

Upper Darby School District Condition of Buildings

November 22, 2016

Facilities and Maintenance

- Work Requests
- Preventive Maintenance
- Capital Improvement
- Building Renovations
- New Construction
- Condition of Buildings Sub-Report
 - Required for Facility Study/PlanCon

Condition of Buildings

- HVAC (Mechanical) Assessment – DWD
- Building (Civil) Assessment – UDSD Team
- Subjective and Qualitative Holistic View
- Facility Condition Index Utilized
- Weighted Based on Value of Components
- Allows us to See Relative Condition

Facility Condition Index

| | weight |
|-------------------------|--------|
| Roofing | 0.049 |
| Exterior Walls | 0.054 |
| Exterior Windows | 0.024 |
| Exterior - Doors | 0.006 |
| Interior Floors | 0.076 |
| Interior Walls | 0.04 |
| Interior Ceilings | 0.054 |
| Interior - Other | 0.033 |
| HVAC | 0.207 |
| Electrical Lighting | 0.1 |
| Electrical Distribution | 0.013 |
| Electrical Other | 0.005 |
| Plumbing | 0.055 |
| Fire/Life Safety | 0.023 |
| Specialties | 0.008 |
| Structural | 0.193 |
| Technology | 0.035 |
| Accessibility | 0.025 |
| | 1 |

With Grades Assigned

| | weight | Grade |
|-------------------------|--------|-------|
| Roofing | 0.049 | 0.75 |
| Exterior Walls | 0.054 | 0.5 |
| Exterior Windows | 0.024 | 0.5 |
| Exterior - Doors | 0.006 | 0.75 |
| Interior Floors | 0.076 | 0.75 |
| Interior Walls | 0.04 | 0.5 |
| Interior Ceilings | 0.054 | 0.75 |
| Interior - Other | 0.033 | 0.75 |
| HVAC | 0.207 | 0.5 |
| Electrical Lighting | 0.1 | 0.5 |
| Electrical Distribution | 0.013 | 0.5 |
| Electrical Other | 0.005 | 0.5 |
| Plumbing | 0.055 | 0.5 |
| Fire/Life Safety | 0.023 | 0.5 |
| Specialties | 0.008 | 0.75 |
| Structural | 0.193 | 0.5 |
| Technology | 0.035 | 0.25 |
| Accessibility | 0.025 | 0.75 |
| | 1 | |
| Good: 25% (0.25) | | |
| Fair: 50% (.50) | | |
| Poor: 75% (0.75) | | |

Results in a Final Building Score

| | weight | Grade | Total |
|-------------------------|--------|-------|---------|
| Roofing | 0.049 | 0.75 | 0.03675 |
| Exterior Walls | 0.054 | 0.5 | 0.027 |
| Exterior Windows | 0.024 | 0.5 | 0.012 |
| Exterior - Doors | 0.006 | 0.75 | 0.0045 |
| Interior Floors | 0.076 | 0.75 | 0.057 |
| Interior Walls | 0.04 | 0.5 | 0.02 |
| Interior Ceilings | 0.054 | 0.75 | 0.0405 |
| Interior - Other | 0.033 | 0.75 | 0.02475 |
| HVAC | 0.207 | 0.5 | 0.1035 |
| Electrical Lighting | 0.1 | 0.5 | 0.05 |
| Electrical Distribution | 0.013 | 0.5 | 0.0065 |
| Electrical Other | 0.005 | 0.5 | 0.0025 |
| Plumbing | 0.055 | 0.5 | 0.0275 |
| Fire/Life Safety | 0.023 | 0.5 | 0.0115 |
| Specialties | 0.008 | 0.75 | 0.006 |
| Structural | 0.193 | 0.5 | 0.0965 |
| Technology | 0.035 | 0.25 | 0.00875 |
| Accessibility | 0.025 | 0.75 | 0.01875 |
| | 1 | | 0.554 |
| Good: 25% (0.25) | | | |
| Fair: 50% (.50) | | | |
| Poor: 75% (0.75) | | | |

- Hillcrest Elementary School – 55.4%
- Highland Park Elementary School – 49.9%
- Stonehurst Hills Elementary School – 45.3%
- Westbrook Park Elementary School – 44.7%
- Bywood Elementary School – 41.2%
- Primos Elementary School – 40.4%
- Aronimink Elementary School – 39.7%
- Kindergarten Center – 37.4%
- Garrettford Elementary School – 35.1%

Secondary Schools

- Drexel Hill Middle School – 48.6%
- Beverly Hills Middle School – 45.0%
- Upper Darby High School – 45.4%

Hillcrest

1950

- Roof needs replacement
- Windows in fair condition
- Floors need attention
- Painting needed
- Ceilings should be addressed
- HVAC overall in fair condition
- Building in fair condition

Highland Park

1975

- Roof needs replacement
- Windows need replacement
- Electrical system needs attention
- HVAC in fair condition
- Building overall in fair condition

Stonehurst Hills

1926

- Roof in good condition
- Windows in good condition
- Painting needed
- Exterior walls need masonry restoration
- Doors and hardware in poor condition
- HVAC in overall good condition
- Building overall in fair condition

Westbrook Park

1954

- Roof in good condition
- Windows in good condition
- Plumbing in fair condition
- Electrical system in fair condition
- HVAC in fair condition
- Building overall in fair condition

Bywood 1926

- Roof in good condition
- Windows good
- Plumbing in fair condition
- Electrical system in fair condition
- HVAC in fair - good condition
- Building overall in fair condition

Primos

1950

- Roof in good condition
- Windows in good condition
- Plumbing good
- Electrical system good
- HVAC in fair – good condition
- Building overall in fair condition

Aronimink

1937

- Roof in good condition
- Windows in good/fair condition
- Plumbing is good
- Electrical system is in fair condition
- HVAC is in overall good condition
- Building is in overall fair condition

Kindergarten Center 1926

- Roof in good condition
- Windows in good condition
- Plumbing is good
- Electrical System is good
- HVAC in overall good condition
- Building in overall fair – good condition

Garrettford

1921

- Roof in good condition
- Windows need replacement
- Plumbing is good
- Electrical system is good
- HVAC is in good condition
- Building is in overall fair – good condition

Drexel Hill Middle School

1957

- Roofs in overall good condition
- Windows in good condition
- Plumbing is fair
- Electrical system is in poor condition
- HVAC is in poor condition
- Building is in overall fair condition

Beverly Hills Middle School

1930

- Roofs in poor to good condition
- Windows in poor condition
- Plumbing in good condition
- Electrical system in good condition
- HVAC in overall fair condition
- Building is in overall fair condition

High School

- Roofs in poor to good condition
- Windows in poor to good condition
- Plumbing in good condition
- Electricity in good condition
- Painting needed throughout building
- HVAC in overall fair condition
- Building in overall fair condition

Next Steps for Facility Committee

- Prioritize
- Assess Costs
- Fold Capital Improvement into Facilities Study
- Include Technology Needs
- Include Personnel Needs
- Communicate
- Budget Process

Your 2016 UDSD Facilities Committee

- Judy Gentile
- Ken Rucci
- Heather Boyd
- Dan Nerelli
- Dan McGarry
- Pat Grant
- John Council
- Dana Spino
- Tracey Hinkson
- Don Bonnett
- Pete Medica
- Joe Hughes
- Joe McGilvery
- Philip Bush
- Mike Raymond
- Steve Palis
- Jon Wisneski
- Brian Booher
- Tony Watson
- David and Kelly Colvin
- Ed Brown
- Christopher Westfahl