kitchen area to prevent grease clogs in sewer lines.
- Provide an emergency gas shutoff valve interlocked with the fire suppression system in the cooking hood in the kitchen.
- Replace all of the plumbing fixture trim throughout the building (flush valves, faucets, traps, and drains). Additionally, provide ADA compliant fixtures where required.
- Install solid interceptors under art classroom sinks.
- Install emergency showers and eyewash stations in science classrooms.

**Electrical**

**Service:** The building contains a 1600 amp, 120/208 volt, three-phase electric service. The main distribution equipment is manufactured by General Electric. The equipment is in fair condition; however, it has exceeded its life expectancy of 30 years and should be replaced.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by General Electric. The equipment is in fair condition; however, panelboards have exceeded their life expectancy of 30 years and should be replaced.

The existing branch circuit wiring in the building is beyond its life expectancy and should be replaced. The receptacles in the classroom are inadequate for today's classroom needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Emergency  
Generator:**

The emergency generator is a 30KW, 120/240 volt, Onan natural gas unit. The emergency generator serves the life safety needs and the heating system in the building. The equipment is in fair condition.

**Lighting:**

The existing lighting consists of recessed 2 x 4 fixtures with T12 fluorescent lamps. The Gymnasium contains high bay fixtures with metal halide lamps. The auditorium contains LED retrofits.

The emergency lighting consists of incandescent fixtures in all areas. The exit signs contain incandescent lamps.

Exterior lighting consists of building mounted fixtures with metal halide lamps.

**Electrical  
(continued):**

**PA System:** The public address system is manufactured by Rauland. The system consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office. The system is in fair condition.

**Data:** The existing data cabling consists of Category 5E/6 cabling to each outlet in the building. The data cabling is in good condition.

**Fire Alarm/  
Security:** The fire alarm system is an old Simplex hardwired system. The system contains manual pull stations, horns, and smoke and heat detectors. The system does not meet ADA requirements for visual annunciation, and is in poor condition.

The security system is manufactured by Simplex. The system contains door contacts and motion detectors. The system is in poor condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace electrical distribution equipment.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

**State Code  
Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA Compliance:** The building is not fully ADA-compliant.

**Asbestos:** A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:** Fair to Good.

**Woodrow Wilson Middle School**  
**718 East 28th Street**  
**Erie, Pennsylvania 16504**



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Locate the roof leaks and determine the sources so they can be repaired.
- Schedule regular maintenance to keep the roof weathertight.
- Patch, Seal Coat, and Restripe the parking lot and drives.
- Replace sidewalks around perimeter of the school and at the main entrance.
- Provide handicap access to the main entrance of the school.
- Update interior doors for accessibility.
- Install new secure entry vestibule and access controls to one exterior door for teachers.
- Repoint exterior masonry at the courtyards and parapet walls.
- Repair roof leaks at the gymnasium and restore affected finishes.
- Repair roof leaks at the auditorium and restore affected finishes.
- Provide new kitchen hood for exhaust and fire suppression needs.
- Infill coal bunker to stabilize existing structure and prevent any further damage.

#### **Structural**

- Install scaffolding at locations where mortar has failed, remove mortar and repoint brick with new mortar.
- At the coal bunker, fill in the bunker space with low strength concrete flowable fill. Alternatively, demolish the coal bunker structure, and fill with compacted engineering fill (stone or soil). Repave parking lot over new fill areas.

#### **HVAC**

- Install the balance of the hot water heating system throughout the building. A complete code compliant ventilation system to bring in the proper amounts of outside air can be added with new air handling units.
- Provide a new DDC automatic temperature control system connected to a district wide energy management system.
- Provide fire suppression under the hood in kitchen.
- Provide full building air conditioning.
- Test steam traps. Replace/repair where required.
- Repair leaking sump pump.
- Update building automation system. Eliminate Siemens controls and replace pneumatic with electromechanical controls.

**Woodrow Wilson Middle School**  
718 East 28th Street  
Erie, Pennsylvania 16504

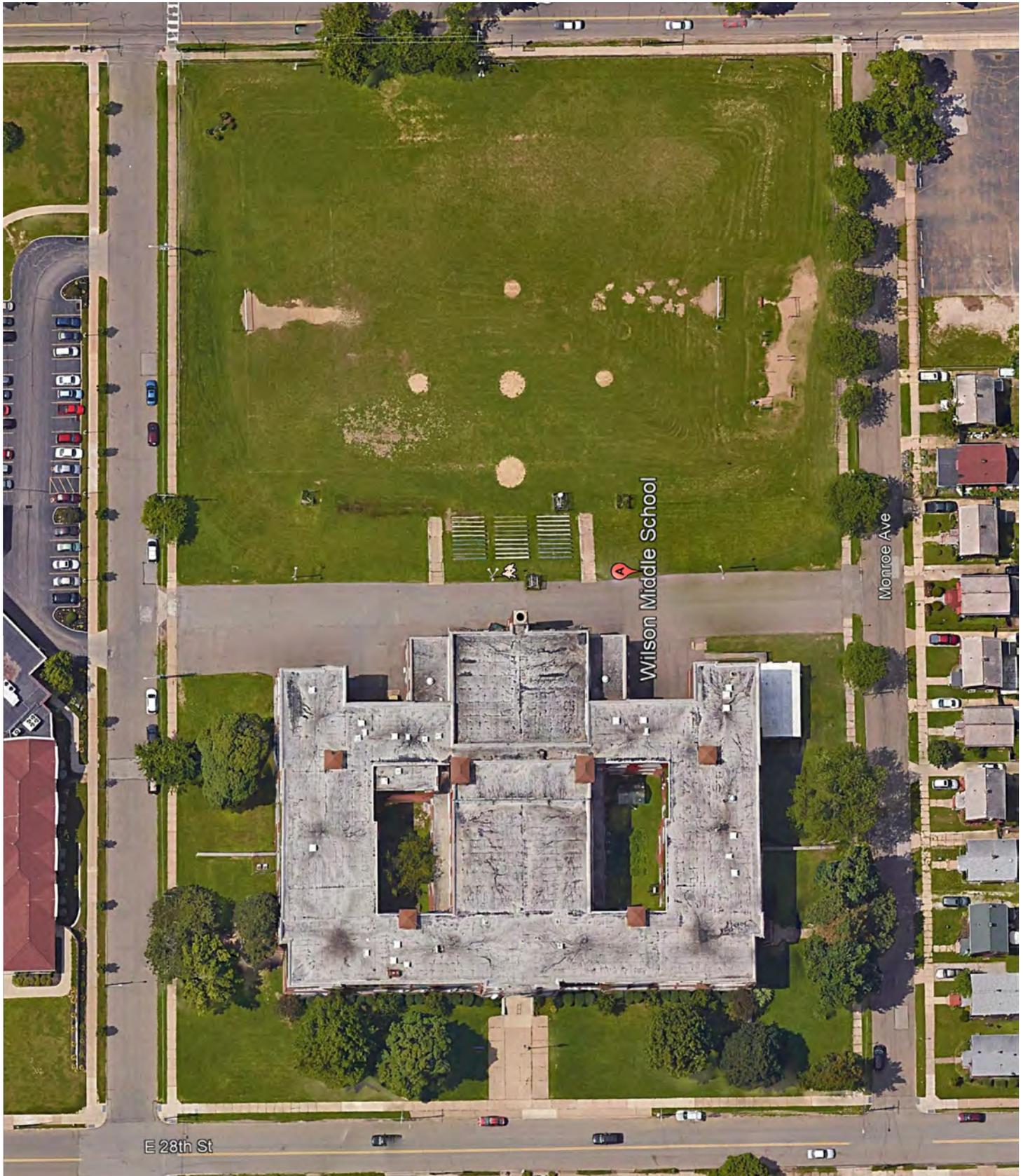


### **Plumbing**

- Replace the domestic water piping system throughout the building with copper pipe and provide new shutoff valves for isolation.
- Provide a grease trap for the kitchen area to prevent grease clogs in sewer lines.
- Provide an emergency gas shutoff valve interlocked with the fire suppression system in the cooking hood in the kitchen.
- Replace all of the plumbing fixture trim throughout the building (flush valves, faucets, traps, and drains). Additionally, provide ADA compliant fixtures where required.
- Install solid interceptors under art classroom sinks.
- Install emergency showers and eyewash stations in science classrooms.

### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace electrical distribution equipment.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.



E 28th St

Wilson Middle School

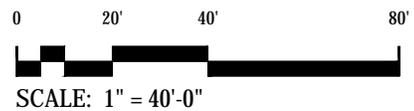
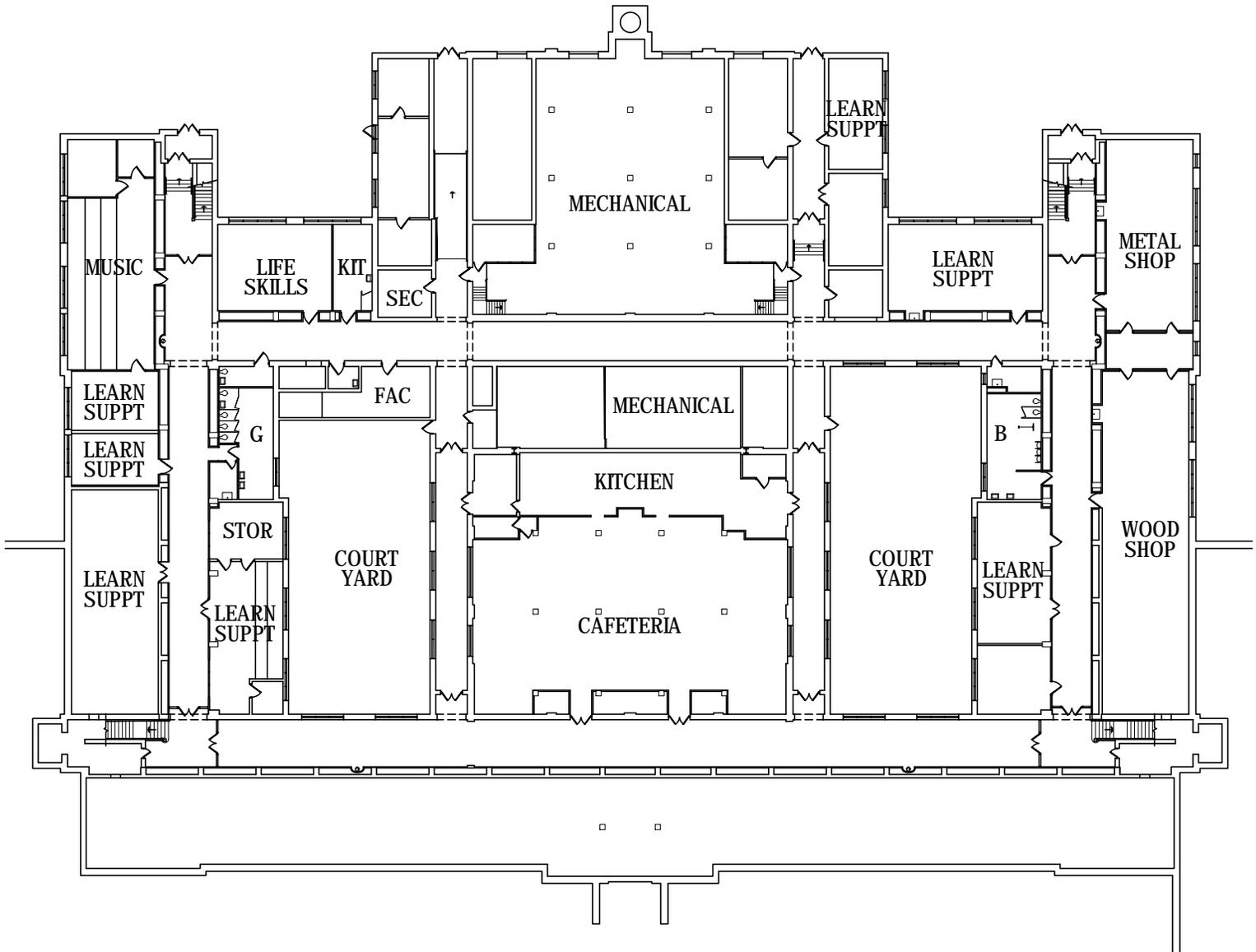
Monroe Ave



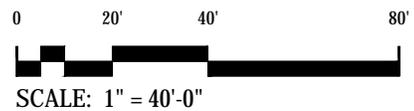
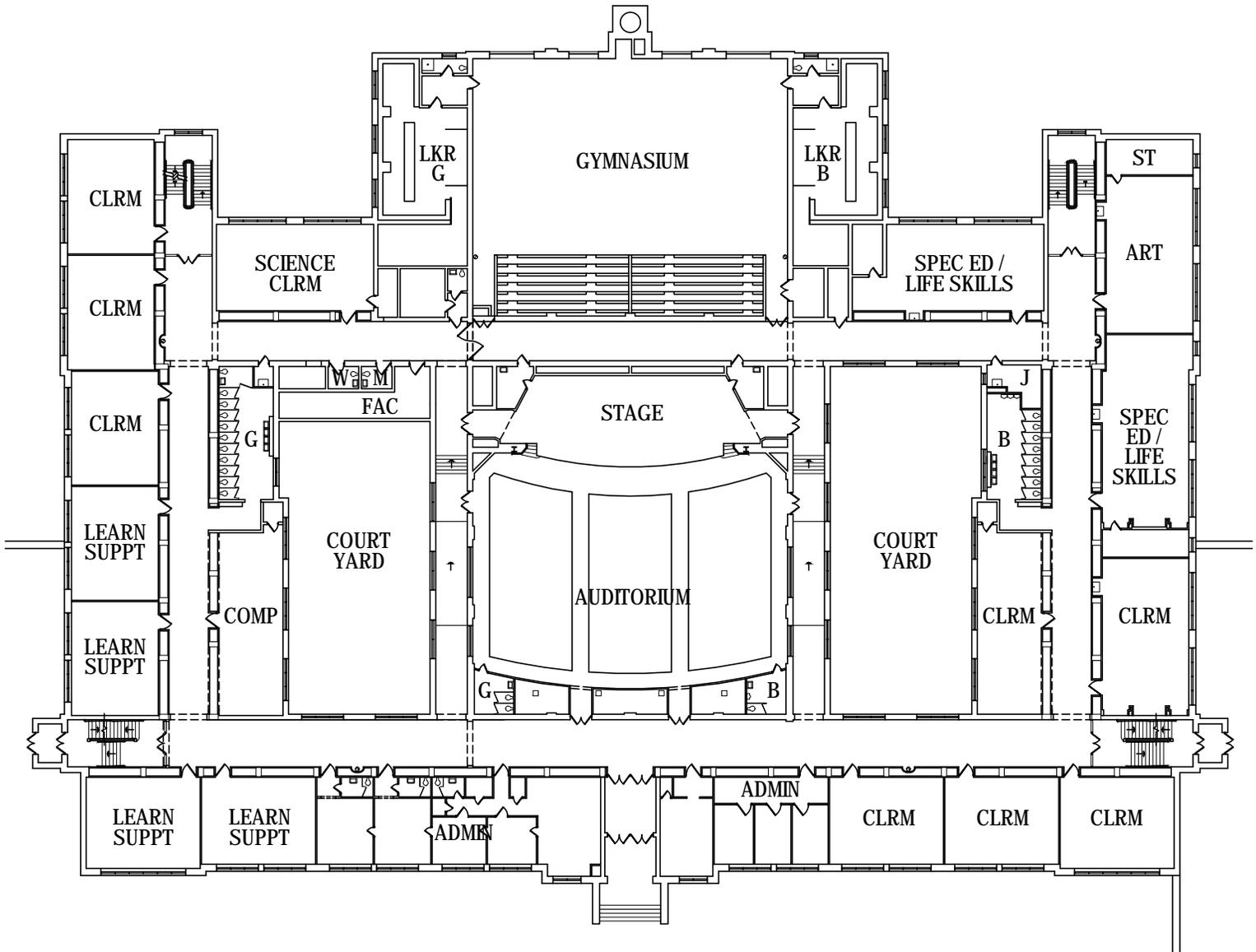
SCALE: 1" = 80'-0"



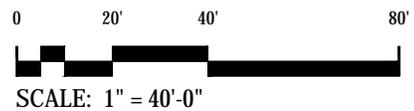
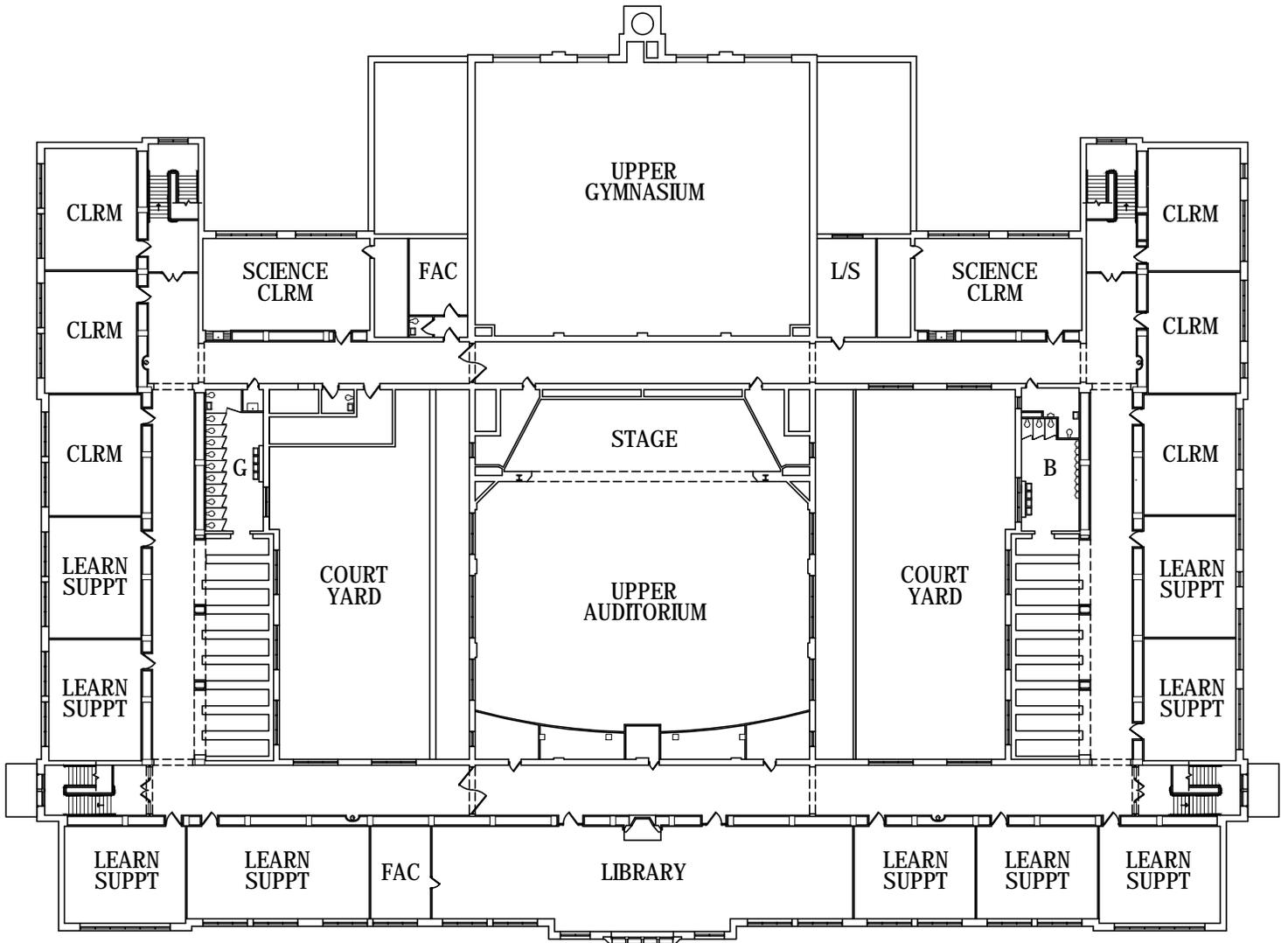
**SITE PLAN**



**EXISTING BASEMENT FLOOR PLAN**



**EXISTING FIRST FLOOR PLAN**



**EXISTING SECOND FLOOR PLAN**

**Erie High School  
3325 Cherry Street  
Erie, Pennsylvania 16508**

**Dates:** 1956 – Original Building  
1959 – Addition of Technical School, Pool, Gym and Auditorium  
1961 – Renovation  
1965 – Renovation and Expansion  
1973 – Tech Memorial Addition and Renovation  
1978 – Renovation  
2018 – Repairs to 6 classrooms and 3 labs in the Horticulture Wing from a 2017 fire



**Area:** 430,780 square feet on 2 levels

**2018-2019**

**Enrollment:** 2,383 grades 9 - 12

**Staffing:** The High School was established as the single grades 9-12 building in 2017. Students housed in the wing which once served as Roosevelt Middle School now attend East, Strong Vincent or Wilson middle schools.

The school employs 59 classroom teachers; 27 career and technical education teachers; 25 special education teachers; and 19 Building Support Specialists who provide help students in a variety of roles.

**Site:** The school comprises the area bounded by Cherry Street, West 34th Street, Chestnut Street, Walnut Street, a connecting road from Walnut to Cherry Street, and medical entities located between Peach and the Fred Biletnikoff football field. It contains parking areas, a greenhouse, lawn areas and the Fred Biletnikoff football practice field. The site has approximately 200 parking spaces. The condition of the parking lots is poor.

**Structural:** No structural issues were identified by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The main roof is an adhered Versico .060 mil reinforced EPDM (rubber) roof system. Approximately 237,700 s.f. was installed on August 7, 2012, with the warranty expiring on August 6, 2032. Excessive debris was observed under the membrane causing multiple punctures through the membrane. Many of these punctures were patched under warranty with numerous other punctures marked to be patched.

One roof leak was observed beside the stack. A punctured or torn membrane was visible. Some leaks on the main roof may be occurring from metal flashing at the base of the wall panels, and may not be covered under warranty.

HHSDR has contacted Versico to perform a post-warranty inspection on the main roof, due to the amount of debris under the membrane.

Area C is an adhered Versico .060 mil reinforced EPDM roof system. Approximately 17,100 s.f. was installed on December 7, 2017 with the warranty expiring on December 6, 2037. Two leaks were noted by the School Engineer in this area.

HHSDR has asked the School District to contact Versico Warranty Services regarding the leaks on Area C.

All four sides of the roof stack was observed to have an efflorescence condition.

**Recommendations**

- After all warranty items have been addressed, any additional leaks not attributable to the roof, should be investigated and repaired.
- Repair guard around roof hatch.

**Windows:** Existing windows are single pane, not thermally broken, throughout majority of school (except areas damaged by fire May 2017 and now repaired). The fire damaged 6 classrooms and 3 labs in the Horticulture Wing. All windows are in poor condition and need to be replaced.



### **Exterior**

**Doors:** Existing exterior doors are in poor condition. Hardware is not ADA accessible for the majority of the doors.

### **Interior**

**Doors:** Existing interior doors are in poor condition. Hardware is not ADA accessible for the majority of the doors. No ratings exist on majority of existing corridor doors. Frames are in bad shape due to possible expansion and contraction of existing SGFT. Doors tend to stick due to frame movement.

### **Interior Spaces**

In general, the school is very well maintained. Finishes are in poor condition. Existing Cork flooring has been varnished and ruined. Painted surfaces show wear, and existing plaster surfaces are damaged. Carpeting showing wear, stains, and tears at various locations. No security vestibule exists.

**Corridors:** The corridors are in fair to poor condition. Existing cork flooring at the second floor has been varnished and needs to be replaced. Other areas containing VCT are in fair condition. SGFT wainscoting is in fair condition and is cracked in select areas. The ceilings are in poor condition and should be replaced.

#### **Administration**

**Office:** The administration offices are in poor condition and are not currently accessible. No security vestibule is present for either administration office.

**Nurse:** The Nurses Suite is in fair condition and does not contain accessible fixtures.

**Ceilings:** Ceilings have been replaced in certain areas but for the most part are in poor condition. Ceilings at locations of HVAC repair will need to be replaced to accommodate HVAC updates.

**Gymnasium:** The floor is damaged and may require replacement. The structure has spray-on fiber insulation that has turned brown over the years. Handicap access to the gym is very difficult. The locker rooms throughout do not contain accessible features and are in fair condition.

**Interior Spaces (continued)**

Classrooms: The 9x9 floor tile (possibly asbestos containing) has been painted in many areas.

Library: The Library contains book stacks, seating areas, a computer room, a copy room and an adjoining conference/meeting room. Carpeting is in good condition and the spaces are well lit.

Kitchen / Cafeteria: The Cafeteria is a food court style servery. Updates have been made to tables and finishes. Some Kitchen equipment is obsolete and not code-compliant. The Kitchen contains three walk-in coolers.

Restrooms: Restrooms are not ADA compliant.

Auditorium: The Patrick J. DiPaolo Memorial Auditorium is accessed from the main lobby of the school. The stage is not accessible from the seating area. Seating areas for the handicapped exist.

Career and Technical Center Wing: This wing contains spaces for the following fifteen (15), 2018-2019 approved programs:

Computer Programming	Cosmetology
Culinary Arts	Engineering Technologies/Technicians
Child Care & Support Services Management	Homeland Security, Law Enforcement Firefighting & Related Services
Construction Trades	Auto-Body/Collision & Repair
Automotive Mechanics	Machine Tool Technology
Welding Technology	Medical/Clinical Assistant
Health/Nursing Assistant	Rehabilitation Aide
Sales, Distribution and Marketing	

**Heating / Ventilating / Air Conditioning (HVAC)**

Existing Systems: The existing heating system is steam and currently has three (3) low pressure steam boilers, each with an input of 5,200 BTU each. These were installed in 1994. The existing steam distribution piping is original from 1957 as are some of the steam traps and control valves.

The chiller and cooling tower system for the north side of the building were replaced in 2000. The tower and chiller are not operational and both need to be replaced. The automatic temperature control system throughout the building is a pneumatic type.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC) - continued**

Specific Areas  
and/or Systems:

Auditorium: Two (2) steam heating air handling units (AHU) serve this space. Both AHU's are approximately 60 years old, are in poor condition and must be replaced.

Computer Room: This area was renovated thirty-one (31) years ago.

Science Area: This area was renovated thirty-one (31) years ago.

Toilet Rooms: The exhaust systems need to be updated. The exhaust fans were not operational at the time of the site visit.

Classrooms: The classrooms contain unit ventilators on the exterior walls. The north wing of the building contains fan coil units in each classroom which have chilled water coils for air conditioning. The condensate drainage system for these fan coil units are a continuous maintenance problem and have caused repeated ceiling tile damage. Some of the outside air dampers on the unit ventilators are not operational and are permanently shut. This prevents outside air from being brought into the building where this occurs.

Career and Technical Rooms: The area is served by air handling units and unit heaters. The air handling units in these area areas were not operating the day of the site visit, therefore, no outside air ventilation existed in the these shops while students were present.

Administration Offices: This area is served by a chilled water air handling unit. Since the chiller and cooling tower in not functioning, the unit is not operational. Window type air conditioning units were installed to provide cooling for the space, and steam perimeter finned tube to provide heating for the space.

Natorium: This area is served by a dehumidification unit. The unit is approximately 20 years old and is past its life expediency.

Gymnasium: This area is served by eight (8) heating only air handling units. Units appear to be in poor condition.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC) - continued**Recommendations

- Replace cooling tower only. This leaves in place a 20+ year old chiller and a complex heat exchanger/piping arrangement to maintain. Chiller replacement anticipated in the next 5 to 7 years.
- As an alternative to only replacing the cooling tower, replace it and the chiller, and remove complex heat exchanger and associated piping arrangement. Convert to a more simplified air-cooled chiller arrangement.
- Rebuild/recondition all the existing, sensible, cooling-only fan coil units serving the “B” and “C” areas of the building.
- Upgrade the HVAC in the Area B or central core spaces served by the currently inoperable Trane multi-zone unit. This area has been partially modified many times over the years and now includes steam reheat coils, part of a variable air volume (VAV) system. Many pieces of now rendered dead equipment still exists above ceilings. As such, it is very difficult to determine what is active and what is not. To clarify the system, we recommend removing all unused equipment. HVAC upgrade scope is tentatively anticipated to include, but not limited to the following:
  - Replace multi-zone rooftop air handling unit with a single-zone, cooling only type.
  - Replace VAV boxes and all controls.
  - Reuse steam reheat coils.
  - Replace steam temperature control valves.
  - Demo/remove all unused equipment and related items.
- Replace lower level Cafeteria air handling units.
- Add cooling to sixteen (16) 2<sup>nd</sup> floor classrooms facing Cherry St.
- Add HVAC to the two large 2<sup>nd</sup> floor areas to be converted into large group assembly spaces (above the main entrance).
- Reconfigure lower level unit ventilator air intake systems. Add variable speed drives to existing inline fans and balance to ventilation level quantities.
- Update building automation system to local control. Eliminate all Siemens building automation systems.
- Upgrade pneumatic controls to electromechanical.
- Re-tube boilers. Install heat exchanges to convert the steam system to heat water to the building.
- Replace the steam piping with hot water piping
- Replace pool air handlers; install roof-mounted dehumidification.
- Cool/ventilate infills in the A wing, rooms 160 & 170, upper lobbies, and Culinary Arts.
- Dehumidify locker room areas.
- Add heating to lower cafeteria.
- Replace unit ventilators throughout the building as required.

**Plumbing**

Central Services: The domestic water heater was installed less than 20 years ago with an input of 1,255,000 BTU. The domestic hot water piping has a master mixing valve. The original sanitary sewer pumps and storm sewer sump pumps are located in the boiler room.

The existing domestic water piping is original and is a combination of copper and steel water piping.

Fixtures: The majority of the plumbing fixtures and associated trim (i.e. flush valves, faucets, traps, and drains) throughout the building are in fair to poor condition. Most fixtures appear to be original; however, the trim has been replaced as needed.

Specific Areas  
and/or Systems:

Science Classrooms: The existing science classrooms have been remodeled recently and contain emergency gas shutoffs. The remaining rooms should be updated with new plumbing piping, faucets, gas cocks, and emergency eyewashes and showers.

No acid neutralizing tank appears to exist for the acid waste drainage systems generated from the science classrooms.

Career and Technical Shops: The existing air compressors are old and some do not have refrigerated air dryers. The air compressors with a refrigerated air dryer were not operational during the site evaluation.

**Recommendations**

- Replace existing domestic water piping with new, including valves and piping accessories.
- Provide new emergency plumbing fixtures, piping, faucets, and gas cocks in science classrooms.
- Provide new air compressor equipment along with air dryers.
- Provide new plumbing fixtures and trim along with ADA upgrades where required.

**Electrical**

**Service:** The building contains two (2) 3000 amp, 120/208 volt electric services. The switchboard for one service is manufactured by Lake Erie Electric, is original to the building and is in poor condition. The newer switchboard is manufactured by General Electric and is in fair condition. The electrical service entrance equipment is obsolete, exceeding its life expectancy by 30 years, and should be replaced.

The electrical distribution system consists of bus duct in the crawlspace which feeds an open knife blade switch to serve the distribution panelboards. The panelboards are manufactured by Lake Erie Electric. The equipment is original to the building and is in poor condition. The newer branch panelboards are manufactured by General Electric and are in fair condition. The entire electrical distribution system is obsolete, exceeding its life expectancy by 30 years, and should be replaced.

The existing branch circuit wiring in the building is beyond its life expectancy and should be replaced. The receptacles in the classroom are inadequate for today's classroom needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Emergency  
Generators:**

Three (3) emergency generators serve the emergency lighting in the building. Generator 1 is a 15 KW, Onan natural gas unit located in the electrical room. Generator 2 is a 12.5 KW, Onan natural gas unit located between B and C wings. Generator 3 is a 12.5 KW, Onan natural gas unit located in the natatorium. The generators and associated transfer switches and panelboards are in poor condition and should be replaced.

**Lighting:**

The existing lighting consists of recessed 1 x 4 fixtures with T12 fluorescent lamps that are part of the ceiling system. New LED lighting and exit signs were installed in 2017 in some areas of the building. The gymnasium contains high bay fixtures with metal halide lamps. The auditorium contains incandescent lighting and a dimming system.

Emergency lighting consists of incandescent fixtures in all areas. The exit signs contain incandescent lamps. Exterior lighting consists of building and pole mounted fixtures with metal halide lamps.

**PA System:**

The system is manufactured by DuKane and is in fair condition. The system consists of manual switch banks for zone paging into each classroom. Classrooms contain call-in switches to initiate calls to the office.

**Data:**

Data cabling consists of Category 6 cabling to each outlet in building. The data cabling is in good condition.

**Fire Alarm/Security:**

The fire alarm system is a new Siemens system that was replaced in 2017. The system contains manual pull stations, horn/strobes, strobes, and smoke and heat detectors.

The security system is manufactured by Simplex, and contains door contacts and motion detectors. It is in fair condition.

**Electrical**  
**(continued)****Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Upgrade electrical distribution system.
- Replace existing emergency generators, transfer switches and panelboards.

**State Code**  
**Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**  
**Compliance:**

The school has multiple accessibility concerns, including accessibility to the building, changes in floor elevations within the building, door hardware, door clearances and many toilet rooms. The elevator is not functioning.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall**  
**Condition:**

Fair to Poor.

**Erie High School  
3325 Cherry Street  
Erie, Pennsylvania 16508**



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

- After all warranty items have been addressed, any additional leaks not attributable to the roof, should be investigated and repaired.
- Repair guard around roof hatch.
- Patch, Repair, and Sealcoat Existing asphalt parking areas.
- Replace Exterior Windows throughout all areas.
- Replace Interior Doors and Hardware.
- Repair damage frames from expansion and contraction of SGFT.
- Replace corridor flooring throughout. (Remediate VAT)
- Replace VAT in classrooms where painted.
- Provide required ADA Clearances for doors, entrances, and pathways.
- Replace ceilings throughout (HVAC and Lighting areas will be a requirement)
- Replace Gymnasium Flooring.
- Replace bleachers.
- Provide new elevator for accessibility.
- Upgrade toilet rooms for Handicap Accessibility.
- Upgrade exterior ramps for Handicap Accessibility.
- Repair/Replace Main entrance steps.
- Upgrade Gymnasium Public Entrance.
- Upgrade Locker Rooms
- Install suppression system for Kitchen Hood.
- Provide Security Vestibule.
- Infill / Recommission Diving well.

### **HVAC**

- Replace cooling tower only. This leaves in place a 20+ year old chiller and a complex heat exchanger/piping arrangement to maintain. Chiller replacement anticipated in the next 5 to 7 years.
- As an alternative to only replacing the cooling tower, replace it and the chiller, and remove complex heat exchanger and associated piping arrangement. Convert to a more simplified air-cooled chiller arrangement.
- Rebuild/recondition all the existing, sensible, cooling-only fan coil units serving the "B" and "C" areas of the building.

**Erie High School  
3325 Cherry Street  
Erie, Pennsylvania 16508**



### **Summary of Recommended Renovations and Repairs (continued)**

#### **HVAC**

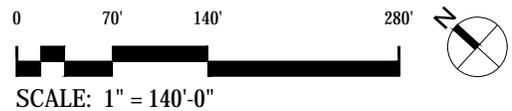
- Upgrade the HVAC in the Area B or central core spaces served by the currently inoperable Trane multi-zone unit. This area has been partially modified many times over the years and now includes steam reheat coils, part of a variable air volume (VAV) system. Many pieces of now rendered dead equipment still exists above ceilings, and it is very difficult to determine what is active and what is not. To clarify the system, we recommend removing all unused equipment. HVAC upgrade scope is tentatively anticipated to include, but not limited to the following:
  - Replace multi-zone rooftop air handling unit with a single-zone, cooling only type.
  - Replace VAV boxes and all controls.
  - Reuse steam reheat coils.
  - Replace steam temperature control valves.
  - Demo/remove all unused equipment and related items.
- Replace lower level Cafeteria air handling units.
- Add cooling to sixteen (16) 2<sup>nd</sup> floor classrooms facing Cherry St.
- Add HVAC to the two large 2<sup>nd</sup> floor areas to be converted into large group assembly spaces (above the main entrance).
- Reconfigure lower level unit ventilator air intake systems. Add variable speed drives to existing inline fans and balance to ventilation level quantities.
- Update building automation system (BAS) to local control. Eliminate all Siemens BAS.
- Upgrade pneumatic controls to electromechanical.
- Re-tube boilers. Install heat exchanges to convert the steam system to heat water.
- Replace the steam piping with hot water piping
- Replace pool air handlers; install roof-mounted dehumidification.
- Cool/ventilate infills in the A wing, rooms 160 & 170, upper lobbies, and Culinary Arts.
- Dehumidify locker room areas.
- Add heating to lower cafeteria.
- Replace unit ventilators throughout the building as required.

#### **Plumbing**

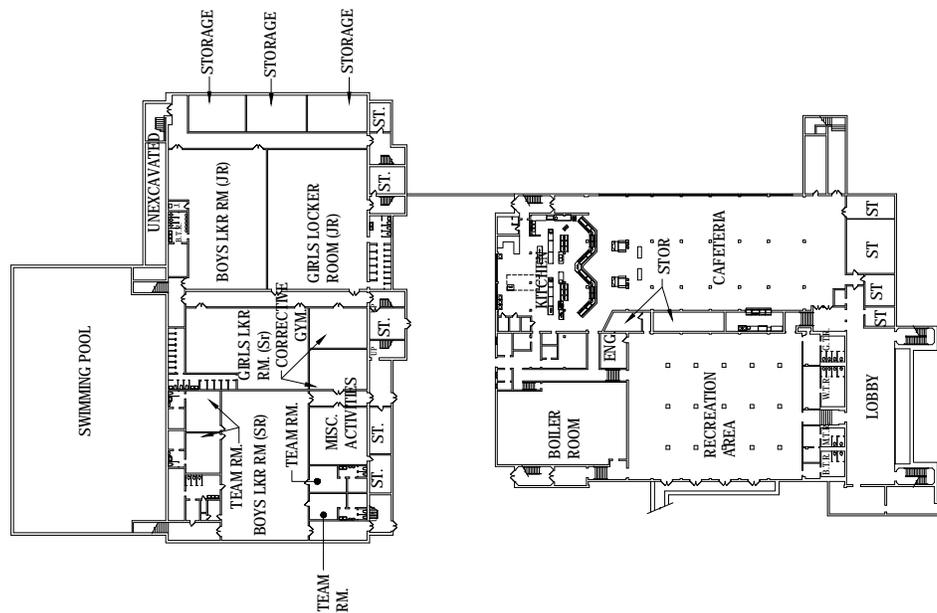
- Replace existing domestic water piping with new, including valves / piping accessories.
- Provide new emergency plumbing fixtures, piping, faucets, gas cocks in science rooms.
- Provide new air compressor equipment along with air dryers.
- Provide new plumbing fixtures and trim along with ADA upgrades where required.

#### **Electrical**

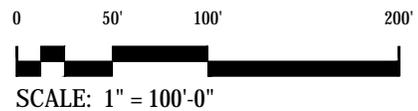
- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Upgrade electrical distribution system.
- Replace existing emergency generators, transfer switches and panelboards.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

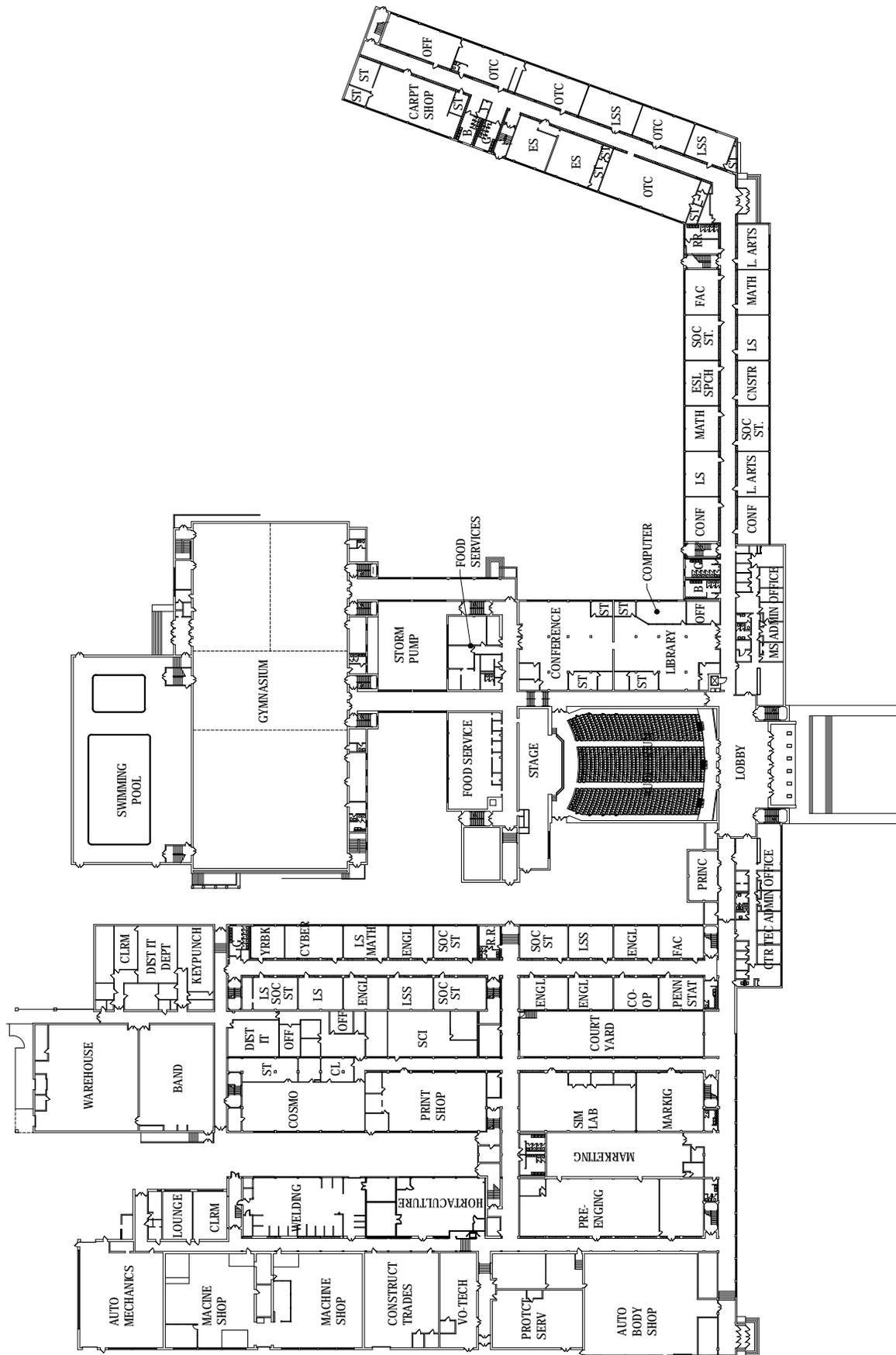


**SITE PLAN**



EXISTING BASEMENT FLOOR PLAN





EXISTING FIRST FLOOR PLAN







**Northwest Pennsylvania Collegiate Academy  
2825 State Street  
Erie, Pennsylvania 16508**

**Dates:** 1919 – Original Building  
1957 – Renovation  
1960 – Auditorium Window Replacement  
1966 – Renovation  
1976 – Renovation  
1986 – Boiler Replacement  
2011 – Boiler Replacement  
2002 – Renovation  
2003 – New air handling units, chiller, hot water converter and pumps



**Area:** 243,500 square feet on 4 levels, on a 7.04 acre site

**2018-2019**

**Enrollment:** 897 grades 9 - 12

**Staffing:** The Collegiate Academy was founded in 1997 and is housed in the former Academy High School. It is a college preparatory magnet school serving grades 9-12. The school was recognized in 2013 as a National Blue Ribbon School, and is ranked the #2 school in Pennsylvania by several publications. Only 225 freshman openings exist for 500 eighth grade applicants each year.

The school employs 51 classroom teachers, including art, music and physical education; an ROTC department of two staff; two Maintenance/Cafeteria staff and 7 Administrators and support staff.

**Site:** The school comprises the area bounded by State Street, French Street, E 29<sup>th</sup> Street, and East 26<sup>th</sup> Street. No onsite parking exists. Parking is accomplished on the street for the most part. Overall the concrete walks and curbs throughout the site are in good condition. An exterior light post and stone pier require repair.

**Site**

**Circulation:** Students are brought to and picked up from the school by bus and private vehicle on East 29th Street near the delivery loading area.

**Structural:** For the size, age and history of the Academy School, with the exception of areas with known major structural problems, the building is in satisfactory condition.

The tall masonry parapets need to be strengthened or rebuilt. Lower height parapets require joint restoration. Exterior wall construction in various locations around the building need mortar joint repairs, and several stone work locations are in need of repair.

Several locations at the first floor structural decking is in need of repair, when observed at the basement level.

**Structural**

**(continued):** In the boiler room, several damaged concrete beams require repairs.

At the promenade, significant structural problems exist at the concrete surface, stairs, and building spaces beneath. Both existing north stairs existing onto the promenade are presently shored in place due to significant deterioration of the structure below.

**Recommendations**

- For the masonry parapet and general masonry repairs, scaffolding is required. Repoint open and damaged mortar joints. Rebuild and/or strengthen/reset damaged, leaning parapets. Reset capstones. Replace and set damaged and falling ornamental stone.
- For the structural decking, shore and repair/replace cracked first floor areas.
- For the boiler room, repair damaged concrete beams with concrete repair materials and new reinforcement steel.
- For the promenade, a discussion of the programming of the spaces below should ensue prior to developing a scope of work for repairs. The District should also consider the extent to which it desires to retain the historic character of the school.
  - Remove portions or all of the promenade slab where significant structural damage below is present. Remove north stairs exiting onto promenade. Install new stair structures. Pour new concrete stairs. Repair and reset stone rails, ornamental lights and brick sidewalls.
  - Remove rusted structure in northwest gymnasium where original skylights were infilled. Install new infill structures at northwest gymnasium. Repair existing structural steel to remain. Install to roof drain system.
  - Remove rusted structure over the entire existing natatorium. Install completely new natatorium roof structure. Repair existing structural steel to remain. Install new roof drain system.
  - Remove rusted structure in northeast gymnasium where original skylights were infilled. Install new infill structure at northeast gymnasium with significant repair to the existing structural steel. Install new roof drain system.
  - Remove portions of east and west stairs exiting promenade where structural water damage has occurred. Install new structure and pour new stairs at east and west promenade exist locations.
  - Remove damaged and non-functioning flashing around promenade. Install new exterior perimeter flashing complete around promenade. Pour new promenade concrete slabs.

**Roof and  
Misc.  
Exterior  
Masonry**

**Notes:** The main roof is approximately 73,825 s.f. and is an older built-up roof system with gravel ballast. A small low roof behind the auditorium is a ballasted, EPDM (rubber) roof with multiple leaks. The sloped roof areas over the former shops have a rolled roofing membrane. The high roof over the former art rooms is a concrete plank roof deck.

Other issues noted include multiple leaks in stair towers and other areas, broken stone parapet copings, inadequate roof ladders and poor access to many roof areas.

The northeast center section parapet wall is leaning outward above the promenade below.

The center section west masonry parapet wall is bowed in toward the east.

**Recommendations**

- Total roof replacement, including repair of delaminating parapet walls.
- Repair of face brick.

**Windows:** Existing windows are dual glazed, thermally broken units and are in good condition. School Engineer reports window leakage in center stair well glass block.

**Exterior**

**Doors:** Existing exterior doors are in fair condition and contain the necessary hardware for egress and accessibility.

**Interior**

**Doors:** Existing interior doors are in good condition. However, the existing hardware does not meet current accessibility requirements.

**Interior Spaces**

In general, the school is very well maintained. The third floor requires investigation as to the degree of renovation desired by the District, as well as code implications.

**Corridors:** Overall the corridors are in good condition. Finishes have been well maintained with good housekeeping. At select location of the finish flooring, the subfloor has failed and is rotting away. At those locations the subfloor should be removed and replaced.

**Administration**

**Office:** The Administration office is in good condition overall. No security vestibule for the space exists at this time.

**Nurse:** The Nurses office overall is in good condition.

**Interior Spaces**  
**(continued)**

**Gymnasium:** Two existing Gymnasiums are located at the lower level beneath the promenade. The northwest Gymnasium remains usable, however it is in fair to poor condition. Water infiltration is occurring at various locations and should be remediated to prevent further structural damage. The north east Gymnasium is in poor condition, water infiltration has caused deterioration to the existing structural steel, and finishes throughout. This infiltration should be remediated, and structural repairs made to prevent further deterioration of the structural steel.

Locker rooms located in the addition to the original building are in good condition but lack accessible facilities.

**Natorium:** The existing natatorium is in poor condition and is not useable. Severe water infiltration from the promenade above has caused deterioration of the structural frame and all finishes within the space. This infiltration should be remediated and structural frame repaired in order to prevent further damage to the structural system.

**Classrooms:** The classrooms overall are in fair condition. The existing finishes and equipment have been well maintained but are dated. Various Accessibility concerns exist including heights of switches, and facilities.

**Kitchen /**

**Cafeteria:** The existing kitchen and cafeteria are in good condition. The existing hood lacks the appropriate ventilation and fire suppression requirements.

**Restrooms:** The Restrooms overall lack accessibility and are in fair condition.

**Auditorium:** Maximum seating capacity is 1,000.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The original building dates back to 1917. The majority of the existing equipment dates back approximately 46 years ago except for the auditorium and adjacent spaces being renovated approximately 15 years ago. Generally, adequate ventilation is lacking throughout most of the building. Classrooms rely on operable windows for ventilation with limited opening heights. This condition is not in compliance with code requirements. Steam radiators provide heat to these areas with no powered ventilation.

The building is served by two Bryan steam boilers. Boiler 1 replaced the Tri-fuel boiler in 2011. Boiler 2 was installed in 1986 and has had tube work performed within a few years ago. Both boilers are operational and in decent condition.

A hot water converter and associated pumps were installed in 2003 which serves new unit ventilator and air handling unit hot water coils.

The steam piping system develops leaks when additional heat is needed on cold days and relatively slight increases in steam pressure are required.

Existing unit ventilators and related heating equipment installed in areas renovated approximately 46 years ago need to be replaced.

Existing gravity roof ventilators, many of which have been abandoned, function as homes for pigeons creating unsanitary conditions.

Two (2) McQuay air handling units installed in 2003 serve the music and computer rooms. These units contain chilled water and hot water coils and are in decent condition.

The McQuay chiller (installed in 2003) provides cooling to air handling units.

The control system is a combination of pneumatic type primarily serving classrooms and Siemens direct digital (DDC) that controls areas primarily served by the air handling unit and newer unit ventilators.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)  
(continued)**

Specific Areas  
and/or Systems:

Science Room: Exhaust systems and related equipment are approximately 46 years old and need to be updated.

Toilet Rooms: Exhaust systems need to be updated. The majority of fans reviewed were not in operation.

Cafeteria: Two (2) unit ventilators are exposed at the ceiling in the seating area and use steam for heat. No cooling exists in this space and the existing units do not provide adequate ventilation for the combined seating and serving area.

Gym: Air handling units are heating only and have reached the limit of their useful lives. The piping is in very bad shape due to roof leaks.

Locker Room: The existing equipment intended to serve the locker room annex adjacent to the gym, which was installed approximately 46 years ago, no longer adequately functions and needs replaced.

Computer and Music Rooms: These areas are served by dedicated air handling units located adjacent to the boiler room. Equipment was installed in 2003 and is in decent shape.

**Recommendations**

- Install new unit ventilators in classrooms and provide ventilation in compliance with code requirements. Equipment may be vertically mounted along the wall exposed in the rooms or horizontally mounted on the ceiling. Outdoor air can be taken through outside wall or the existing central ventilation shafts could possibly be repurposed. These air systems would be installed where there is no present mechanical ventilation and where unit ventilators are presently installed. Unit ventilators would be connected to existing steam piping.
- Replace the existing science room exhaust systems and related equipment.
- Replace the existing toilet room exhaust systems.
- Demolish existing abandoned gravity roof ventilators and cap openings or remove the associated curbs and patch the roof as required.
- Demolish the existing cafeteria unit ventilators and replace them with an air handling unit in the basement. The air handling unit will be furnished with a chilled and hot water coil.
- Install new cafeteria kitchen ventilation.

Specific Areas  
and/or Systems  
(continued):

Recommendations (continued)

- Demolish the existing gym air handling units and replace with new ones. Furnish the new air handling units with steam coils. Replace damaged piping and steam accessories. Recommend adding cooling to these units.
- Demolish the existing steam heating and ventilating equipment in the locker room annex adjacent to the gym and replace with all new steam heat and new ventilating equipment.
- Expand the chilled water plant presently serving the basement classrooms and auditorium to serve the remainder of the building. This includes an additional chiller, cooling tower, increased chilled water and condenser water pumping capacity, and an extended chilled water piping system.
- Update building automation system. Eliminate Siemens controls and replace pneumatic with electromechanical controls.

**Plumbing**

Central Services:	Sewage drainage problems were reported in the building.
Piping:	The existing domestic water piping is original and a combination of copper and steel. No backflow preventer exists in the existing water service.
Fixtures:	Most of the plumbing fixture china appears to be in fair condition, however, the fixture trim (flush valves, faucets, traps, and drains) are in poor condition.
Equipment:	New Bryan domestic water boiler and pumps were installed in 2010.
Science Labs:	No emergency shutoff switches exist for gas piping.
Gym:	Existing promenade drains are leaking.
Kitchen:	The kitchen hood lacks ventilation and has no fire suppression system.

Recommendations

- Install new kitchen hood with code compliant suppression system.
- Replace the entire domestic water system and provide new shutoff valves.
- Replace the existing accessible sanitary piping throughout.
- Retrim all existing plumbing fixtures and provide ADA compliant fixtures where required.
- Replace existing water service entrance and install a backflow preventer.
- Replace and reseal existing promenade drains in gym ceiling.
- Install solenoid valves and panic switches for gas piping in science labs.

**Electrical**

**Service:** The building contains a 4000 amp, 120/208 volt, three phase electric service. The main distribution equipment is manufactured by General Electric. The equipment is in fair condition.

The Switchboard does not contain future capacity. The equipment is in fair condition. A newer section of General Electric switchgear was added to serve the needs of the 2002 renovation. The equipment is in good condition. The majority of the electrical distribution equipment has exceeded its life expectancy of 30 years and should be replaced.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by General Electric. The equipment is in fair to good condition. The electrical panelboards have exceeded their life expectancy of 30 years and should be replaced.

The existing branch circuit wiring in the building is beyond its life expectancy and should be replaced.

The receptacles in the classroom are not adequate for today's classroom needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Emergency  
Generator:**

The emergency generator is a 40 KW, 120/208 volt, Kohler natural gas unit. The emergency generator serves the life safety needs and the heating system in the building. The equipment is in poor condition.

**Lighting:**

The existing lighting consists of recessed or pendant 2 x 4 fixtures with T12 Fluorescent lamps. The Gymnasium contains high bay fixtures with metal halide lamps. The 2005 basement renovation contains recessed 2x4 fixtures with T8 fluorescent lamps.

The auditorium contains a Theatrical Lighting system with quartz downlights that was installed in the 2002 renovation project and is in good condition.

The emergency lighting consists of incandescent fixtures in all areas, including incandescent lamps in exit signs. Newer emergency lighting and exits are fluorescent.

Exterior lighting consists of building mounted fixtures with metal halide lamps.

**PA System:**

The public address system is manufactured by Telecor. The system consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office. The system is in good condition.

**Electrical**  
**(continued):**

**Data:** The existing data cabling consists of Category 6 cabling to each outlet in building. The data cabling is in good condition.

**Fire Alarm/  
Security:** The fire alarm system is manufactured by Siemens. The system contains manual pull stations, horn/strobes, strobes, and smoke and heat detectors. The system is in good condition.

The security system is manufactured by Simplex, contains door contacts and motion detectors, and is in fair condition.

**Auditorium  
Systems:** The School Engineer reports needed upgrades to sound system, projector and screen and digital signage.

**Recommendations**

- Upgrade all interior lighting to LED; add occupancy sensor controls for automatic control.
- Upgrade all exterior lighting to LED.
- Replace emergency generator, transfer switch and associated panelboards. Replace electrical distribution equipment.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.
- Investigate auditorium sound system, projector and screen and digital signage for repair or replacement.

**State Code  
Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA Compliance:** The elevator only serves the first and second floors, which will impact the usage of the third floor, should it be renovated for occupancy.

**Asbestos:** A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:** Fair to Poor.

**Northwest Pennsylvania Collegiate Academy**  
**2825 State Street**  
**Erie, Pennsylvania 16508**



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Total roof replacement, including repair of delaminating parapet walls.
- Repair of face brick, and water table to prevent further damage and falling masonry.
- Repair Structural damage and water infiltration at promenade roof, gymnasiums, pool, and adjacent stairs.
- Repair exterior light post and stone pier support.
- Install new secure entry vestibule, and access control to one exterior door for teachers.
- Repair corridor flooring with failed subfloor.
- Repair window leaks in center stairwells.
- Provide new kitchen hood with fire suppression.
- Discuss renovations for 3<sup>rd</sup> floor classroom and stairwell reconstruction with the District.

#### **Structural**

- For the masonry parapet and general masonry repairs, scaffolding is required. Repoint open and damaged mortar joints. Rebuild and/or strengthen/reset damaged, leaning parapets. Reset capstones. Replace and set damaged and falling ornamental stone.
- For the structural decking, shore and repair/replace cracked first floor areas.
- For the boiler room, repair damaged concrete beams with concrete repair materials and new reinforcement steel.
- For the promenade, a discussion of the programming of the spaces below should ensue prior to developing a scope of work for repairs. The District should also consider the extent to which it desires to retain the historic character of the school.
  - Remove portions or all of the promenade slab where significant structural damage below is present. Remove north stairs exiting onto promenade. Install new stair structures. Pour new concrete stairs. Repair and reset stone rails, ornamental lights and brick sidewalls.
  - Remove rusted structure in northwest gymnasium where original skylights were infilled. Install new infill structures at northwest gymnasium. Repair existing structural steel to remain. Install to roof drain system.
  - Remove rusted structure over the entire existing natatorium. Install completely new natatorium roof structure. Repair existing structural steel to remain. Install new roof drain system.
  - Remove rusted structure in northeast gymnasium where original skylights were infilled. Install new infill structure at northeast gymnasium with significant repair to the existing structural steel. Install new roof drain system.
  - Remove portions of east and west stairs exiting promenade where structural water damage has occurred. Install new structure and pour new stairs at east and west promenade exist locations.
  - Remove damaged and non-functioning flashing around promenade. Install new exterior perimeter flashing complete around promenade. Pour new promenade concrete slabs.

**Northwest Pennsylvania Collegiate Academy  
2825 State Street  
Erie, Pennsylvania 16508**



**Summary of Recommended Renovations and Repairs (continued)**

**HVAC**

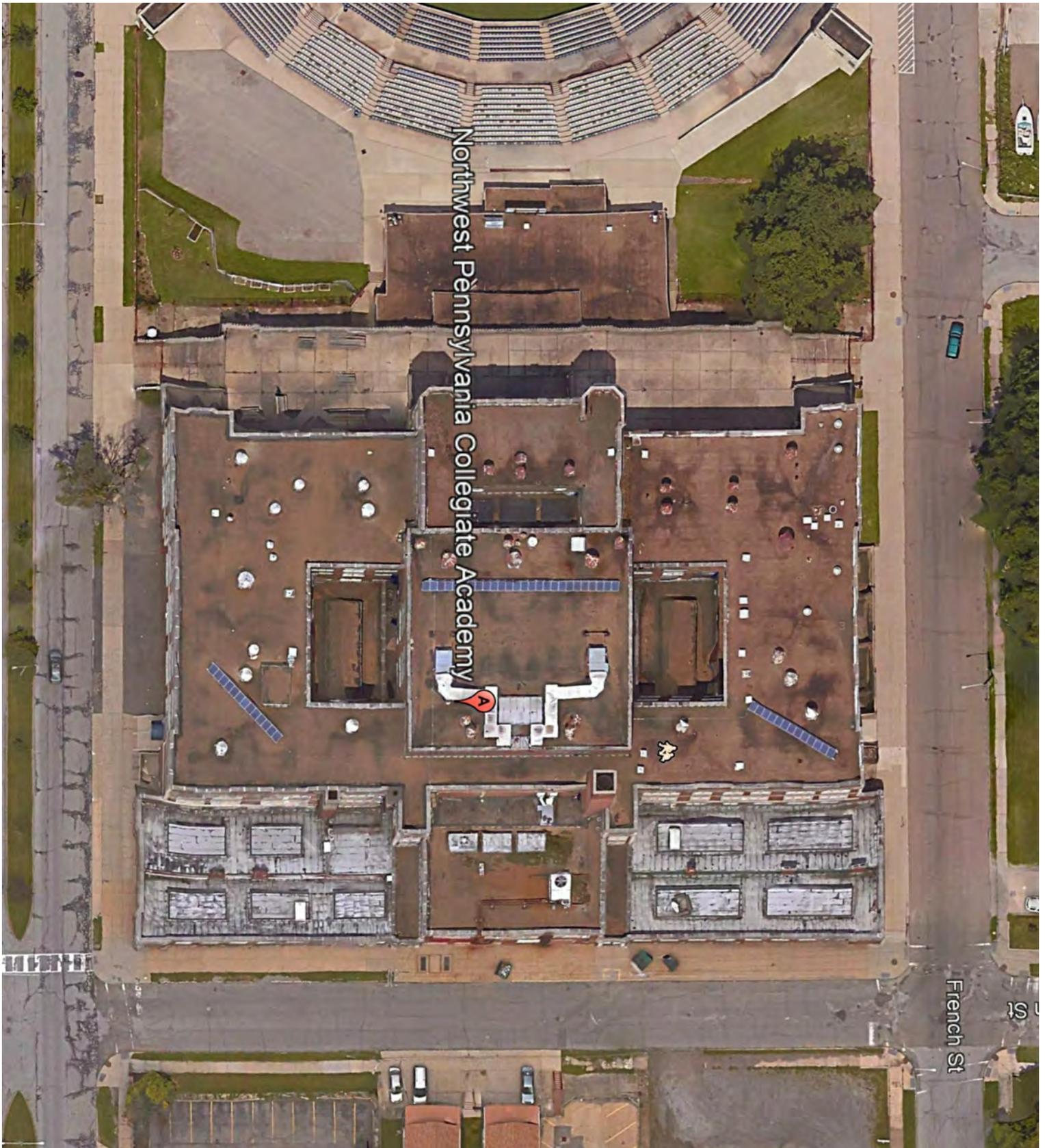
- Install new unit ventilators in classrooms and provide ventilation in compliance with code requirements. Equipment may be vertically mounted along the wall exposed in the rooms or horizontally mounted on the ceiling. Outdoor air can be taken through outside wall or the existing central ventilation shafts could possibly be repurposed. These air systems would be installed where there is no present mechanical ventilation and where unit ventilators are presently installed. Unit ventilators would be connected to existing steam piping.
- Replace the existing science room exhaust systems and related equipment.
- Replace the existing toilet room exhaust systems.
- Demolish existing abandoned gravity roof ventilators and cap openings or remove the associated curbs and patch the roof as required.
- Demolish the existing cafeteria unit ventilators and replace them with an air handling unit in the basement. The air handling unit will be furnished with a chilled and hot water coil.
- Install new cafeteria kitchen ventilation.
- Demolish the existing gym air handling units and replace with new ones. Furnish the new air handling units with steam coils. Replace damaged piping and steam accessories. Recommend adding cooling to these units.
- Demolish the existing steam heating and ventilating equipment in the locker room annex adjacent to the gym and replace with all new steam heat and new ventilating equipment.
- Expand the chilled water plant presently serving the basement classrooms and auditorium to serve the remainder of the building. This includes an additional chiller, cooling tower, increased chilled water and condenser water pumping capacity, and an extended chilled water piping system.
- Update building automation system. Eliminate Siemens controls and replace pneumatic with electromechanical controls.

**Plumbing**

- Install new kitchen hood with code compliant suppression system.
- Replace the entire domestic water system and provide new shutoff valves.
- Replace the existing accessible sanitary piping throughout the building.
- Retrim all existing plumbing fixtures and provide ADA compliant fixtures where required.
- Replace existing water service entrance and install a backflow preventer.
- Replace and reseal existing promenade drains in gym ceiling.
- Install solenoid valves and panic switches for gas piping in science labs.

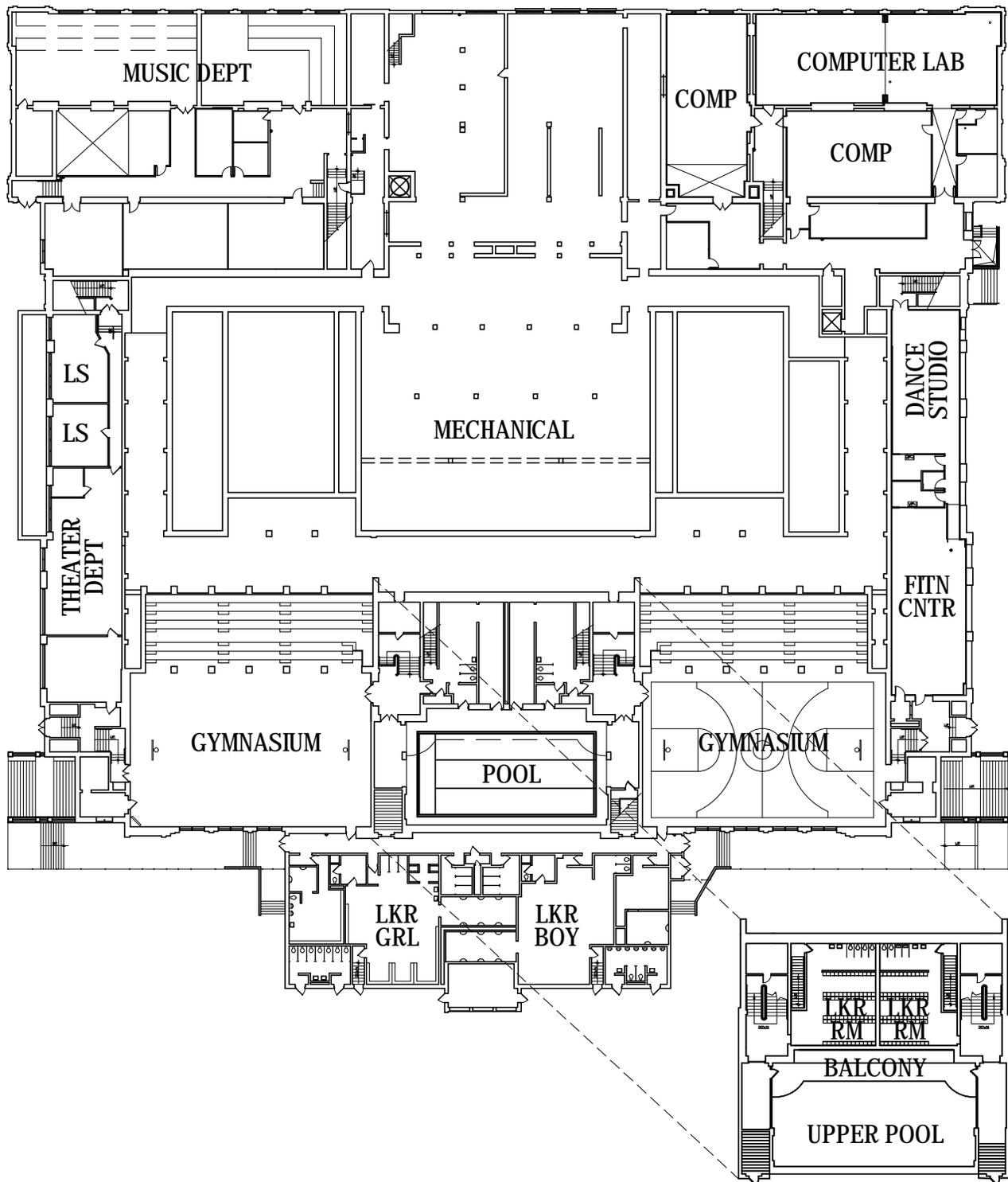
**Electrical**

- Upgrade all interior lighting to LED; add occupancy sensor controls for automatic control.
- Upgrade all exterior lighting to LED.
- Replace emergency generator, transfer switch and associated panelboards.
- Investigate auditorium sound system, projector, screen and digital signage for repair or replacement.



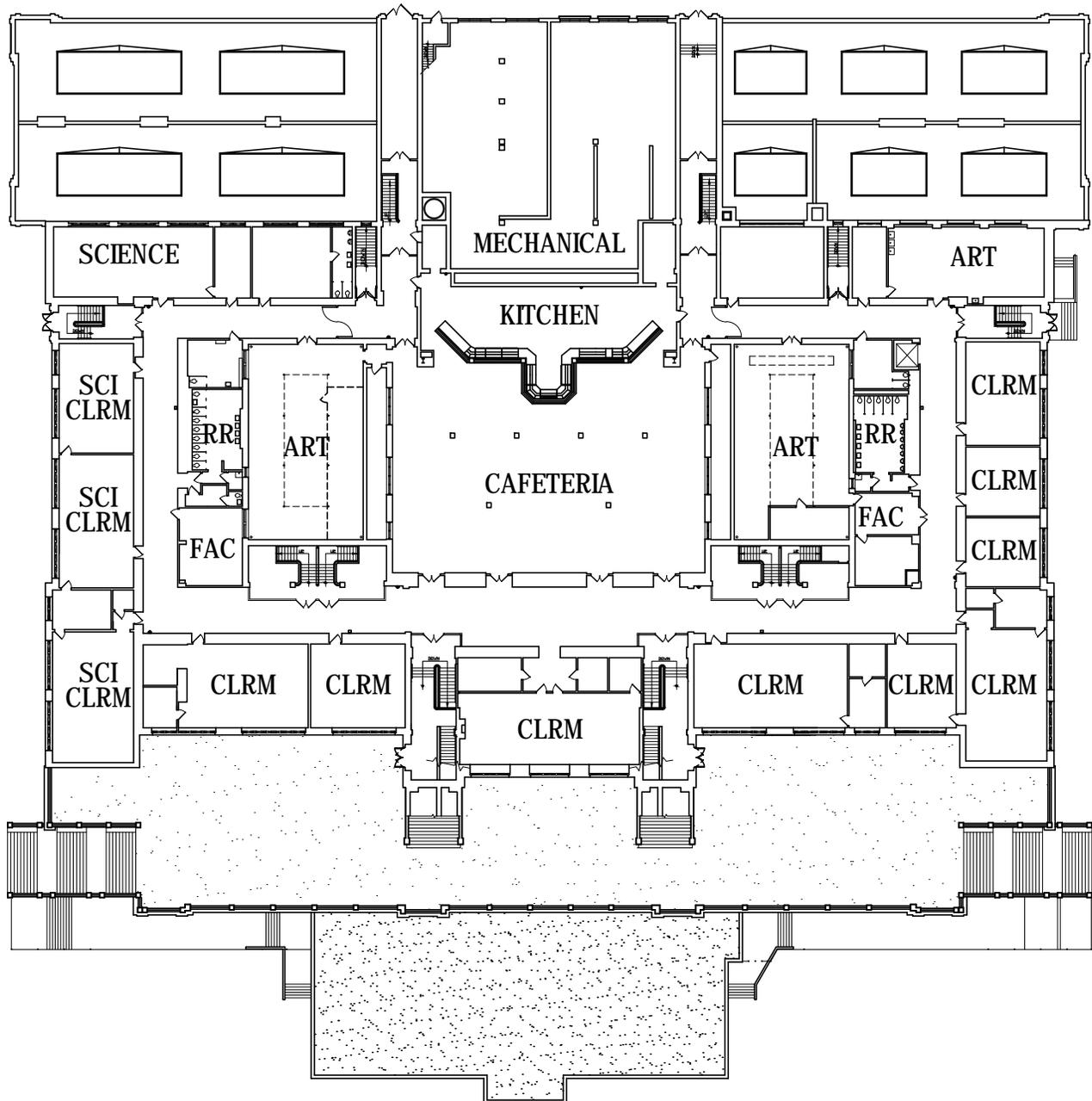
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**SITE PLAN**



EXISTING BASEMENT FLOOR PLAN

0 25' 50' 100'  
SCALE: 1" = 50'-0"

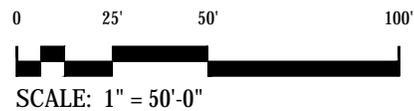
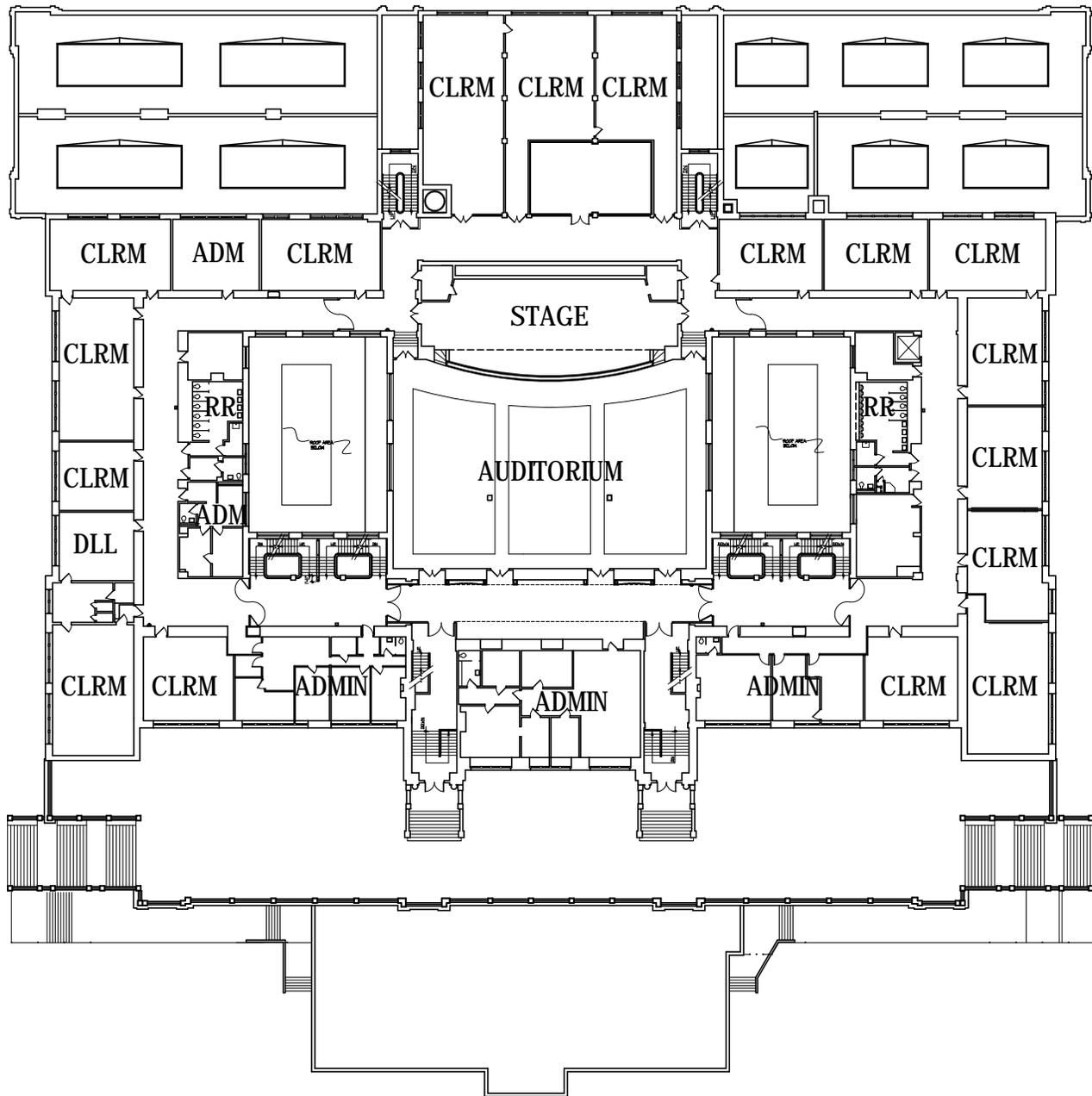


0 25' 50' 100'

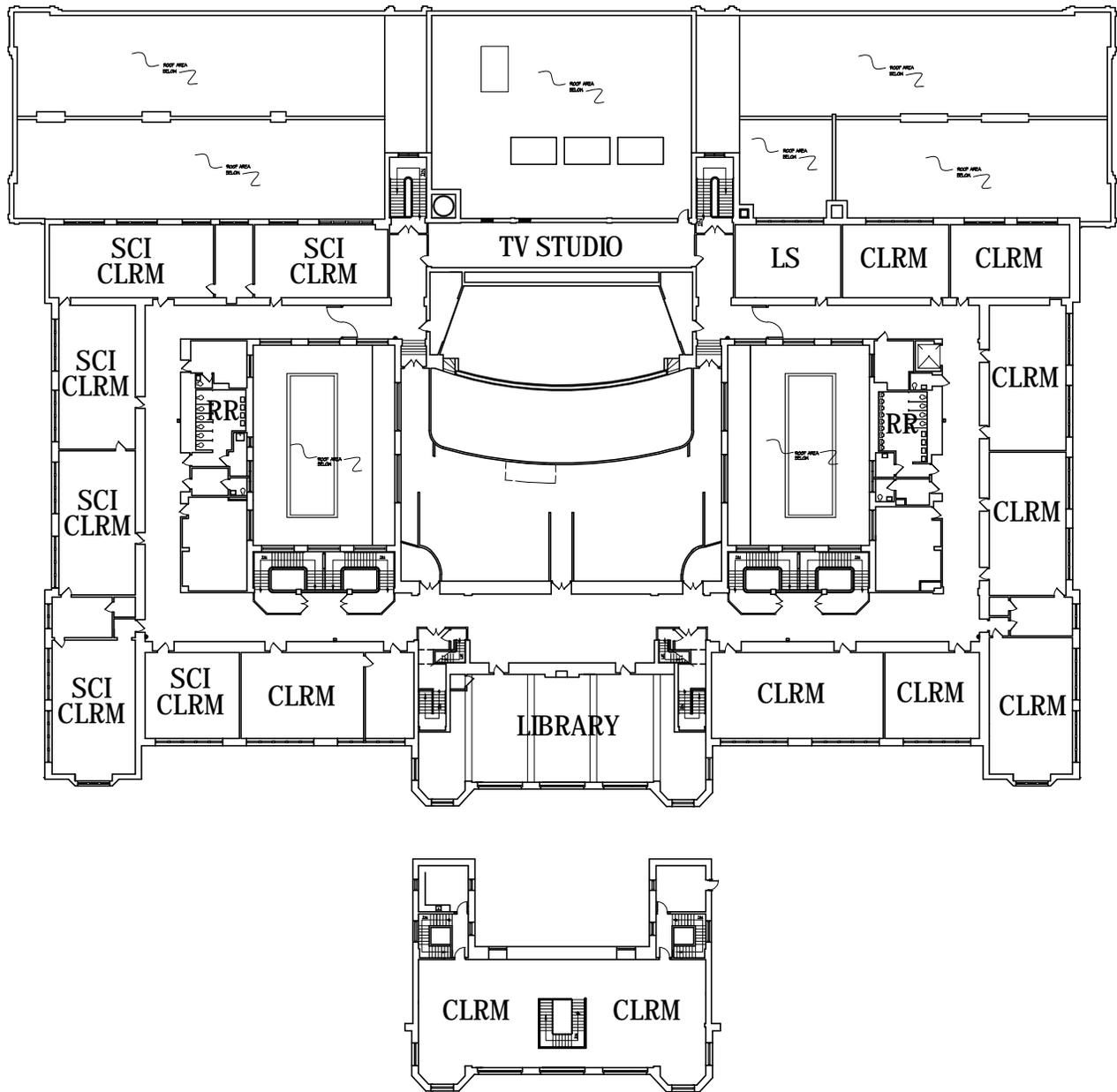


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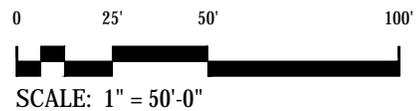
**EXISTING FIRST FLOOR PLAN**



**EXISTING SECOND FLOOR PLAN**



EXISTING THIRD FLOOR PLAN



**Patrick J. DiPaolo Student Success Center at Emerson-Gridley**  
**816 Park Avenue North**  
**Erie, Pennsylvania 16502**

**Dates:** 1905 – Original Building  
1993 – Boiler Installation  
2002 – Renovation

**Area:** 80,561 square feet on 4 levels

**Staffing:** Emerson-Gridley Elementary School was closed for the 2017-2018 school year. It was then reopened in August 2018 to house the Student Success Center.



Among the programs housed in the building are: Cyber School student counselors; Recovery Academy; Sanctuary Based Learning Program; Sanctuary Education for Learning Fundamentals; Accelerated Learning and the Parenting Program.

Emerson-Gridley employs 73 classroom teachers, special education teachers, aides, and administrative / maintenance support personnel.

**Site:** The school comprises the entire city block bounded by North Park Avenue, Plum Street, West 5th Street and Liberty Street. The site contains limited parking for approximately 30 vehicles; a statue; and lawn area. The parking lots are in fair condition. The existing concrete walks are in fair condition.

**Structural:** No structural issues were reported by the School Engineer.

**Roof:** The roof system was installed in 2003. It is an EPDM (rubber) reinforced system, covering approximately 25,810 square feet of area. Small ponding areas were observed to exist. Insulation is buckling at several locations. Leaks exist in some areas.

The high roof areas drain to the low roof areas with scuppers and downspouts. Low roof areas have a total of four (4) roof drains. Roof hatch and ladder access is very dangerous and needs to be addressed. The roof supports several cellular towers.

Recommendations

- Investigate the status of the warranty for the roof. Pending the outcome of this investigation, effect repairs to the roof.
- Install a new roof access system.

**Windows:** Windows are in good condition.

**Exterior**

**Doors:** Exterior doors are in good condition.

**Interior**

**Doors:** Interior doors are in good condition.



**Interior Spaces**

In general, the school is very well maintained. Finishes are in good condition overall, but areas of carpeting and VCT require replacement. Areas of ceiling tile also require replacement from past leak damage.

**Corridors:** The corridors are generally in good condition. Some finishes require replacement.

**Administration**

**Office:** The office is in good condition; however, no secure entry vestibule exists.

**Nurse:** The nurses office is in good condition.

**Gymnasium:** The gymnasium is generally in good condition; however, the floor is failing and areas of ceiling tile require replacement.

**Classrooms:** The classrooms overall are in good condition. However, the west ground floor classrooms are experiencing floor failures.

**Kitchen /**

**Cafeteria:** These spaces are in good condition overall.

**Restrooms:** Specific restrooms require ADA compliant fixtures.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The 2001 renovation added or replaced the majority of the HVAC system. It is a combination of heating-only and split DX cooling air handling units, in combination with the majority of classrooms served by ceiling-mounted heating-only steam unit ventilators with some split and self-contained cooling unit ventilators. Perimeter steam fin tube is present in some locations.

The boiler room contains two (2) gas-fired, Bryan steam boilers that were installed in 1993.

The control system is a pneumatic type which appears to have been capable of minimal energy management such as day/night operation. The economic life span of a pneumatic control system is generally considered to be 20 to 25 years. The air compressor is in poor condition. An upgrade to a direct digital (DDC) system should be done to take advantage of the superior energy management technologies available through such systems.

The air handling units are nearing 20 years old. Component failures will occur on a more frequent basis.

The limited number of split and self-contained unit ventilators are also nearing the end of their expected life cycle.

**Recommendations**

- Update building automation system. Replace pneumatic with local electromechanical controls.
- Replace 1975-era unit ventilators.

**Plumbing**

Existing Systems: The existing domestic copper water piping mains were reused in the 2001 renovations with new branch piping installed as necessary.

No sewage drainage problems were reported in the building.

The domestic water heater appeared to be in good condition.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building were replaced in the 2001 renovation and are in good condition.

**Recommendations**

- Provide ADA compliant fixtures where required.

**Electrical**

**Service:** The building contains a 1600 amp, 120/208 volt, three-phase electric service. The main distribution equipment is manufactured by General Electric. A new 800 amp section was added as part of the 2001 renovation project. The equipment is in good condition.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by General Electric. New panelboards were added to the building in the 2001 renovation project. The equipment is in good condition.

**Emergency Generator:** The emergency generator is an 85 KW, 120/208 volt, Cummins natural gas unit. The emergency generator serves the life safety needs and the heating system in the building. The equipment was installed in the 2001 renovation project and is in good condition.

**Lighting:** The existing lighting consists of recessed 2 x 4 fixtures with T8 fluorescent lamps and either prismatic lenses or 24 cell parabolic louvers. The Gymnasium contains high bay fixtures with metal halide lamps.

The emergency lighting consists of integral fluorescent lamps in the recessed fixtures and compact fluorescent downlight fixtures in the gymnasium and mechanical rooms. The exit signs contain compact fluorescent lamps.

Exterior lighting consists of building mounted fixtures with metal halide lamps.

**PA System:** The public address system is manufactured by Rauland. The system contains classroom telephones that provide communication to the office. The system is in good condition.

**Data:** The existing data cabling consists of Category 5E/6 cabling to each outlet in the building. The data cabling is in good condition.

**Fire Alarm/Security:** The fire alarm system is manufactured by Siemens. The system contains horn/strobes, strobes, and smoke and heat detectors. The system was installed in the 2001 renovation project and is in good condition.

The security system is manufactured by Siemens. The system contains door contacts and motion detection. The system was installed in the 2001 project and is in good condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.

**State Code**

**Compliance:** In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA**

**Compliance:** The building is not fully ADA compliant.

**Asbestos:** A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity: Penelec  
Gas: National Fuel  
Water: Erie Water Works  
Sewage: City of Erie Bureau of Sewers  
Telephone: Velocity Net  
Cable: Spectrum

**Present Overall**

**Condition:** Good.

**Patrick J. DiPaolo Student Success Center  
at Emerson-Gridley  
816 Park Avenue North  
Erie, Pennsylvania 16502**



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

- Investigate the status of the warranty for the roof. Pending the outcome of this investigation, effect repairs to the roof.
- Install a new roof access system.
- Replace existing exterior steps, and sidewalks at various locations including entrances.
- Provide Security Vestibule and access control to one exterior door for teachers.
- Repair rotted wood subfloors and replace VCT at select locations including gymnasium and classrooms
- Remove and Replace damaged Ceiling Tile and Grid in various classrooms, and corridors.
- Repoint and Replace existing exterior masonry at various locations.
- Repair interior plaster at damaged areas due to water infiltration at exterior walls.

### **HVAC**

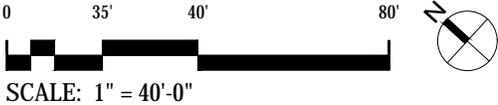
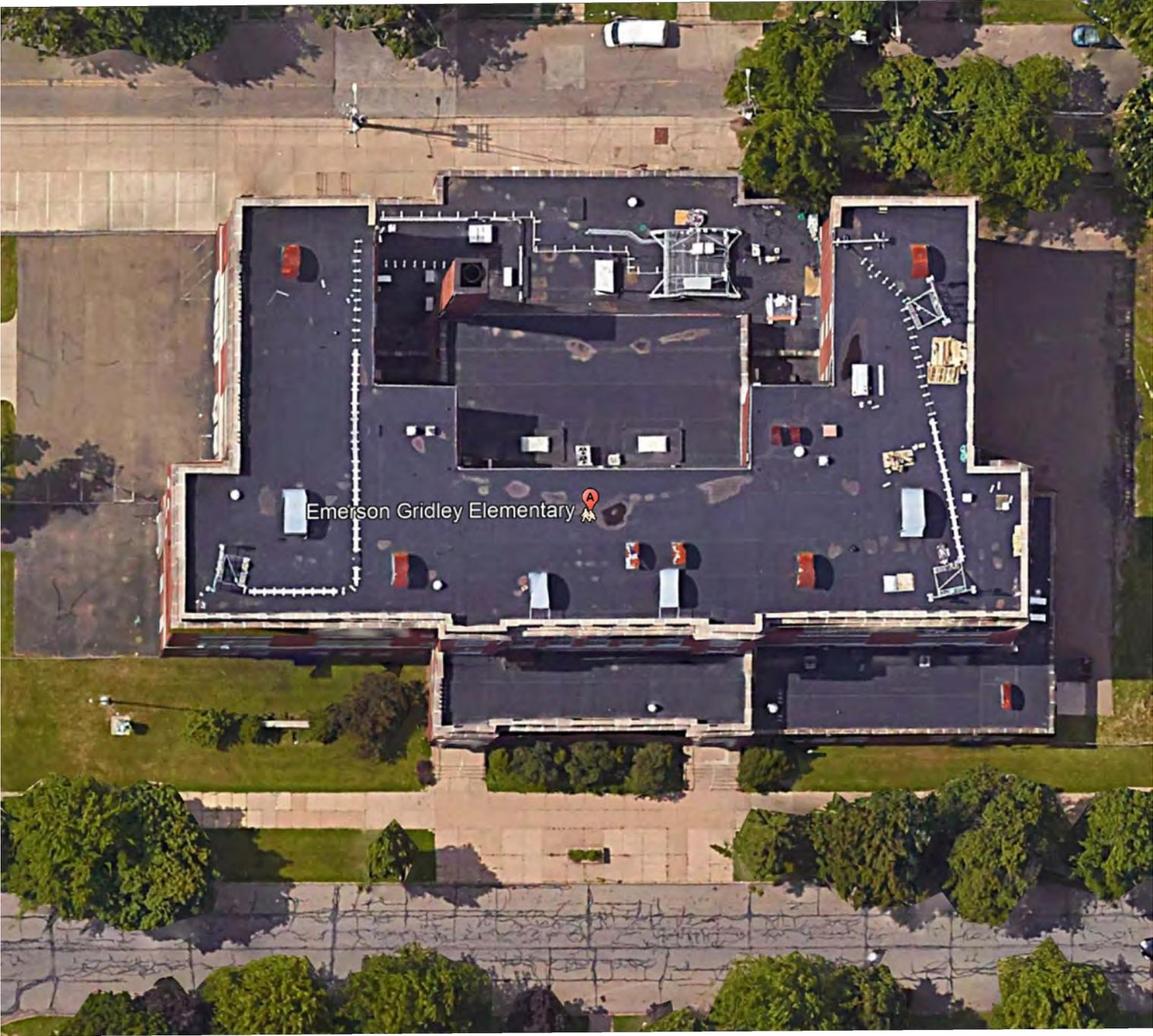
- Update building automation system. Replace pneumatic with local electromechanical controls.
- Replace 1975-era unit ventilators.

### **Plumbing**

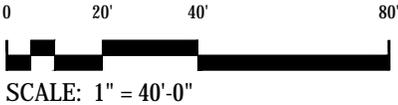
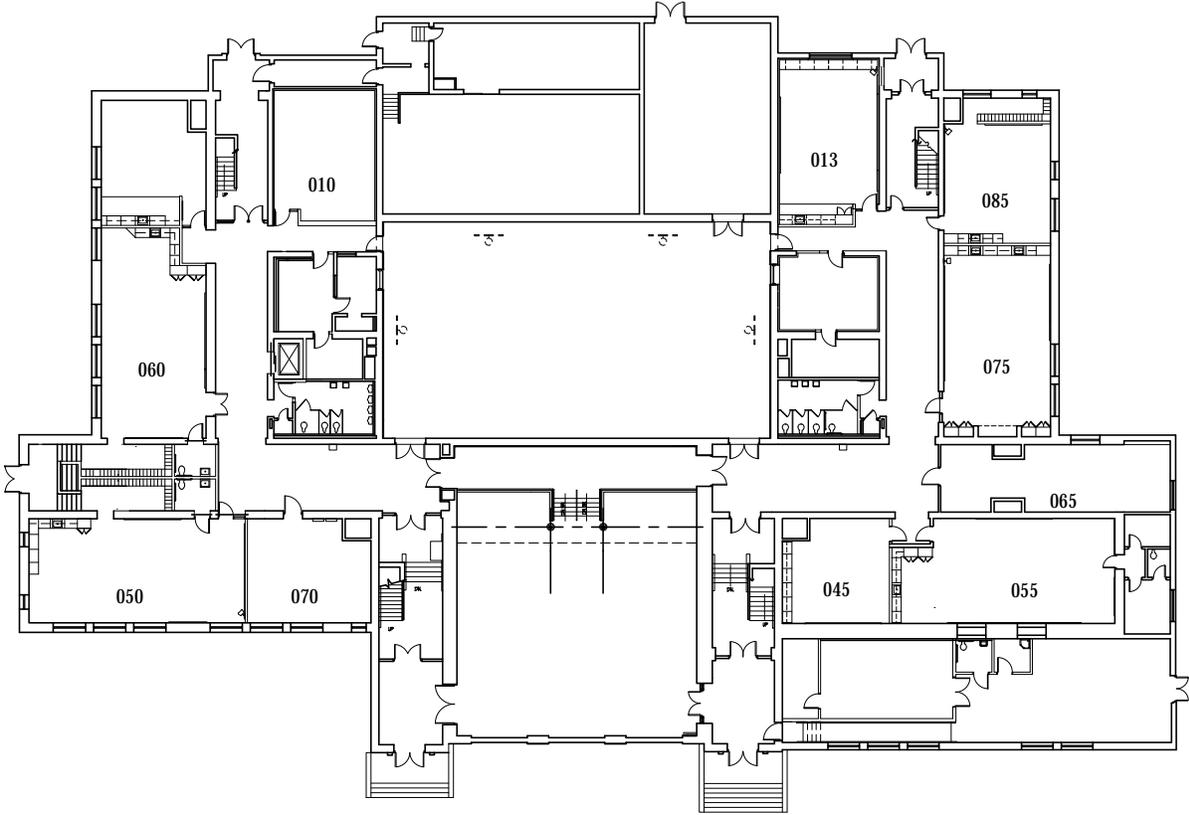
- Provide ADA compliant fixtures where required.

### **Electrical**

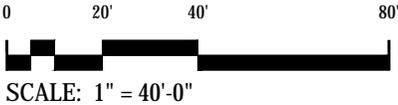
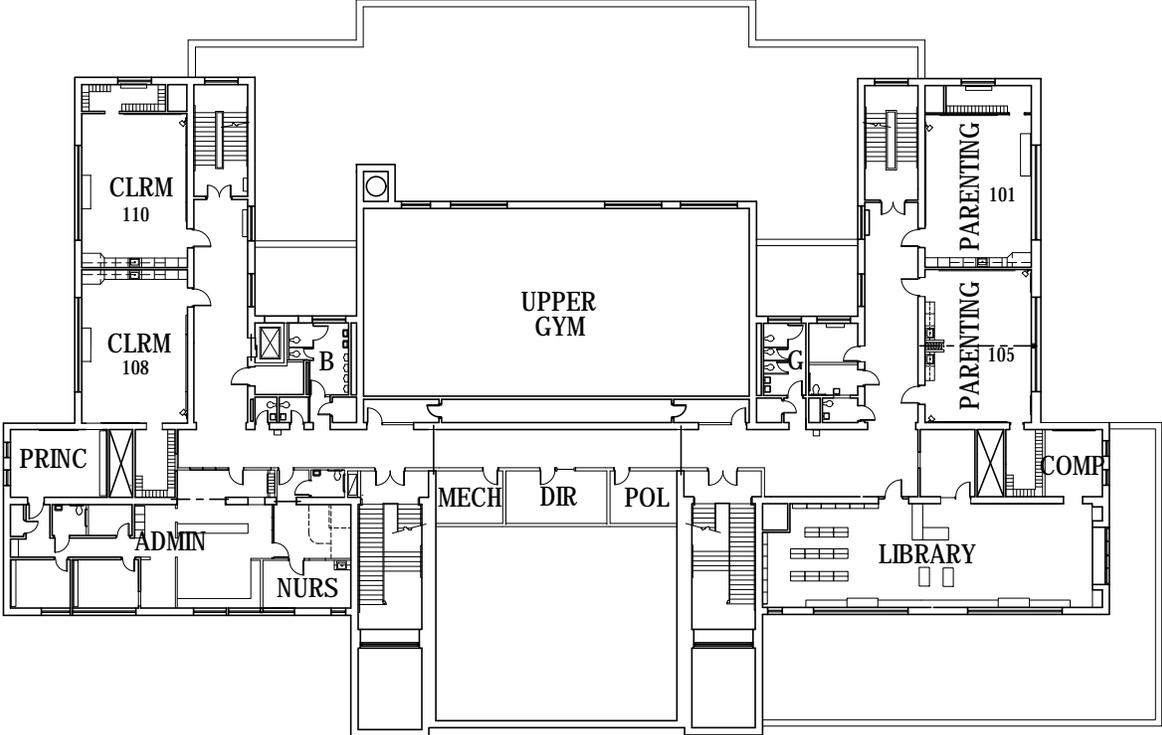
- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.



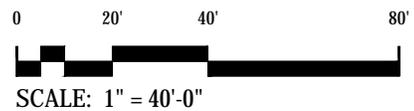
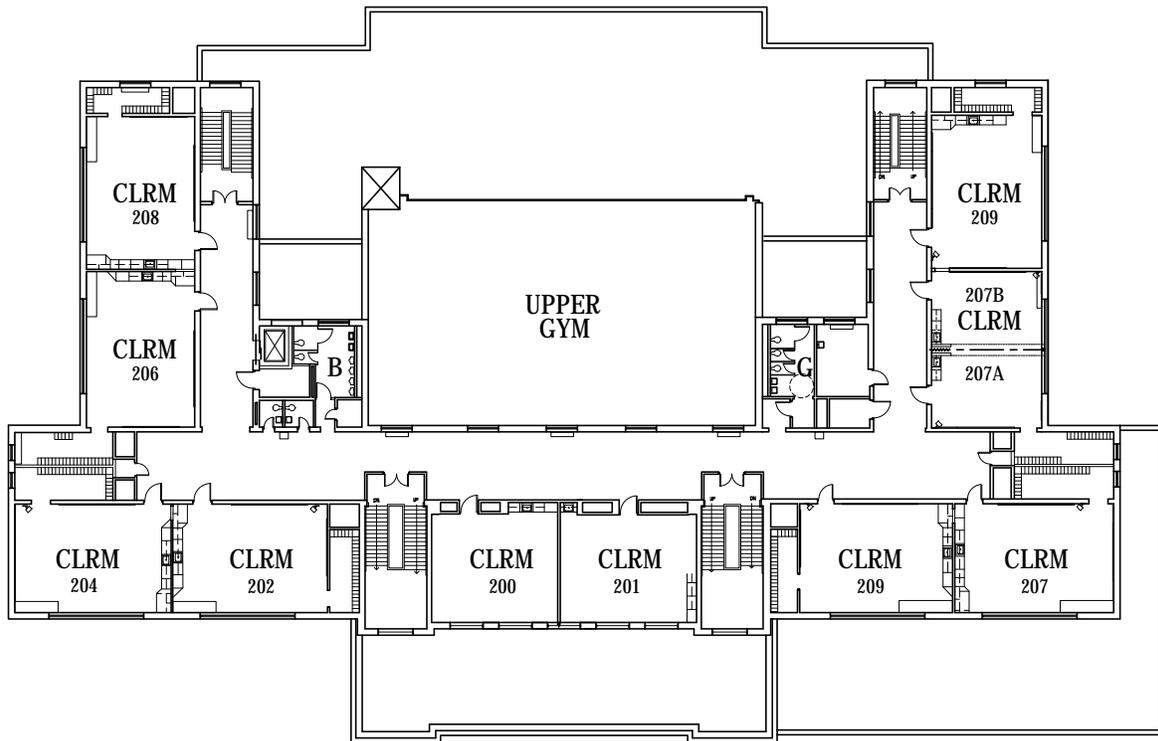
**SITE PLAN**



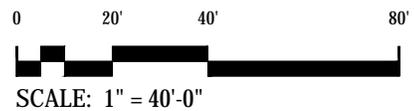
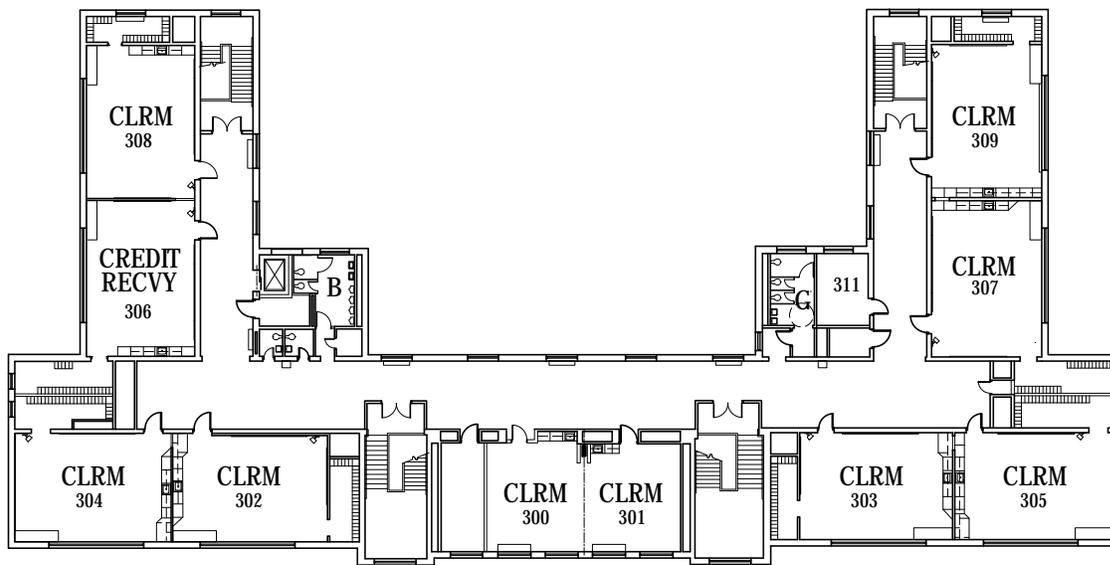
**EXISTING GROUND FLOOR PLAN**



**EXISTING FIRST FLOOR PLAN**



**EXISTING SECOND FLOOR PLAN**



**EXISTING THIRD FLOOR PLAN**



**Fred Biletnikoff Field  
East 26th Street (adjacent to Erie High School)  
Erie, Pennsylvania 16503**

**Dates:** 1956 – Original

**Area:** 20.14 acres +/-

**Site:** The Field was named after NFL Hall of Famer Fred Biletnikoff in the 1960's.

The site is bounded by the Erie High School parking lots, Walnut Street, Chestnut Street and a complex of privately-owned medical office buildings. The site contains a practice football field; walking track; scoreboard; set of bleachers; and a restroom / concession building.



The District has asked HHSDR to develop products for fundraising for possible improvements to Biletnikoff Field. These could include a new all-weather track, new bleachers and a rehabilitated restroom/concession building. A conceptual plan follows this page, and a preliminary cost estimate is located in the Appendix.

**State Code  
Compliance:**

In general, the restroom building and site complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA Compliance:** The concrete block restroom building with pitched shingle roof is not ADA compliant.

**Asbestos:** A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:** Poor.

**Fred Biletnikoff Field  
East 26th Street  
Erie, Pennsylvania 16503**



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Architectural improvements for the restroom/concession building and site improvements are to be determined.

#### **HVAC**

- HVAC improvements for the restroom/concession building are to be determined.

#### **Plumbing**

- Plumbing improvements for the restroom/concession building are to be determined.

#### **Electrical**

- Electrical improvements for the restroom/concession building and site are to be determined.

**Fred Biletnikoff Field Conceptual Plan  
Preliminary Cost Estimate**

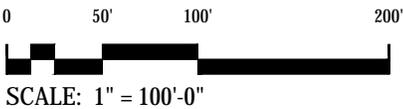
A. Construction Costs

• Erosion Control	\$ 29,000
• Demolition (No Buildings)	\$ 8,000
• Remove TS	\$ 15,000
• Grade	\$ 90,000
• Storm Water	\$ 100,000
• New Track / High Jump Surface (Rubber) Over new Pavement	\$ 650,000
• 8' Fence (Replacement)	\$ 108,000
• New Pavement at Parking Lot	\$ 40,000
• New Concrete Curb	\$ -
• Bleachers (500)	\$ 150,000
• Scoreboard/ Sound System	\$ 175,000
• Concrete Walks	\$ 80,000
• Stadium Lights	\$ 450,000
• Field Events (Discus, Shotput, Long Jump, Javelin)	\$ 25,000
• Signs	\$ 2,000
• Restoration / Replacement Topsoil/ Seed	\$ 32,000
• Press Box	\$ 100,000
• Concessions / Rest Room Buildings (2,500 sq. ft. facility if requested)	\$ -
• Utilities	\$ 50,000
• Contingency	\$ 100,000
Subtotal	\$ 2,204,000
13% OH +P	\$ 286,000
<b>TOTAL</b>	<b>\$ 2,490,000</b>

(\* Add Turf / SWM if requested ) (+ \$ 1,000,000 )

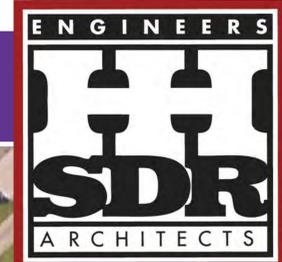
B. Soft Cost

• Engineering and Design	\$ 150,000
• Geotechnical Exploration	\$ 8,000
• Topographic Survey	\$ 8,000
• Code Review, Permits, and Inspections	\$ 40,000
• Printing and Advertising	\$ 5,000
Subtotal	\$ 211,000
<b>Total</b>	<b>\$ 2,701,000</b>

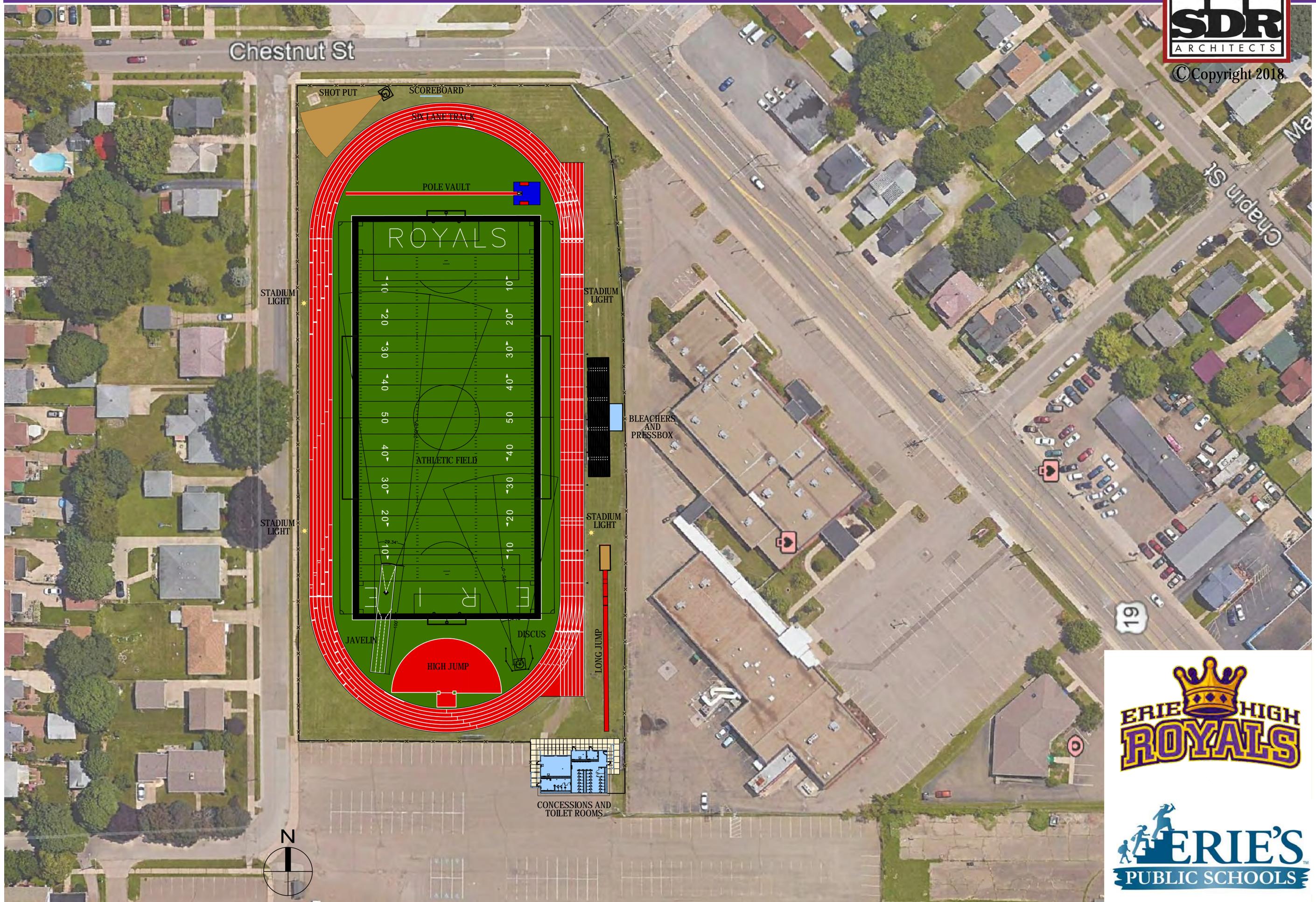


**EXISTING SITE PLAN**

# Fred Biletnikoff Field - Site Improvements



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**Service Center  
1157 West 16th Street  
Erie, Pennsylvania 16502**

**Dates:** 1935 – Original Building  
1999 – Renovation

**Area:** 49,111 square feet on 2 levels  
plus basement, on 4.9 acres



**Staffing:** The Department of Facilities and Maintenance employs 52 people at this location, including 21 bus drivers and associated management staff; tradesman and laborers; and associated management staff. Custodial staff and School Engineers are not counted as employees at this site, but rather are counted as staff of their respective schools. Eighty-five (85) facilities staff are located at the school buildings.

**Site:** The building comprises one third of a city block and is bounded by West 16th, Raspberry Street, Cranberry Street, and Erie Auto Salvage. The site contains a parking lot accessed from Raspberry Street; a parking lot for school buses surrounded by three buildings - two storage buildings and the 2-story Service Center building. The parking lot is in poor condition. The two storage buildings are in poor condition.

**Structural:** No structural issues were identified by the Building Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof system is an older built-up type with gravel ballast over steel and gypsum plank with lightweight fill roof deck. Approximate area installed is 53,550 s.f. Multiple leaks were noted. The roof ladder is unsafe and does not extend above parapet wall. The parapet stone coping joints are heavily coated with some cracking, and broken fiberglass panels exist on clerestories. Moisture damage was observed on the bottom of the gypsum deck and steel roof framing members.

Several areas of masonry have experienced cracking, both along exterior wall and roof stack.

Recommendation

- Replace entire roof.
- Investigate and repair select areas of masonry cracking at walls and stack.

**Windows:** The windows are in varying states of condition, with select replacement necessary in the near future.

**Exterior**

**Doors:** The exterior doors are in varying states of condition. Select door replacement may be warranted in the near future.

**Interior**

**Doors:** The interior doors are in good condition, and meet the needs of the staff at this time.

**Interior**

**Spaces:** In general, the Service Center is well maintained, and meets the needs of the staff at this time.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

The existing system meets the needs of the staff at this time. However, updates to the system may be warranted in the near future.

**Plumbing**

The existing plumbing meets the needs of the staff at this time. However, updates may be warranted in the near future.

**Electrical**

The existing electrical system meets the needs of the staff at this time. However, updates may be warranted in the near future.

**State Code**

**Compliance:** In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA Compliance:** The building is not fully ADA compliant.

**Asbestos:** A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall**

**Condition:** Fair to Poor.

**Service Center**  
**1157 West 16th Street**  
**Erie, Pennsylvania 16502**



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Replace entire roof.
- Investigate and repair select areas of masonry cracking at walls and stack.
- Repave the parking lot.

#### **HVAC**

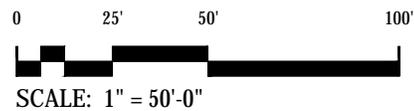
- The extent of HVAC system updates is to be determined.

#### **Plumbing**

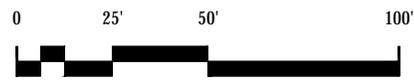
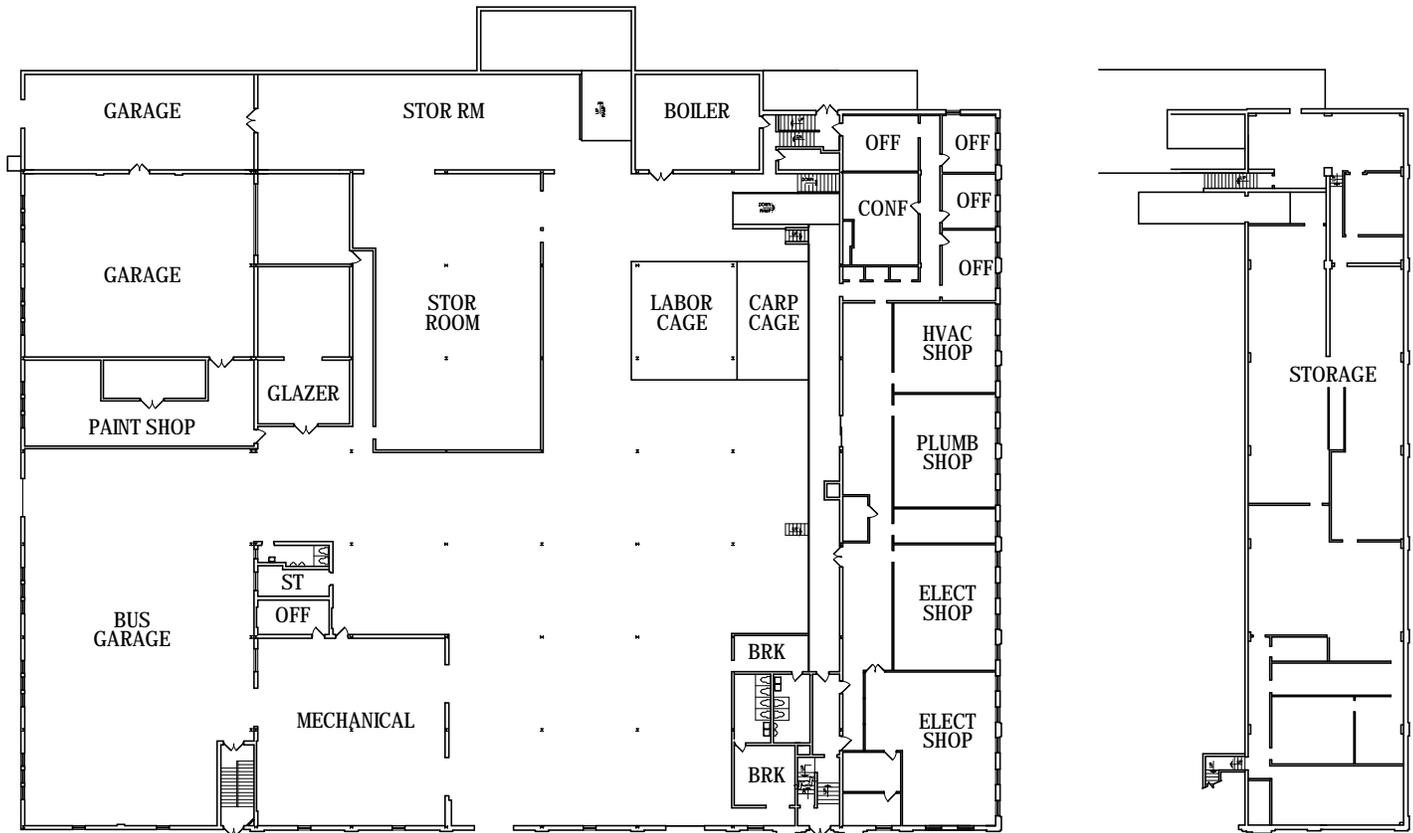
- The extent of Plumbing system updates is to be determined.

#### **Electrical**

- The extent of Electrical system updates is to be determined.

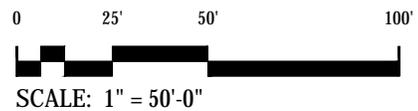
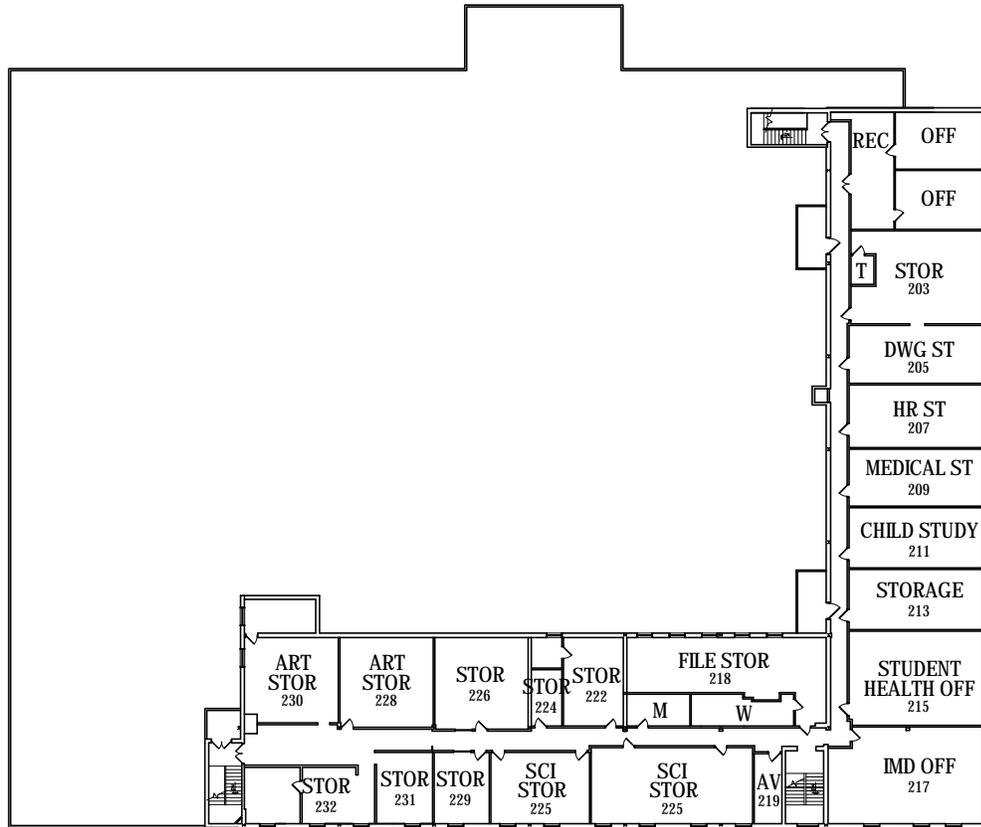


**SITE PLAN**



EXISTING BASEMENT & FIRST FLOOR PLAN

SCALE: 1" = 50'-0"



EXISTING SECOND FLOOR PLAN

**Veterans Memorial Stadium  
East 26th Street  
Erie, Pennsylvania 16503**

**Dates:** 1924 – Original Building  
1931 – Lighting Installed  
1940 – New Floodlights  
1976 – New Scoreboard  
1978 – Renovation  
1995 – New Artificial Turf  
2006 – Turf Replacement



**Area:** 83,500 s.f. playing surface on a 4.21 acre site

**Capacity:** 10,000 seats

**Site:** The Stadium comprises the entire city block bounded by US Route 20, French Street, the Northwest Pennsylvania Collegiate Academy and State Street. The site contains the Stadium and associated turf field, seating, restrooms, concession and ticket booths, pressbox and scoreboard; lighting; and a driveway off of US 20 for deliveries and bus loading and unloading. Parking occurs off-site or along the streets.

**Structural:** No structural issues were reported by the Building Engineer.

**Pressbox**

**Roof:** The Building Engineer noted the roof is an EPDM (rubber) membrane with a coating over the membrane. Multiple leaks were noted on the back side of the pressbox.

Recommendations

- Replace the Pressbox roof.

**Concession**

**Stands:** The upper (south) concession stand has a large walk-in freezer. The lower (north) concession stand is adjacent to the existing ice machine.

**Electrical**

The secondary service from Penelec is in poor condition and should be replaced.

Recommendations

- Replace the secondary service.

**State Code  
Compliance:**

In general, the Stadium complied with the applicable building codes when it was constructed and in subsequent renovations. Since the Stadium was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA  
Compliance:**

The Stadium is not fully ADA compliant.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity: Penelec  
Gas: National Fuel  
Water: Erie Water Works  
Sewage: City of Erie Bureau of Sewage  
Telephone: Velocity Net  
Cable: Spectrum

**Present Overall  
Condition:**

Fair to Poor.

**Veterans Memorial Stadium**  
**East 26th Street**  
**Erie, Pennsylvania 16504**



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Replace the Pressbox roof.
- Replace the Turf.

#### **HVAC**

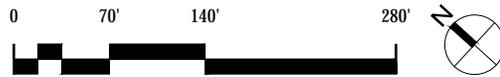
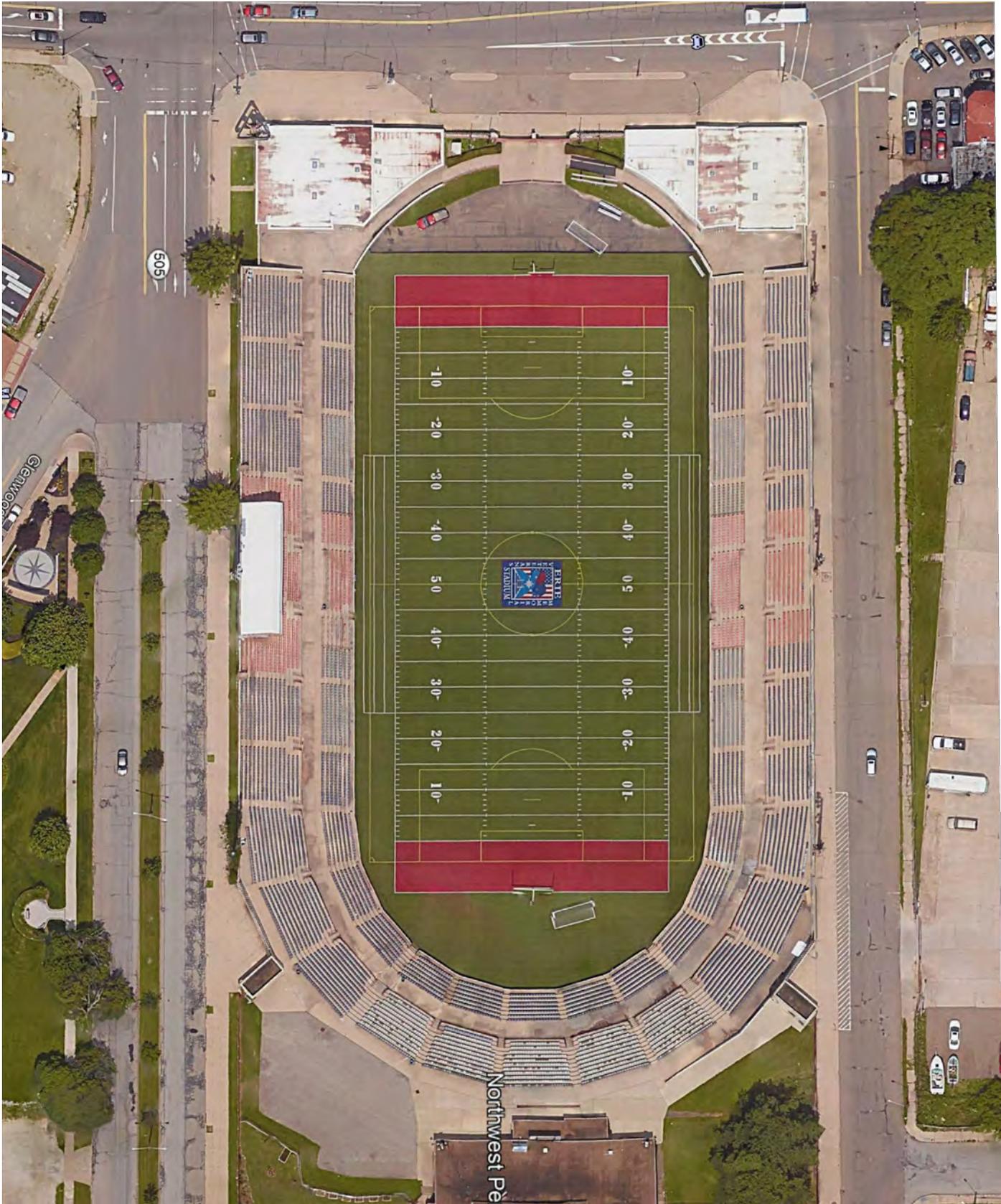
- The extent of HVAC updates to the Pressbox and restrooms is to be determined.

#### **Plumbing**

- The extent of Plumbing updates to the Pressbox and restrooms is to be determined.

#### **Electrical**

- Replace the secondary service.



SCALE: 1" = 140'-0"

STADIUM SITE PLAN

**Burton Building  
1661 Buffalo Road  
Erie, Pennsylvania 16510**

**Dates:** 1894 – Original Building  
1929 – Additions  
1968-1970 – Renovations  
1988 – Major Renovation  
2012 - Closed



**Area:** 48,956 square feet on 2 levels  
on 2.93 acres

**Site:** The school comprises more than half of the entire city block bounded by Buffalo Road, Downing Avenue, Prospect Avenue and Pear Street. The site contains parking for approximately 50 vehicles; a separately paved area used for staging and deliveries; playground equipment with fall surface; and lawn areas. Overall the site is in fair to poor condition. The existing walks and paving will need to be removed and replaced. ADA access could be improved for the entrances with the additions of ramps to grade.

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is an older, built-up system with gravel ballast. The peak of the shingle roof area is bowing down behind the entrance.

Multiple through-wall scuppers with downspouts exist. Many downspouts are disconnected, which appears to be causing water infiltration into the building at the northeast corner.

Door access to the roof is dangerous and should be addressed.

No emergency roof repairs are needed at this time. The roof appears to be in fair condition.

Recommendations

- Replace the entire Roof System, including roof parapet and flashing.

**Windows:** Overall the windows are in good to fair condition. They are dual pane with wood frames on the interior. Select units could be re-glazed at locations of condensation.



**Exterior**

**Doors:** The exterior doors contain the necessary hardware to remain code compliant for accessibility and egress. However, the doors have exceeded their expected life and are damaged at many locations. The doors and hardware should be replaced.

**Interior**

**Doors:** The interior doors overall are in fair condition. However, select hardware does not meet current accessibility requirements.

**Interior Spaces**

Maintenance of the building ended in 2012. Therefore, due to its vacancy and age it is recommended that all finishes be replaced to bring the school up to prevailing standards.

No security vestibule exists.

**Corridors:** The acoustical ceiling tile in the existing corridors is damaged in many locations and should be replaced.

The existing walls have select locations of damage from normal wear and tear and should be repaired and repainted.

The existing flooring is in fair condition and could remain; however it will need to be cleaned and repaired at select locations.

**Gymnasium:** The existing gymnasium overall is in fair condition. The flooring is VAT and should be removed and replaced. The existing gym equipment is in fair condition.

**Classrooms:** The classrooms overall are in fair condition. Existing casework and equipment has been well maintained. New flooring, paint, and ceilings should be installed.

**Library:** The existing library is in fair condition. New finishes should be installed and stacks provided to fit the need of the school.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The existing HVAC service is a 2-pipe water heating system having two (2) gas fired boilers. The hot water pumps are corroded. The chemical feed system is in poor shape. The building engineer must control the hot water supply temperature manually and adjust this temperature daily based on the outside air temperature to provide the proper amount of building heat.

The automatic temperature control system is pneumatic.

Specific Areas  
and/or Systems:

Gym: The air handling unit serving this area is loud and in poor condition.

Classrooms: HVAC system consists of constant volume heating and ventilation air handling units ducted to each classroom with perimeter radiant ceiling panels to provide heating for each room. The units are in poor condition.

**Recommendations**

- Replace the boilers, hot water pumps and piping.
- Provide new air-cooled chiller to provide air conditioning. This includes chilled water pumps and chilled water piping to all the air handling units.
- Upgrade the HVAC system in the building with VAV air handling units, VAV boxes and diffusers. Add hot water reheat coils in the boxes.
- Replace existing Building Automation System control system.

**Plumbing**

Existing Systems: The existing domestic copper water piping is original and is in good condition. No sewage drainage problems were reported in the building.

The domestic water heater is approximately 15 years old. No mixing valve, recirculating pump or expansion tank exists.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building are in fair condition. The china appears to be original and is in fair condition; however, the trim has been replaced as needed. Some handicapped accessible plumbing fixtures exist in the building.

**Recommendations**

- New handicapped accessible plumbing fixtures in the building where required.
- Replace plumbing fixture trim (i.e. flush valves, faucets, traps, drains, supplies, etc.) throughout the building.
- Install a mixing valve, recirculating pump and expansion tank on the domestic water heating system.

**Electrical**

**Service:** The building contains a 1200 amp, 120/208 volt, three phase electric service. The main distribution equipment is manufactured by Siemens/ITE. The electrical distribution equipment is in fair condition; however, it has reached its life expectancy of 30 years and should be replaced.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by Siemens/ITE. The panelboards are in fair condition; however, they have reached their life expectancy of 30 years and should be replaced.

The existing branch circuit wiring in the building is approximately 30 years old, and is in good condition.

The receptacles in the classrooms are not adequate for today's needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Emergency  
Generator:**

The emergency generator is a 7.5KW, 120/240 volt, Kohler natural gas unit, serving the life safety needs in the building. The generator is in fair condition; however, it should be replaced with a unit capable of powering one boiler and pump for the HVAC system.

**Lighting:**

The existing lighting consists of 1 x 4 fixtures with T12 fluorescent lamps that are part of the ceiling system. Also existing are 2 x 4 fixtures recessed fixtures with T12 lamps and prismatic lenses. The gymnasium contains fixtures with metal halide lamps.

The emergency lighting consists of incandescent fixtures in all areas. The exit signs contain incandescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**PA System:**

The public address system is manufactured by DuKane. The system consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office. The system is in fair condition.

**Data:**

The existing data cabling consists of Category 6 cabling to each outlet in the building, and is in good condition.

**Electrical  
(continued)****Fire Alarm/  
Security:**

The fire alarm system panel is a Fire-Lite panel that was installed due to issues with the old Simplex panel that was installed in 1988. The system contains horns/strobes, pull stations, and smoke and heat detectors. The system does not meet current ADA requirements for visual annunciation.

The security system is manufactured by Simplex. The system contains door contacts and motion detection. The system is in fair condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace existing emergency generator, transfer switch and associated panelboards.
- Replace electrical distribution equipment.
- Provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

**State Code  
Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA  
Compliance:**

The building is not fully ADA compliant.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie, Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:**

Fair to Good.

**Burton Building**  
**1661 Buffalo Road**  
**Erie, Pennsylvania 16510**

### **Summary of Recommended Renovations and Repairs**

NOTE: Due to extensive required renovations to restore the building back to prevailing educational standards and code-required construction, our recommendation is to fully renovate the existing building including but not limited to the following items:



#### **Architectural**

- Remove existing asphalt and Repave existing parking areas.
- Repair damage to existing EIFS exterior.
- Replace the entire Roof System, including roof parapet and flashing.
- Install Access Control to one exterior door for Teacher access.
- Replace exterior doors.
- Repair select windows.
- Provide new finishes throughout.
- Repair water infiltration issues at the lower level classrooms, to remedy sub slab water infiltration, and infiltration through walls.
- Upgrade existing toilet rooms for Accessibility.
- Replace existing interior door hardware.
- Provide Security Vestibule / Access control to office suite.

#### **HVAC**

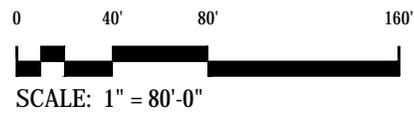
- Replace the boilers, hot water pumps and piping.
- Provide new air-cooled chiller to provide air conditioning. This includes chilled water pumps and chilled water piping to all the air handling units.
- Upgrade the HVAC system in the building with VAV air handling units, VAV boxes and diffusers. Add hot water reheat coils in the boxes.
- Replace existing Building Automation System control system.

#### **Plumbing**

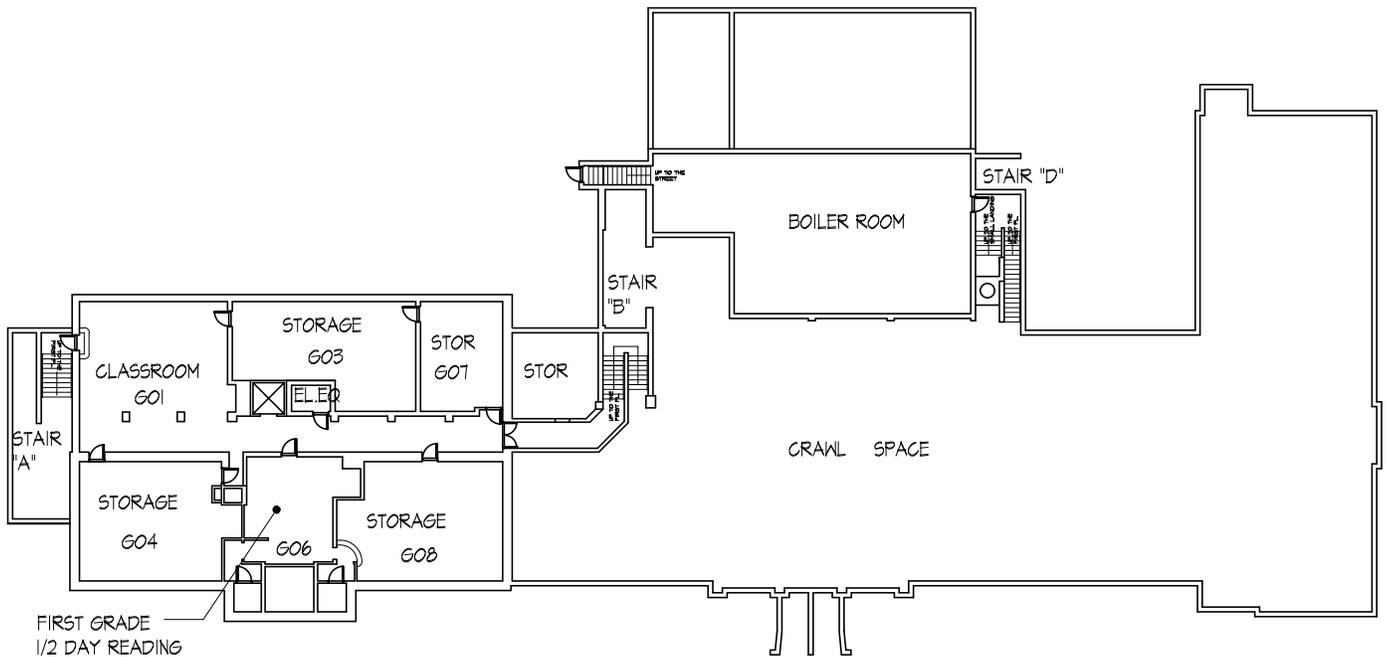
- New handicapped accessible plumbing fixtures in the building where required.
- Replace plumbing fixture trim (i.e. flush valves, faucets, traps, drains, supplies, etc.) throughout the building.
- Install a mixing valve, recirculating pump and expansion tank on the domestic water heating system.

#### **Electrical**

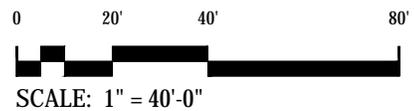
- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace existing emergency generator, transfer switch and associated panelboards.
- Replace electrical distribution equipment.
- Provide code-required GFCI receptacles and install additional receptacles in all classrooms.



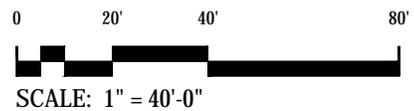
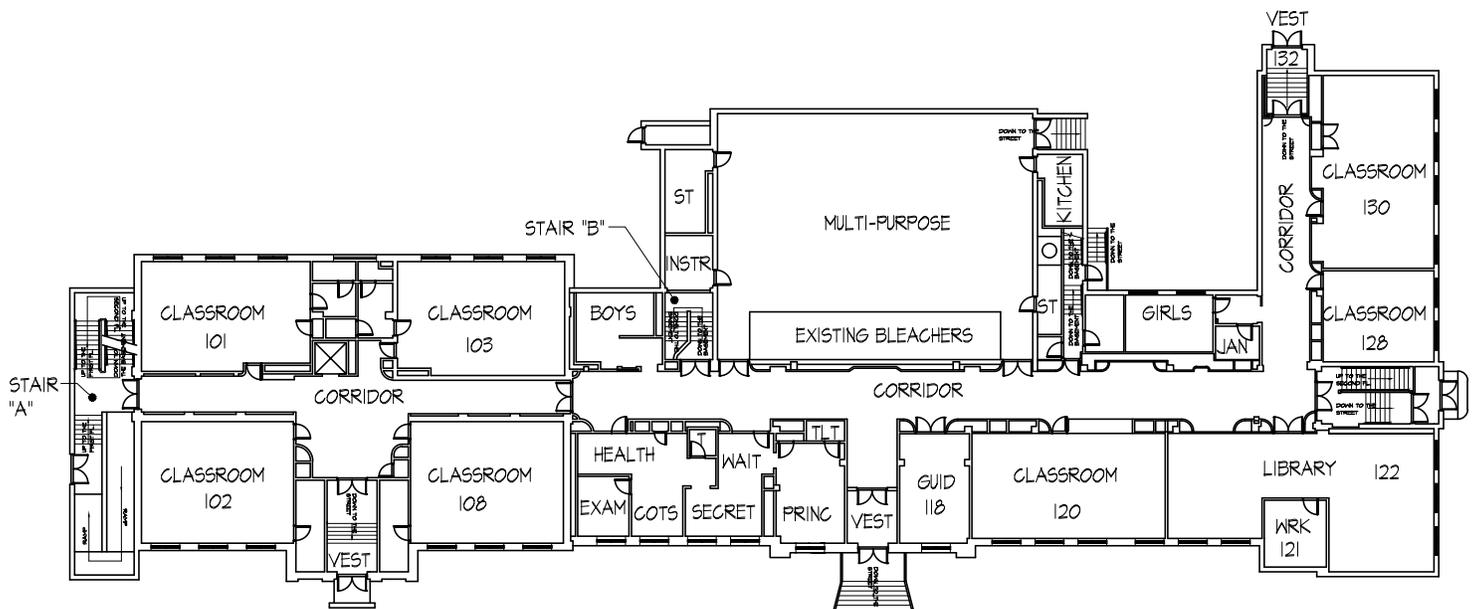
**SITE PLAN**



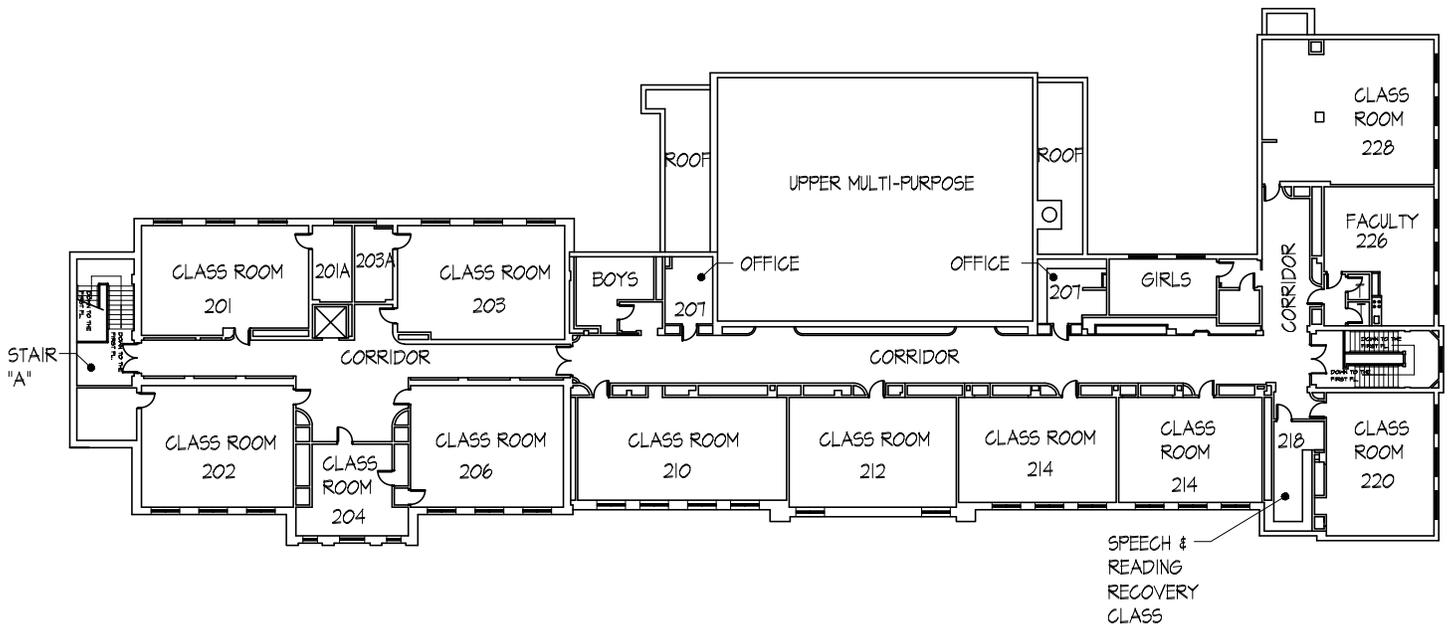
FIRST GRADE  
1/2 DAY READING



**EXISTING BASEMENT FLOOR PLAN**



**EXISTING FIRST FLOOR PLAN**



SCALE: 1" = 40'-0"

**EXISTING SECOND FLOOR PLAN**

**Irving Building  
2310 Plum Street  
Erie, Pennsylvania 16510**

**Dates:** 1897 – Original Building  
1985-'86 – Major Renovation  
2012 - Closed

**Area:** 60,663 square feet on 2 levels on 4 acres

**Site:** The school comprises more than half of the entire city block bounded by Plum Street, West 24th Street, Cascade Street and West 23rd Street. The site contains parking for approximately 35 vehicles; a separately paved area used for staging and deliveries; two modular classroom structures; a baseball field; and lawn areas. Overall the site is in fair condition. The existing paving will need to be repaired, seal coated and re-stripped. Existing walks are in fair condition.



**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is an older, built-up system with gravel ballast. No roof leaks were reported; however, some leaks were reported at the foundation.

All shingle roof areas were observed to have buckling shingles but no leaking conditions. No emergency roof repairs are needed at this time. The roof appears to be in fair condition.

**Windows:** Overall the windows are in fair to poor condition. Units that are single pane with aluminum frames should be replaced with new dual pane, thermally broken units. At select locations existing windows have been replaced in previous renovations and appear to be dual pane, thermally broken units. At select locations existing dual pane wood frame windows should be replaced due to damage and water infiltration.



### **Exterior**

**Doors:** The exterior doors contain the necessary hardware to remain code compliant for accessibility and egress. However, the doors and hardware have exceeded their expected life and are damaged at select locations. These doors and associated hardware should be replaced.

### **Interior**

**Doors:** The interior doors overall are in fair condition. However, select hardware does not meet current accessibility requirements.

### **Interior Spaces**

Maintenance of the building ended in 2012. Therefore, due to its vacancy and age it is recommended that all finishes be replaced to bring the school up to prevailing standards.

No security vestibule exists. The implementation of a secure entrance may require relocation of the office suite. Currently the office is located on the lower level and is very disconnected from the main entrance.

**Corridors:** The acoustical ceiling tile in the existing corridors is damaged in many locations and should be replaced. The existing walls have select locations of damage from normal wear and tear and should be repaired and repainted. The existing carpet flooring is in poor condition and should be removed and replaced.

**Gymnasium:** The existing gymnasium overall is in poor condition. The equipment has been well maintained but is beyond its usable life. The flooring is in poor condition and should be removed and replaced. Water infiltration at the exterior door should be corrected so no further damage to the flooring will occur.

**Classrooms:** The classrooms overall are in fair condition. Existing casework and equipment has been well maintained. New flooring, paint, and ceilings should be installed.

**Library:** The existing library is in fair condition. New finishes should be installed and stacks provided to fit the need of the school.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The existing HVAC service is a 2-pipe water heating system. The hot water pumps are corroded. The chemical feed system is in poor shape. The building engineer must control the hot water supply temperature manually and adjust this temperature daily based on the outside air temperature to provide the proper amount of building heat.

The automatic temperature control system is pneumatic.

Specific Areas  
and/or Systems:

Gym: The air handling unit serving this area is loud and in poor condition.

Classrooms: HVAC system consists of constant volume heating and ventilation air handling units ducted to each classroom with perimeter radiant ceiling panels to provide heating for each room. The units are in poor condition.

**Recommendations**

- Rebuild and secure new warranty for the existing boilers and replace the hot water pumps and piping.
- Provide new air-cooled chiller to provide air conditioning. This includes chilled water pumps and chilled water piping to all the air handling units.
- Upgrade the HVAC system in the building with VAV air handling units, VAV boxes and diffusers. Add hot water reheat coils in the boxes.
- Replace existing Building Automation System control system.

**Plumbing**

Existing Systems: The existing domestic copper water piping is original and is in good condition. No sewage drainage problems were reported in the building.

The domestic water heater is approximately 15 years old. No mixing valve, recirculating pump or expansion tank exists.

The plumbing fixtures and trim (i.e. flush valves, faucets, traps and drains) throughout the building are in fair condition. The china appears to be original and is in fair condition; however, the trim has been replaced as needed. Some handicapped accessible plumbing fixtures exist in the building.

**Recommendations**

- New handicapped accessible plumbing fixtures in the building where required.
- Replace plumbing fixture trim (i.e. flush valves, faucets, traps, drains, supplies, etc.) throughout the building.
- Install a mixing valve, recirculating pump and expansion tank on the domestic water heating system.

**Electrical**

**Service:** The building contains a 1200 amp, 120/208 volt, three phase electric service. The main distribution equipment is manufactured by Federal Pacific. The electrical distribution equipment is obsolete and in fair condition. It has reached its life expectancy of 30 years and should be replaced.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by Federal Pacific. The panelboards are obsolete and in fair condition. They have reached their life expectancy of 30 years and should be replaced.

The existing branch circuit wiring in the building is nearing its life expectancy and should be replaced.

The receptacles in the classrooms are not adequate for today's needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

**Emergency  
Generator:**

The emergency generator is a 7.5KW, 120/240 volt, Kohler natural gas unit, serving the life safety needs in the building. The generator is in fair condition; however, it should be replaced with a unit capable of powering one boiler and pump for the HVAC system.

**Lighting:**

The existing lighting consists of 1 x 4 fixtures with T12 fluorescent lamps that are part of the ceiling system. Also existing are 2 x 4 fixtures recessed fixtures with T12 lamps and prismatic lenses. The gymnasium contains fixtures with metal halide lamps.

The emergency lighting consists of incandescent fixtures in all areas. The exit signs contain incandescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**PA System:**

The public address system is manufactured by DuKane. The system consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office. The system is in fair condition.

**Data:**

The existing data cabling consists of Category 6 cabling to each outlet in the building, and is in good condition.

**Electrical  
(continued)****Fire Alarm/  
Security:**

The fire alarm system panel is a hardwired Simplex fire alarm panel. The system contains horns, pull stations, and smoke and heat detectors. The system does not meet ADA requirements for visual annunciation.

The security system is manufactured by Simplex. The system contains door contacts and motion detection. The system is in fair condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace existing emergency generator, transfer switch and associated panelboards.
- Replace electrical distribution equipment.
- Provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

**State Code  
Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA  
Compliance:**

The building is not fully ADA compliant.

**Asbestos:**

A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie, Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:**

Fair to Good.

**Irving Building**  
**2310 Plum Street**  
**Erie, Pennsylvania 16510**



## **Summary of Recommended Renovations and Repairs**

### **Architectural**

- Repair, Seal Coat, and re-stripe existing parking areas.
- Install Access Control to one exterior door for Teacher access.
- Replace exterior doors at select locations.
- Replace exterior single pane window units.
- Repair or replace damaged wood frame windows.
- Provide new finishes throughout.
- Repair water infiltration issues office area on the lower level.
- Provide Upgrade to existing toilet rooms for Accessibility.
- Replace existing interior door hardware.
- Relocate office suite to provide more direct connection to the main entrance, and create a security vestibule.

### **HVAC**

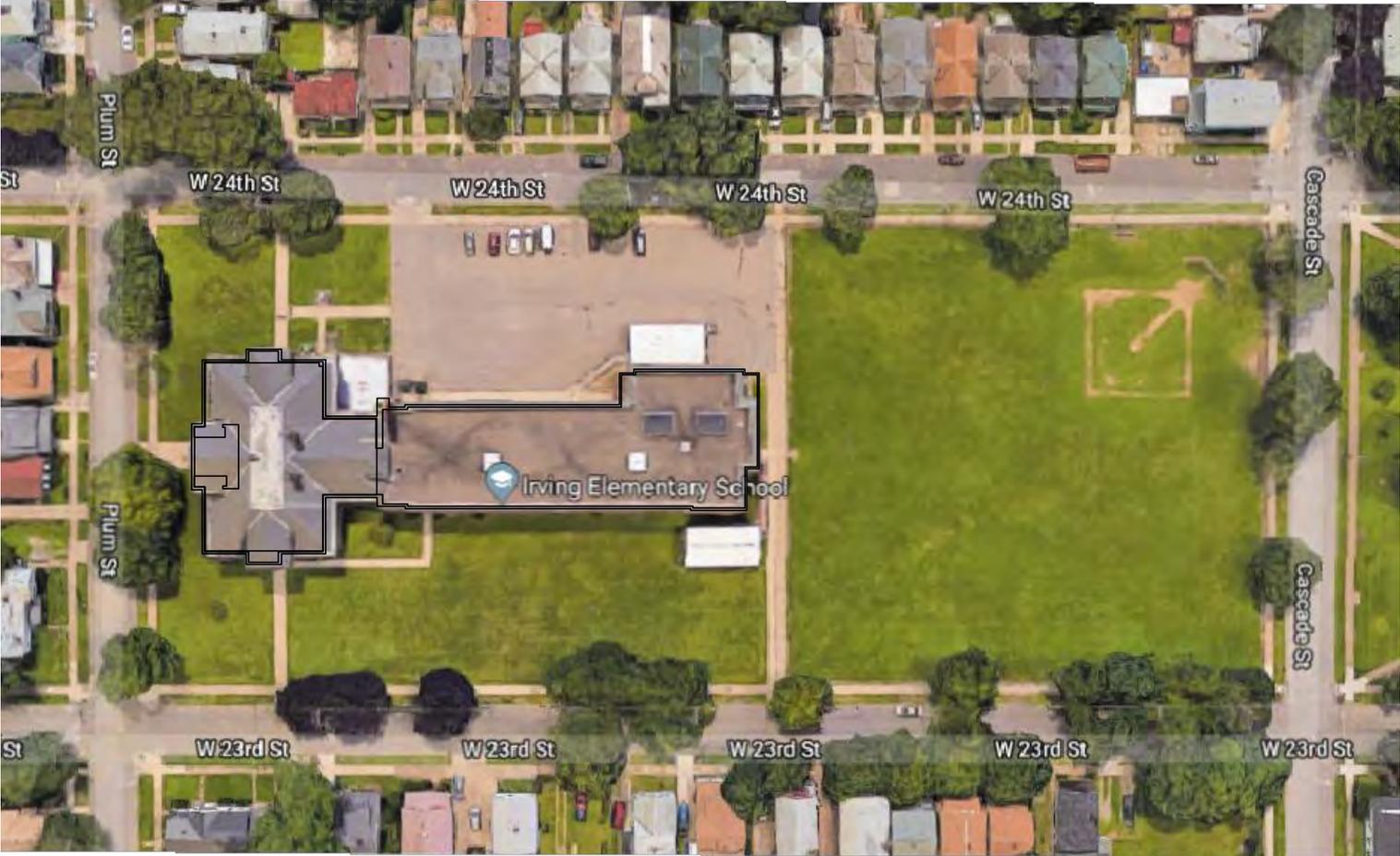
- Rebuild and secure new warranty for the existing boilers and replace the hot water pumps and piping.
- Provide new air-cooled chiller to provide air conditioning. This includes chilled water pumps and chilled water piping to all the air handling units.
- Upgrade the HVAC system in the building with VAV air handling units, VAV boxes and diffusers. Add hot water reheat coils in the boxes.
- Replace existing Building Automation System control system.

### **Plumbing**

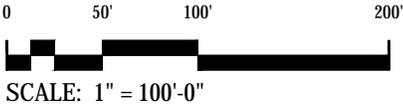
- New handicapped accessible plumbing fixtures in the building where required.
- Replace plumbing fixture trim (i.e. flush valves, faucets, traps, drains, supplies, etc.) throughout the building.
- Install a mixing valve, recirculating pump and expansion tank on the domestic water heating system.

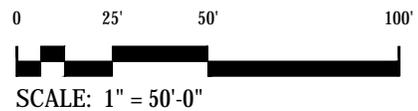
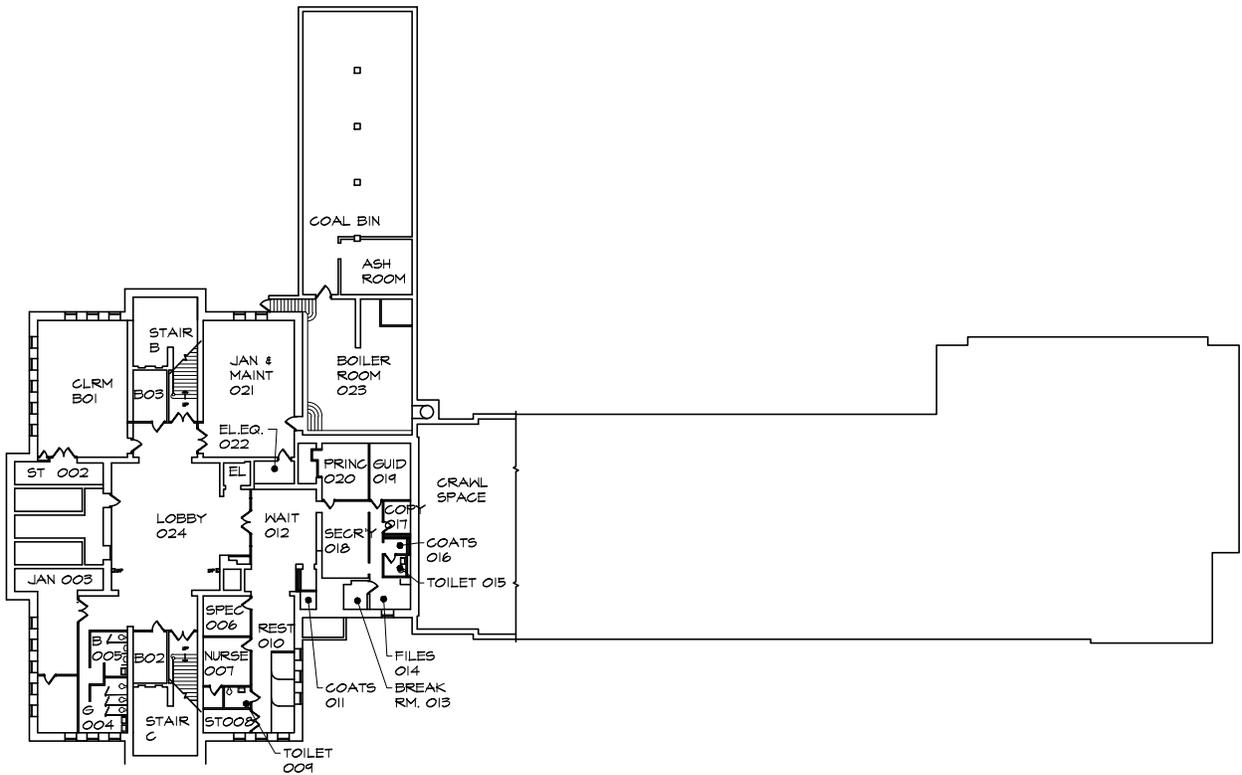
### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system.
- Replace existing emergency generator, transfer switch and associated panelboards.
- Replace electrical distribution equipment.
- Provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

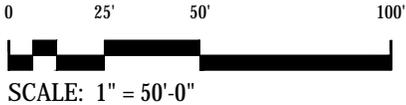
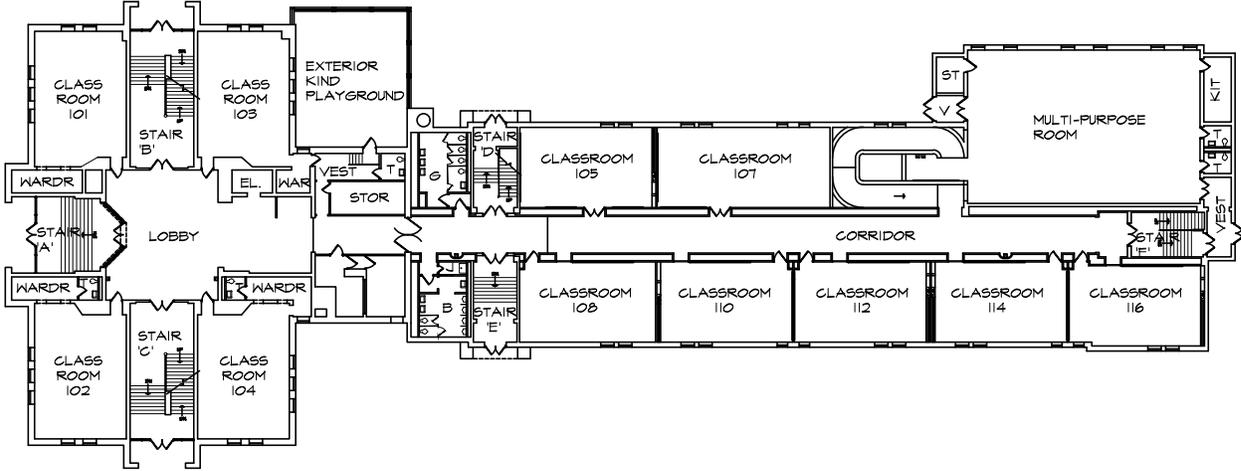


**SITE PLAN**

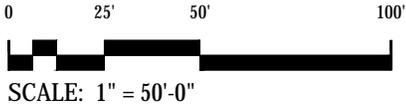
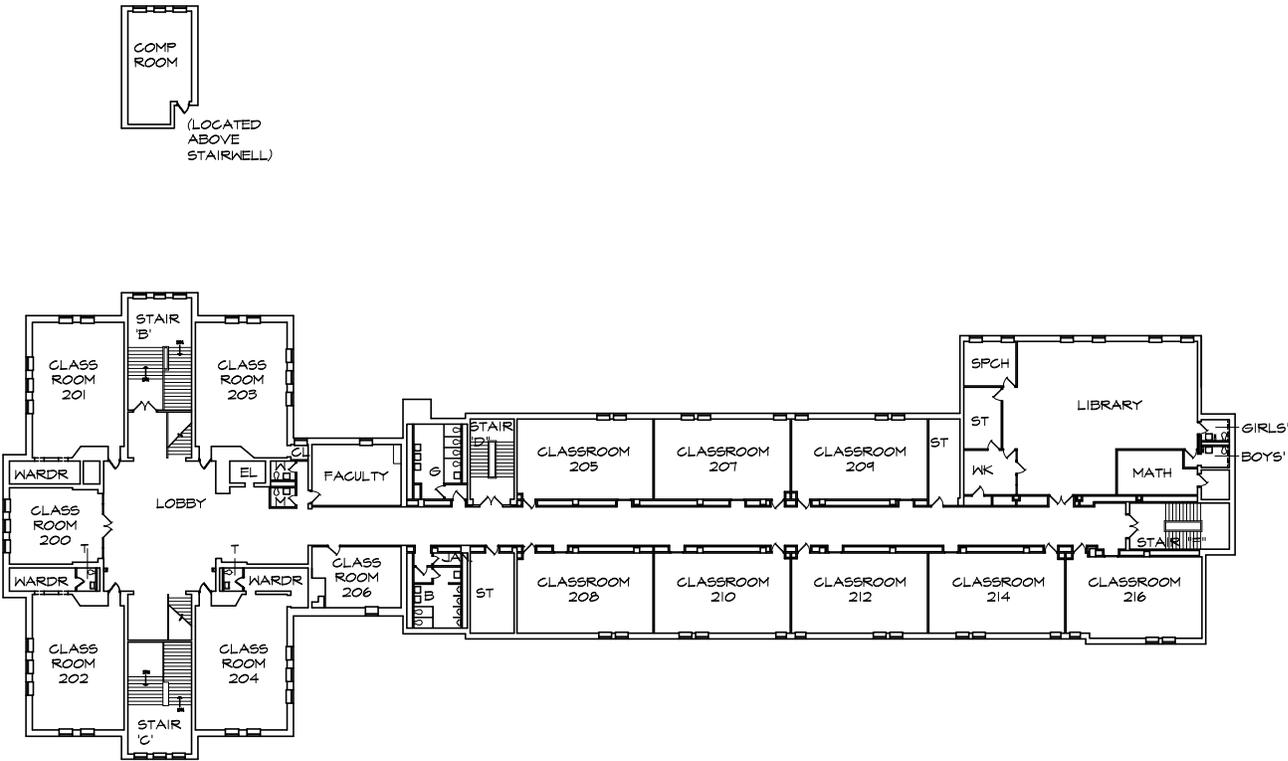




**EXISTING BASEMENT FLOOR PLAN**



EXISTING FIRST FLOOR PLAN



**EXISTING SECOND FLOOR PLAN**

**Wayne Building  
650 East Avenue  
Erie, Pennsylvania 16503**

**Dates:** 1914 – Original  
Elementary School  
1926 – Additions  
1977 – Rededicated as  
a Middle School  
1963, '68, '69 –  
Renovations  
2012 – Closed



**Area:** 80,180 square feet on 4  
levels on 2.1 acres

**Site:** The school comprises approximately half of the entire city block bounded by East Avenue, East 7th Street, East 6th Street and privately owned parcels to the west. The site contains parking for approximately 50 vehicles; a separately paved area used for staging and deliveries; and lawn areas. Overall the site is in fair to poor condition. The existing walks and paving will need to be removed and replaced. ADA access could be improved for the entrances with the additions of ramps to grade.

**Structural:** No structural issues were reported by the School Engineer.

**Roof and  
Misc.  
Exterior  
Masonry  
Notes:**

The roof is an older, built-up system with gravel ballast and an EPDM (rubber) system over the Gymnasium. The roof appears to be in fair condition.

The Building Engineer reported that tar has accumulated in some of the roof drain water conductors and piping, causing roof drainage problems.

The approximately 8-foot high parapet wall at the southwest corner is bowing in, and appears to be causing inside face brick wall to be spalling. No emergency repairs are needed on the roof at this time.

Recommendations

- Replace existing rainwater conductors which are clogged with roof tar.

**Windows:** Overall the windows are in fair to poor condition. Units that are single pane with aluminum frames should be replaced with new dual pane, thermally broken units. At select locations existing windows have been replaced in previous renovations and appear to be dual pane, thermally broken units.



### **Exterior**

**Doors:** The exterior doors contain the necessary hardware to remain code compliant for accessibility and egress. However, the doors and hardware have surpassed their expected life and are damaged at select locations. These doors and hardware should be replaced.

### **Interior**

**Doors:** The interior doors overall are in fair condition. However, select hardware does not meet current accessibility requirements.

### **Interior Spaces**

Maintenance of the building ended in 2012. Therefore, due to its vacancy and age it is recommended that all finishes be replaced to bring the school up to prevailing standards.

No security vestibule exists.

**Corridors:** The acoustical ceiling tile in the existing corridors is damaged in many locations and should be replaced. The existing walls have select locations of damage from normal wear and tear and should be repaired and repainted. The existing flooring is in fair condition and could remain, however will need to be cleaned and repaired at select locations.

**Gymnasium:** The existing Gymnasium overall is in fair condition. The equipment has been well maintained. The flooring is in fair to good condition and could be refinished.

**Locker**

**Rooms:** The locker rooms are in good condition but lack accessible facilities.

**Classrooms:** The classrooms overall are in fair condition. Existing casework and equipment has been well maintained. New flooring, paint, and ceilings should be installed at select locations.

**Library:** The existing library is in fair condition. New finishes should be installed and stacks provided to fit the need of the school.

**Heating /  
Ventilating /  
Air Conditioning  
(HVAC)**

Existing Systems: The existing HVAC service is a 2-pipe water heating system. The hot water pumps are corroded. The boilers were installed in 1976 and are in poor condition.

The automatic temperature control system is pneumatic.

Five (5) unit ventilators with remote condensing units exist on the roof and provide air conditioning for the administration offices, special education room, computer room, art room, and first-grade room. The HVAC equipment in the building appears to have been installed in 1976.

Specific Areas  
and/or Systems:

Gym: Contains four (4) heating only handling units mounted at the ceiling.

Classrooms: Contain a combination of ceiling- and floor-mounted unit ventilators.

**Recommendations**

- Update HVAC systems to provide adequate mechanical ventilation that meets current code.
- Update building automation system. Replace pneumatic with local electromechanical controls.
- Replace the boilers and hot water pumps.

**Plumbing**

Existing Systems: The domestic water heater was installed in 1993 with an input of 315,000 BTUH. No mixing valve exists on the domestic water heating system.

The existing domestic water piping is original and is a combination of copper and steel water piping. The insulation is fiberglass. Sanitary sewer piping is cast iron and in good condition. No sewage drainage problems were reported. A backflow preventer exists on the domestic water service. No grease trap exists in the kitchen.

The Building Engineer reported that tar has accumulated in some of the roof drain water conductors and piping, causing roof drainage problems.

The plumbing fixtures and trim (flush valves, faucets, traps, and drains) throughout the building are in fair condition. The china was installed in 1977; however, the trim has been replaced as needed. The existing handicapped plumbing fixtures do not meet current ADA requirements. Lack of hot water was observed at furthestmost fixture from the domestic water heating system.

**Plumbing  
(continued):**Recommendations

- Replace existing galvanized water piping with copper piping.
- New plumbing fixtures to meet current ADA requirements where required.
- Provide new plumbing fixture trim (flush valves, faucets, drain supplies, etc.)
- Replace existing rainwater conductors which are clogged with roof tar.
- Replace existing recirculating pump with a larger capacity pump.

**Electrical**

Service: The building contains a 1200 amp, 120/208 volt, three phase electric service. The main distribution equipment is manufactured by General Electric. The equipment is in fair condition; however, it has reached its life expectancy of 30 years and should be replaced.

The electrical distribution system consists of branch 120/208 volt panelboards throughout the building. The branch panelboards are manufactured by General Electric. The panelboards are in fair condition; however, they have reached their life expectancy of 30 years and should be replaced.

The existing branch circuit wiring in the building is beyond its life expectancy and should be replaced.

The receptacles in the classrooms are not adequate for today's needs. Receptacles near sinks do not meet the National Electrical Code for ground fault protection.

Emergency  
Generator:

The emergency generator is a 40 KW, 120/208 volt, Kohler natural gas unit. It serves the life safety needs in the building, and is in good condition.

Lighting:

The existing lighting consists of recessed 2 x 4 fixtures with T12 fluorescent lamps and either prismatic or Holophane 8224 lenses. The gymnasium contains high bay HID fixtures.

The emergency lighting consists of incandescent fixtures in all areas. The exit signs contain incandescent lamps.

Exterior lighting consists of building mounted and pole mounted fixtures with metal halide lamps.

**Electrical  
(continued):**

**PA System:** The public address system is manufactured by Rauland. The system consists of manual switch banks for zone paging into each classroom. The classrooms contain call-in switches to initiate calls to the office. The system is in fair condition.

**Data:** The existing data cabling consists of Category 6 cabling to each outlet in the building, and is in good condition.

**Fire Alarm/  
Security:** The fire alarm system panel is from Siemens, installed to serve the clinic located in the lower level. The old Simplex panel is now a point on that system, and contains horns, pull stations, and smoke and heat detectors. The system does not meet ADA requirements for visual annunciation.

The security system is manufactured by Simplex. The system contains door contacts and motion detection and is in fair condition.

**Recommendations**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system in the remainder of the building.
- Replace electrical distribution equipment.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

**State Code  
Compliance:**

In general, the building complied with the applicable building codes when it was constructed and in subsequent renovations. Since the building was approved by prior building codes, it is considered a certified building. However, if renovations take place that are beyond cosmetic or typical maintenance improvements the changes within the renovation areas and any replaced building systems will be required to comply with the requirements of the PA Uniform Construction Code and local regulations and ordinances.

**ADA Compliance:** The building is not fully ADA compliant.

**Asbestos:** A facility re-inspection is conducted regularly. The complete report is on file with the District.

**Utilities:**

Electricity:	Penelec
Gas:	National Fuel
Water:	Erie Water Works
Sewage:	City of Erie, Bureau of Sewers
Telephone:	Velocity Net
Cable:	Spectrum

**Present Overall  
Condition:** Fair to Good.

**Wayne Building**  
**650 East Avenue**  
**Erie, Pennsylvania 16503**



### **Summary of Recommended Renovations and Repairs**

#### **Architectural**

- Remove and Repave existing parking areas.
- Replace exterior concrete walks.
- Replace existing rainwater conductors which are clogged with roof tar.
- Install Access Control to one exterior door for Teacher access.
- Replace exterior doors at select locations.
- Replace exterior single pane window units.
- Provide new finishes at select locations
- Repair water infiltration issues at the boiler room.
- Provide Upgrade to existing toilet rooms for Accessibility.
- Replace existing interior door hardware.
- Provide Security Vestibule / Access control to office suite.

#### **HVAC**

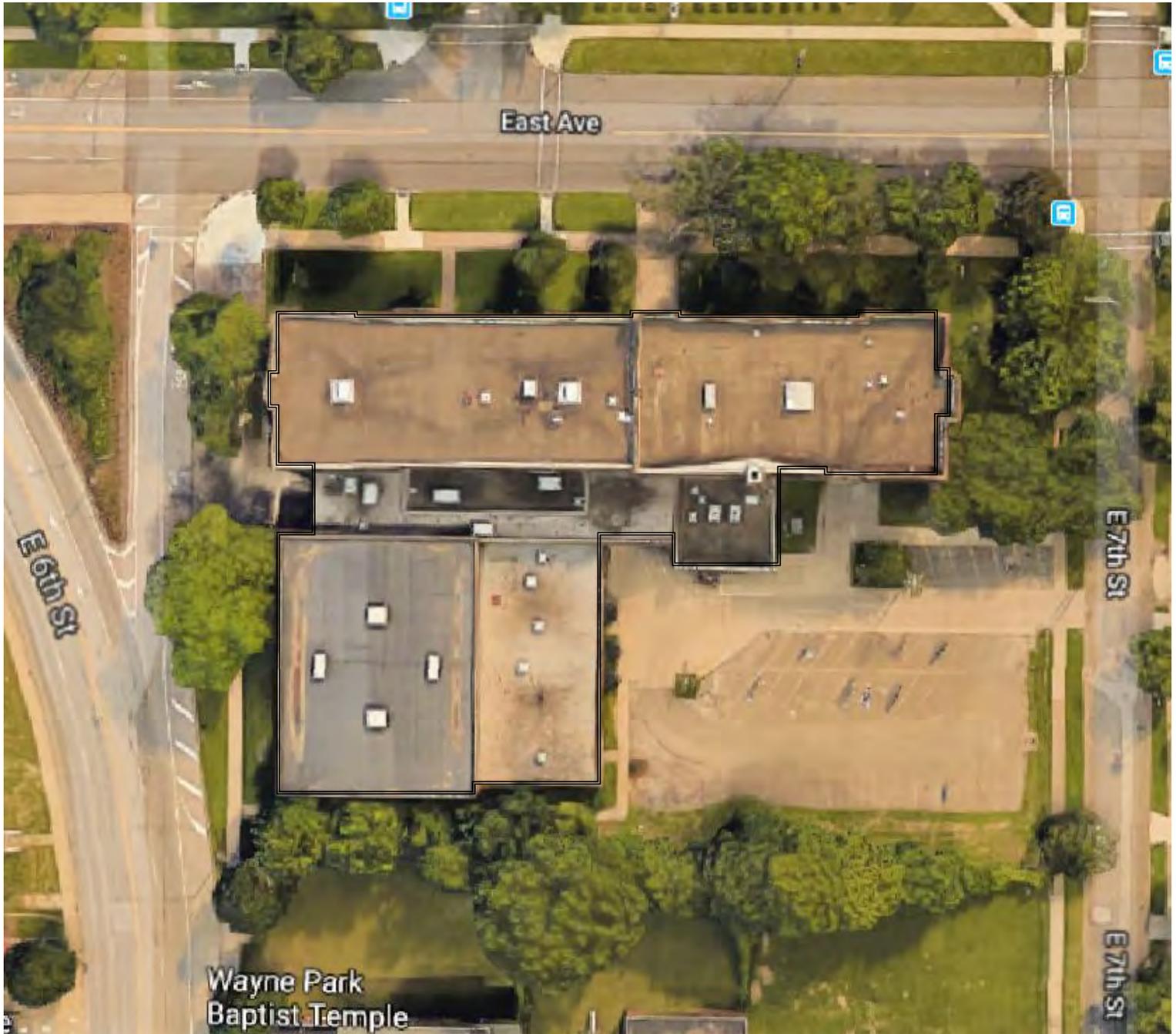
- Update HVAC systems to provide adequate mechanical ventilation that meets current code.
- Update building automation system. Replace pneumatic with local electromechanical controls.
- Replace the boilers and hot water pumps.

#### **Plumbing**

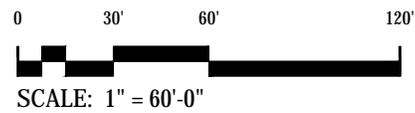
- Replace existing galvanized water piping with copper piping.
- New plumbing fixtures to meet current ADA requirements where required.
- Provide new plumbing fixture trim (flush valves, faucets, drain supplies, etc.)
- Replace existing rainwater conductors which are clogged with roof tar.
- Replace existing recirculating pump with a larger capacity pump.

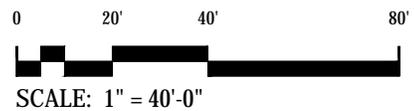
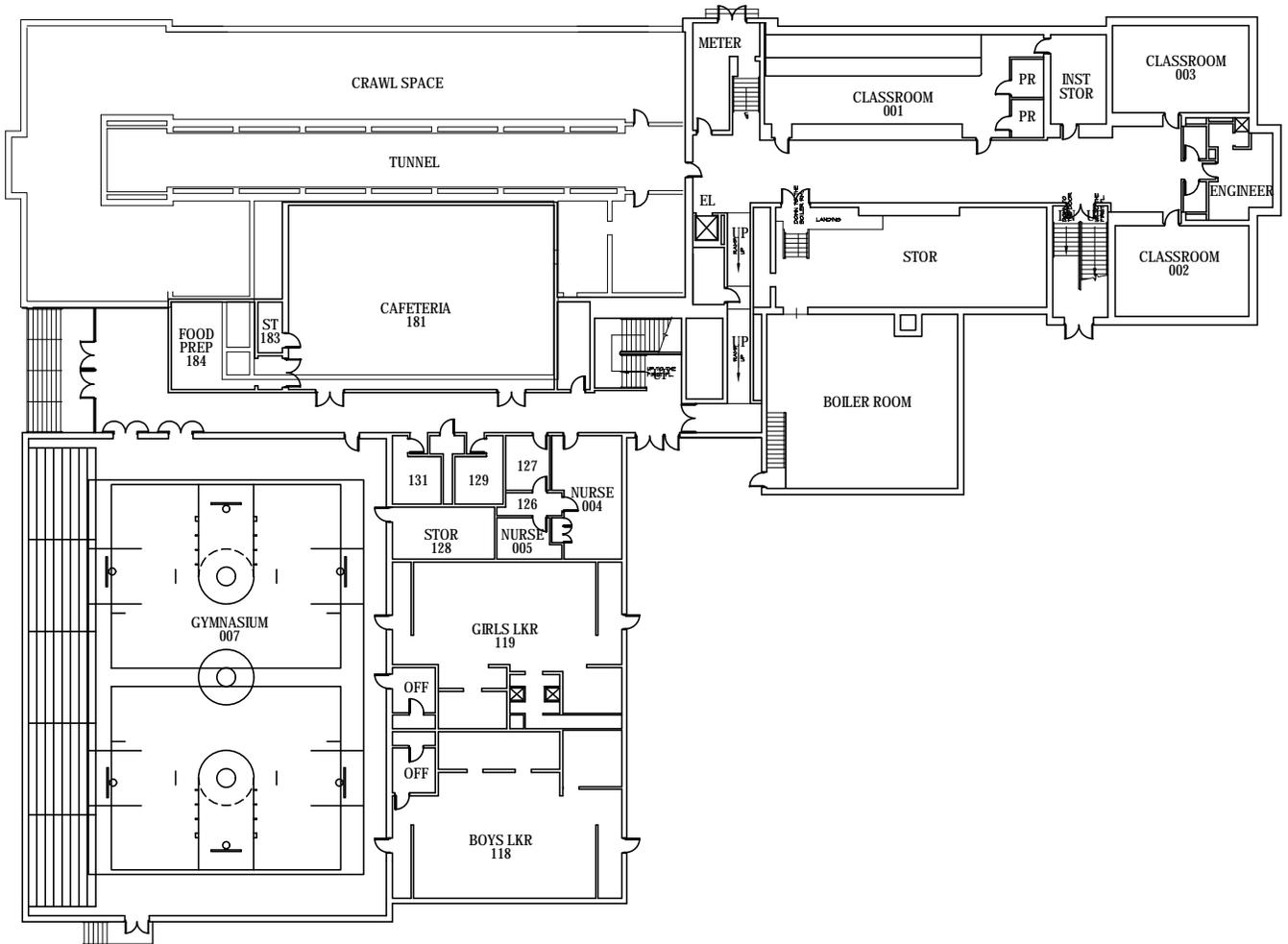
#### **Electrical**

- Upgrade all interior lighting to LED. Occupancy sensor controls should be added for automatic control.
- Upgrade all exterior lighting to LED.
- Replace existing fire alarm system in the remainder of the building.
- Replace electrical distribution equipment.
- Replace all branch circuit wiring, provide GFCI receptacles as required by code and install additional receptacles in all classrooms.

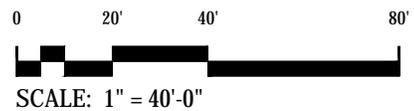
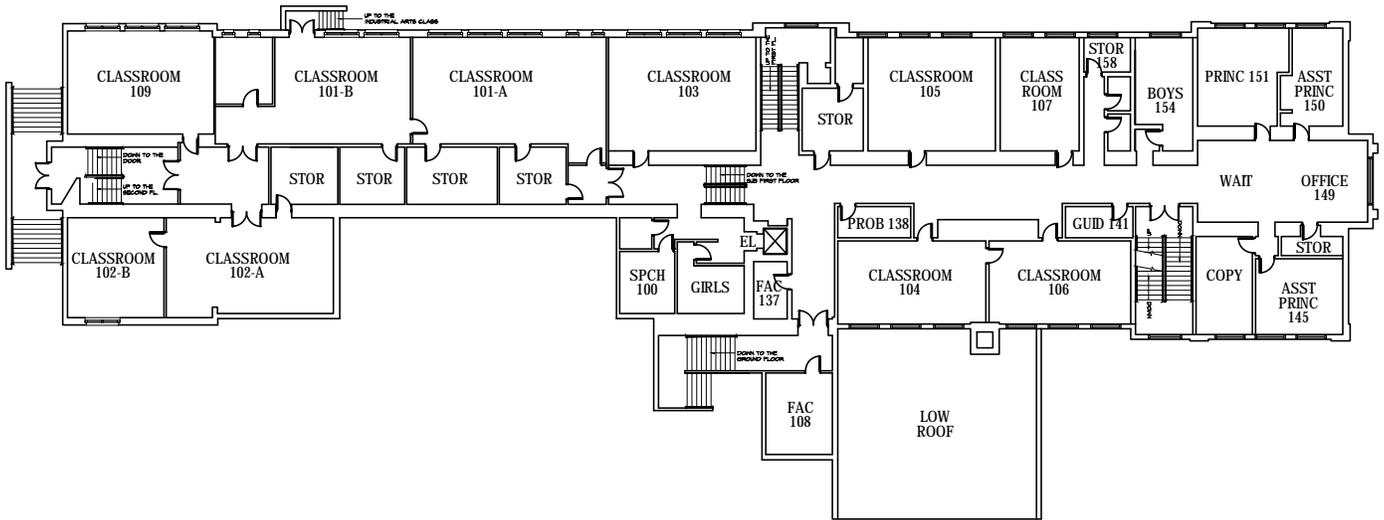


**SITE PLAN**

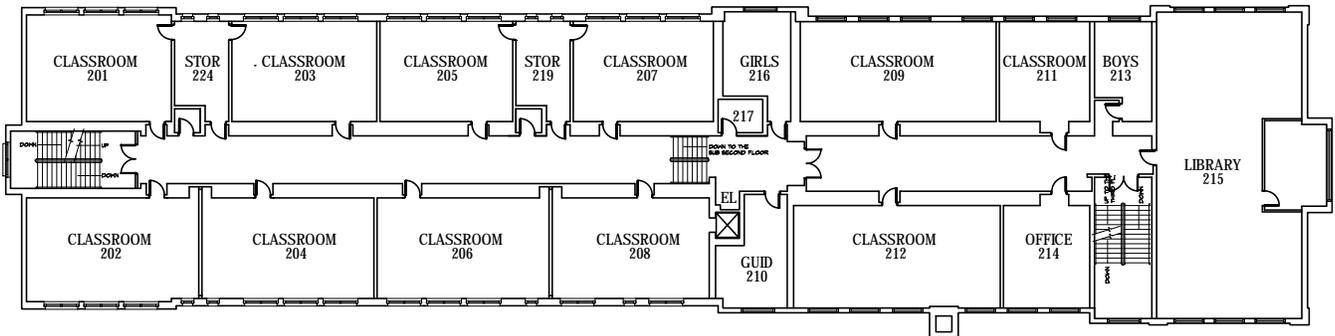




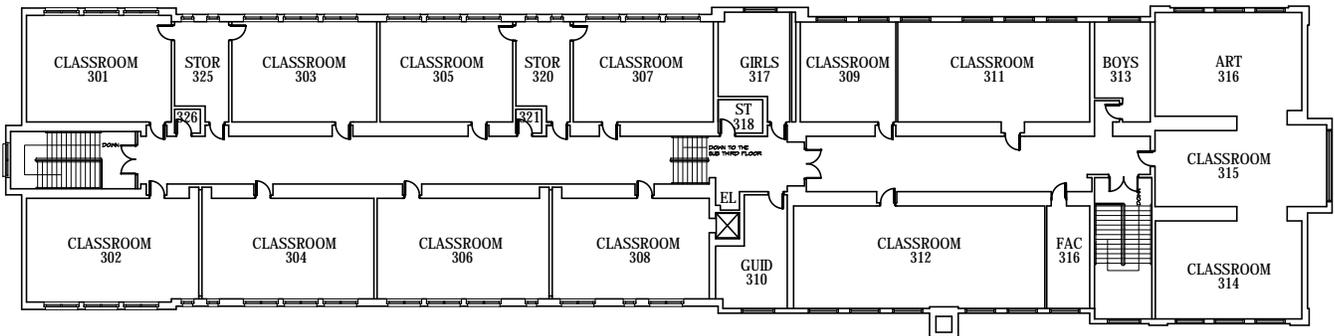
**EXISTING BASEMENT FLOOR PLAN**



**EXISTING FIRST FLOOR PLAN**



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN



EXISTING SECOND & THIRD FLOOR PLANS

SCALE: 1" = 40'-0"

Our **Recommended Phase 1 Priorities** are summarized below. The following pages contain matrices of each facility, their major work items and construction costs, broken out by General Trades, Heating/Ventilating/Air Conditioning, Plumbing and Electrical construction costs. These matrices are summarized and projected soft costs are shown. The final sheet summarizes costs associated with the Burton, Irving and Wayne buildings.

**Recommended Phase 1 Priorities (2019-2021 implementation) – Years 1, 2 and 3*****Initial / Year 1***

1. Harding Elementary School Roof Replacement and Masonry Restoration
2. Wilson, Jefferson and Lincoln Coal Bunker Stabilization
3. Partial Renovations to Erie High School at A&B Wing Core Classrooms
  - Lighting and Ceilings, and Electrical Upgrades
  - HVAC Renovation and Boiler Reconstruction
  - Domestic Hot Water Heater Replacement
  - Replacement of Existing Gymnasium Bleachers
  - Replacement of Interior Doors and Hardware
4. Partial Renovations to Northwest PA Collegiate Academy
  - Structural Repairs
  - Roof Replacement and Masonry Restoration
  - Gymnasium Renovations
5. Service Center Roof Replacement
6. Lincoln Elementary School Paving Replacement
7. McKinley Elementary School Paving Replacement
8. Veterans Memorial Stadium Alterations and Turf Replacement
9. Safety Vestibules and Access Controls (all schools)
10. Replace Edison and Lincoln Emergency Generators
11. Wilson Roof Replacement and Masonry Restoration

***Secondary / Year 2***

1. Roof Replacement, Repairs and Masonry Restoration
  - Strong Vincent Middle School
  - Diehl Elementary School
  - Jefferson Elementary School
  - JoAnna Connell Elementary School
  - Edison Elementary School
  - Lincoln Elementary School
  - McKinley Elementary School
  - Perry Elementary School
  - Pfeiffer-Burleigh Elementary School
  - Student Success Center at Emerson-Gridley
2. Paving Replacement and Restoration
  - Strong Vincent Middle School
3. Partial Renovations to Erie High School
  - Repaving and site restoration
  - South Wing Classroom Renovations
  - Window Replacement
  - Flooring Replacement
  - Gymnasium renovations
  - Replace Interior Doors and Hardware, and ADA updates
  - Emergency Generator replacement
  - Automatic Temperature Controls replacement
  - Full HVAC renovations in remainder of building

4. Emergency Generator Replacement
  - Northwest PA Collegiate Academy
  - Strong Vincent Middle School
  - Wilson Middle School
  - Grover Cleveland Elementary School
5. Fire Alarm System Updates
  - Wilson Middle School
  - Edison Elementary School
  - Grover Cleveland Elementary School
  - Lincoln Elementary School
  - Pfeiffer-Burleigh Elementary School
6. Elevator Renovations (all schools)

***Remaining / Year 3***

1. Heating/Ventilating/Air Conditioning Renovations and Automatic Temperature Control Upgrades to Direct Digital Controls
  - Northwest PA Collegiate Academy Air Handling Units and ATC
  - Strong Vincent Middle School Air Handling Units (no ATC)
  - Wilson Middle School
  - Edison Elementary School (Unit Ventilators)
  - Harding Elementary School Air Handling Units and Chiller (no ATC)
  - Grover Cleveland Elementary School (Unit Ventilators)
  - Lincoln Elementary School
  - McKinley Elementary School
  - Pfeiffer-Burleigh Elementary School
  - Student Success Center at Emerson-Gridley
  - East Middle School Unit Ventilators and Chiller (no ATC)
2. Sound System Updates
  - Northwest PA Collegiate Academy
  - Strong Vincent Middle School
  - Wilson Middle School
  - Edison Elementary School
  - Grover Cleveland Elementary School
  - Lincoln Elementary School
  - Pfeiffer-Burleigh Elementary School
3. Renovations to Edison Elementary School and Lincoln Elementary School

Once these **Phase 1 Priorities** have been completed or are underway, the next set of **Future Phase Priorities** may be considered by the Board. We chose not to list specific projects here, since the project types and phasing may change after Phase 1 is fully implemented. Rather, we have listed the types of replacements that will likely be required.

**Future Phase Priorities (2022-2024 implementation) – Years 4, 5 and 6**

1. Paving repairs and replacement
2. Window replacement and Building envelope repairs
3. Structural repairs
4. Chiller replacement, HVAC and Automatic Temperature Control replacement
5. Lighting
6. Ceiling / Floors / Finishes

**COST ESTIMATES FOR NEEDED INFRASTRUCTURE IMPROVEMENTS AND PARTIAL RENOVATIONS**

Erie's Public Schools		General																		SUB TOTAL	
	Condition	Roof Sq. Ft.	Building Sq. Ft.	Paving/ Site/ Storm/ Walks	Exterior Door Hardware	Windows	Envelope / Masonry Pointing / Structural Repairs	Interior Doors/ Hardware	Safe Vestibule/ Access Control/ Allowances	Elevator Upgrades	Flooring	Paint	Ceilings	Roofing	Natatorium/ Pool Upgrades	Gym	Miscellaneous Renovations/ ADA Updates	Phase 1 Partial Renovations	Partial Renovations Future Phases	Phase 1 + Future Phases	
High Schools	Erie	F-P	241,875	430,780	\$ 1,202,000	\$ 175,000	\$ 3,160,000	\$ 100,000	\$ 674,000	\$ 300,000	\$ 22,000	\$ 1,738,000	\$ 175,000	\$ 2,664,000	-	\$ 535,000	\$ 1,700,000	\$ 820,000	\$ 10,402,000	\$ 3,649,000	\$ 14,051,000
	NW PA Collegiate Ac.	F-P	73,825	243,500	\$ 80,000	\$ 70,000	-	\$ 2,250,000	\$ 315,000	\$ 300,000	\$ 102,000	\$ 387,000	\$ 67,000	\$ 1,323,000	\$ 2,028,000	-	\$ 1,040,000	\$ 10,000	\$ 5,730,000	\$ 2,242,000	\$ 7,972,000
	<b>Sub-Total</b>		<b>315,700</b>	<b>674,280</b>	<b>\$ 1,282,000</b>	<b>\$ 245,000</b>	<b>\$ 3,160,000</b>	<b>\$ 2,350,000</b>	<b>\$ 989,000</b>	<b>\$ 600,000</b>	<b>\$ 124,000</b>	<b>\$ 2,125,000</b>	<b>\$ 242,000</b>	<b>\$ 4,773,000</b>	<b>\$ 2,028,000</b>	<b>\$ 535,000</b>	<b>\$ 2,740,000</b>	<b>\$ 830,000</b>	<b>\$ 16,132,000</b>	<b>\$ 5,891,000</b>	<b>\$ 22,023,000</b>
Middle Schools	East	G	142,505	208,872	\$ 161,000	\$ 10,000	-	\$ 2,000	\$ 45,000	\$ 300,000	\$ 1,000	-	-	-	\$ 100,000	-	-	\$ 301,000	\$ 318,000	\$ 619,000	
	Strong Vincent	F-G	86,700	194,433	\$ 530,000	-	-	-	\$ 378,000	\$ 10,000	\$ 106,000	-	\$ 71,000	\$ 1,294,000	\$ 115,000	-	-	\$ 656,000	\$ 1,858,000	\$ 2,514,000	
	Wilson	F-G	53,425	126,313	\$ 247,000	-	-	\$ 555,000	\$ 251,000	\$ 300,000	\$ 108,000	-	\$ 38,000	\$ 750,000	\$ 1,056,000	-	\$ 10,000	\$ 31,000	\$ 2,019,000	\$ 1,327,000	\$ 3,346,000
	<b>Sub-Total</b>		<b>282,630</b>	<b>529,618</b>	<b>\$ 938,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 557,000</b>	<b>\$ 674,000</b>	<b>\$ 610,000</b>	<b>\$ 215,000</b>	<b>\$ -</b>	<b>\$ 109,000</b>	<b>\$ 2,044,000</b>	<b>\$ 1,066,000</b>	<b>\$ 215,000</b>	<b>\$ 10,000</b>	<b>\$ 31,000</b>	<b>\$ 2,976,000</b>	<b>\$ 3,503,000</b>	<b>\$ 6,479,000</b>
Elementary Schools	Diehl	F-G	51,315	60,407	\$ 78,000	-	-	-	-	\$ 8,000	\$ 2,000	\$ 21,000	-	-	\$ 10,000	-	-	\$ 12,000	\$ 18,000	\$ 113,000	\$ 131,000
	Edison	P-F	48,500	60,000	Full Building Renovations to be Considered														\$ 6,240,000	-	\$ 6,240,000
	Grover Cleveland	F-G	43,800	62,695	\$ 155,000	\$ 70,000	\$ 600,000	-	\$ 144,000	\$ 300,000	-	\$ 505,000	\$ 23,000	\$ 460,000	\$ 10,000	-	-	\$ 60,000	\$ 310,000	\$ 2,017,000	\$ 2,327,000
	Harding	F-G	38,455	105,540	\$ 154,000	\$ 25,000	-	\$ 155,000	-	\$ 10,000	\$ 1,000	-	-	-	\$ 811,000	-	-	\$ 10,000	\$ 977,000	\$ 189,000	\$ 1,166,000
	Jefferson	G	30,185	57,543	\$ 192,000	-	-	\$ 477,000	-	\$ 300,000	\$ 3,000	\$ 8,000	-	-	\$ 10,000	-	-	-	\$ 790,000	\$ 200,000	\$ 990,000
	JoAnna Connell	F-G	35,995	97,428	\$ 240,000	-	-	\$ 5,000	-	\$ 300,000	\$ 1,000	\$ 18,000	-	-	\$ 10,000	-	-	\$ 7,000	\$ 311,000	\$ 270,000	\$ 581,000
	Lincoln	P	35,745	70,306	\$ 154,000	\$ 55,000	-	\$ 618,000	\$ 155,000	\$ 300,000	\$ 127,000	\$ 30,000	\$ 28,000	\$ 392,000	\$ 708,000	-	-	\$ 95,000	\$ 1,907,000	\$ 755,000	\$ 2,662,000
	McKinley	G	31,700	55,000	\$ 176,000	-	-	-	-	\$ 300,000	\$ 19,000	-	\$ 16,000	\$ 322,000	\$ 10,000	-	-	-	\$ 505,000	\$ 338,000	\$ 843,000
	Perry	F-G	30,625	60,896	\$ 158,000	-	-	-	-	\$ 300,000	\$ 52,000	\$ 309,000	\$ 19,000	\$ 363,000	\$ 10,000	-	-	\$ 124,000	\$ 362,000	\$ 973,000	\$ 1,335,000
	Pfeiffer-Burleigh	G	43,000	86,251	\$ 97,000	-	\$ 575,000	-	-	\$ 300,000	\$ 88,000	-	\$ 29,000	\$ 566,000	\$ 10,000	-	-	-	\$ 398,000	\$ 1,267,000	\$ 1,665,000
<b>Sub-Total</b>		<b>389,320</b>	<b>716,066</b>	<b>\$ 1,404,000</b>	<b>\$ 150,000</b>	<b>\$ 1,175,000</b>	<b>\$ 1,255,000</b>	<b>\$ 299,000</b>	<b>\$ 2,118,000</b>	<b>\$ 293,000</b>	<b>\$ 891,000</b>	<b>\$ 115,000</b>	<b>\$ 2,103,000</b>	<b>\$ 1,589,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 308,000</b>	<b>\$ 11,818,000</b>	<b>\$ 6,122,000</b>	<b>\$ 17,940,000</b>	
Other	DiPaolo Student Success Center at Emerson Gridley	G	53,538	78,426	\$ 151,000	-	-	\$ 10,000	-	\$ 300,000	\$ 3,000	\$ 55,000	\$ 45,000	\$ 86,000	\$ 10,000	-	-	-	\$ 13,000	\$ 647,000	\$ 660,000
	Fred Biletnikoff Field	P	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Service Center	P	53,538	-	-	-	-	-	-	-	-	-	-	\$ 1,058,000	-	-	-	-	\$ 1,058,000	-	\$ 1,058,000
	Veterans Memorial Stadium	P	-	-	\$ 510,000	\$ 10,000	\$ 40,000	\$ 490,000	\$ 15,000	-	-	-	-	-	\$ 40,000	-	-	\$ 60,000	\$ 1,040,000	\$ 125,000	\$ 1,165,000
	<b>Sub-Total</b>		<b>109,076</b>	<b>78,426</b>	<b>\$ 661,000</b>	<b>\$ 10,000</b>	<b>\$ 40,000</b>	<b>\$ 500,000</b>	<b>\$ 15,000</b>	<b>\$ 300,000</b>	<b>\$ 3,000</b>	<b>\$ 55,000</b>	<b>\$ 45,000</b>	<b>\$ 86,000</b>	<b>\$ 1,108,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,000</b>	<b>\$ 2,111,000</b>	<b>\$ 772,000</b>	<b>\$ 2,883,000</b>
<b>Sub-Total Page 1 General Trades</b>			<b>1,096,726</b>	<b>1,998,390</b>	<b>\$ 4,285,000</b>	<b>\$ 415,000</b>	<b>\$ 4,375,000</b>	<b>\$ 4,662,000</b>	<b>\$ 1,977,000</b>	<b>\$ 3,628,000</b>	<b>\$ 635,000</b>	<b>\$ 3,071,000</b>	<b>\$ 511,000</b>	<b>\$ 9,006,000</b>	<b>\$ 5,791,000</b>	<b>\$ 750,000</b>	<b>\$ 2,750,000</b>	<b>\$ 1,229,000</b>	<b>\$ 33,037,000</b>	<b>\$ 16,288,000</b>	<b>\$ 49,325,000</b>

<b>Phase 1 Partial Renovations</b>				<b>\$ 2,572,000</b>	<b>-</b>	<b>\$ 3,160,000</b>	<b>\$ 4,545,000</b>	<b>\$ 674,000</b>	<b>\$ 3,328,000</b>	<b>\$ 633,000</b>	<b>\$ 1,738,000</b>	<b>-</b>	<b>\$ 786,000</b>	<b>\$ 5,791,000</b>	<b>-</b>	<b>\$ 2,740,000</b>	<b>\$ 830,000</b>	<b>\$ 33,037,000</b>	<b>-</b>
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<b>Partial Renovations Future Phases</b>				<b>\$ 1,713,000</b>	<b>\$ 415,000</b>	<b>\$ 1,215,000</b>	<b>\$ 117,000</b>	<b>\$ 1,303,000</b>	<b>\$ 300,000</b>	<b>\$ 2,000</b>	<b>\$ 1,333,000</b>	<b>\$ 511,000</b>	<b>\$ 8,220,000</b>	<b>-</b>	<b>\$ 750,000</b>	<b>\$ 10,000</b>	<b>\$ 399,000</b>	<b>-</b>	<b>\$ 16,288,000</b>
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**NOTES:**

- Selected Phase 1 Renovations
- Future Phased Renovations
- Soft Costs Required at 23%
- Asbestos Abatement & Food Service Costs Excluded
- Condition: E= Excellent G= Good F= Fair P= Poor
- Estimates are based on historical bid pricing, are a snapshot in time, and are subject to change with increasing costs and market volatility.
- Renovations to Fred Biletnikoff practice Field have been estimated to be \$2,702,000

**COST ESTIMATES FOR NEEDED INFRASTRUCTURE IMPROVEMENTS AND PARTIAL RENOVATIONS**

Erie's Public Schools		HVAC															SUB TOTAL
		ATC Upgraded to DDC	HVAC Full Renovation (Phase 1 A&B Core) (High School Only)	South Classroom Wing Upgrade (High School Only)	Boiler Replacement	Boiler Rebuild	UV Replacement	UV Rebuild	AHU Replacement	Gym AHU Replacement	Convert Steam System to Hot Water	Chiller Replacement	Tower Replacement	Replace Moduline Diffusers with VVB	Phase 1 Partial Renovations	Partial Renovations Future Phases	Phase 1 + Future Phases
High Schools	Erie	\$ 2,242,000	\$ 1,750,000 8,065,000	\$ 2,250,000	\$ 600,000	\$ 300,000	\$ 800,000	\$ 500,000	\$ 250,000 200,000	\$ 400,000	\$ 7,765,000	\$ 500,000	\$ 250,000	-	\$ 5,300,000	\$ 20,572,000	\$ 25,872,000
	NW PA Collegiate Ac.	\$ 1,464,000	\$ 6,818,000	-	-	\$ 170,000	\$ 728,000	\$ 460,000	-	\$ 225,000	\$ 5,690,000	-	-	-	\$ 225,000	\$ 15,330,000	\$ 15,555,000
	<b>Sub-Total</b>	<b>\$ 3,706,000</b>	<b>\$ 16,633,000</b>	<b>\$ 2,250,000</b>	<b>\$ 600,000</b>	<b>\$ 470,000</b>	<b>\$ 1,528,000</b>	<b>\$ 960,000</b>	<b>\$ 450,000</b> 250,000	<b>\$ 625,000</b>	<b>\$ 13,455,000</b>	<b>\$ 500,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 5,525,000</b>	<b>\$ 35,902,000</b>	<b>\$ 41,427,000</b>
Middle Schools	East	\$ 1,253,000	\$ 600,000	-	-	-	-	-	\$ 250,000 70,000	\$ 100,000	-	\$ 350,000	-	-	\$ 1,853,000	\$ 770,000	\$ 2,623,000
	Strong Vincent	\$ 1,077,000	\$ 1,250,000	-	-	\$ 335,000	\$ 700,000	\$ 450,000	\$ 250,000	-	-	-	-	-	\$ 585,000	\$ 3,477,000	\$ 4,062,000
	Wilson	\$ 758,000	\$ 3,536,000	-	-	\$ 150,000	-	-	\$ 1,932,000	\$ 50,000	\$ 1,415,000	-	-	-	\$ 150,000	\$ 7,691,000	\$ 7,841,000
	<b>Sub-Total</b>	<b>\$ 3,088,000</b>	<b>\$ 5,386,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 485,000</b>	<b>\$ 700,000</b>	<b>\$ 450,000</b>	<b>\$ 2,502,000</b>	<b>\$ 150,000</b>	<b>\$ 1,415,000</b>	<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,588,000</b>	<b>\$ 11,938,000</b>	<b>\$ 14,526,000</b>
Elementary Schools	Diehl	\$ 363,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 363,000	\$ 363,000
	Edison	\$ 360,000	\$ 1,680,000	-	-	\$ 96,000	\$ 368,000	-	-	\$ 70,000	\$ 1,000,000	\$ 200,000	-	-	\$ 3,774,000	-	\$ 3,774,000
	Grover Cleveland	\$ 377,000	\$ 1,380,000	-	-	\$ 103,000	\$ 240,000	\$ 150,000	\$ 110,000	\$ 50,000	\$ 936,000	-	-	-	\$ 343,000	\$ 3,003,000	\$ 3,346,000
	Harding	\$ 634,000	\$ 400,000	-	-	\$ 142,000	-	-	\$ 140,000	\$ 50,000	-	\$ 210,000	-	-	\$ 492,000	\$ 1,084,000	\$ 1,576,000
	Jefferson	\$ 346,000	-	-	-	\$ 128,000	-	-	-	-	-	-	-	-	\$ 128,000	\$ 346,000	\$ 474,000
	JoAnna Connell	\$ 585,000	\$ 200,000	-	-	\$ 101,000	-	-	\$ 80,000	\$ 50,000	-	-	-	-	\$ 686,000	\$ 330,000	\$ 1,016,000
	Lincoln	\$ 422,000	\$ 570,000	-	-	\$ 128,000	\$ 350,000	\$ 250,000	\$ 100,000	\$ 50,000	-	-	-	-	\$ 550,000	\$ 1,320,000	\$ 1,870,000
	McKinley	\$ 330,000	-	-	-	\$ 135,000	-	-	-	-	-	-	-	-	\$ 465,000	-	\$ 465,000
	Perry	\$ 366,000	-	-	-	\$ 102,000	-	-	-	-	-	-	-	-	\$ 102,000	\$ 366,000	\$ 468,000
	Pfeiffer-Burleigh	\$ 518,000	\$ 1,550,000	-	\$ 350,000	-	-	-	\$ 230,000	\$ 50,000	-	\$ 200,000	-	\$ 820,000	\$ 518,000	\$ 3,200,000	\$ 3,718,000
<b>Sub-Total</b>	<b>\$ 4,301,000</b>	<b>\$ 5,780,000</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ 935,000</b>	<b>\$ 958,000</b>	<b>\$ 400,000</b>	<b>\$ 660,000</b>	<b>\$ 320,000</b>	<b>\$ 1,936,000</b>	<b>\$ 610,000</b>	<b>\$ -</b>	<b>\$ 820,000</b>	<b>\$ 7,058,000</b>	<b>\$ 10,012,000</b>	<b>\$ 17,070,000</b>	
Other	DiPaolo Student Success Center at Emerson Gridley	\$ 484,000	\$ 240,000	-	-	\$ 121,000	-	-	-	-	-	-	-	-	\$ 605,000	\$ 240,000	\$ 845,000
	Fred Biletnikoff Field	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Service Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	Veterans Memorial Stadium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
<b>Sub-Total</b>	<b>\$ 484,000</b>	<b>\$ 240,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 121,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 605,000</b>	<b>\$ 240,000</b>	<b>\$ 845,000</b>	
<b>Sub-Total Page 2 HVAC, Plumbing, and Electrical Trades</b>		<b>\$ 11,579,000</b>	<b>\$ 28,039,000</b>	<b>\$ 2,250,000</b>	<b>\$ 950,000</b>	<b>\$ 2,011,000</b>	<b>\$ 3,186,000</b>	<b>\$ 1,810,000</b>	<b>\$ 3,612,000</b>	<b>\$ 1,095,000</b>	<b>\$ 16,806,000</b>	<b>\$ 1,460,000</b>	<b>\$ 250,000</b>	<b>\$ 820,000</b>	<b>\$ 15,776,000</b>	<b>\$ 58,092,000</b>	<b>\$ 73,868,000</b>

Phase 1 Partial Renovations	\$ 3,952,000	\$ 3,430,000	\$ 2,250,000	-	\$ 1,841,000	\$ 608,000	-	\$ 890,000	\$ 295,000	\$ 1,000,000	\$ 1,260,000	\$ 250,000	-	\$ 15,776,000	-
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Partial Renovations Future Phases	\$ 7,627,000	\$ 24,609,000	-	\$ 950,000	\$ 170,000	\$ 2,578,000	\$ 1,810,000	\$ 2,722,000	\$ 800,000	\$ 15,806,000	\$ 200,000	-	\$ 820,000	-	\$ 58,092,000
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**NOTES:**

- Selected Phase 1 Renovations
- Future Phased Renovations
- Soft Costs Required at 23%
- Asbestos Abatement & Food Service Costs Excluded
- Condition: E= Excellent G= Good F= Fair P= Poor
- Estimates are based on historical bid pricing, are a snapshot in time, and are subject to change with increasing costs and market volatility.
- Renovations to Fred Biletnikoff practice Field have been estimated to be \$2,702,000

**COST ESTIMATES FOR NEEDED INFRASTRUCTURE IMPROVEMENTS AND PARTIAL RENOVATIONS**

Erie's Public Schools		Plumbing						Electrical							P / E		SUB TOTAL		
		South Classroom Wing Upgrade	Rebuild Domestic Water Heater	Replace Domestic Water Heater	Piping	Fixtures	Misc. Equipment	South Classroom Wing Upgrade (High School Only)	Infill A & B Wing (High School Only)	Fire alarm	Lighting	Branch Circuit Wiring	Emergency Generator	Electrical Distribution Equipment	Sound	Phase 1 Partial Renovations	Partial Renovations Future Phases	Phase 1 + Future Phases	
High Schools	Erie	\$ 255,000	-	\$ 125,000	\$ 2,660,000	\$ 950,000	\$ 190,000	\$ 2,150,000	\$ 1,650,000	-	\$ 1,500,000	\$ 3,150,000	\$ 250,000	\$ 2,200,000	\$ 400,000	\$ 7,030,000	\$ 8,450,000	\$ 15,480,000	
	NW PA Collegiate Ac.	-	-	-	\$ 1,540,000	\$ 550,000	\$ 110,000	-	-	-	\$ 1,200,000	\$ 2,800,000	\$ 150,000	\$ 1,700,000	\$ 250,000	\$ 2,100,000	\$ 6,200,000	\$ 8,300,000	
	<b>Sub-Total</b>	\$ 255,000	\$ -	\$ 125,000	\$ 4,200,000	\$ 1,500,000	\$ 300,000	\$ 2,150,000	\$ 1,650,000	\$ -	\$ 2,700,000	\$ 5,950,000	\$ 400,000	\$ 3,900,000	\$ 650,000	\$ 9,130,000	\$ 14,650,000	\$ 23,780,000	
Middle Schools	East	-	-	-	-	-	-	-	-	-	\$ 1,000,000	-	-	-	-	-	\$ 1,000,000	\$ 1,000,000	
	Strong Vincent	-	\$ 47,000	-	\$ 1,260,000	\$ 450,000	\$ 90,000	-	-	-	\$ 975,000	\$ 1,900,000	-	\$ 1,000,000	\$ 200,000	\$ 1,247,000	\$ 4,675,000	\$ 5,922,000	
	Wilson	-	-	-	\$ 840,000	\$ 300,000	\$ 60,000	-	-	\$ 375,000	\$ 630,000	\$ 1,300,000	-	\$ 900,000	\$ 125,000	\$ 1,400,000	\$ 3,130,000	\$ 4,530,000	
	<b>Sub-Total</b>	\$ -	\$ 47,000	\$ -	\$ 2,100,000	\$ 750,000	\$ 150,000	\$ -	\$ -	\$ 375,000	\$ 2,605,000	\$ 3,200,000	\$ -	\$ 1,900,000	\$ 325,000	\$ 2,647,000	\$ 8,805,000	\$ 11,452,000	
Elementary Schools	Diehl	-	-	-	-	-	-	-	-	-	\$ 300,000	-	-	-	-	-	\$ 300,000	\$ 300,000	
	Edison	-	-	-	\$ 378,000	\$ 135,000	\$ 27,000	-	-	\$ 150,000	\$ 275,000	\$ 600,000	\$ 100,000	\$ 375,000	\$ 55,000	\$ 2,095,000	-	\$ 2,095,000	
	Grover Cleveland	-	\$ 23,000	-	\$ 983,000	\$ 140,000	\$ 70,000	-	-	\$ 180,000	\$ 325,000	\$ 700,000	\$ 100,000	\$ 425,000	\$ 65,000	\$ 793,000	\$ 2,218,000	\$ 3,011,000	
	Harding	-	-	-	-	-	-	-	-	-	\$ 525,000	-	-	-	-	-	\$ 525,000	\$ 525,000	
	Jefferson	-	-	-	-	-	-	-	-	-	\$ 285,000	-	-	-	-	-	\$ 285,000	\$ 285,000	
	JoAnna Connell	-	-	-	-	-	-	-	-	-	\$ 475,000	-	-	-	-	-	\$ 475,000	\$ 475,000	
	Lincoln	-	-	-	\$ 441,000	\$ 157,000	\$ 32,000	-	-	\$ 185,000	\$ 350,000	\$ 700,000	\$ 100,000	\$ 450,000	\$ 66,000	\$ 801,000	\$ 1,680,000	\$ 2,481,000	
	McKinley	-	\$ 23,000	-	-	-	-	-	-	-	\$ 270,000	-	-	-	-	-	\$ 23,000	\$ 270,000	\$ 293,000
	Perry	-	-	-	-	-	-	-	-	-	\$ 300,000	-	-	-	-	-	-	\$ 300,000	\$ 300,000
	Pfeiffer-Burleigh	-	\$ 49,000	-	\$ 542,000	\$ 194,000	\$ 38,000	-	-	\$ 250,000	\$ 430,000	\$ 850,000	\$ 100,000	\$ 600,000	\$ 86,000	\$ 1,085,000	\$ 2,054,000	\$ 3,139,000	
<b>Sub-Total</b>	\$ -	\$ 95,000	\$ -	\$ 2,344,000	\$ 626,000	\$ 167,000	\$ -	\$ -	\$ 765,000	\$ 3,535,000	\$ 2,850,000	\$ 400,000	\$ 1,850,000	\$ 272,000	\$ 4,797,000	\$ 8,107,000	\$ 12,904,000		
Other	DiPaolo Student Success Center at Emerson Gridley	-	-	-	-	-	-	-	-	-	-	-	-	\$ 300,000	-	\$ 300,000	-	\$ 300,000	
	Fred Biletnikoff Field	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
	Service Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
	Veterans Memorial Stadium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
	<b>Sub-Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 300,000	
<b>Sub-Total Page 2 HVAC, Plumbing, and Electrical Trades</b>	\$ 255,000	\$ 142,000	\$ 125,000	\$ 8,644,000	\$ 2,876,000	\$ 617,000	\$ 2,150,000	\$ 1,650,000	\$ 1,140,000	\$ 8,840,000	\$ 12,000,000	\$ 800,000	\$ 7,950,000	\$ 1,247,000	\$ 16,874,000	\$ 31,562,000	\$ 48,436,000		

Phase 1 Partial Renovations	\$ 255,000	\$ 142,000	\$ 125,000	\$ 378,000	\$ 135,000	\$ 27,000	\$ 2,150,000	\$ 1,650,000	\$ 1,140,000	\$ 275,000	\$ 600,000	\$ 800,000	\$ 7,950,000	\$ 1,247,000	\$ 16,874,000	-
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Partial Renovations Future Phases	-	-	-	\$ 8,266,000	\$ 2,741,000	\$ 590,000	-	-	-	\$ 8,565,000	\$ 11,400,000	-	-	-	-	\$ 31,562,000
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**NOTES:**

- Selected Phase 1 Renovations
- Future Phased Renovations
- Soft Costs Required at 23%
- Asbestos Abatement & Food Service Costs Excluded
- Condition: E= Excellent G= Good F= Fair P= Poor
- Estimates are based on historical bid pricing, are a snapshot in time, and are subject to change with increasing costs and market volatility.
- Renovations to Fred Biletnikoff practice Field have been estimated to be \$2,702,000

COST ESTIMATES FOR NEEDED INFRASTRUCTURE IMPROVEMENTS AND PARTIAL RENOVATIONS							
Erie's Public Schools		Phase 1 Partial Renovations					
		GENERAL	HVAC	PLUMBING	ELECTRICAL	SOFT COST	TOTAL
High Schools	Erie	\$ 10,402,000	\$ 5,300,000	\$ 380,000	\$ 6,650,000	\$ 5,229,000	\$ 27,961,000
	NW PA Collegiate Ac.	\$ 5,730,000	\$ 225,000	\$ -	\$ 2,100,000	\$ 1,853,000	\$ 9,908,000
	<b>Sub-Total</b>	<b>\$ 16,132,000</b>	<b>\$ 5,525,000</b>	<b>\$ 380,000</b>	<b>\$ 8,750,000</b>	<b>\$ 7,082,000</b>	<b>\$ 37,869,000</b>
Middle Schools	East	\$ 301,000	\$ 1,853,000	\$ -	\$ -	\$ 496,000	\$ 2,650,000
	Strong Vincent	\$ 656,000	\$ 585,000	\$ 47,000	\$ 1,200,000	\$ 573,000	\$ 3,061,000
	Wilson	\$ 2,019,000	\$ 150,000	\$ -	\$ 1,400,000	\$ 821,000	\$ 4,390,000
	<b>Sub-Total</b>	<b>\$ 2,976,000</b>	<b>\$ 2,588,000</b>	<b>\$ 47,000</b>	<b>\$ 2,600,000</b>	<b>\$ 1,890,000</b>	<b>\$ 10,101,000</b>
Elementary Schools	Diehl	\$ 18,000	\$ -	\$ -	\$ -	\$ 5,000	\$ 23,000
	Edison	\$ 6,240,000	\$ 3,774,000	\$ 540,000	\$ 1,555,000	\$ 2,786,000	\$ 14,895,000
	Grover Cleveland	\$ 310,000	\$ 343,000	\$ 23,000	\$ 770,000	\$ 333,000	\$ 1,779,000
	Harding	\$ 977,000	\$ 492,000	\$ -	\$ -	\$ 338,000	\$ 1,807,000
	Jefferson	\$ 790,000	\$ 128,000	\$ -	\$ -	\$ 212,000	\$ 1,130,000
	JoAnna Connell	\$ 311,000	\$ 686,000	\$ -	\$ -	\$ 230,000	\$ 1,227,000
	Lincoln	\$ 1,907,000	\$ 550,000	\$ -	\$ 801,000	\$ 750,000	\$ 4,008,000
	McKinley	\$ 505,000	\$ 465,000	\$ 23,000	\$ -	\$ 229,000	\$ 1,222,000
	Perry	\$ 362,000	\$ 102,000	\$ -	\$ -	\$ 107,000	\$ 571,000
	Pfeiffer-Burleigh	\$ 398,000	\$ 518,000	\$ 49,000	\$ 1,036,000	\$ 461,000	\$ 2,462,000
<b>Sub-Total</b>	<b>\$ 11,818,000</b>	<b>\$ 7,058,000</b>	<b>\$ 635,000</b>	<b>\$ 4,162,000</b>	<b>\$ 5,451,000</b>	<b>\$ 29,124,000</b>	
Other	DiPaolo Student Success Center at Emerson Gridley	\$ 13,000	\$ 605,000	\$ -	\$ 300,000	\$ 212,000	\$ 1,130,000
	Fred Biletnikoff Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Service Center	\$ 1,058,000	\$ -	\$ -	\$ -	\$ 244,000	\$ 1,302,000
	Veterans Memorial Stadium	\$ 1,040,000	\$ -	\$ -	\$ -	\$ 240,000	\$ 1,280,000
	<b>Sub-Total</b>	<b>\$ 2,111,000</b>	<b>\$ 605,000</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 696,000</b>	<b>\$ 3,712,000</b>
<b>Sub-Total Page 2 HVAC, Plumbing, and Electrical Trades</b>		<b>\$ 33,037,000</b>	<b>\$ 15,776,000</b>	<b>\$ 1,062,000</b>	<b>\$ 15,812,000</b>	<b>\$ 15,119,000</b>	<b>\$ 80,806,000</b>

**NOTES:**

- Selected Phase 1 Renovations
- Future Phased Renovations
- Soft Costs Required at 23%
- Asbestos Abatement & Food Service Costs Excluded
- Condition: E= Excellent G= Good F= Fair P= Poor
- Estimates are based on historical bid pricing, are a snapshot in time, and are subject to change with increasing costs and market volatility.
- Renovations to Fred Biletnikoff practice Field have been estimated to be \$2,702,000

**COST ESTIMATES FOR NEEDED INFRASTRUCTURE IMPROVEMENTS AND PARTIAL RENOVATIONS**

Erie's Public Schools		Partial Renovations Future Phases					
		GENERAL	HVAC	PLUMBING	ELECTRICAL	SOFT COST	TOTAL
High Schools	Erie	\$ 3,649,000	\$ 20,572,000	\$ 3,800,000	\$ 4,650,000	\$ 7,515,000	\$ 40,186,000
	NW PA Collegiate Ac.	\$ 2,242,000	\$ 15,330,000	\$ 2,200,000	\$ 4,000,000	\$ 5,468,000	\$ 29,240,000
	<b>Sub-Total</b>	<b>\$ 5,891,000</b>	<b>\$ 35,902,000</b>	<b>\$ 6,000,000</b>	<b>\$ 8,650,000</b>	<b>\$ 12,983,000</b>	<b>\$ 69,426,000</b>
Middle Schools	East	\$ 318,000	\$ 770,000	\$ -	\$ 1,000,000	\$ 481,000	\$ 2,569,000
	Strong Vincent	\$ 1,858,000	\$ 3,477,000	\$ 1,800,000	\$ 2,875,000	\$ 2,303,000	\$ 12,313,000
	Wilson	\$ 1,327,000	\$ 7,691,000	\$ 1,200,000	\$ 1,930,000	\$ 2,795,000	\$ 14,943,000
	<b>Sub-Total</b>	<b>\$ 3,503,000</b>	<b>\$ 11,938,000</b>	<b>\$ 3,000,000</b>	<b>\$ 5,805,000</b>	<b>\$ 5,579,000</b>	<b>\$ 29,825,000</b>
Elementary Schools	Diehl	\$ 113,000	\$ 363,000	\$ -	\$ 300,000	\$ 179,000	\$ 955,000
	Edison	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Grover Cleveland	\$ 2,017,000	\$ 3,003,000	\$ 1,193,000	\$ 1,025,000	\$ 1,665,000	\$ 8,903,000
	Harding	\$ 189,000	\$ 1,084,000	\$ -	\$ 525,000	\$ 414,000	\$ 2,212,000
	Jefferson	\$ 200,000	\$ 346,000	\$ -	\$ 285,000	\$ 192,000	\$ 1,023,000
	JoAnna Connell	\$ 270,000	\$ 330,000	\$ -	\$ 475,000	\$ 248,000	\$ 1,323,000
	Lincoln	\$ 755,000	\$ 1,320,000	\$ 630,000	\$ 1,050,000	\$ 864,000	\$ 4,619,000
	McKinley	\$ 338,000	\$ -	\$ -	\$ 270,000	\$ 140,000	\$ 748,000
	Perry	\$ 973,000	\$ 366,000	\$ -	\$ 300,000	\$ 377,000	\$ 2,016,000
	Pfeiffer-Burleigh	\$ 1,267,000	\$ 3,200,000	\$ 774,000	\$ 1,280,000	\$ 1,500,000	\$ 8,021,000
	<b>Sub-Total</b>	<b>\$ 6,122,000</b>	<b>\$ 10,012,000</b>	<b>\$ 2,597,000</b>	<b>\$ 5,510,000</b>	<b>\$ 5,579,000</b>	<b>\$ 29,820,000</b>
Other	DiPaolo Student Success Center at Emerson Gridley	\$ 647,000	\$ 240,000	\$ -	\$ -	\$ 205,000	\$ 1,092,000
	Fred Biletnikoff Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Service Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Veterans Memorial Stadium	\$ 125,000	\$ -	\$ -	\$ -	\$ 29,000	\$ 154,000
	<b>Sub-Total</b>	<b>\$ 772,000</b>	<b>\$ 240,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 234,000</b>	<b>\$ 1,246,000</b>
<b>Sub-Total Page 2 HVAC, Plumbing, and Electrical Trades</b>		<b>\$ 16,288,000</b>	<b>\$ 58,092,000</b>	<b>\$ 11,597,000</b>	<b>\$ 19,965,000</b>	<b>\$ 24,375,000</b>	<b>\$ 130,317,000</b>

**NOTES:**

- Selected Phase 1 Renovations
- Future Phased Renovations
- Soft Costs Required at 23%
- Asbestos Abatement & Food Service Costs Excluded
- Condition: E= Excellent G= Good F= Fair P= Poor
- Estimates are based on historical bid pricing, are a snapshot in time, and are subject to change with increasing costs and market volatility.
- Renovations to Fred Biletnikoff practice Field have been estimated to be \$2,702,000

<b>Cost Estimates for needed Infrastructure Improvements and Partial Renovations</b>					
<b>Vacant Facilities</b>					
	<b>General</b>	<b>HVAC</b>	<b>Plumbing</b>	<b>Electrical</b>	<b>TOTAL</b>
Burton	\$ 4,551,000	\$ 2,052,000	\$ 319,000	\$ 1,400,000	\$ 8,322,000
Irving	\$ 5,567,000	\$ 2,084,000	\$ 395,000	\$ 1,660,000	\$ 9,706,000
Wayne	\$ 7,754,000	\$ 2,532,000	\$ 522,000	\$ 2,020,000	\$ 12,828,000
<b>Sub-Total</b>	\$ 17,872,000	\$ 6,668,000	\$ 1,236,000	\$ 5,080,000	\$ 30,856,000
Soft Cost	\$ 4,111,000	\$ 1,534,000	\$ 284,000	\$ 1,168,000	\$ 7,097,000
<b>Total</b>	\$ 21,983,000	\$ 8,202,000	\$ 1,520,000	\$ 6,248,000	\$ 37,953,000

<b>Complete Building Demolition</b>		
	<b>Area</b>	<b>Total</b>
<b>Burton</b>	48,956	\$ 392,000
<b>Irving</b>	60,663	\$ 486,000
<b>Wayne</b>	80,180	\$ 642,000
<b>Roosevelt</b>	98,964	\$ 850,000
<b>Sub-Total</b>	<b>288,763</b>	<b>\$ 2,370,000</b>

**Note: The demolition of Vacant Buildings is being shown as a comparison of that value for Board Consideration against what could be fair market value. (not yet determined) demolition costs may be required to be included during the Phase 1 scope of work.**



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## BUILDING OVERALL CONDITION RATING DEFINITIONS

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The buildings' physical condition was evaluated using Pennsylvania Department of Education standards and guidelines and applicable national, state and local codes and regulations.

The following definitions were utilized for the buildings' overall condition rating.

Excellent: The building meets or exceeds the current PDE standards and all applicable codes and regulations. Spaces support the educational program, and site size is adequate for the grade levels served.

Good: The building meets most current PDE standards and most applicable codes and regulations. Certain areas have deficiencies (i.e. code compliance, substandard room, etc.) but are small in comparison to the overall condition.

Fair: The building meets some current PDE educational standards and some applicable codes and regulations. Certain areas require updating for code, room size, etc. The physical plant requires major work such as a new roof, a new HVAC system, etc.

Poor: The building does not meet the current PDE educational standards and the applicable codes and regulations. There may be no handicapped access, substandard room sizes and location, antiquated mechanical and electrical systems, no technology, leaking roof, etc. Poor does not mean the building structure is failing or the building is necessarily unsafe.





2018-2024 Strategic Plan  
Mobilizing *Community*,  
Igniting *Excellence!*

**Our Commitment:**

In Erie's Public Schools, we champion high levels of **Student Engagement** and **Personalized Pathways to Educational Excellence** for every student, without exception.





Erie's Public Schools  
2018-2024 Strategic Plan  
Mobilizing Community, Igniting Excellence!

Plan Date: June 2018

# Content

- Superintendent’s Message** ..... 04
- 1. Many Voices, One Focus** ..... 05
  - A. The Power of Alignment ..... 05
  - B. Embracing Diverse Voices and Perspectives ..... 06
  - C. Strategic Planning Calendar ..... 09
  - D. Mobilizing Community: Testimonials and Affirmations..... 10
  - E. What Our Students Have to Say..... 14
- 2. Structure of this Strategic Plan** ..... 15
- 3. The Recommendations** ..... 16
  - A. Goals and Measures of Student Success..... 17
  - B. Six Game-changing Targets ..... 18
  - C. Four Pillars ..... 19
  - D. Professional Practices for Instructional Effectiveness..... 20
  - E. Aligning and Strengthening the Instructional Core..... 21
  - F. Implementation Roadmap: Twelve Strategic Priorities..... 22
- 4. Working the Plan: Turning Good Intentions into Strong Results** ..... 26
- 5. Members of the Planning Teams** ..... 27
- 6. Glossary** ..... 31
- 7. Erie’s Public Schools ...in brief**..... 32



# Superintendent's Message

## Refocusing on Teaching & Learning

We all know Erie is a great place to live. It boasts beautiful sunsets, a low cost of living and is a stable place to raise a family. But the real thing Erie has going for it--the thing I think we sometimes underestimate-- is our sense of community. When there is a need, big or small, people in this community step up to help.

In the fall of 2015, as Erie's Public Schools prepared for another grueling budget cycle, we realized we were running out of options and dug deeper to understand the root causes of our district's financial crisis. We knew that we had cut all that was possible and that our financial issues were related to our revenue, not our spending. We shared this information, and the data behind it, in meeting after meeting with the members of this community. And, though we didn't know it at the time, we lit a fire that engulfed all of Erie in a crusade to bring equity to our 11,500 city students.

And then, at the height of our crisis in 2017, when we feared that a financial solution from Harrisburg would never come, or come too late, this community stepped up again with the same intensity and collective will. After announcing our bold plan to consolidate three high schools, close additional buildings and reconfigure our remaining 15 schools, thousands of volunteers from this community gave their time, resources, expertise and well wishes to ensure that the largest reconfiguration in our district's history was not only possible, but successful.

This superhuman effort to lift up our schools and our students was not only recognized throughout the Commonwealth, but also acknowledged in the unprecedented \$14 million adjustment to the district's state education subsidy approved by Governor Tom Wolf and our legislature in 2018. With that victory, Erie proved one more time what we can do when our elected officials, community members, business leaders, families, staff and students rally behind a common goal.

Now, with the district's financial crisis behind us, it is time to shift our focus to the critical work of improving teaching and learning in our schools. We began this shift in February 2018 by embarking on a stakeholder- driven strategic planning process to define a vision for education in the City of Erie. Through this process, over 140 people - students, parents, teachers, support staff, administrators, school board members and business/community/higher education partners - devoted countless hours to the development of the strategic plan outlined in this document. Hundreds more also attended five community meetings held around the city to provide their feedback and hopes for the future of our schools.

The spirit of this community effort is reflected in the pages of this document. As you read it, I hope you'll feel the same sense of possibility and excitement that we did in creating it. The goals outlined on these pages are truly "game-changing" and we know they will challenge all of us over the next five years. But we have committed to them because we believe in our students' potential and we recognize that they are the key to Erie's future. We are also confident that the community will again step up to assist us in reaching these goals. My predecessor, Dr. Badams, was often quoted as saying "As the schools go, so goes the city." He was right. But now, instead of serving as a warning for where Erie could fail, our schools are an example of what the Erie community can accomplish together.

I am proud to have been a part of creating this plan, along with so many other passionate supporters of Erie's Public Schools. And I look forward to the challenging work that lies ahead, knowing that the Erie community will again be with us every step of the way.

**Mr. Brian Polito**  
Superintendent



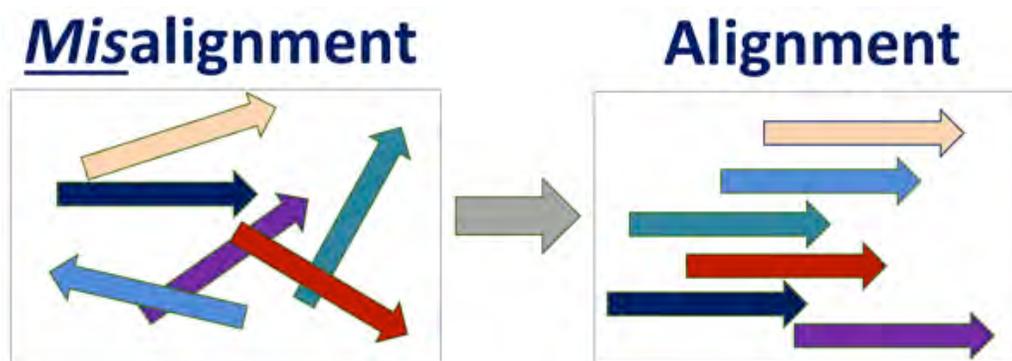
# 1. Many Voices, One Focus

## 1A. The Power of Alignment

A primary aim of planning is to facilitate **unity of purpose, or alignment**. Alignment is the process of reaching mutual understanding about common goals. It gives shared meaning to the work of the school or school district, thereby enabling successful accomplishment of the goals of the organization.

Alignment, like a magnet, is a force that coalesces and focuses all stakeholders and propels them forward as one. Alignment ensures that the organization is in balance; it makes certain that all parts and all parties 'fit' together and are moving in the same direction toward common goals.

The absence of alignment – i.e., misalignment – is “conflict”.... among people, programs, processes, resources, etc. Like an automobile out of alignment, misaligned schools or districts develop serious problems when underlying issues are not addressed in a timely manner. They become difficult to 'steer;' the 'parts' rub against one another, generating 'heat' and producing 'friction' and rapid 'wear-&-tear.' In sum, such organizations operate at less-than-peak performance, and the results they produce are often inconsistent and undesirable.



Without a plan, there is no focus or clear direction. Alignment, then, is about getting people, practices and programs on the same page, going in the same direction, at the same time. A disciplined framework for planning is a vital tool for bringing about alignment of people, programs, processes and resources. The resulting plan offers a coordinated roadmap for continuous improvement of educational practices and student achievement. Such a plan is, in reality, an expression of the organization's fondest wishes for students, staff and stakeholders.

The strategic planning process for Erie's Public Schools was chartered by Mr. Brian Polito (Superintendent) and the School Board. The process was developed and facilitated by Performance Fact, Inc., led by Mutiu O. Fagbayi (President/CEO). Its ultimate aim is to focus the school district and its community partners on its core purpose: **accelerating learning, growth and success for every student, without exception.**

# 1B. Embracing Diverse Voices & Perspectives

**MOVING FORWARD AS ONE!** — Performance Fact’s strategic planning process – utilizes a series of stakeholder-teams to guide clients through the development of a strategic alignment plan that embraces each community’s diverse voices. The interlocking team structure enables multiple stakeholders and multiple configurations of stakeholder to inform the outcomes of the planning process.

The approach is organic, rather than rigid; it provides numerous opportunities for the school system and its partners to co-create the strategic plan step-by-step, giving many chances for continuous input, feedback, and adjustments. Great emphasis is placed on the conversation among participants, in a way that communicates “every one counts, every voice matters.”



The teaming arrangements are as follows:

**Core Planning Team (CP)** consists of a cross-section of **all** stakeholders, including students whenever possible. Because the team includes internal and external stakeholders, it takes the lead in setting the broad direction for the strategic plan, integrating feedback from other teams, and promoting buy-in and commitment. This team can have 20-150 members, as appropriate.

For Erie’s Public School, the Core Planning Team consisted of about 140 participants. The team held six full-day sessions between late February and early May 2018. Core Planning Team members included students, parents, teachers, principals, district-level administrators, and scores of community members from business, higher education, service agencies, city/county government, lay citizens/taxpayers, etc. All Core Planning Team sessions were held on the Gannon University campus.

**Student Voice Team (SV)** consists of students who represent the diversity among all students (e.g., demographic, academic, attitudinal, dropouts, graduates, etc.). The team serves as the **all** direct voice of the entire student body. Some of the students on this team may also serve on the Core Planning Team.

For Erie’s strategic planning exercise, three focus group sessions were conducted with one team of elementary students, one with middle school students, and one with high schooler. Each session lasted 60-90 minutes. In total, approximately 60 students took part in the focus group discussions in early January 2018. Additionally, a comprehensive online survey was administered to all students in Grades 3-12; about 4,500 participated in the online confidential survey. Finally, between 5-10 students participated in each meeting of the Core Planning Team.

**Instructional Focus Team (IF)** takes the lead in identifying the professional practices that will enhance instructional effectiveness. Ideally, the team consists of at least one teacher from each school, all (or representative sampling) of the principals and other school administrators, and district-level teaching-&-learning coaches, facilitators, support staff, etc.

For Erie, the Instructional Focus activities were integrated into the deliberations of the Core Planning Team. Approximately 65 people participated in this aspect of the CP Team's discussions over a 2-day period in March 2018.

**Principals/Administrators Team (P/A)** provides school and district-level administrators an avenue for staying abreast of and guiding the work of the other groups, particularly since these school and district leaders will be directly responsible for overseeing the implementation of the plan.

Erie's principals and administrators were heavily represented on the Core Planning Team. Additionally, all principals participated in the "reality check" exercises during which each principal presented the emerging consensus to the teachers and staff at their respective schools. Principals and administrators also played a significant role in facilitating many of the small-group sessions during many team meetings.

**Alignment Team (AL)** consists of key decision-makers or opinion shapers from the key institutions within the community (e.g., school system, parent & community leaders, union, business/higher education, community-based organizations or CBOs, governmental entities, faith-based groups, etc.). The team size, membership, scope of involvement, or formal vs. informal structure depends on the local context and need.

In the case of Erie's Public Schools, the Alignment Team members included leaders from State/City/County governments, higher education, business community, community-based agencies, philanthropic institutions, etc. The team met four times between late-February and early May 2018.

In addition, a special meeting of the *Metro 100* organization was held on March 12, 2018 at the Jefferson Educational Society. That gathering was hosted by State Senator Dan Laughlin, and was attended by more than 60 members of the Metro 100 organization – "a non-profit institution founded to promote civic enlightenment, and community progress for the Erie Region through the study, research, discussion, of those ideas and events that have influenced the human condition."

**Community Forum (CF)** provides every resident an opportunity to participate in and influence the direction of the strategic plan prior to its completion and formal adoption by the Board. Community Forums are "reality check" sessions that are held at multiple times and in multiple locations throughout the community. The insights from the Community Forums are shared with the Core Planning Team for integration into the strategic plan, as appropriate.

As part of Erie's strategic planning exercise, a total of five formal Community Forums were held between mid-March and late-April. Three of those five community engagement meetings were hosted in partnership with the City of Erie. In total, more than 200 people participated.

**Campus/Department "Reality Check" (C/D)** offers all district employees – at the school site or in district support position – an opportunity to provide input and feedback prior to the formal adoption of the plan. The structure of the "reality check" is flexible, as long as all staff (or groups broadly representative of all staff) have a chance to voice their perspective. Those perspectives are presented to the Core Planning Team for integration into the formal plan, as appropriate.

Between April 6-20, 2018, the emerging consensus from the Core Planning Team's work was shared with teachers and staff in every school in the district. The presentation at each school was facilitated by the principals, teachers, and district administrators who served on the Core Planning Team. More than 1,000 Erie educators had an opportunity to provide feedback through this avenue.

Furthermore, about 730 teachers and 30 administrators completed a confidential online, similar to the survey for students. The survey results served as input into the deliberations of the Core Planning Team, and as data to inform the continuous improvement efforts at each school.

**Board Review Team (BD)** ensures that the school Board is continually kept abreast of the progress of the strategic planning process. The updating process could be via formal presentations at periodic intervals, or through ongoing reporting by the Superintendent or Board-designated strategic planning point-person(s). The Board is encouraged to share its views regarding the ongoing planning process and emerging outputs; however, the Board is urged to defer formal action on the strategic plan until it is presented by the Superintendent for formal adoption *at the end of the planning process*.

The Erie School Board received regular status updates from the Superintendent as well as directly from the Performance Fact facilitator. Selected Board members also served on some of the other team, most notably the Core Planning Team and the Alignment Team. The Board's active participation communicated to stakeholders the importance of the strategic planning exercise, and provided Board members multiple opportunities to hear from and interact directly with the district's diverse stakeholders.



# 1C. Strategic Planning Calendar

Between January-May 2018, Erie's Public Schools and its stakeholders participated in a series of conversations focused on articulating the future direction for the school system. Below is a calendar of the some of the key events and gatherings.

<u>Date</u>	<u>Team/Event</u>	<u>Location</u>	<u># People (approx.)</u>
Jan. 12, 2018	Student Voice – Middle Schools	East Middle School	20
Jan. 12, 2018	Student Voice – High Schools	Erie High School	25
Jan 12, 2018	Student Voice – Elementary Schools	Jefferson Elementary School	20
Feb. 22, 2018	Core Planning Team	Gannon University	140
Feb. 23, 2018	Alignment Team	Gannon University	15
Feb. 23, 2018	Core Planning Team	Gannon University	140
Mar. 12, 2018	Core Planning Team	Gannon University	140
Mar. 12, 2018	Core Planning Team	Gannon University	140
Mar. 12, 2018	School Board & Leadership	Admin. Building	15
Mar. 12, 2018	Community Forum	East Middle School	30
Mar. 13, 2018	Alignment Team	Gannon University	15
Mar. 13, 2018	Core Planning Team	Gannon University	140
Mar. 13, 2018	Community Forum	Jefferson Elementary School	25
Mar. 13, 2018	Metro 100	Jefferson Educational Society	60
Apr. 6, 2018	Alignment Team	Gannon University	15
Apr. 6, 2018	Core Planning Team	Gannon University	140
Apr. 6, 2018	School Board & Leadership	Admin. Building	10
Apr. 6-20, 2018	Teachers/Department Staff "Reality Check"	Each School/Department	900+
Apr. 10, 2018	Community Forum (in partnership with City of Erie)	Booker T. Washington Center	25+
Apr. 17, 2018	Community Forum (in partnership with City of Erie)	MLK Center	25+
Apr. 24, 2018	Community Forum (in partnership with City of Erie)	JFK Center	100+
May 7, 2018	Alignment Team	Gannon University	15
May 7, 2018	Core Planning Team	Gannon University	140
May 9, 2018	School Board (Committee of the Whole)	Admin. Building	TBD
May 16, 2018	School Board (Formal adoption)	Admin. Building	TBD

## 1D. Mobilizing Community: Testimonials and Affirmations



I was so impressed with the Erie Public School's strategic planning process and their efforts to engage and mobilize the community. I was honored to be a part of the process. For the first time in recent memory, the City of Erie and the School District are partners in working to transform our community for all. If our schools excel at providing students with the skills that they need to succeed, then our community benefits. And, if we have a high quality of life with diverse cultures, safe and welcoming neighborhoods, a world-class downtown and Bayfront, schools of excellence, and an abundance of family-sustaining jobs, then our students benefit. We are in this together to build opportunity and restore hope for all of our residents, and I am excited about our partnership.

- Mr. Joe Schember,  
Mayor, City of Erie



[This] is a roadmap to success, both for our students and our entire city. As go our schools, so goes our city. And as goes our city, so goes the entire Erie region.

We are excited that the process is inclusive, and that the resulting goals are ambitious yet attainable. The plan is comprehensive in that it addresses the needs and roles of students, teachers, families, and the community. It is going to take all of us coming together and staying in it for the long haul, but we can do this.

United Way is facilitating two major initiatives that will contribute to the success of this plan. The Campaign for Grade Level Reading is a countywide effort to ensure children are reading at grade level by the end of third grade, one of the six game-changing targets identified in the plan. Our Community Schools initiative will be critical to the achievement of all six game-changing targets. What we ultimately hope to get in return is a better quality of life for everyone in our community.

- Bill Jackson  
President, United Way of Erie County





I applaud the involvement of staff and community partners from various positions and roles in the community. As a public school, entity people need to understand that we all have a part in making Erie's public schools a successful place for students to learn and for parents to play an active role in their child's education. The district's strategic planning process has been transparent and provided an opportunity to get buy-in from many constituents. The process allowed us to dream of the perfect environment to nurture the next generation of leaders and citizens of our community.

I am excited to see that the focus on the plan was how we help our students to be successful. This is an effort that will require many partners; from parents to business CEO's. I am motivated by the fact that there is new leadership and optimism from the district and a sense of community desire to change our image and the way that we interact with each other. Your strategic plan will identify a course of action but it will be up to [all] the people to keep the momentum moving forward.

- Danny J. Jones, MA  
CEO, Greater Erie Community Action Committee



As a mother of 3 boys in Erie's Public Schools, I can't stress enough the profound importance this five-year strategic plan has on our community.

The best possible way to make change in our city is to mobilize the entire community like you have, and address the academic, social, and emotional needs of our students to offer them the best future.

Erie's kids are GOOD kids and SMART kids – they deserve this full community-based effort.

It's overwhelming to see how we've gone from seemingly everyone against the city to the full show of support at the planning sessions.

I am now eager for my sons to experience what the district has to offer them, instead of wondering if I am doing the best thing for us by keeping them in EPS

- Kelly Heberle  
Parent, and Vice President of the Strong Vincent Middle School PTSA



Student success in Erie's Public Schools is critical to workforce development, economic growth, and community vitality in our region. Witnessing the enthusiastic stakeholder participation in the strategic planning process has been inspiring and energizing. Providing advice and counsel as the plan is implemented will be an important responsibility for me as an employer, advocate for the business community, and citizen.

- Tom Tupitza  
President of Knox Law and Board Chair,  
Erie Regional Chamber



The strategic planning process was instrumental in opening lines of communication that had been closed through the years by budget cuts and financial hardship. The honest and thoughtful engagement around what is best for our students and community, while honoring the professionalism of the district staff, allowed for game-changing targets to be proposed and adopted that will benefit the entire Erie community.

I hope that in 2030 this work is looked back on as the first step taken to make Erie a stable and valued urban education center.

- William Kuhar  
Teacher, Wilson Middle School (Erie's Public Schools)





Our students and community deserve to have a world-class school system. Our students' success is imperative for the future of our city. All of our students deserve to attend schools which prepare them to be successful, productive, and healthy citizens.

I was so excited and energized to work alongside such a large number of administrators, teachers, students, parents, and community members who courageously addressed areas of need based on data. The stakeholders boldly chose goals which require high expectations and success for all students. The planning process bravely addressed inequities and planned goals to address the concerns. I believe the five aspirational goals for student success will focus the work done in our schools with support from our families and community.

Erie's Public Schools' strategic plan will frame the work I do on a daily basis. I will challenge myself and those around me to be advocates for our students and innovative in our practice. I am determined to assist the dedicated team of educators I work with to be relentless in our work to support student success. I believe we need to continue to engage all stakeholders in the students' education to reach the measures which have been set.

I hope, through the collaboration and support of our entire community, that students and families feel empowered and hopeful for their future. The schools cannot do this alone, we must have the support of families and the community.

- Karin Ryan  
Principal, Pfeiffer Burleigh Elementary School  
(Erie's Public Schools)



I'm personally excited with the work that everyone has done and feel fortunate to be part of this plan moving forward. I believe that we are going to provide a great educational experience for our students.

- Donald Orlando  
Principal, Wilson Middle School  
(Erie's Public Schools)

## 1E. What Our Students Had to Say



My participation in the school district's strategic planning sessions at Gannon a few months ago was really eye opening. I was really assured that the district will make great changes after seeing so many people from different parts of the Erie Community at the meeting. As a student, I feel that I am often presented with decisions about my education without my input. But after attending the meetings and exchanging my knowledge of the current situations in the school district with others, I felt that the student's point of view will be taken into consideration in the final plan.

In short, I believe the goals chosen at the meeting will bring better and healthier educational changes in the school district. The future holds success in the level of education for the district because they have come a long way, and they are working harder than ever to shape a better future for every student.

- Biletambe Malango  
Student, Erie High School  
(Erie's Public Schools)



## 2. The Structure of this Strategic Plan

A coherent design, put together in the proper sequence, is a crucial factor in developing an effective strategic plan. The components of such design are shown in Figure 1.

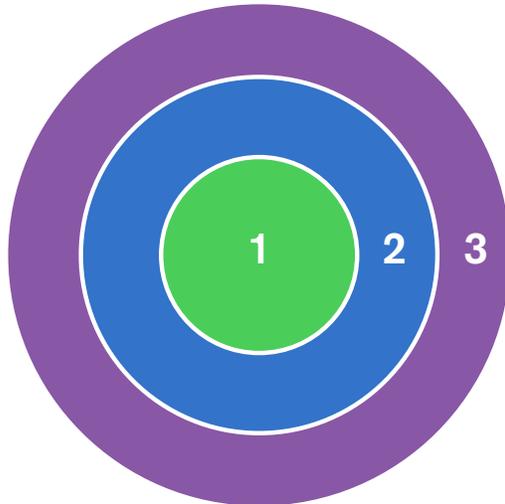


Figure 1

1. Student Learning
2. Instructional Effectiveness
3. Empowering Infrastructure

The Erie Strategic Plan is structured around three main components:

**Student Learning** – the central purpose of the school system – is the centerpiece of the strategic plan. Thus, this strategic plan begins with a set of five aspirational **Goals and Measures for Student Success**.

**Instructional Effectiveness** comes next, since it is the strongest predictor of student learning. This strategic plan addresses this component by defining clear **Professional Practices** framed around **Four Pillars**. The Four Pillars, or building blocks, are the capabilities we must develop to realize our goals for student success.

**Empowering Infrastructure** addresses the day-to-day supports and services critical to smooth functioning of the schools. Those structures include educational services, professional and leadership development, parent and community engagement, and results-focused planning and accountability to taxpayers and the community. To address these areas, the plan outlines specific **Strategic Priorities**, also framed around the Four Pillars.



# 3. The Recommendations

The core recommendations in our strategic plan, described below, make a clear distinction between the outcomes for students and the decisions and actions we must take to achieve those results for our students. Furthermore, the recommendations invite and embrace the participation of all stakeholders and aligns their efforts in a coherent, mission-focused manner. Placing student achievement at the center of our collective work enables our school system and the entire community to “keep the main thing, the main thing.”

The core recommendations are organized as follows.

<b>3A Five Aspirational Goals for Student Success</b>	We articulate five aspirational community-wide Goals for student achievement, and a set of Measures (or indicators) of student progress for each Goal. The Goals encompass preschool through high school graduation, and address the cognitive and social-emotional development of our students.
<i>page 17</i>	
<b>3B Six Game-Changing Targets</b>	Our Game-changing Targets are specific performance benchmarks we commit to meet by 2024. These ambitious targets are derived from the Goals and Measures – they reflect our belief in the potential inherent in our students and our collective commitment to nurture that potential.
<i>page 18</i>	
<b>3C Four Pillars</b>	Our Four Pillars are the building blocks of our work on behalf of our students. They define the capabilities we must develop continuously to nurture effective instruction and a mission-focused, empowering organizational infrastructure.
<i>page 19</i>	
<b>3D Professional Practices for Instructional Effectiveness</b>	Effective instruction is the strongest predictor of student learning. Therefore, we define the Teaching Practices, Leadership Practices and Organizational Practices we must implement and improve in every classroom and every school, every day. Those practices are framed around our Four Pillars.
<i>page 20</i>	
<b>3E Aligning and Strengthening the Instructional Core</b>	In this section, we identify specific instructional improvements to enhance effectiveness in selected content areas (e.g., Mathematics, English Language Arts, Social Studies), or to improve learning experiences for specific groups of students (e.g., Special Education, English learners, traditionally underperforming populations).
<i>page 21</i>	
<b>3F Implementation Roadmap: Twelve Strategic Priorities</b>	Our Strategic Priorities define the support system and infrastructure critical for building and sustaining thriving schools. They, too, are framed around our Four Pillars, and encompass areas such as: family and community engagement; school safety; health and wellness; professional development; and planning and accountability processes.
<i>pages 22-26</i>	

# 3A. Five Aspirational Goals for Student Success

We believe in the limitless potential of our students! Our Five Aspirational Goals represent our commitment to helping every student, by name, develop that potential. The Goals articulate our community's collective promise to every student, regardless of background or circumstance. The Five Goals, together with the Measures of Progress, will ensure that each student learns, grows and matures into a competent, confident and responsible life-long learner and citizen.

## GOALS

## MEASURES

### 1 Early Years: Developing a Strong Foundation

Every learner develops the foundational skills that will lead to Reading proficiency by the end of Grade 3.

- a. Increased percentage of students enrolled in accredited Pre-Kindergarten programs
- b. Increased percentage of students receiving timely and effective early intervention
- c. Increased percentage of pre-K to Grade 2 students meeting criteria for social-emotional, physical and cognitive development
- d. Increased percentage of students who demonstrate collaboration, responsibility and confidence in their own learning

### 2 Engaged, Self-disciplined Critical Thinkers

Every learner is empowered with ownership of their own learning, and becomes a creative critical thinker, problem solver, and advocate for social justice.

- a. Increased percentage of students who justify a stand or decision with supporting evidence
- b. Increased percentage of students participating in real world community and civic engagements with tangible results
- c. Increased percentage of students engaged in their own academic process, goal setting, and personal development plan
- d. Increased percentage of students with at least 95% school/class attendance rate
- e. Increased percentage of students engaged in healthy and constructive peer-to-peer and peer-to-staff relationships

### 3 Mastery of Academic Subjects & the Arts

Every learner receives equitable opportunities for success, and meets or exceeds standards of academic performance in all subjects at each grade level.

- a. Increased percentage of underperforming students at every grade level making at least 1.5 years' growth in one year in core subjects
- b. Increased participation and pass rates of middle school and high school students in upper level/AP/Honors courses
- c. Increased percentage of students meeting standards on state, local, and national assessments (e.g., district benchmarks, SAT, PSAT, PSSA, PASA, WIDA, Keystone)
- d. Increased participation and proficiency in related and technical arts

### 4 Equity, Fairness and Justice for All Learners

Every learner receives fair and equitable treatment regarding personal conduct and access to educational resources, to spur each student's growth and eliminate disproportionalities in achievement and discipline practices.

- a. Decreased disproportionality in the suspension and expulsion rates
- b. Increased achievement rates for traditionally underperforming student groups
- c. Increased timely access to rigorous courses, programs, and interventions for traditionally underperforming students

### 5 Graduates Prepared for a Purposeful Life

Every learner graduates high school equipped with the knowledge, skills and disposition to execute their post-high school future plan.

- a. Increased percentage of 10th grade students on-track to complete high school
- b. Increased high school graduation rate and decreased dropout rate
- c. Increased percentage of students completing dual enrollment and trade/technical/ apprenticeship /industry certification programs
- d. Increased percentage of seniors with a five-year post-high school career plan

# 3B. Six Game-changing Targets

We believe in the inherent **potential** in our students.

We know that our students will rise up to **high standards** of conduct, achievement and citizenship when we – the members of the Erie Community – pull together as one to guide, support and nurture all students, equitably and without exception.

These **game-changing targets** – to be accomplished by 2024 – demonstrate our commitment to each student's journey towards **academic and personal excellence**.

And as our students progress towards these targets, the Erie community benefits through **stronger schools, thriving neighborhoods, and a growing, vibrant city** committed to learning for life.

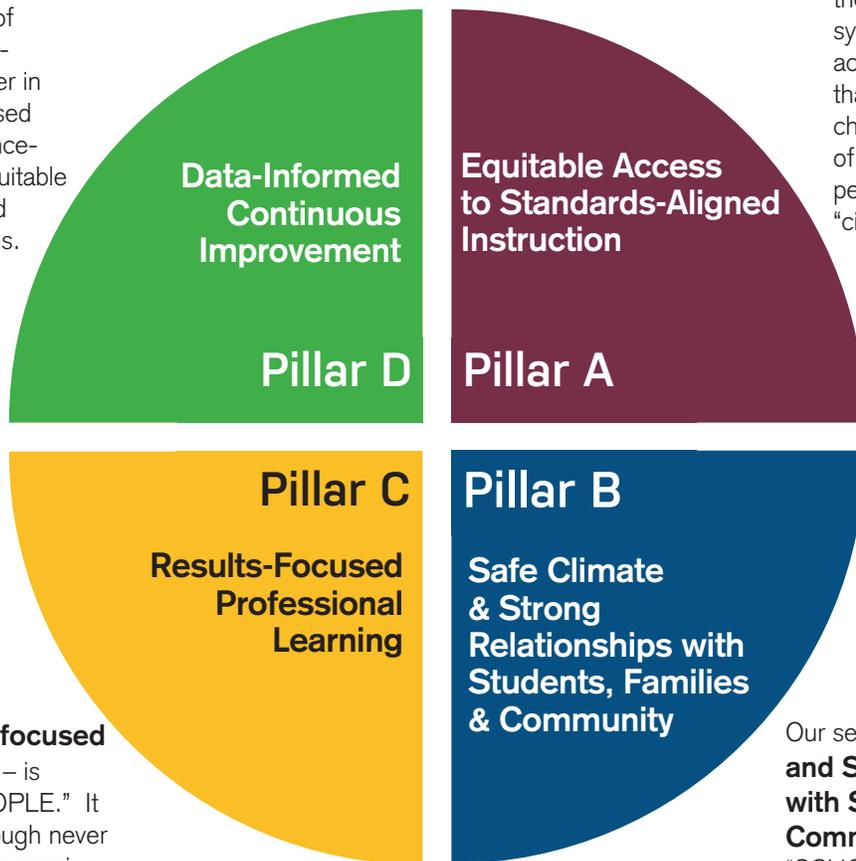
<b>Read at Grade Level by Grade 3</b>	At least 18 out of every 20 students (90%) proficient in Reading by end of Grade 3.	In 2016-2017: 7 out of every 20 students (35%) in the third grade were proficient or advanced on the PSSA in ELA.
<b>Attain 95% Attendance</b>	At least 18 out of every 20 students (90%) with attendance rate of at least 95%.	In 2016-2017: 9 out of every 20 students (45%) reached an attendance rate of at least 95%.
<b>Model Civic Responsibility</b>	All students in Grades K-12 (100%) participating in real-world community project.	In 2016-2017: 0% of the students were required to participate in real-world community projects.
<b>Achieve Proficiency in the Core</b>	Double the proficiency rate in Reading/Language Arts for Grades 4-8; triple the rate in Math for Grades 3-8.	In 2016-2017: 7 out of every 20 students (~ 35%) proficient/advanced in Reading/Language Arts; in Math, about 4 out of every 20 students (~20%).
<b>Experience Proportional Discipline</b>	50% year-to-year reduction in behavior incidents involving Black/African American students ( <i>until proportional discipline rates are attained</i> ).	In 2016-2017: African American students were 37% of total student enrollment, and 57% of all discipline referrals.
<b>A Diploma in Every Hand</b>	100% graduation rate and 0% dropout rate.	In 2015-2016: The District graduation rate was 73.6% and the dropout rate was 17.8%.

# 3C. Four Pillars

Our **Four Pillars** provide a solid foundation on which to organize our work at the school level as well as system-wide. They are the building blocks for action; they define the most important competencies or “internal muscles” that we must develop in order to achieve our aspirational outcomes for our students. Together, the Four Pillars make up our theory of action.

Like any foundation that is built to last, the Four Pillars must meet four criteria which – together – define a clear roadmap for accomplishing our priorities.

Our fourth Pillar— **Data-informed Continuous Improvement** – addresses “MANAGING THE WHOLE.” It ensures that all aspects of our school system are goal-aligned and moving together in an equitable, mission-focused manner. It promotes evidence-based decision making, equitable allocation of resources, and effective efficient operations.



Our first Pillar – **Equitable Access to Standards-Aligned Instruction** – focuses on “TEACHING-&- LEARNING”, the central function of our school system. It advocates for equitable access to practices and programs that engage every student in challenging work, regardless of the student’s current level of performance, background or “circumstances.”

Our third Pillar – **Results-focused Professional Learning** – is about “INVESTING IN PEOPLE.” It emphasizes that “good enough never is” and makes the case for ongoing investments in capacity building for our teachers, leaders and staff. Furthermore, it promotes collaborative team learning as a key tool for advancing the effectiveness and efficiency of the school system.

Our second Pillar – **Safe Climate and Strong Relationships with Students, Families & Community** –recognizes that “SCHOOLS CAN’T DO IT ALONE.” This Pillar emphasizes school safety and collaboration with families and community in ways that are welcoming and respectful of diverse perspectives.

These Four Pillars provide the framework (i.e., “organizer”) for the Professional Practices and Strategic Priorities described in subsequent sections of the strategic plan.

# 3D. Professional Practices for Instructional Effectiveness

As practitioners, we are committed to continuous improvement of our Teaching Practices, Leadership Practices, and Organizational Practices because they are the precursors to higher levels of student achievement. Our Four Pillars are the building blocks of our professional practices.

## TEACHING PRACTICES

### Pillar A

Equitable Access to Standards-Aligned Instruction

**T1:** Teachers utilize instructional materials and technology resources that are aligned to instructional goals and engage students in cognitively appropriate work.

**T2:** Teachers utilize a variety of high engagement strategies, including technology-based approaches and real world experiences, to match student needs.

### Pillar B

Safe Climate & Strong Relationships with Students, Families & Community

**T3:** Teachers create an engaging, caring and safe environment that supports high expectations, student voice, responsibility, independence and social-emotional competencies.

**T4:** Teachers communicate early and often with students and families about each student's progress toward meeting academic and behavioral expectations, and share strategies to support student learning at home.

### Pillar C

Results-focused Professional Learning

**T5:** Teachers develop their Professional Growth Plans and decisions based on individual and collaborative reflection on and analysis of student work and data.

**T6:** Teachers observe each other's classroom and participate in collaborative discussions to share standards-based instructional strategies.

### Pillar D

Data-informed Continuous Improvement

**T7:** Teachers use multiple assessment methods to extend their understanding of students' progress and learning challenges, and tailor instruction to individual student needs.

**T8:** Teachers guide students in setting and monitoring their own progress toward meeting academic and behavior goals.

## LEADERSHIP PRACTICES

**L1:** Principal and leadership team ensure that teachers have access to materials, including technology resources, that support implementation of standards-based strategies

**L2:** Principal and leadership team compile, analyze and disseminate data-driven assessment of progress on student learning and instructional practices based on evidence, and formulate appropriate interventions.

**L3:** Principal and leadership team reinforce school-wide systems that facilitate high expectations and a safe, positive, culturally sensitive environment for students, staff, parents and community.

**L4:** Principal and leadership team connect each student to a caring adult through partnerships that foster student learning and whole-child well-being.

**L5:** Principal and leadership team engage staff in dialog about student learning and professional practices, and consistently allocate time to map continuous improvement plans.

**L6:** Principal and leadership team provide time and resources for peer observation of instructional practices and collaborative analysis of student work.

**L7:** Principal and leadership team align professional development opportunities to data analysis findings and essential standards, and to the differentiated needs of each teacher or team.

**L8:** Principal and leadership team use student work and data to make instructional and intervention decisions, including to initiate, refine, continue or eliminate school-based initiatives.

## ORGANIZATIONAL PRACTICES

**O1:** District/school leadership integrates the use of technology as a tool for differentiating and delivering aligned curriculum, instruction, and assessment practices.

**O2:** District/school leadership continuously uses data to determine instructional practices that improve teacher effectiveness and accelerate student learning.

**O3:** District/school leadership and community collaboratively develop and implement shared guidelines for enhancing and sustaining a school climate of high achievement and safe, appropriate conduct.

**O4:** District/school leadership regularly utilizes a variety of outreach tools (e.g., workshops, parent/ teacher conferences, flexible meetings, social media) to engage families and community in two-way interaction.

**O5:** District/school leadership creates work environments that support teachers and principals in creating and sustaining quality instruction in well-run schools.

**O6:** District/school leadership respond to issues in an open, direct, timely and transparent manner.

**O7:** District/school leadership allocates professional collaboration time that focuses on evidence-based dialogue about student achievement, system-wide adjustments, and targeted supports for students, staff, and schools.

**O8:** District/school leadership provides professional development to all educators regarding analysis and interpretation of a variety of data critical to monitoring student, staff, and school progress towards the goals of the Strategic Plan.

# 3E. Aligning and Strengthening the Instructional Core

## Standards-Aligned Instructional System

Continuous improvement of instructional programs demands the alignment of the six components of a standards-based instructional system.

The first component (**standards**) involves clarifying what students need to know, need to do, and need to be like. Next, we align those content and performance standards with what we teach (**curriculum**) and how we track student progress (**assessments**).

Finally, we examine how we teach (**instruction**); the teaching tools we use (**materials and resources**); and the safety nets that foster learning for every student (**interventions**) and ask ourselves: Are these designed and implemented in ways that assure equity of access and learning opportunity for every student, regardless of the student's background, condition or circumstance?

Together, these six ideas make up a standards-aligned instructional system.

A complementary idea – **professional development** – may be added to identify opportunities for continuous learning specific to each content area or student outcome priority.

The district's Curriculum, Instruction and Professional Development department completed a comprehensive assessment of the current state of Erie's core instructional programs.

For each of the focus areas listed below, the Curriculum, Instruction and Professional Development team reflected on what has worked well as well as what needs to be improved relative to each of the six components of a standards-aligned system.

- Alternative Programming
- Academic Decathlon
- Career and Technical Education
- Computer and Technology
- English Language Arts - elementary
- English Language Arts - middle school
- English Language Arts - high school
- English Language Development
- Fine Arts- Visual & Performance Arts
- Guidance- Diversity
- Higher Level Algebra, Geometry, AP Honors
- Magnet - elementary
- Magnet -middle school
- Magnet - high school
- Magnet - STEM
- Mathematics - elementary
- Mathematics - middle school
- Mathematics - high school
- Physical Education - elementary
- Physical Education - middle school
- Physical Education - high school
- Pre-Kindergarten
- Science -Pre-K to grade 5
- Science - grades 6 to 8
- Science - high school
- Social Studies - elementary
- Social Studies - middle school
- Social Studies - high school
- Special Education
- Technology Hardware - Pre-K- grade 12
- Technology
- World Languages

Highlights of those assessments can be found in internal documents available from the Curriculum and Instruction department.



# 3F. Implementation Roadmap: Twelve Strategic Priorities

The Strategic Priorities define what we must implement well within each Pillar in order to support effective instruction and achieve our aspirational Goals for student success. The priorities represent the infrastructure essential for achieving our aims.



The Four Pillars – the means to the ends – are the building blocks of what we must do well to achieve the outcomes for students. Together, they define the capabilities we need and must develop continuously to strengthen instructional effectiveness and organizational infrastructure.

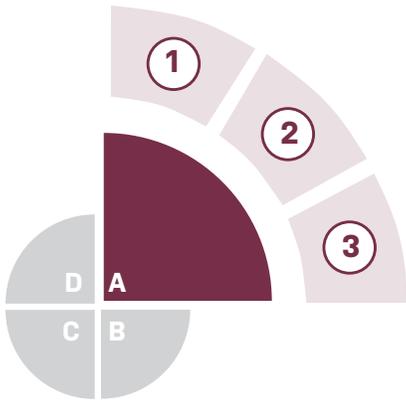
Pillar A focuses on **TEACHING AND LEARNING**, our schools' most important function. Pillar A promotes a personalized instructional system that responds to each student's needs.

Recognizing that **SCHOOLS CAN'T DO IT ALONE**, Pillar B promotes trust, open communication and healthy partnerships with families and community.

Pillar C emphasizes **INVESTING IN PEOPLE** by attracting, developing and retaining high-caliber staff at all levels.

Pillar D – **MANAGING THE WHOLE** – champions devising mission-focused structures and processes that drive effective and efficient operations and continuous improvement.

# Strategic Priorities and Key Actions



## Pillar A: Equitable Access to Standards-Aligned Instruction

Instruction reflects students' prior knowledge, learning styles and cultural background, with standards at the center of curriculum planning and student learning, evidenced in student outcomes.

### Strategic Priority ① Aligned K-12 Curriculum and Resources

#### Key Actions

**1.1** Align curriculum, assessments, instructional practices, functional technology and instructional materials across all content and grade levels (K-12), and provide appropriate resources for teachers and students in alignment with the common core standards and Pennsylvania Eligible Content.

**1.2** Improve the district-wide assessment system to include multiple measures of student progress and provide actionable information about student progress toward the academic, social-emotional, and behavioral standards.

**1.3** Strengthen current curriculum adoption process, and update curriculum guides to reflect the alignment with the standards, and to include sequencing and/or pacing guidance for instruction and assessment.

**1.4** Ensure access to a viable and guaranteed curriculum for all students and across all schools demonstrate commitment to common expectations, ensure equity of opportunity and minimize the impact of student mobility.

### Strategic Priority ② Engaging, Culturally Responsive Instruction

#### Key Actions

**2.1** Shift mindset to an asset-based, growth orientation through courageous conversations about and reflection on the assumptions that practitioners make about their students, their students' parents, and their own sense of professional efficacy.

**2.2** Ensure culturally inclusive school and district practices through: (a) professional development to enhance staff knowledge and skills about students' cultural, linguistic, and socioeconomic backgrounds; (b) adoption and faithful implementation of research-validated culturally responsive practices in every school; and (c) equitable treatment for all students in referral and disciplinary processes.

**2.3.** Foster students' sense of belonging and appropriate conduct by validating their social and cultural identities ("identity safety"), and by implementing fair, rehabilitative discipline models (e.g., Restorative Justice; Teaching Tolerance curriculum).

**2.4.** Offer middle school and high school students equitable access to a variety of standards-aligned programs, curricular options and career orientation choices, including: related arts such as fine art, STEM and music; dual enrollment; Advanced Placement; honors courses; online and blended learning; technical/industry certification.

### Strategic Priority ③ Intervention, Enrichment & Successful Transitions

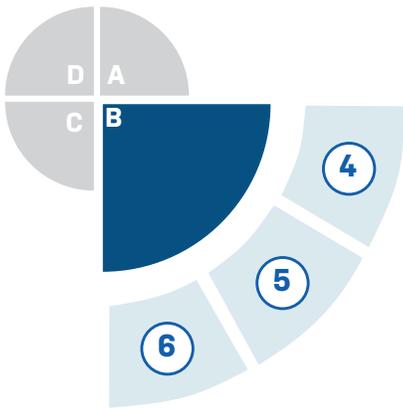
#### Key Actions

**3.1** Implement a coherent system of timely, accelerated intervention for all students, with particular emphasis on strengthening proficiency of English learners, special education pupils, and chronically underperforming students.

**3.2** Identify research-based material/human resources appropriate for tiered intervention and enrichment at the school site, and designate standard district assessment tools that will be used in the evaluation of student movement within that tiered system.

**3.3** Increase high school completion rates by providing multiple pathways and timely, differentiated support for students (e.g., comprehensive K-12 guidance process; development and follow-through on a college/career plan starting in grade 8; career exploration programs; college-bound academics; etc.)

**3.4** Decrease high school dropout rates through initiatives such as credit recovery, summer schools, alternative models to demonstrate mastery of academic standards.



# Strategic Priorities and Key Actions

## Pillar B: Safe Climate & Strong Relationships with Students, Families & Community

Trust among home-school-community is nurtured through shared responsibility for student success, proactive communication and meaningful stakeholder “voice”.

### Strategic Priority 4 Safe and Welcoming Classrooms & Schools

#### Key Actions

- 4.1** Implement school-wide Positive Behavior Intervention and Support (PBIS) or district-approved equivalent in every school and classroom.
- 4.2** Implement a Student Assistance Program (SAP) or district-approved equivalent in all schools to facilitate more in-depth analysis of the root-causes of a student’s mental health, attendance, discipline or academic challenges. Encourage supplemental use of Responsive Classroom with an emphasis on positive teacher language to inspire and motivate students.
- 4.3** Strengthen student-to-student support and problem-solving through collaborative approaches such as peer mediation, peer mentoring and community advocacy.
- 4.4** Implement a trauma-sensitive school model focused on supporting teachers, students, and families that have had traumatic experiences.



### Strategic Priority 5 Family Engagement, Responsibility & Empowerment

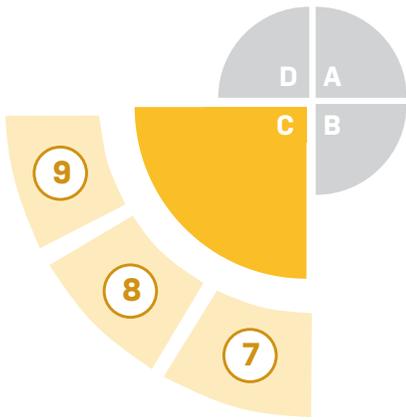
#### Key Actions

- 5.1** Enhance the engagement of parents and guardians in the learning and growth of their students by:
  - a. Using a student-teacher-parent Compact for Learning to clarify the responsibilities and commitments of each party to student success
  - b. Providing parents/guardians with family-friendly report cards that show student progress toward grade-level, promotion and graduation standards
  - c. Holding periodic parent-teacher-student conferences to review progress and define improvement objectives
  - d. Conducting annual surveys of students and families to assess their perception, satisfaction and suggestions regarding their educational experiences
  - e. Using a variety of communication strategies (e.g., newsletters, email, social media, home-language meetings) to communicate with parents and families on an ongoing basis
- 5.2** Involve parents, guardians and students in school decisions and continuous improvement through activities such as: serving on the school council, participating in clarification discipline guidelines and consequences, Booster Clubs, PTA, etc.
- 5.3** Partner with parents/guardians to access school and community resources that support each student’s academic and behavioral life success, and family health & wellness.

### Strategic Priority 6 Leveraging Community Assets & Partnerships

#### Key Actions

- 6.1** Extend the Community Schools approach to all schools, by implementing the existing model district-wide and cultivating the mindset inherent in the model.
- 6.2** Build partnerships among school staff, parents/guardians/caregivers, community-based organizations and residents to facilitate service projects and civic responsibility experiences for our students.
- 6.3** Implement a structured process for mobilizing and coordinating partnership between community volunteers and the schools through forums such as: annual fairs to raise awareness of school needs; online resource to match vetted volunteers with school/student needs; internship and job-shadowing opportunities; “School Ambassadors” program; and Speakers Series.
- 6.4** Establish the *Community Roundtable for Performance and Accountability* to build and sustain community commitment to a strong, high-performing, accountable school system:
  - a. Collaboratively define the priorities for the year and relative roles and responsibilities of each stakeholder
  - b. Ensure that the Community Roundtable is representative of all internal and external stakeholders
  - c. Establish annual goals for the district and its stakeholders to align and optimize focus and resources
  - d. Present progress reports to the Board of Directors and community biannually and compile annual report on progress relative to the goals outlined for each stakeholder
  - e. Hold an annual recognition ceremony to acknowledge students, employees, parents, schools, community partners and district-level departments for their contributions to meeting the priorities defined in their annual plans



# Strategic Priorities and Key Actions

## Pillar C: Results-focused Professional Learning

Professional learning is valued as an organizational ethic; linked to school and district priorities; and focused on continuous improvement of teaching practices, leadership practices, and organizational practices.

### Strategic Priority 7 Teacher Development & Efficacy

#### Key Actions

- 7.1** Provide differentiated professional development regarding effective use of curriculum materials and instructional best practices aligned to the common core standards and Pennsylvania Eligible Content.
- 7.2** Strengthen the effectiveness of teachers and leaders in fostering culturally inclusive relationships and learning through professional development experiences that enhance cultural competency, implementation of research-based culturally respectful practices in every classroom, and equitable treatment for all students in referral and discipline processes.
- 7.3** Facilitate continuous improvement of teachers' practices by providing developmentally appropriate supports, such as mentor-teachers, trained content experts, instructional coaches, and teacher-leaders to enhance knowledge of common core standards, adapted program materials, and effective instructional strategies.
- 7.4** Facilitate induction of new teachers into their profession through recognized new-teacher programs (e.g., Urban Institute) and mentor-teacher support in areas such as: classroom management, diversity, student/parent engagement, assessment practices, interventions, and collaboration.

### Strategic Priority 8 Professional Mastery & Collaborative Practice

#### Key Actions

- 8.1** Define the *Standards of Professional Practice* for all district employees and outline explicit criteria for assessing and supporting mastery of the professional standards.
- 8.2** Develop and implement professional development institutes/academies, aligned to the *Standards of Professional Practice* for teachers, leaders, and staff, and inclusive of multiple opportunities for collaboration among practitioners.
- 8.3** Establish a professional development committee – comprised of diverse stakeholders – to assess the need, effectiveness, consistency, and alignment of professional development, and to serve as a communication bridge among practitioners.
- 8.4** Provide professional development for all staff (including custodians, cafeteria workers, secretaries, counsellors, teachers, and administrators) regarding culturally respectful interactions with all students.
- 8.5** Expose educators to learning opportunities in corporate and community settings.

### Strategic Priority 9 Shared Leadership for Results

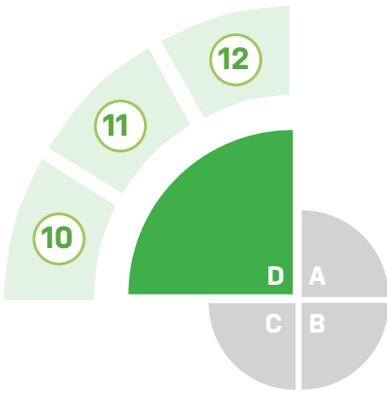
#### Key Actions

- 9.1** Strengthen leadership effectiveness at all levels through continuous learning all practitioners and new/aspiring leaders by:
  - a. Developing strong Instructional Leadership Team (ILT) or equivalent at each school
  - b. Cultivating a cadre of trained facilitators – teachers, leaders, and staff – to facilitate professional development offerings competently and confidently for their colleagues
  - c. Developing and implementing a year-round leadership development curriculum for site administrators, managers, and district-level leaders focused on strengthening their capabilities and effectiveness
  - d. Promoting greater parent and community leadership on school teams, district committees and task forces, etc.
- 9.2** Provide training and ongoing capacity building for the leadership team at each school, with emphasis on effective instruction, using data to improve practice and outcomes, building a culture of collaboration, and strengthening relationships with stakeholders.
- 9.3** Provide opportunities for all teachers to take on leadership positions outside the classroom; assume joint responsibility for defining and implementing the instructional focus; and participate in instructional monitoring, coaching, and feedback.

# Strategic Priorities and Key Actions

## Pillar D: Data-informed Continuous Improvement

Decisions are made based on evidence, not opinion, and mission-focused processes and structures are established at all levels to facilitate sound practices and worthwhile outcomes.



### Strategic Priority

10

## Equitable Resource Allocation

### Key Actions

**10.1** Collaborate with community stakeholders to provide additional and adequate classroom facilities for Pre-K programs in line with level of parent interest.

**10.2** Increase each school's chances of closing opportunity and achievement gaps by instituting need-based, results-focused budgeting; matching hiring and staff placement with relative school-level needs; and ensuring greater openness and transparency in the allocation of resources (i.e., people, time, money).

**10.3** Ensure equity among schools and programs regarding funding for interventions, alternative pathways, and technology; and improvement of facilities/physical plant.

### Strategic Priority

11

## Evidence-based Cycles of Inquiry

### Key Actions

**11.1** Ensure that each school and department develops a results-driven annual action plan with clear, measurable goals, implementation strategies, and continuous monitoring process.

**11.2** Provide timely, easy-to-understand diagnostic and formative assessment data to teachers and school leaders to facilitate evidence-based continuous improvement of professional practices and student learning.

**11.3** Strengthen implementation of the cycle of inquiry (COI) as a tool for continuous improvement of practices and processes at every level, by:

- Developing 6-12-week instructional plans
- Conducting a Data Summit at the end of each assessment cycle, including analysis of student data and evidence-based reflection professional practices
- Monitoring and reflecting on instruction day-to-day, and providing timely support and intervention to teachers and students to ensure successful learning
- Refining district-wide data management system to facilitate cycle of inquiry practices, assessments development and data recording

### Strategic Priority

12

## Effective & Efficient Operations

### Key Actions

**12.1** Define the standards of service-excellence and the performance metrics for each school/ department, with input from stakeholders. and provide ongoing professional development for all department staff.

**12.2** Provide formal orientation and ongoing professional development to all operations personnel (include school-based secretarial and custodial personnel) regarding customer service excellence.

**12.3** Conduct annual *Hear My Voice* feedback surveys of each department's customers/clients to assess the quality of services provided by the unit, identify opportunities for improvement, compile annual service ratings, and recognize departments that meet improvement targets and/or achieved significant year-to-gain growth in their services ratings.



# 4. Working the Plan

## Turning Good Intentions into Strong Results

This strategic plan is our community's collective promise to equip every student with the competence and confidence that will propel him/her into further success beyond high school. A results-focused plan is the first step toward accomplishing our goals. However, without disciplined implementation, the plan will flounder and may not live up to its promise.

**Getting things done well demands discipline!** Turning our good intentions into stronger results for our students will demand disciplined implementation at every level: every classroom, every school, every department, and in every part of our community.

Our schools cannot do it alone. Each stakeholder within the Erie community – including our students – must do its part near-term and for the long haul to implement the priorities outlined in this strategic plan. There is a role for everybody!

Erie's Public Schools will implement the following four-step framework to facilitate disciplined implementation, continuous improvement and accountability for results of the goals outlined in this strategic plan.



**Step 1: Clear performance milestones** – Set annual performance objectives, outlining what each accountable unit (e.g., schools, units/ departments, work teams, external stakeholders) must accomplish. Those objectives include measurable improvement targets, clear strategies for meeting the targets, and capacity-building priorities to sharpen knowledge and skills. Together, these represent the key components of the school improvement plan or department annual operating plan.

**Step 2: Detailed Action Plans** – Develop detailed maps of the key tasks to be completed, including specific dates by which each task will be accomplished. For each performance objective or milestone of progress, the task analysis will include the timeline, lead responsibility, resources needed, and measure of effectiveness of successful completion.

**Step 3: Continuous Monitoring of Progress** – Track and communicate progress on a regular schedule to provide timely feedback and to guide decisions about assistance and intervention. Data dashboards will provide easy-to-understand records of progress toward the annual and long-term goals.

**Step 4: Accountability for Performance** – Accountability and incentives drive a performance-oriented system. Therefore, we will recognize and celebrate accomplishments of the performance objectives and provide timely assistance and support to enhance individual and team performance.

By paying consistent attention to our intentions, Erie's Public Schools and its stakeholders can achieve the student outcomes outlined in this strategic plan.

## We Believe in Erie's Public Schools!

# 5. Members of the Planning Teams

## Core Planning Team Members

Aleksandrowicz, Linda	EPS School Board Member
Alicea, Makayla	Community Member
Atkinson, Marcus	Executive Director, ServErie
Baker, Jennifer	Teacher and Parent
Bauschard, Amy	Director, Carpe Diem Academy, Mercyhurst University
Bell, Allison	Teacher
Bibbs,	Community Member
Biswa, Maku	Equity & Inclusion Committee-EHS
Boam, Jeff	Principal
Bongiovanni, Noah	Student
Brokman, Neal	Coordinator of Alternative Programs
Brooks, Jeff	Community Outreach Coordinator, International Institute
Byrd, Katrina	Community School Director
Caplea, Elena	Safe Harbor Behavioral Health, UPMC Hamot
Cappabianca, Linda	Supervisor of Special Education/Federal Programs
Caram, Paul	Student
Carney, Cindy	Teacher Assistant
Casillo, Robert	EPS School Board Member
Caspar, Heather	Executive Director, Sisters of the St. Joseph Neighborhood Network
Conway, Tami	Community School Director
Cook, Laysaun	Student
Crable, Jill	Principal
Craig, Daryl	Executive Director, Blue Coats and Parent
DeFazio, Heather	Teacher
Devlin, Daria	Coordinator of Grants and Community Relations
Dolak, Nora	Director of Curriculum, Instructional & Assessment and Parent
Domowicz, Stephanie	Teacher
Drapcho, Mary	Librarian
Drew, Barbara	Teacher (Retired)
Durst, Cathy	Teacher Assistant
Easter, Meghan	Community School Director and Parent
Eisert, Amy	Director, Mercyhurst University Civic Institute

Elliott, Mara	Student
Espy, George	Erie Community Foundation
Eubank, Dave	Principal
Farmer, Tabias	Student
Farnham, Kathy	Principal
Feeney, Darlene	EPS School Board Member
Feiock, Shawn	Teacher
Feliciano, Shadyea	Student
Ferrante, Jamie	Librarian
Fiorelli, Mimi	Principal
Gates, Jamilia	Community School Director
Gehrlein, Jacob	Student
Gilmore, Dana	Dean
Gore, Kalayziah	Student
Habursky, Bea	Assistant Superintendent
Hanson, Colleen	
Harden, Lovell	Student
Harper, Kevin	Principal
Hayes, Ron	Erie Education Association
Heberle, Kelly	Parent
Herring, Lisa	Director of Marketing & PR, Erie Philharmonic
Hilliard, Shantel	Executive Director, Booker T. Washington Center
Horton, Gary	CEO, Urban Erie Community Development Corp.
Hughes, Carla	Equity & Inclusion Committee
Hutchinson, Jeff	Principal
Jackson, Dylanna	Director, International Institute
Jaruszewicz, Mike	Vice President, United Way of Erie County
Johnson, Carla	Principal
Johnson, Johnny	Teacher (Retired)
Jones Jr, Curtis	Parent
Kedzierski, Deanna	Teacher
Kim, Grace	Teacher Assistant
King, Erica	Equity & Inclusion Committee

King, Selena	Parent
Kohler, Barry	Erie County Care Management
Kownacki, Angela	Director of Pupil Services/Special Education
Kreider, Robert	Teacher
Krso, Ammar	Student
Kuhar, Bill	EEA
Lamb, Krista	Assistant Board Secretary and Parent
Lakari, Danica	Teacher
Lilley, Laura	Student
Lourens, Jenny	Teacher
Lundberg, Aaron	Parent
Mackowski, Pam	Director of Career & Technical Education
Malango, Biletambe	Student
McDonald, Kalan	Student
McLaughlin, Maura	Barber National Institute
Messina, Al	Executive Director, Boys & Girls Club of Erie
Mikovich, Amanda	EEA
Miller, Sue	Northwest Tri-County Intermediate Unit-5
Morgan, Brian	Student
Munch, Cindy	Teacher
Murphy, Tricia	Parent
Musone, Sara	Parent
Nickson, Ken, Jr.	Coordinator of Educational Equity & Inclusion and Parent
Nientimp, Mary	Director of Field/Student Teaching, Edinboro University
Nwachulwy, Marty	Community Member
Orlando, Don	Principal
Owens, Doug	Teacher
Padilla, Jorge	Student
Paige, Sydney	Community Member
Paolini, Nick	Northwest Tri-County Intermediate Unit-5
Patton, Lori	Northwest Tri-County Intermediate Unit-5
Polito, Brian	Superintendent
Potosnak, Nicole	Teacher
Plott, Cathy	Teacher Assistant
Prater, Scherry	Principal

Quinones, Alice	Teacher Assistant
Range, Emily	Student
Rathinavelu, Priya	Student
Redenius, Jeanette	Erie County Office of Children & Youth
Rios, Sonia	Community School Director
Roesch, Donna	Barber National Institute
Ryan, Karin	Principal
Sabol, Tim	Principal and Parent
Schwartz, Eric	Sarah Reed Childrens Center
Sherrod, James	Executive Director, Martin Luther King Center
Siggia, Nina	Teacher
Sinicki, Lisa	Teacher
Sutton, Diane	Director of Teaching and Learning
Steele, Cheryl	Teacher
Stitt, Marci	Teacher
Stull, Ashley	Learning Resource Assistant
Suppa, Dana	Principal
Swoger, Teresa	GECAC Adult Learning Center
Szumigala, Teresa	Director of Human Resources
Thomas, Kim	PA Department of Community & Economic Development
Titus, Tyler	EPS School Board Member and Parent
Tucker, Evan	Achievement Center
Vieira, Jim	Dean and Parent
Vitale, Rick	Director Instructional Technology
Wehan, Krista	Teacher
Whiteman, Janice	Director of School of Education, Gannon University
Williams, Jesse	Principal
Wilson, Benjamin	GECAC
Wyrosdick, Kathy	Director of Planning, City of Erie and Parent
Zagorski, Paulette	Assessment Coordinator

## Alignment Team Members

Atkinson, Marcus	Executive Director, ServErie and Parent
Batchelor, Mike	President, Erie Community Foundation
Craig, Daryl	Executive Director, Blue Coats
Dahlkemper, Kathy	County Executive, Erie County of PA
Devlin, Daria	Coordinator of Grants and Community Relations
Ferati, Ferki	President, Jefferson Educational Society
Gibbons, David	President, UPMC Hamot
Habursky, Bea	Assistant Superintendent
Hagerty, Charles "Boo"	Chief Development Officer, UPMC Hamot
Jackson, Bill	President, United Way of Erie County
Jones, Danny	CEO, GECAC
Laughlin, Dan	PA State Senator
Petrunigar, Frank	President, Erie School Board
Polito, Brian	Superintendent
Ramalho, Erika	Director, Community & Gov. Relations, Gannon University
Schember, Joe	Mayor, City of Erie
Scott, Ann	Community Outreach Mgr, Erie Insurance
Spizarny, Daniel	Chief of Erie Police Department
Szumigala, Teresa	Director of Human Resources
Tupitza, Tom	President, Erie Regional Chamber of Growth & Partnerships Board of Directors



## 6. Glossary



# Erie's Public Schools: Student Engagement, Personalized Pathways, Educational Excellence.

**Superintendent**  
Mr. Brian Polito

**School Board**

- Mr. Frank Petrunjar, Jr. (President)
- Mr. John C. Harkins (Vice-President)
- Ms. Linda Aleksandrowicz (Director)
- Mr. Robert S. Casillo (Director)
- Mr. Robbie Fabrizi (Director)
- Ms. Darlene Feeney (Director)
- Ms. Angela McNair (Director)
- Mr. Thomas A. Spagel (Director)
- Mr. Tyler Titus (Director)

Erie's Public Schools

148 West 21<sup>st</sup> Street  
Erie, Pennsylvania 16502

[www.eriesd.org](http://www.eriesd.org)

[www.facebook.com/eriespublicschools](https://www.facebook.com/eriespublicschools)

[www.twitter.com/eriesd](https://www.twitter.com/eriesd)



## 11,500 Students

- **0.28%** American Indian/Alaskan Native
- **5.0%** Asian
- **0.07%** Pacific Islander
- **36.8%** Black/African American
- **13.4%** Hispanic/Latino
- **3.1%** Two or More Races
- **41.0%** White
- **74.3%** Economically Disadvantaged
- **17.6%** Special Education
- **8.3%** English Learner

## 15 Schools

- **10** Elementary Schools
- **3** Middle Schools
- **2** High Schools

## 1,211 Employees

- **814** Teachers/Professionals
- **58** Administrators/Supervisors
- **339** Support Staff

## Points of Pride

- National Environmental Education Award
- Collegiate Academy - Ranked 5<sup>th</sup> high school in Pennsylvania by U.S. News & World Report and 374<sup>th</sup> in the nation
- District of Distinction- Breakfast in the Classroom Project
- District of Distinction- Pre-K Partnership Project
- 3 National Merit Semifinalists in 2017
- In 2017, 220 high school students earned 435 industry certifications for post-graduate work
- Grover Cleveland Elementary School PTA named National Parent Group of the Year
- 58 middle school students scored at or above the 50<sup>th</sup> percentile for college-bound seniors on the 2017 SAT exam administered as part of the Middle School Talent Search Program

## Special Thanks To:



*Photo Credit:*

Don Mroczkowski, District Photographer

# Erie School District Capital Needs List

School	Description	Cost	Priority	NOTES
PREWORK	Develop testing plan for ACM		1	Test for asbestos ahead of projects. Window glazing, flooring, plaster, ceilings (GC AUDI)
ALL	Seal or decommission most gas wells - INVESTIGATING GRANT	\$ - (\$250,000)	2	ESD investigating well production
All	Install Access Control to one exterior door for teachers		1	Working with Pittsburgh OPEN SYSTEMS using Video Insights Software .... Would like to do this ASAP
All	Replace Exterior Doors (Carpenters to populate) Can be done on a school by school basis - NWCA	\$\$\$	1	
All	Update Building Automation System	\$410,000	3	
All	Repair all fire panel systems	\$65,000	1	Work has started - HHSDR to provide recommendations as part of study
All	Upgrade schools from pneumatic to electromechanical controls for HVAC	Unknown	2	
All	Eliminate all Siemens building automation systems. Convert to local control		2	Siemens wants \$400,000 to update system
All	Replace all outdoor lighting with LED - Reduces need for bucket truck DS		3	Please estimate cost and discuss benefit
All	Install secure entry vestibules for all visitors that force visitors through offices		2	Office staff may not be agreeable
All	Replace all flooring that is worn out or hazardous; particularly carpet, the district prefers VCT		1	Need estimated cost and evaluation of condition
All	Evaluate concrete walkways and steps for needed repairs		2	
Admin	Chiller and HVAC System	Unknown	3	Low priority per BP
ASPHALT	SC		1	
ASPHALT	EHS		1	
ASPHALT	SV		1	
ASPHALT	GC - North Drive			
ASPHALT	Edison - expand lot ~ 90' x 60'		1	
ASPHALT	McKinley		1	
ASPHALT	JAC Front Drive		1	
ASPHALT	All schools require patching, sealing, & striping		1	
Generators	Lincoln - Replace Generators / Transfer Switches (NEED TO POPULATE FURTHER).		1	Generator currently out of service

# Erie School District Capital Needs List

School	Description	Cost	Priority	NOTES
Generators	EHS x 3		2	
Generators	Edison		2	
ROOF	Edison - Roof Replacement/Repair - Need tested for ACM (\$12 - \$20/SF) - 50%		1	
ROOF	NWCA		1	
ROOF	Wilson		1	
ROOF	Lincoln		1	
ROOF	Admin		1	
ROOF	Harding - Repairs to roof parapet & Flashing		1	
ROOF	SC		1	
Univents	EHS - Replace Univents		2	
Univents	Edison		2	
Univents	GC		2	
Univents	NWCA		2	
Univents	Wilson-50%		2	
East	Evaluate & potentially Replace chiller	175000	2	
East	Repair/Replace dehumidification system		1	
East	Paint Pool / Replace Rusted Stainless (William Watson Pools - Marsonite. RMP to look at options for repair		3	
East	Replace all can lights - upgrade to LED		2	
Edison	Upgrade Electrical - Add panels and hard pan		2	
Edison	Replace Windows. Window condensation is damaging finishes in room	\$\$\$	2	
Edison	Replace ACM floor with VCT	\$\$\$	2	Corridor floors tested - no asbestos
EHS	Create new entry to gym that is more visible to public .... BP request		BP	
EHS	Replace plaster ceilings in corridors and replace with rated drop ceiling with LED lights		BP	May have difficulty getting approval from BIU who only accepted this design by acceptance of the CITY Building Inspector
EHS	Develop conceptual design to improve Belitnikoff Field			Daria Devlin
EHS	Heating Systems - Replace traps/Repair Condensate Return System	\$\$	1	
EHS	Re-tube boilers 1 and 3	\$22,000	2	

# Erie School District Capital Needs List

School	Description	Cost	Priority	NOTES
EHS	Replace or re-glaze all windows - Eliminate top panels	\$1,000,000	1	
EHS	Repair leaks from building siding	\$\$\$	1	
EHS	HVAC - Replace pool air handlers - requires dehumidification (Place on roof)	\$150,000	1	
EHS	HVAC - Replace water tower & valves,	\$60,000	3	
EHS	HVAC - Replace Chiller Pumps?		3	
EHS	Cool or ventilate Infills in A & B wings		1	
EHS	Cool or ventilate 160 & 170		1	
EHS	Cool or ventilate Upper Lobbies		2	
EHS	Cool or ventilate Culinary Arts		1	
EHS	HVAC - Replace Air handler above B-Wing	\$70,000	2	
EHS	Diving Well - cover (Design Complete) or reopen for water polo	\$30,000	1	
EHS	Replace potable hot water heater	\$37,000	1	Existing heater is in very bad condition - need to evaluate storage vessels
EHS	Replace concrete steps at Main entry and replace cap and rail at pit	\$\$	1	
EHS	Replace many doors throughout building \$2,300/door		2	Create expansion joint around frame - cost will increase
EHS	Replace Classroom Door Locking Hardware		1	
EHS	Replace gym floor		3	
EHS	Replace all bleachers. No handrails		2	
EHS	Upgrade to all LED lighting		3	
EHS	Add heating to lower cafeteria. No heat at this time.		2	
EHS	Upgrade all Locker Room Areas		2	
EHS	Install hood suppression system		1	
EHS	Dehumidify Locker Room Areas		2	
EHS	Install a second elevator (possibly through Lobby) DS		3	
E.G.	Floor failing in gym and west ground floor classrooms		1	
GC	Replace all carpet - Carpet \$2,500/room - Tile \$6,000/room. 14 rooms plus the library. \$35,000 - \$84,000		2	
GC	Repair/Replace Audi Ceiling			
GC	Investigate Dead End Corridor on 2nd Floor			

# Erie School District Capital Needs List

School	Description	Cost	Priority	NOTES
GC	Replace Windows.			
GC	Replace T-12 lights and repair ceilings			
Harding	Rectify issue of water flowing down ramp and into cafeteria			
Harding	Re-point brick (~ 20%)	\$60,000	2	
Harding	AHU 6 & 8 - VFD faulting at 30%	\$6,000	2	
Harding	Air conditioning system. 50% functional	\$45,000	2	
Jefferson	Replace & Relocate Emergency Power System Components		1	
Jefferson	Replace all electrical distribution switchgear, secondary's from transformer, and repair leaks in foundation		1	
Jefferson	Repair leaks to coal bunker. RMP recommends seal off and infill	\$400,000	2	Work in progress
NWCA	Repair leakage from mezzanine and all damaged areas underneath.			
NWCA	Repair structure	\$\$\$\$	1	
NWCA	Kitchen hood and suppression system		1	
NWCA	Sound System / Projector & Screen / Digital Signage	\$28,000	2	
NWCA	Repair floors with deteriorated sleepers			
NWCA	Repair Window leaks in center stairs			
NWCA	Generator Replacement			
NWCA	Replace gym air handlers			
NWCA	Replace promanade slab and skylight in-fill structural supports			
NWCA	Renovate 3rd floor and install larger stairwell (are 2 needed?)			Estimated cost
NWCA				
PB	Evaluate/Repair/Update HVAC System & Controls	Unknown	2	
PB	Replace air compressor	\$10,000	1	
PB	Replace all exterior windows	\$500,000	2	
PB	Replace all carpet with VCT		3	
PB	Cover Skylights over atrium to decrease heat input		2	
Perry	Improve moisture problems in basement classrooms		3	
Roosevelt	Raise Building	\$750,000	3	

**Erie School District  
Capital Needs List**

School	Description	Cost	Priority	NOTES
Roosevelt	Need spec for asbestos removal - Working with Scotty from AGX on report currently			
SV	Repair leak in auditorium			
SV	Hood?		1	
SV	Pool Dehumidification and Repair damaged surfaces	\$100,000	2	
SV	Upgrade elevator controls and door		2	
SV	Pool Filter Rebuild	\$15,000	2	
Stadium	Repairs	\$424,500	2	
Stadium	Turf	\$450,000	2	
Wilson	Kitchen hood and suppression system		1	
Wilson	Repainting needed courtyards and parapet			
Wilson	Leaks in North corners of gym			
Wilson	Leaks in Auditorium			
Wilson	Coal Bunker structural failures			

# Erie School District Capital Needs List

School	Description	Cost	Priority	NOTES
PREWORK	Develop testing plan for ACM		1	Test for asbestos ahead of projects. Window glazing, flooring, plaster, ceilings (GC AUDI)
ALL	Seal or decommission most gas wells - INVESTIGATING GRANT	\$ - (\$250,000)	2	ESD investigating well production
All	Install Access Control to one exterior door for teachers		1	Working with Pittsburgh OPEN SYSTEMS using Video Insights Software .... Would like to do this ASAP
All	Replace Exterior Doors (Carpenters to populate) Can be done on a school by school basis - NWCA	\$\$\$	1	
All	Update Building Automation System	\$410,000	3	
All	Repair all fire panel systems	\$65,000	1	Sending fire panel reports to HHS DR & CJL, Work has started - HHS DR to provide recommendations as part of study
All	Upgrade all elevators that need improvement			Expecting report from OTIS - Karen Bossart 814-323-0970
All	Upgrade schools from pneumatic to electromechanical controls for HVAC	Unknown	2	
All	Eliminate all Siemens building automation systems. Convert to local control		2	Siemens wants \$400,000 to update system
All	Replace all outdoor lighting with LED - Reduces need for bucket truck DS		3	Please estimate cost and discuss benefit
All	Install secure entry vestibules for all visitors that force visitors through offices		2	Office staff may not be agreeable
All	Replace all flooring that is worn out or hazardous; particularly carpet, the district prefers VCT		1	Need estimated cost and evaluation of condition
All	Evaluate concrete walkways and steps for needed repairs		2	
Admin	Chiller and HVAC System	Unknown	3	Low priority per BP
ASPHALT	SC		1	
ASPHALT	EHS		1	
ASPHALT	SV		1	
ASPHALT	GC - North Drive			
ASPHALT	Edison - expand lot ~ 90' x 60'		1	
ASPHALT	McKinley		1	
ASPHALT	JAC Front Drive		1	

# Erie School District Capital Needs List

School	Description	Cost	Priority	NOTES
ASPHALT	All schools require patching, sealing, & striping		1	
Generators	Lincoln - Replace Generators / Transfer Switches (NEED TO POPULATE FURTHER).		1	Generator currently out of service
Generators	EHS x 3		2	One out of service
Generators	Edison		2	
ROOF	Edison - Roof Replacement/Repair- Need tested for ACM (\$12 - \$20/SF) - 50%		1	
ROOF	NWCA		1	
ROOF	Wilson		1	
ROOF	Lincoln		1	
ROOF	Admin		1	
ROOF	Harding - Repairs to roof parapet & Flashing		1	
ROOF	SC		1	
Univents	EHS - Replace Univents		2	
Univents	Edison		2	
Univents	GC		2	
Univents	NWCA		2	
Univents	Wilson-50%		2	
Burton	Remediate water damage and correct for future use			
Burton	Renovate basement & replace carpet			
East	Evaluate & potentially Replace chiller	175000	2	
East	Repair/Replace dehumidification system		1	
East	Paint Pool / Replace Rusted Stainless (William Watson Pools - Marsonite. RMP to look at options for repair		3	
East	Replace all can lights - upgrade to LED		2	
Edison	Consider closure - moving students to Burton			
Edison	Upgrade Electrical - Add panels and hard pan		2	
Edison	Replace Windows. Window condensation is damaging finishes in room	\$\$\$	2	
Edison	Replace ACM floor with VCT	\$\$\$	2	Corridor floors tested - no asbestos
EHS	Create new entry to gym that is more visible to public .... BP request		BP	

# Erie School District Capital Needs List

School	Description	Cost	Priority	NOTES
EHS	Replace plaster ceilings in corridors and replace with rated drop ceiling with LED lights		BP	May have difficulty getting approval from BIU who only accepted this design by acceptance of the CITY Building Inspector
EHS	Develop conceptual design to improve Biletnikoff Field			Daria Devlin
EHS	Heating Systems - Replace traps/Repair Condensate Return System	\$\$	1	Brian Polito wants a proposal to convert to hot water heat
EHS	Re-tube boilers 1 and 3	\$22,000	2	Not needed if converting to hot water heat
EHS	Replace or re-glaze all windows - Eliminate top panels	\$1,000,000	1	
EHS	Repair leaks from building siding	\$\$\$	1	
EHS	HVAC - Replace pool air handlers - requires dehumidification (Place on roof)	\$150,000	1	
EHS	HVAC - Replace water tower & valves,	\$60,000	3	
EHS	HVAC - Replace Chiller Pumps?		3	
EHS	Cool or ventilate Infills in A & B wings		1	
EHS	Cool or ventilate 160 & 170		1	
EHS	Cool or ventilate Upper Lobbies		2	
EHS	Upgrade Culinary Vocational Kitchen			
EHS	Cool or ventilate Culinary Arts		1	
EHS	HVAC - Replace Air handler above B-Wing	\$70,000	2	
EHS	Convert diving well area to a gym entry with concessions			
EHS	Diving Well - cover (Design Complete) or reopen for water polo	\$30,000	1	
EHS	Replace potable hot water heater	\$37,000	1	Existing heater is in very bad condition - need to evaluate storage vessels
EHS	Replace concrete steps at Main entry and replace cap and rail at pit	\$\$	1	
EHS	Replace many doors throughout building \$3,000/door. Convert locking hardware so that teachers can lock with key from inside		2	Create expansion joint around frame - cost will increase
EHS	Replace Classroom Door Locking Hardware		1	
EHS	Replace gym floor		3	
EHS	Replace all bleachers. No handrails		2	
EHS	Upgrade to all LED lighting		3	

# Erie School District Capital Needs List

School	Description	Cost	Priority	NOTES
EHS	Add heating to lower cafeteria. No heat at this time.		2	
EHS	Upgrade all Locker Room Areas		2	
EHS	Install hood suppression system		1	
EHS	Dehumidify Locker Room Areas		2	
EHS	Install a second elevator (possibly through Lobby) DS		3	
E.G.	Floor failing in gym and west ground floor classrooms		1	
GC	Replace all carpet - Carpet \$2,500/room - Tile \$6,000/room. 14 rooms plus the library. \$35,000 - \$84,000		2	
GC	Repair/Replace Audi Ceiling			
GC	Investigate Dead End Corridor on 2nd Floor			
GC	Replace Windows.			
GC	Replace T-12 lights and repair ceilings			
Harding	Rectify issue of water flowing down ramp and into cafeteria			
Harding	Re-point brick (~ 20%)	\$60,000	2	
Harding	AHU 6 & 8 - VFD faulting at 30%	\$6,000	2	
Harding	Air conditioning system. 50% functional	\$45,000	2	
Jefferson	Replace & Relocate Emergency Power System Components		1	
Jefferson	Replace all electrical distribution switchgear, secondary's from transformer, and repair leaks in foundation		1	
Jefferson	Repair leaks to coal bunker. RMP recommends seal off and infill	\$400,000	2	Work in progress
NWCA	Repair leakage from mezzanine and all damaged areas underneath.			
NWCA	Repair structure	\$\$\$	1	
NWCA	Repair all parapet walls			
NWCA	Kitchen hood and suppression system		1	
NWCA	Sound System / Projector & Screen / Digital Signage	\$28,000	2	
NWCA	Repair floors with deteriorated sleepers			
NWCA	Repair Window leaks in center stairs			
NWCA	Generator Replacement			
NWCA	Replace gym air handlers			
NWCA	Replace promenade slab and skylight in-fill structural supports			

# Erie School District Capital Needs List

School	Description	Cost	Priority	NOTES
NWCA	Renovate 3rd floor and install larger stairwell (are 2 needed?)			Estimated cost
NWCA				
PB	Evaluate/Repair/Update HVAC System & Controls	Unknown	2	
PB	Replace air compressor	\$10,000	1	
PB	Replace all exterior windows	\$500,000	2	
PB	Replace all carpet with VCT		3	
PB	Cover Skylights over atrium to decrease heat input		2	
Perry	Improve moisture problems in basement classrooms		3	
Roosevelt	Raise Building	\$750,000	3	ACM removal estimate - \$100,000
Roosevelt	Need spec for asbestos removal - Working with Scotty from AGX on report currently			
SV	Repair leak in auditorium			
SV	Hood?		1	
SV	Pool Dehumidification and Repair damaged surfaces	\$100,000	2	
SV	Upgrade elevator controls and door		2	
SV	Pool Filter Rebuild	\$15,000	2	
Stadium	Repairs - Concrete, joint caulk, Press Box	\$424,500	2	
Stadium	Turf	\$450,000	2	
Wilson	Kitchen hood and suppression system		1	
Wilson	Repointing needed courtyards and parapet			
Wilson	Leaks in North corners of gym			
Wilson	Leaks in Auditorium			
Wilson	Coal Bunker structural failures			

Erie School District CAPITAL PLAN Summary

Additional \$\$ for Budgeting - IF work by other is needed.

Building	Customer #	Machine #	Make	Product Group	Stops	Number of Openings	Recommendations: Notes	Budget
Strong Vincent	NBE449887	D79388	Esco Relay C	Hydraulic	3	1	Recommended Full MOD;	52,929.00
							Alternate Cab interior upgrade	16,500.00
							Door Package	21,500.00
							card readers to replace key switches	1,200.00
Wilson Middle	NBE145498	C42011	Dover	Hydraulic	3	1	Recommended Full MOD	52,929.00
							if not full MOD - Door Operator & Power Tank	38,900.00
							Recommended replace all Key switces (everyone broken)	625.00
							card readers to replace key switches	1,200.00
Lincoln School	NBE145497	C42010	Dover	Hydraulic	3	1	Recommended Full MOD	52,929.00
							if not full MOD - Door Operator & Power Tank	38,900.00
							Alternate Cab interior upgrade	16,500.00
							Recommended replace all Key switches (everyone broken)	625.00
							card readers to replace key switches	1,200.00
Collegiate Academy	NBE133151	903140	Esco Relay C	Hydraulic	4	1	Full Mod minus power tank.	55,534.00
							alternate Cab interior upgrade	16,500.00
							Door Operator	14,800.00
							Hands Free phone (already wiring there in box but no phone)	1,375.00
Pfiffer Burlleigh	NBE144228	903144	OTIS	Hydraulic	3	2	Full Mod minus power tank.	47,900.00
							Door Operators (2) front/rear doors	26,500.00
							Recommended replace all Key switces (everyone broken)	625.00
							card readers to replace key switches	1,200.00
Perry Elementary	NBE450127	D79582	Schindler	Hydraulic	4	2	Door Operator (2)	26,500.00
							Cab Interior upgrade	16,500.00
							Recommended replace all Key switches (everyone broken)	850.00
							option Card Readers to replace key switches	1,200.00
East Middle School	NBE449886	D79387	Dover	Hydraulic	2	1	Card Readers to replace key switches	800.00
Joanna Connell Elem	NBE450121	D79575	Tk TAC 20	Hydraulic	2	2	Card Readers to replace key switches	800.00
Djehl Elementary	NBE450122	D81780	Schindler	Hydraulic	3	1	Card Readers to replace key switches	1,200.00
Emerson Gridley	NBE450123	D79577	Schindler	Hydraulic	3	1	Hands Free phone (already wiring there in box but no phone)	1,375.00
							Card Readers to replace key switches	1,200.00
Harding Elementary	NBE450124	D79579	Tk TAC 20	Hydraulic	2	1	Card Readers to replace key switches	800.00
Jefferson Elementary	NBE450125	D79580	Dover	Hydraulic	3	2	Hands Free phone (already wiring there in box but no phone)	1,375.00
							Card Readers to replace key switches	1,200.00
McKinley Elementary	NBE450126	D79581	Schindler	Hydraulic			Hands Free phone (already wiring there in box but no phone)	1,375.00
							Recommended replace Key switces (2 broken)	325.00
							Door Operator	14,800.00
Central (Erie High)	NBE449885	D79386		Gearred	3	1	Cab interior upgrade	17,500.00
							Card Readers to replace key switches	1,200.00
Washington EDU Ctr	NBE460128	D79583	Dover	Hydraulic			currently replacing power tank and soft strt	19,900.00
Wayne Middle School	NBE144221	903013	Otis	Hydraulic	4	2	Closed Building - Door Operators (2) front/side door	26,500.00
							Cab Interior upgrade	16,500.00
Burton Elementary	NBE450120	D79574	Dover	Hydraulic	3	1	Closed School - Cab interior upgrade	16,500.00
Irving Elementary	NBE449883	D79385	Dover	Hydraulic	3	1	Closed School - Did not survey	
							Total	628,771.00



**SUMMARY OF MEETING NO. 1**

**40 SHENANGO AVENUE, SHARON, PA 16146**  
 Phone (724) 981-8820 Fax (724) 981-4515

**130 7<sup>th</sup> STREET, SUITE 830, PITTSBURGH, PA 15222**  
 Phone (412) 281-2280 Fax (412) 281-2334

Project: Erie's Public Schools

Commission No. HHSDR #4220

Date: June 28, 2018

Purpose of Meeting: Initial Meeting

**In Attendance:**

Erie's Public Schools  
 CJL  
 HHSDR

Brian Polito, Eric Seibert, Randy Pruchnicki  
 Jim Vizzini, Rod Wolf  
 J. Greer Hayden, Bob Englebaugh, Robert Schafer

**1. Study will include 15 schools**

- a. K-5 10
- b. 6-8 3
- c. High School 2

Total 15

\* 200 kids in Charter School with an 11,000 total student enrollment

2. The McKissick study estimated a total renovation budget of \$300,000,000 (at \$156.25 / sq. ft.)

3. Study renovation budget for \$60,000,000 = \$31.25 / sq. ft. (based on a total building square footage of 1,919,964). Study will also consider:

- a. Prioritized needs.
- b. Infrastructure update.
- c. Priority list presented by the School District established a program.

**4. Potential Time Line:**

2018					2019					2020					2021															
J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Study		Design / CD		Bid	Award	Summer Construction																								
					Design / CD		Bid	Award	Construction Summer		Design / CD		Bid	Award	Construction															

\*All work to be complete over 3 years / summers.

5. Accounting of School Building Sizes

<u>High Schools</u>	<u>Sq. ft.</u>
Erie	430,780
NW Colligate Academy	243,500
Subtotal	674,280

<u>Middle Schools</u>	<u>Sq. ft.</u>
East	208,872
Strong Vincent	194,443
Wilson	126,313
Subtotal	529,618

<u>Elementary Schools</u>	<u>Sq. ft.</u>
Diehl	60,407
Edison	60,000
Grover Cleveland	62,695
Harding	105,540
Jefferson	57,543
Joanna Connell	97,428
Lincoln	70,306
McKinley	55,000
Perry	60,896
Pfeiffer – Burleigh	86,251
Subtotal	716,066

**Grand Total                    \$ 1,919,964**

6. Overall Budget = \$31.25 / sq. ft. at Total sq. ft. = 1,919,964 +/- = \$60,000,000
7. School District will verify if any additional existing drawings or electronic files are available.
8. Mr. Zencik will be point man and available for tours through buildings with CJL and HHSDR.
9. .060 mil Adhered rubber roofs are preferred.
10. Erie High School has the most urgent needs including:
  - a. A/C in central core
  - b. Cooling tower
  - c. Bus duct issues
  - d. Steam leaks

11. Siemens controls are in 2/3rds of the buildings.
  - a. Most controls are 20 years old.
  - b. Some are stand alone and not connected to a central control center.
  - c. Mark DeJames is contact at Siemens.
12. Paving is very bad at Lincoln and McKinley.
13. Heating systems and building envelopes are the highest priority.
14. 6 buildings are steam heat and most steam traps are bad. City of Erie requires operating engineers for steam boilers.
15. AGX is Asbestos Consultant.
16. Corbin Russwin is preferred hardware manufacturer with mortice locks and removable cores at High School buildings and the Elementary School are using cylinder locks.
17. School District is considering closing Lincoln Elementary School.
18. Emerson-Gridley is to be reopened for Cyber, Special Ed and Recovery programs. The building contains 4 floors that would allow for separated programs by floor.
19. VCT is preferred to carpet. Vinyl sport flooring is not preferred at gyms.
20. The NW Collegiate Academy High School 3<sup>rd</sup> floor will remain abandoned.
21. Stadium has damaged concrete that needs repaired, caulking, painting and press box roof needs.
22. Cameras in all buildings are by the School District's IT Department.
23. Safety vestibules are required at all schools.
24. High School priority projects for Summer 2019:
  - a. Access hardware / safety vestibule
  - b. Exterior doors
  - c. Paving
  - d. Roofing
  - e. UV's
25. A sample matrix of buildings / needs is attached.



## SUMMARY OF MEETING NO. 2

40 SHENANGO AVENUE, SHARON, PA 16146  
Phone (724) 981-8820 Fax (724) 981-4515

130 7<sup>th</sup> STREET, SUITE 830, PITTSBURGH, PA 15222  
Phone (412) 281-2280 Fax (412) 281-2334

Project: Erie's Public Schools  
Commission No. HHSDR #4220  
Date: September 7, 2018  
Purpose of Meeting: Facility Study Progress Report

### In Attendance:

Erie's Public Schools	Brian Polito, Eric Seibert
CJL	Jim Vizzini, Rodney Wolfe
HHSDR	Greer Hayden, Bob Englebaugh, Jon Finn, Paul McCullough, Jeff Tillia

1. The status of the study and field surveys were reviewed with the School District.
2. Enrollments shown within the study were reviewed and showed schools to be out of balance. Overall the projected enrollments are trending down.
3. The School District is open to suggestions of closing existing buildings and consolidating schools. This would require redistricting on their part.
4. Determination will need to be made for which building improvements may be pushed back due to possible future building closures. (possible Lincoln, Edison closure and reopening Burton)
5. Career and Technical programs at Erie High School are for grades 9-12 and are in good shape. Career and Technical Education Director to provide program CIP codes.
6. The School District reported intentions to utilize \$60 million for required updates and renovations for Phase 1 within the first 3 years. An additional 60 million dollars will be utilized for Phase 2 within years 3-6.
7. HHSDR shall develop a priority list encompassing \$120 million of improvements to be further broken out into Phase 1 and Phase 2 projects.

8. An overall summary of District roofs was given by Mr. Tillia.
  - a. Many roofs are still under warranty.
  - b. Emergency repairs are required for many roofs immediately.
  - c. Bidding roofs as stand-alone or combined projects will be considered.
9. CJL Engineering provided a summary of HVAC findings and recommendations. HVAC work and Roofing projects should be tied together to ensure new roofs are not cut and patched at a later date.
10. Masonry repointing and repairs for building exteriors shall also be considered in conjunction with roofing projects.
11. An overall structural summary was given by Mr. McCullough regarding Wilson Middle School, and North West PA Collegiate Academy.
  - a. The coal bunker at Wilson Middle School is in poor condition. Existing concrete structure is failing and the bunker should be infilled. The school district has authorized HHSDR to proceed with this project.
  - b. Austin Servall and Baycrete are local concrete suppliers.
  - c. HPE requirements to infill the coal bunker shall be determined.
  - d. NWCA requires extensive structural repairs at the promenade and adjacent exterior stairs. The exterior stairs leading to the public sidewalks shall be replaced. The natatorium and gymnasium roof structures shall be replaced and existing skylight areas infilled. The School District shall close the promenade until repairs are made.
  - e. The School District shall review egress requirements with the local authority to determine if egress from the building without the existing stairs down to the promenade.
  - f. Existing parapet walls at NWCA over promenade are in poor condition. The School District shall remove section over north east promenade stair wall where it is leaning over egress doors.
12. NWCA's original Architects have been researched and located by HHSDR. Contact information shall be sent to the school district. If possible original drawings will be requested to gain a better understanding of the structural systems at the promenade.
13. Additional options were discussed for NWCA including full renovation, closing the Academy and relocating it to Wilson MS (Wilson, East, and Strong Vincent would be consolidated), or providing an addition to Erie High School to house NWCA.

14. Erie High School renovation needs were discussed for all trades.
  - a. Roof repairs will be required.
  - b. New windows will be required.
  - c. HVAC renovations to be considered phase-in with AHU's and Hot water (CJL to study cost differences with steam and a/c in areas B and C vs replacement with new VAV and HW system).
  - d. A and B wings are the highest priority for A/C and Ventilation.
  - e. Gym floors and bleachers need to be replaced.
  - f. The Gym's public entrance shall be redesigned. The dive well may be infilled and a renovated as the new Gym entrance with concessions.
  - g. The existing exterior siding needs to be replaced.
15. The full renovations in the High School shall be considered in phases. Phase 1 shall be the A, B, and C wings. The L-Wing shall be considered as Phase 2.
16. The Biletnikoff practice field is being studied by HHSDR currently. The school would like to illustrate and consider a natural turf practice field, new track, press box, concessions and restrooms, signage, lights, and field house. Bleachers and a field house shall also be considered (plan on seating for 500).
17. The Phases 1 and 2 for the District's priorities (project scope and budget) shall be developed and reviewed with the school board at an October 29, 2018 board meeting.
18. The School Board's November 7, 2018 Board meeting shall authorize projects for 2019 and Phase 1.



Edison 100\_2893 Brick cracking



Edison 100\_2905 Brick cracking



Edison 101\_7208 Stone Coping



EHS 100\_2270 Stack Efflorescence



EHS 100\_2274 Stack Efflorescence



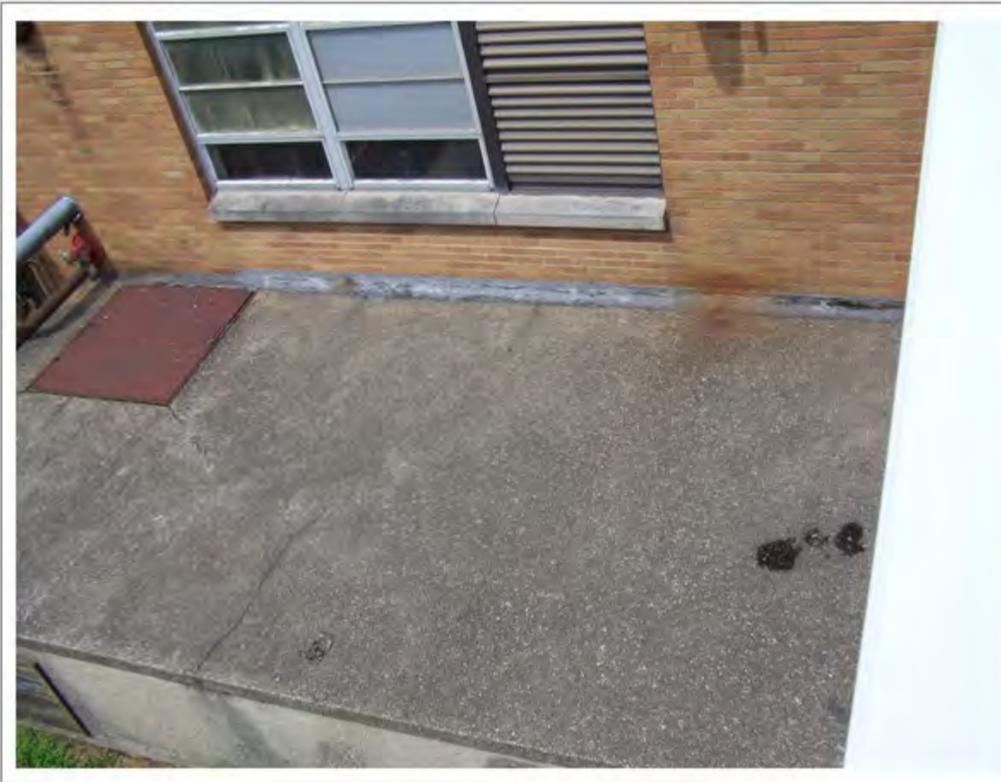
EMS 100\_2798 Spalling Block above Dock Roof



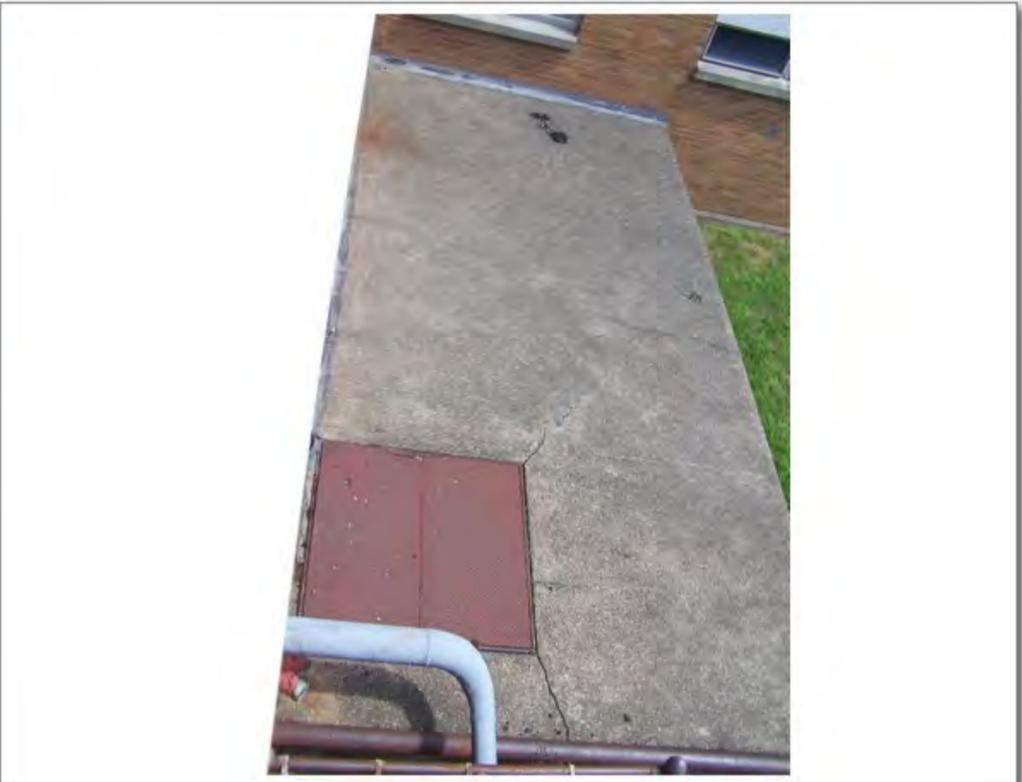
Grover Cleveland 100\_2203 Window Caulking



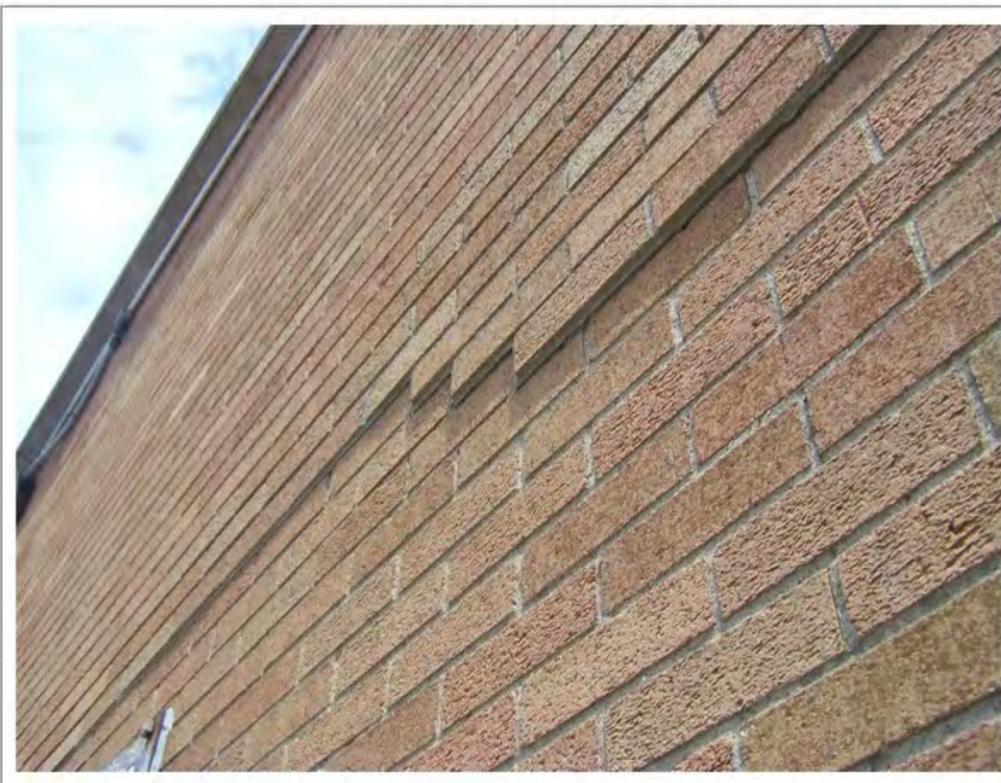
Grover Cleveland 100\_2206 Window caulking



Grover Cleveland 100\_2217 Concrete Slab



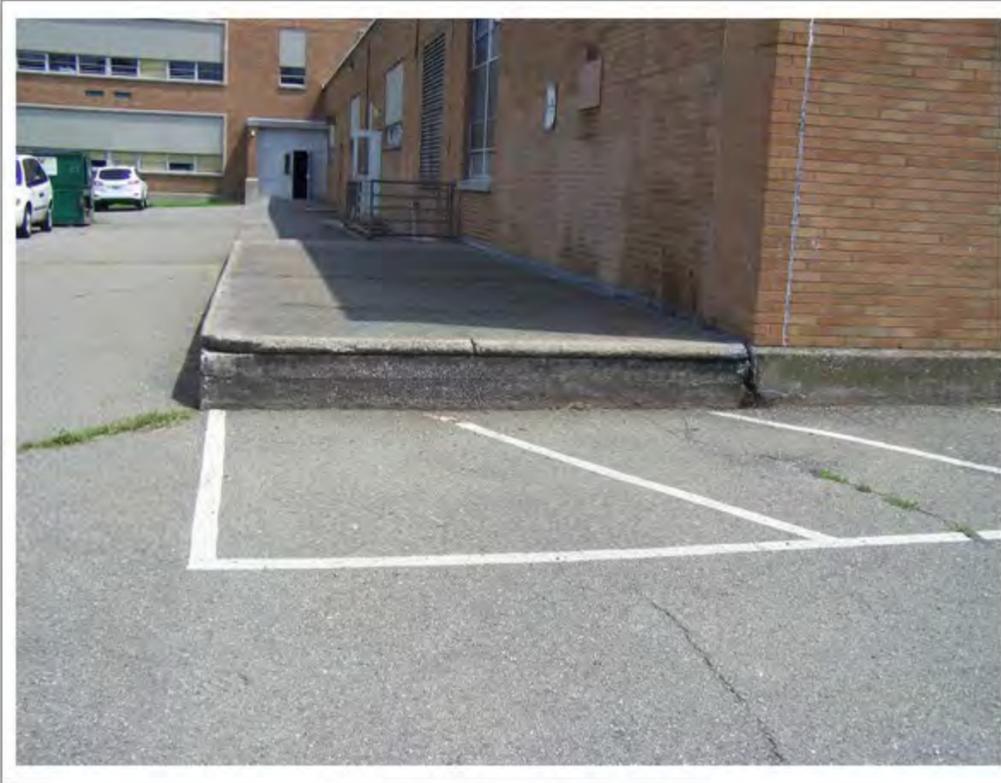
Grover Cleveland 100\_2218 Slab



Grover Cleveland 101\_6832 Brick cracking



Grover Cleveland 101\_6833 Brick cracking



Grover Cleveland 101\_6834 Slab



Harding 100\_2321 Parapet wall brick



Harding 100\_2333 Stack brick mortar



Harding 100\_2340 Parapet wall brick



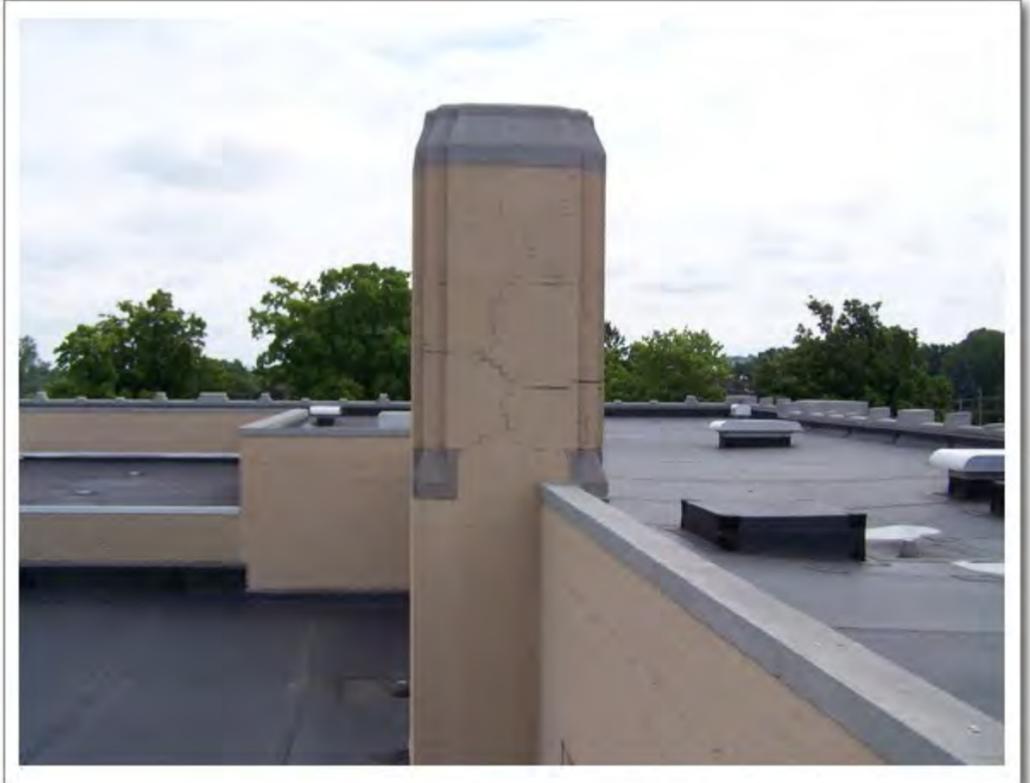
Harding 100\_2341 Parapet wall brick



Harding 100\_2345 Stack brick mortar



Jefferson 100\_1949 Brick and mortar



Jefferson 100\_1958 Stack brick



Jefferson 100\_1970 Stack brick



JoAnna Connell 101\_6770 Brick stack



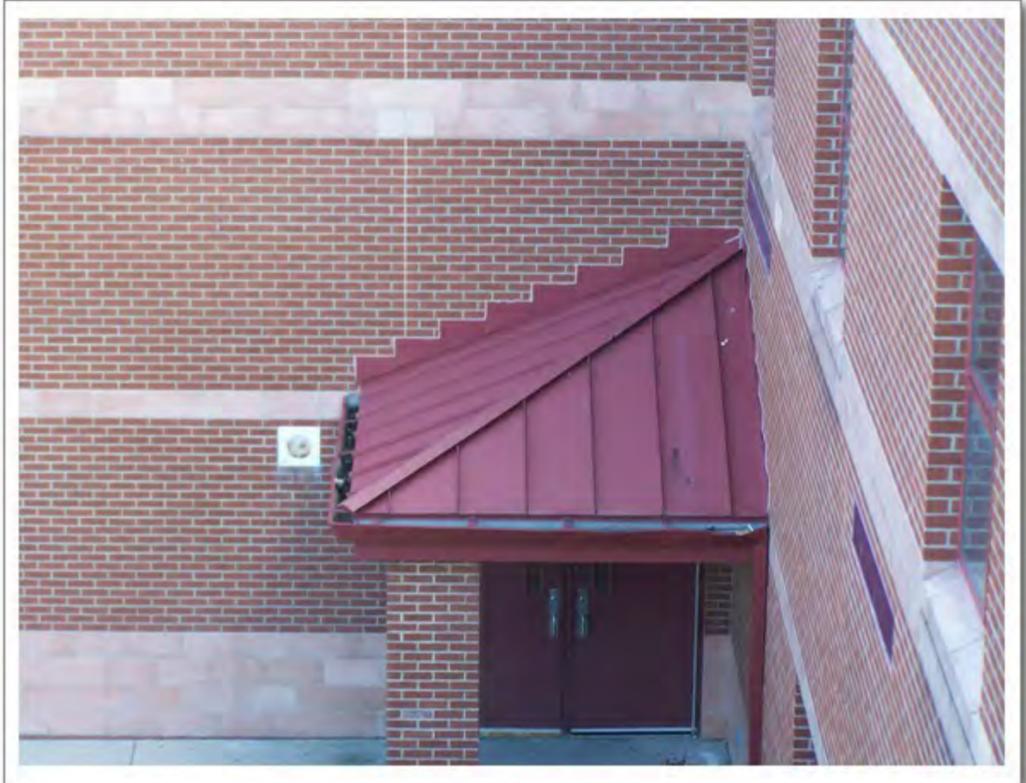
Lincoln 100\_2133 Brick spalling



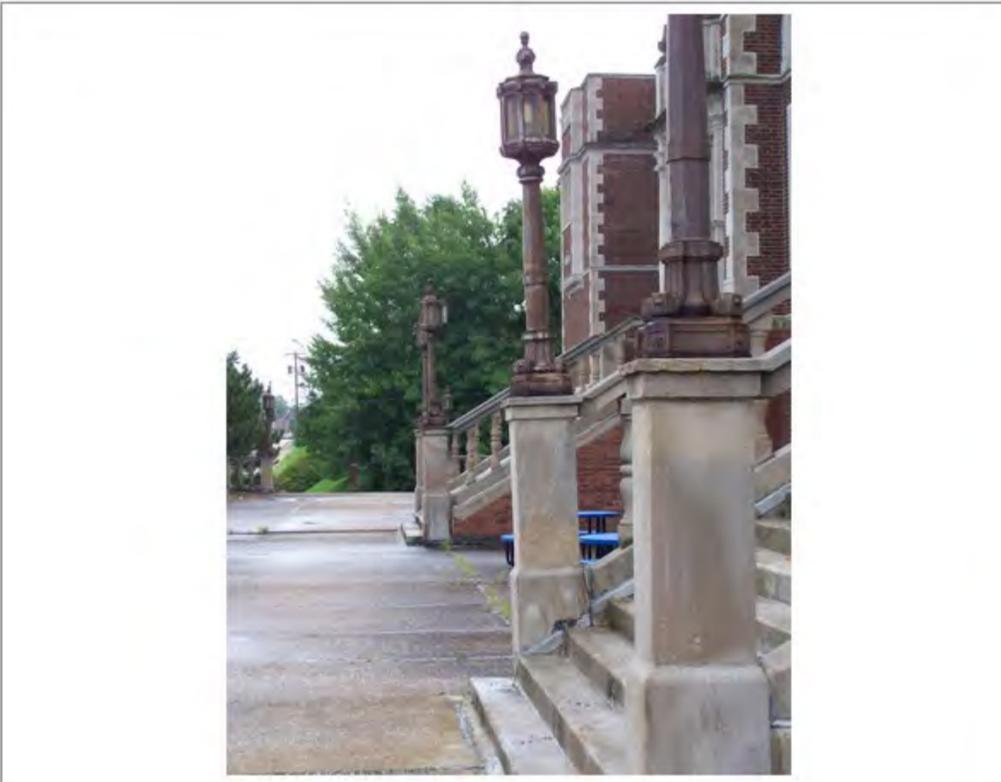
Lincoln 100\_2134 Brick Spalling



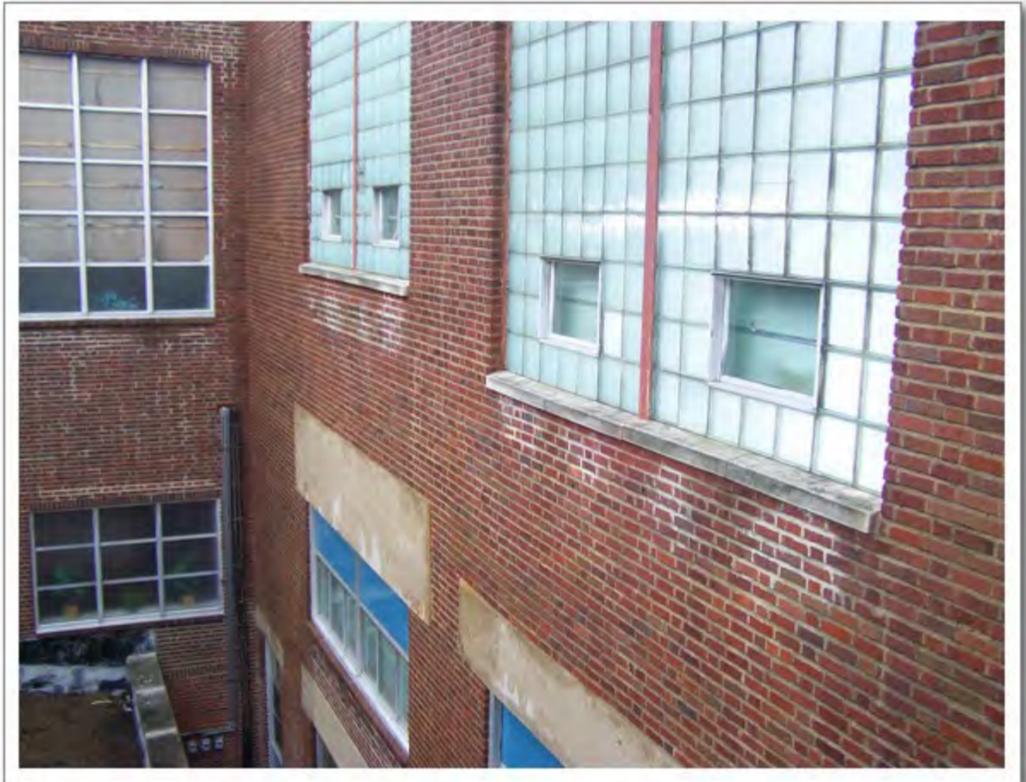
McKinley 100\_2905 Damaged Gutter



McKinley 100\_2921 Damaged Gutter



NWPACA 100\_2737 Exterior light post



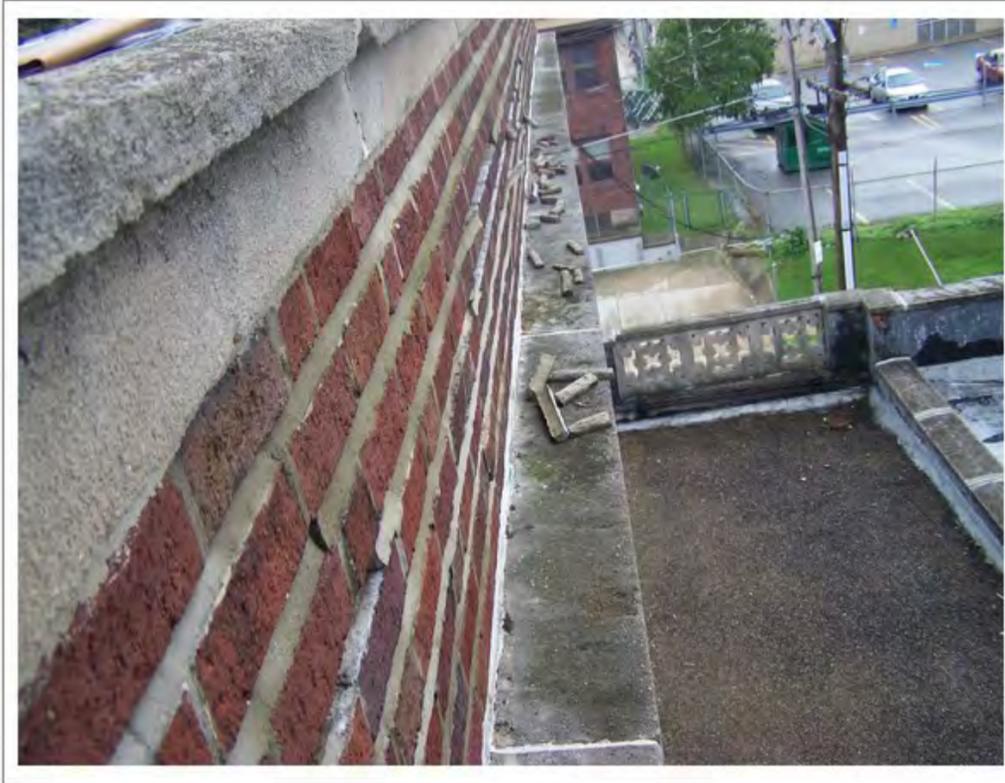
NWPACA 101\_6987 Stairwell glass block



NWPACA 101\_6988 Stairwell glass block



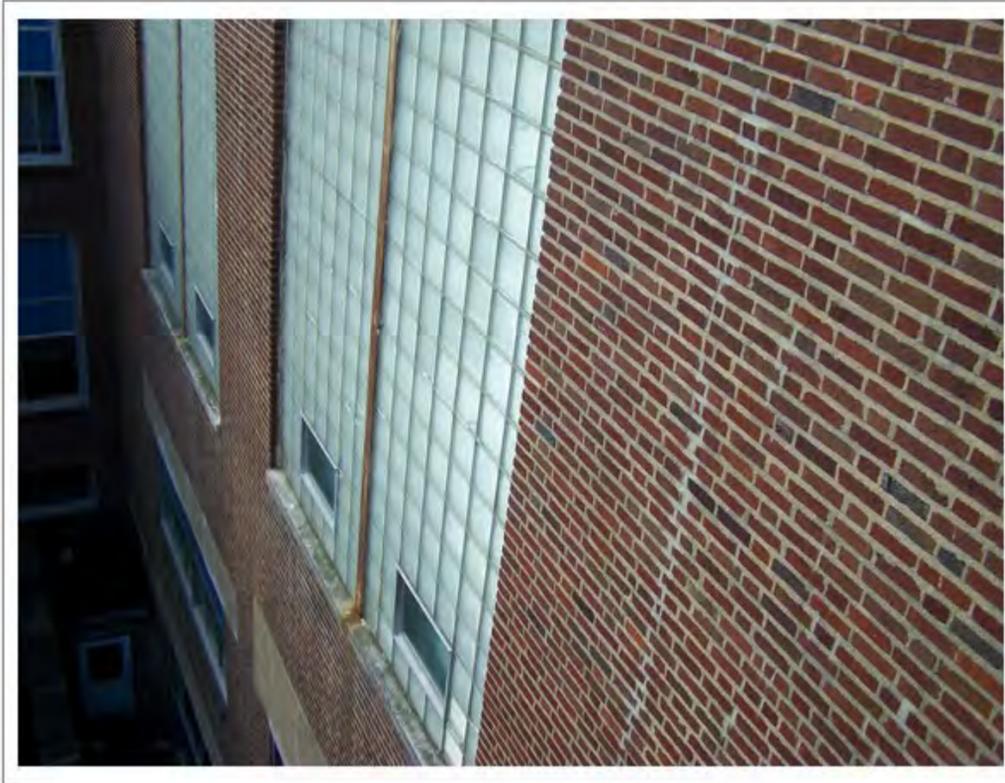
NWPACA 101\_6994 Parapet



NWPACA 101\_6997 Parapet



NWPACA 101\_7016 Stairwell glass block



NWPACA 101\_7042 Stairwell glass block



Service Cener 101\_6394 Stack



Service Center 100\_1877 Brick



Service Center 100\_1878 Brick



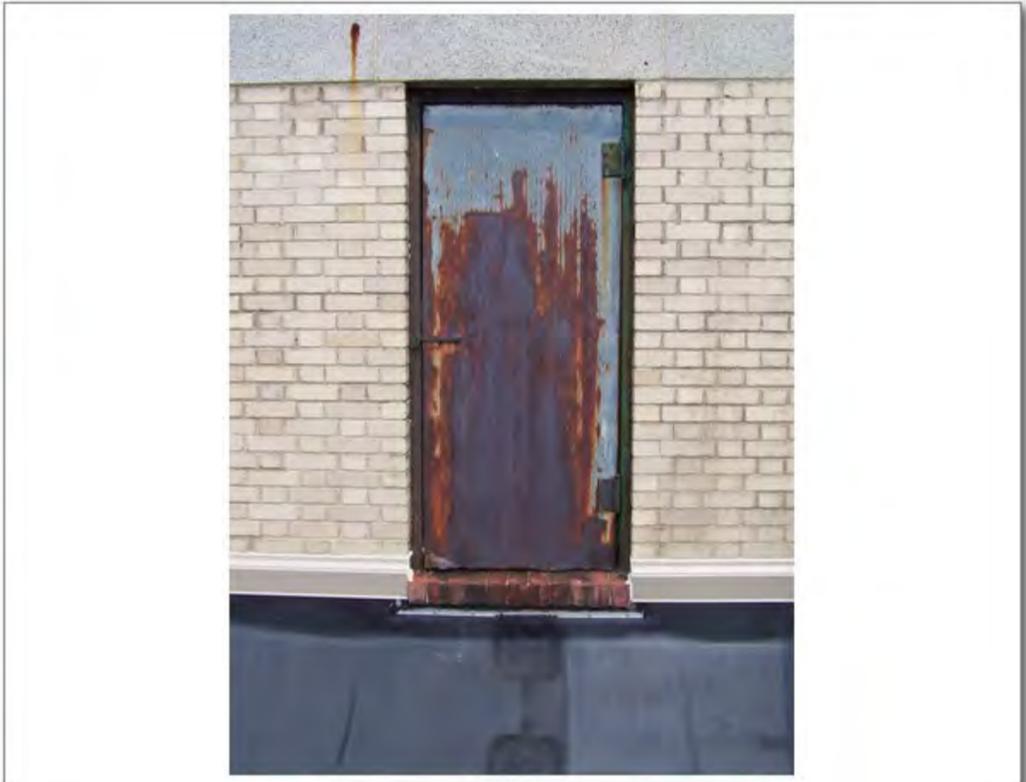
Service Center 101\_6380 Brick



Service Center 101\_6402 Brick



SVMS 100\_2421 Auditorium arch windows

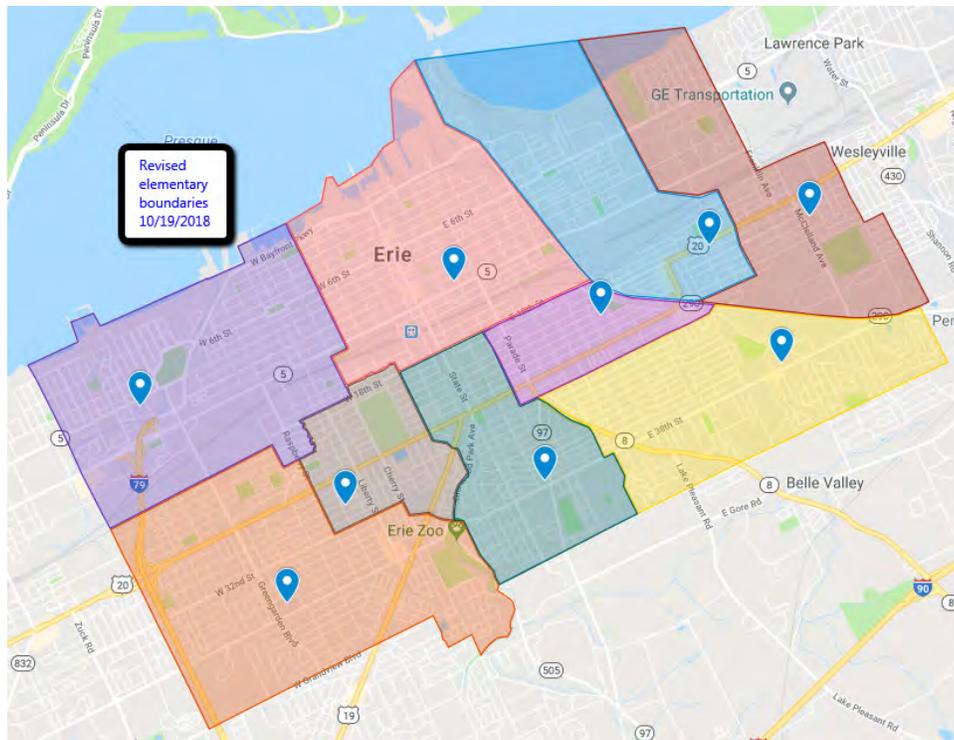
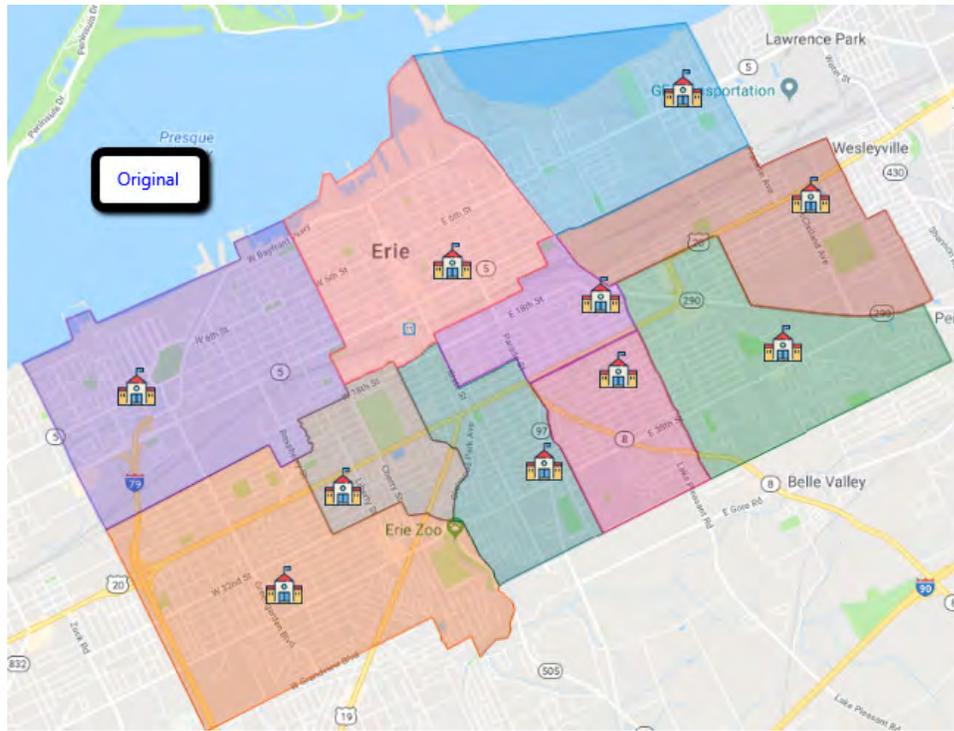


SVMS 100\_2431 Rusted Roof Door

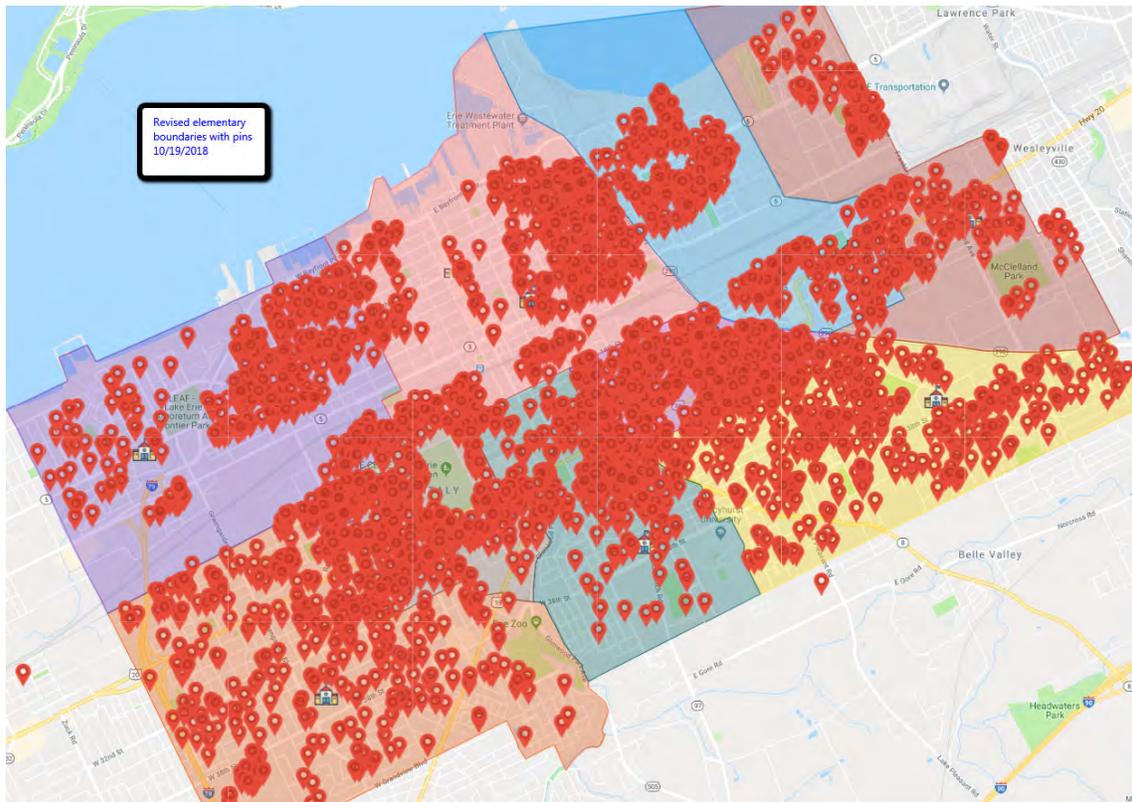


SVMS 100\_2432 Brick joints on Roof

# POTENTIAL REDISTRICTING PLAN FOR EAST SIDE ELEMENTARY SCHOOLS



## POTENTIAL REDISTRICTING PLAN FOR EAST SIDE ELEMENTARY SCHOOLS



Building	Capacity	Enrollment Round 1
Burton	?	613
Grover		
Cleveland	827	631
JoAnna Connell	775	627
Diehl	550	533
Harding	825	622
Jefferson	600	476
McKinley	775	656
Perry	600	458
Pfeiffer-Burleigh	900	773

This concept, from the School District, shows the impact of closing Lincoln and Edison schools, most likely requiring an addition onto Burton. The first map on the prior page is the Original Elementary School map. The second map on the prior page is the Revised Elementary School map. The third map, above, shows the existing population of elementary students. The table above shows the current enrollment by school.

Source: Child Accounting, Erie's Public Schools





**HHS DR**  
Architects/Engineers