



Gettysburg Area School District Capital Improvement Program



5 Year Plan
2019-2020 through 2023-2024

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Introduction

Each year, the Gettysburg Area School District develops and updates a five-year Capital Improvement Program (CIP) to address current and future facility needs. The CIP addresses requirements for facility infrastructure renewal, replacement of fleet and major equipment, and renovation of existing facilities. The list of capital projects results from semi-annual inspections of all major building systems, changing needs based on instructional requirements, and results from assessments performed by industry professionals. The document is broken down in three groups:

- 5 Years Capital Plan Items: This list includes items with a budget estimate of less than two million dollars that GASD staff have evaluated and are prepared to execute pending Committee, Board, and budget approval.
- Looking Ahead 10 Years: This list provides an opportunity for stakeholders to begin dialogues around some of the longer term needs of the District. Items in this category have a budget estimate of less than two million dollars or the scope of the project has not been determined.
- Facilities Improvement Projects: FIP items are capital projects with an estimated value of over two million dollars. Projects in this category are planned to be resourced through borrowing when appropriate.

This document provides a clear statement of school facility requirements at the time it was produced. It should be noted this is a fluid document that will evolve as the needs and requirements change. Actual completion dates for capital projects depends on funding availability and the capacity to schedule the work.



Gettysburg Area School District			
5 Year Capital Plan Processes			
Process	Description	Responsibility	Timeline
<u>Plan Approval:</u>	Reviews, identifies needs, & updates Plan	Director of B&G	Ongoing
	Recommends Plan for Finance/B&G Committee review	Administration	Annually October
	Recommends Plan for Board approval	Finance/B&G Committee	Annually December
	Approves Plan; including authority for Director of B&G to move forward with developing project specifications & bidding or other purchasing methods	Board	Annually January
	Implements Plan, reports progress & changes	Director of B&G	As Appropriate
<u>Plan Agenda Items:</u>	Implements approved Plan & creates Plan agenda items for information or approval	Director of B&G	Ongoing
	Review and approve Plan agenda items for Board	Administration	Monthly
	Review Plan agenda items to Board	Finance/B&G Committee	Monthly
	Approve Plan agenda action items or review Plan agenda information items	Board	Monthly
	Implement Board approved Plan agenda items	Director of B&G	Ongoing

Gettysburg Area School District			
5 Year Capital Plan Processes			
Process	Description	Responsibility	Timeline
<u>Project Specifications:</u>	Determine if professional design/engineering is required for Plan items	Director of B&G	Prior to October Annually
	If professional design/engineering is required solicit appropriate professional & identify estimated costs	Director of B&G	Prior to October Annually
	If professional design/engineering is required include costs in 5 year plan budget estimate	Director of B&G	Prior to October Annually
	Develop and finalize project specifications	Director of B&G	Ongoing
	Finalized project specification review and approval	Administration	Ongoing
	Move project forward after Board approval of Plan document	Director of B&G	Ongoing
<u>Bidding or Other Purchasing Methods:</u>	Determine if Plan project should be bid or use another purchasing method	Director of B&G	Prior to October Annually
	If project should be bid identify estimated costs	Director of B&G	Prior to October Annually
	If project should be bid include bid costs in 5 year plan budget estimate	Director of B&G	Prior to October Annually
	After Board approval of Plan document review and approve project bid or use of other purchasing method	Administration	Ongoing
	Bid or use other purchasing method to move project forward	Director of B&G	Ongoing
	Review and recommend succesful project bid or other purchasing method used	Finance/B&G Committee	Monthly
	Approve succesful project bidder or other purchasing method used	Board	Monthly

Gettysburg Area School District - 5 Year Capital Plan Items: 2019 - 2020 through 2023 - 2024						
November 15, 2018						
			Note: All budget estimates are in 2018 dollars			
Building	Category	Projected Year	Project Description	Status/Target	Budget Estimate	Actual Cost
5 Year Capital Plan:						
000 District	Fleet / Grounds Equip	2019 - 2020	Replace Student Van #41		32,500	
005 Stadium	Paving	2019 - 2020	Seal Coat Walkways		10,000	
110 Eisenhower	Energy Mgmt	2019 - 2020	Replace Site Lights W/ High Efficiency Fixtures		15,000	
110 Eisenhower	Mech. Elec. Plumbing	2019 - 2020	Replace Water Softener - Moved from 22/23		20,000	
120 Franklin Twp	Energy Mgmt	2019 - 2020	Replace Exterior Windows - Partial (10 Classrooms)		53,000	
130 James Gettys	Mech. Elec. Plumbing	2019 - 2020	Replace / Renew Roof Top Ductwork / Ductwork Insulation		30,000	
130 James Gettys	Paving	2019 - 2020	Parking Lot Expansion, Parent Drop-off Improvements - Moved from 20/21		125,000	
130 James Gettys	Roofing / Building Envelope	2019 - 2020	Sealant Repair, Repointing, Precast Cleaning		10,500	
150 Lincoln	Energy Mgmt	2019 - 2020	Replace Site Lights W/ High Efficiency Fixtures		20,000	
150 Lincoln	Other	2019 - 2020	Replace Gym Divider Wall		60,000	
150 Lincoln	Paving	2019 - 2020	Repair/Replace rear concrete pedestrian walkway bridge & ADA sidewalk - Moved from 16/17		79,000	
150 Lincoln	Roofing / Building Envelope	2019 - 2020	Courtyard Retaining Wall Replacement / Waterproofing - Moved from 16/17		244,500	
150 Lincoln	Roofing / Building Envelope	2019 - 2020	Exterior Sealant Repair, Repointing, Precast Cleaning - Moved from 16/17		10,000	
150 Lincoln / 200 MS	Paving	2019 - 2020	Seal Coat, Reline Parking Lot		55,000	
150 Lincoln / 200 MS	Energy Mgmt	2019 - 2020	Replace Pole Lights w/ High Efficiency Lighting		45,500	
300 High School	Flooring	2019 - 2020	Repair Terrazzo Flooring- Part 3		20,000	
300 High School	Other	2019 - 2020	Gym Bleachers - Replace Drive system		135,000	
2019 - 2020 Total					965,000	0
000 District	Fleet / Grounds Equip	2020 - 2021	Replace 2 Student Vans #42 & #43 - Moved from 19/20		65,000	
000 District	Fleet / Grounds Equip	2020 - 2021	Replace JD 5400 Tractor (HS) - Moved from 21/22		50,000	
000 District	Fleet / Grounds Equip	2020 - 2021	Replace Maint Van #13		26,000	
000 District	Fleet / Grounds Equip	2020 - 2021	Replace Out Front Kubota Mower		35,000	
000 District	Fleet / Grounds Equip	2020 - 2021	Replace Small Box Truck (Food Services) #31 - Moved to 17/18	Complete	N/A	Moved to 17/18
001 Admin / 130 James Ge	Paving	2020 - 2021	Seal Coat, Reline parking lots - Partial		25,000	
001 Administration	Mech. Elec. Plumbing	2020 - 2021	Chiller Replacement		90,000	
110 Eisenhower	Life Safety	2020 - 2021	Fire Alarm Upgrade		60,000	
120 Franklin Twp	Life Safety	2020 - 2021	Upgrade Access Control System (Incl w/ DW Siemens SiPass Access System Install) - Moved to 17/18	Complete	N/A	Moved to 17/18
120 Franklin Twp	Mech. Elec. Plumbing	2020 - 2021	Domestic Water Line Replacement (Copper) - Moved from 22/23		30,000	
120 Franklin Twp	Mech. Elec. Plumbing	2020 - 2021	Replace 2 Boilers w/ 1 High Efficiency Condensing Boiler		45,000	
120 Franklin Twp	Paving	2020 - 2021	Seal Coat, Reline Parking Lot		15,000	
130 James Gettys	Energy Mgmt	2020 - 2021	Replace Energy Management System - Moved from 19/20		375,000	
130 James Gettys	Other	2020 - 2021	Classroom / Support Areas Casework Replacement		62,500	
150 Lincoln	Flooring	2020 - 2021	Replace Carpet - Library, Main Office, LGI		40,000	
300 High School	Other	2020 - 2021	Auditorium - House / Stage Lighting System Upgrade		175,000	
2020 - 2021 Total					1,093,500	0
000 District	Fleet / Grounds Equip	2021 - 2022	Replace 1 Ton Dump Truck #28		49,000	
000 District	Fleet / Grounds Equip	2021 - 2022	Replace Mini Van # 39 - Moved from 20/21		26,000	
000 District	Fleet / Grounds Equip	2021 - 2022	Replace Out Front Kubota Mower - Moved from 19/20		35,000	
001 Administration	Energy Mgmt	2021 - 2022	Replace Energy Management System Controller		140,000	
150 Lincoln	Life Safety	2021 - 2022	Fire Alarm Upgrade - Moved from 19/20		75,000	
300 High School	Paving	2021 - 2022	Partial Parking Lot Repaving / Sealcoat / Lining		75,000	
300 High School	Roofing / Building Envelope	2021 - 2022	Replace EPDM roof (105,990 sq. ft. - all remaining NOT gym or receiving areas)		1,744,800	
2021 - 2022 Total					2,144,800	0

Gettysburg Area School District - 5 Year Capital Plan Items: 2019 - 2020 through 2023 - 2024									
November 15, 2018									
Note: All budget estimates are in 2018 dollars									
Building	Category	Projected Year	Project Description	Status/Target	Budget Estimate	Actual Cost			
001 Administration	Energy Mgmt	2022 - 2023	Replace Windows - Moved from 19/20		35,000				
001 Administration	Roofing / Building Envelope	2022 - 2023	Maint. Shop Roof Replacement		18,000				
110 Eisenhower	Paving	2022 - 2023	Partial Paving and Seal Coating		75,000				
120 Franklin Twp	Mech. Elec. Plumbing	2022 - 2023	Replace Electrical Switch Gear		90,000				
150 Lincoln	Other	2022 - 2023	Gym Floor - Sand and Refinish (Included with Bleacher Project) - Moved to 18/19	In Progress	N/A	Moved to 18/19			
150 Lincoln	Roofing / Building Envelope	2022 - 2023	Replace EPDM roof (77,200 sq. ft.)		1,273,800				
300 High School	Paving	2022 - 2023	Basketball Court Resurfacing		75,000				
300 High School	Paving	2022 - 2023	Extend Sidewalks at rear of building - Moved from 19/20		35,000				
300 High School	Mech. Elec. Plumbing	2022 - 2023	Major Mechanical / HVAC / Other Renovation - Advance Funding Needed for Planning/Development	FIP	See FIP section				
300 High School	Building Envelope	2022 - 2023	TBD Exercise/Weight room expansion to provide adequate space for safe training - Adv Funding Needed	FIP	See FIP section				
300 High School	Grounds	2022 - 2023	TBD Artificial Turf - A second turf surface at High School location - Adv Funding Needed for Pln/Dv	FIP	See FIP section				
2022 - 2023 Total					1,601,800	0			
000 District	Fleet / Grounds Equip	2023 - 2024	Replace Truck #7 3 Ton Cargo		78,000				
001 Administration	Roofing / Building Envelope	2023 - 2024	Warehouse Roof Repair/ Replacement - Moved from 19/20		35,000				
005 Stadium	Other	2023 - 2024	Artificial Turf - Repair, Renew or Replace		850,000				
005 Stadium	Other	2023 - 2024	Visitors Side Bleacher Renovation		80,000				
005 Stadium	Paving	2023 - 2024	Running Track - Resurface		225,000				
110 Eisenhower	Mech. Elec. Plumbing	2023 - 2024	Boiler Renew, Burner Replacement - Moved from 19/20		40,000				
130 James Gettys	Mech. Elec. Plumbing	2023 - 2024	Boiler Renew, Burner Replacement - Moved from 19/20		40,000				
300 High School	Energy Mgmt	2023 - 2024	Replace Soccer Field Lights w/ High Efficiency Lighting		9,200				
300 High School	Flooring	2023 - 2024	Indoor Running Track - Resurface		65,000				
2023 - 2024 Total					1,422,200	0			
5 Year Plan 2019 - 2020 through 2023 - 2024 Grand Total					7,227,300	0			
					5 year plan average =	\$1,445,460			
Looking Ahead 10 Years: 2024 - 2025 through 2028 - 2029									
120 Franklin Twp	Roofing / Building Envelope	2024 - 2025	Partial EPDM Roof Replacement (9,000 sq. ft.)		148,500				
300 High School	Other	2024 - 2025	Gym Equipment Renewal / Folding Partitions Replacement		135,000				
300 High School	Paving	2026 - 2027	Running Track - Resurface		225,000				
005 Stadium / 200 Middle S	Building Envelope	TBD	For Discussion - Team rooms to provides adequate/separate shelter/space for home/visiting football teams		TBD				
130 James Gettys	Building Envelope	TBD	For Discussion - Building Renovation - Program Space		TBD				
130 James Gettys	Special Request	TBD	Instructional / Program Space Study (CR Architects presented preliminary review/study of options) Moved from 17/18		20,000				
Total Looking Ahead 10 Years: 2024 - 2025 through 2028 - 2029					528,500	0			
Facilities Improvement Project (FIP) Items are not included in the 5 year plan, as they are planned to be funded through borrowing. Items >= \$2,000,000 are considered FIP.									
300 High School	Mech. Elec. Plumbing	2022 - 2023	Major Mechanical / HVAC / Other Renovation - Advance Funding Needed for Planning/Development	FIP	20,000,000				
300 High School	Building Envelope	2022 - 2023	TBD Exercise/Weight room expansion to provide adequate space for safe training - Adv Funding Needed	FIP	TBD				
300 High School	Grounds	2022 - 2023	TBD Artificial Turf - A second turf surface at High School location - Adv Funding Needed for Plan/Dev	FIP	TBD				
150 Lincoln	Mech. Elec. Plumbing	2024 - 2025	Major Mechanical / HVAC / Other Renovation - Advance Funding Needed for Planning/Development	FIP	7,500,000				
110 Eisenhower	Mech. Elec. Plumbing	2025 - 2026	Major Mechanical / HVAC / Other Renovation - Advance Funding Needed for Planning/Development	FIP	6,500,000				
001 Administration	Mech. Elec. Plumbing	2027 - 2028	Major Mechanical / HVAC / Other Renovation - Advance Funding Needed for Planning/Development	FIP	3,000,000				
130 James Gettys	Mech. Elec. Plumbing	2028 - 2029	Major Mechanical / HVAC / Other Renovation - Advance Funding Needed for Planning/Development	FIP	6,500,000				
Total FIP					43,500,000	0			
Overall Grand Total					51,255,800	0			

Project Details

Student Van Replacement – District / Fleet

Project Purpose

The funding requested will be used to replace a 2003 Chevrolet Express 10 passenger van. The van is used to transport smaller groups of students, student athletes, and instructional materials on a regular basis. The van has been in service with the District since January of 2003. Currently the van is over fourteen years old and showing signs of significant rust, and requiring frequent repairs. The replacement van will afford teachers and coaches access to reliable transportation. This is significant due to the fact our staff and students may travel several hundred miles in one of our student vans to reach their destination.

Scope of Work

District staff will develop a bid specification for a replacement van. The needs of staff will be considered as well as fuel efficiency and overall vehicle reliability when developing the specification. The vehicle will be purchased following District guidelines and PA procurement regulations.

Project Specifics

Fleet Identification	Van #41
Current Vehicle Mileage	>113,000
Expected Fuel Savings:	18 mpg Vs. 12 mpg
Budget:	\$32,500

Mission Statement Support

This project supports the GASD Mission by providing student transportation to field trips and sporting events.



Project Summary

Sealcoat Walkways – Warrior Stadium

Project Purpose

The project will provide necessary protection to the asphalt walkways at the Warrior Stadium. Standard industry practice is to sealcoat asphalt every three to five years depending on the amount of use it receives. The pavement has been in place since the fall of 2014 and will be five years old at the time of the proposed application.

Scope of Work

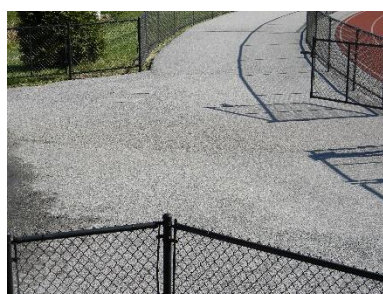
The selected contractor will clean all pavement surfaces, fill any existing cracks with appropriate filler material, and sealcoat entire parking and drive areas with specified products. This project will be bid following the District guidelines and PA procurement regulations.

Project Details

Total Area	24,000 square foot
Project Supervision:	Contracted
Project Design:	Contracted
Budget:	\$10,000

Mission Statement Support

This project supports the GASD Mission by providing a safe environment.



Project Details

Replace Building Site Lights – Eisenhower Center

Project Purpose

Funding is requested to upgrade the building's exterior site lighting to more effective and efficient fixtures. The building site consists of wall pack fixtures, canopy fixtures, and flood lighting. As we focus on additional security for our buildings, lighting plays a major role in providing a safe and secure environment. Lighting upgrades will be done in conjunction with current and future placement of security cameras to ensure optimal visual surveillance of each area.

Scope of Work

The awarded vendor/contractor will remove existing light fixtures as necessary and install new fixtures per manufacture specifications. The new lighting will be connected to the existing lighting control system and appropriate staff trained on its operation.

Project Specifics

Project Supervision:	In House
Project Design:	External
Budget:	\$15,000

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn. Effective site lighting is critical to the safety and security of our students, staff, and visitors on school grounds.



Project Details

Water Softener Replacement – Eisenhower Center

Project Purpose

The project would replace the current malfunctioning water softener at the Eisenhower Center. The project was originally slated for 2022/2023 fiscal year, however, the system has reached a point of failure requiring it to be replaced sooner than expected. The water delivered to the building from the local utility is considered “Hard” and requires treatment to protect the metallic piping and equipment throughout the facility.

Scope of Work

District staff would develop a specification to be used for bidding and construction direction. The awarded contractor will remove existing water softener components, install replacement unit, piping, and controls as specified. The contractor will verify proper operation of the newly installed equipment and train end users and maintenance staff on proper operation.

Project Specifics

Project Supervision:	In House
Project Design:	In House / External
Budget:	\$20,000



Project Details

Replace Exterior Windows (Partial) – Franklin Township Elem.

Project Purpose

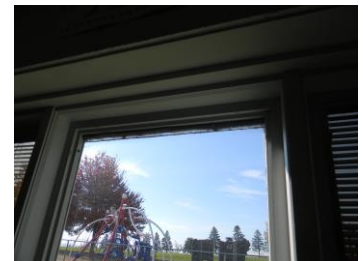
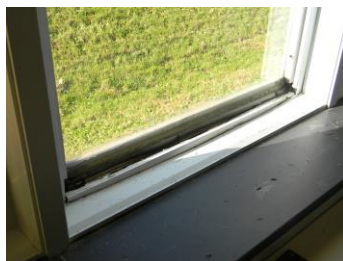
Funding is requested to replace the exterior windows in several classrooms at Franklin Township Elementary. The current windows in these classrooms are wooden framed and deteriorating rapidly. Repairs have been made in-house for several years to keep them in service. The damaged sills and frames are starting to allow water to infiltrate during a hard driving rain. The windows are configured in multiple opening sizes throughout the original section of the school. A secondary benefit to the project will be the increased occupant comfort and energy savings with the new windows.

Scope of Work

The awarded contractor will remove existing windows; prepare an opening to receive new frames and energy efficient glazing. New windows will be installed according to manufactures specifications. This work will be procured in accordance with District guidelines and PA regulations.

Project Specifics

Number of Windows	98
Project Supervision:	In House
Project Design:	In House / External
Budget:	\$53,000



Project Details

Replace Rooftop Ductwork Insulation – James Gettys Elem.

Project Purpose

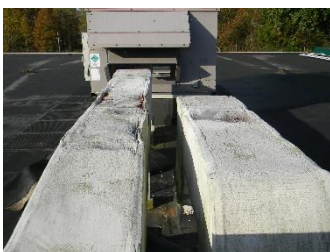
The replacement of the rooftop ductwork insulation serves as two functions. First and foremost, the protection of the metal ductwork supplying conditioned air to various areas of the building. The ductwork runs across the rooftop and is continually exposed to elements. The second function is to provide a certain value of thermal insulation to the duct, in turn reducing heating and cooling losses and therefore saving energy.

Scope of Work

The awarded contractor will remove existing insulation materials and inspect metal ductwork. The contractor will verify soundness of existing ductwork and make any repairs necessary. New insulation materials will be installed according to manufacture specifications. This work will be procured in accordance with District guidelines and PA regulations.

Project Specifics

Project Supervision:	In House
Project Design:	External
Budget:	\$30,000



Project Details

Parking Lot / Parent Drop-off Improvements— James Gettys Elem.

Project Purpose

The intent of the project is to improve the safety of the driveways and parking lot during student arrival and dismissal times. The growing trend is for parents to bring their child to school in lieu of taking the bus. Recent observations have revealed that upwards of 25% of the students are driven to school on a regular basis. The District is currently working with a traffic engineer to develop solutions to minimize the hazards that currently exist. In addition to traffic pattern improvements, the firm will be looking at potential areas to expand parking for the schools use.

Scope of Work

Facilities staff will be working with traffic engineers to develop short and long-term project goals. Specifications and drawings will be produced for any site improvements to driveways or parking areas. The documents would be used for both procurement and construction direction. Procurement will be in alignment with District policies and PA regulations.

Project Specifics

Project Supervision:	In House
Project Design:	External
Budget:	\$125,000

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn.



Project Details

Sealant Repair, Repointing, Precast Cleaning – James Gettys Elem.

Project Purpose

The intent of this project is to make the necessary repairs to the exterior walls at James Gettys. As buildings age, it's necessary to refresh the caulking joints and make any required repairs to the masonry. Failure to keep up with this type of maintenance will result in water infiltration, causing damage to the building, and a negative effect on the indoor environment. Additionally, the precast concrete is in need of cleaning. Surveys of the structure indicate only minor repairs will be required to maintain the integrity of the building.

Scope of Work

The selected contractor will remove existing materials as indicated by the specification or as directed by GASD staff. All areas will be prepped to receive new sealants or mortar. New products will be installed using manufactures methods in a workmanlike manner.

Project Specifics

Linear Feet	TBD
Project Supervision:	In House
Project Design:	In House
Budget:	\$10,500

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn.



Project Details

Replace Building Site Lights – Lincoln Elem.

Project Purpose

Funding is requested to upgrade the building's exterior site lighting to more effective and efficient fixtures. The building site consists of wall pack fixtures, canopy fixtures, and flood lighting. As we focus on additional security for our buildings, lighting plays a major role in providing a safe and secure environment. Lighting upgrades will be done in conjunction with current and future placement of security cameras to ensure optimal visual surveillance of each area. Additional fixtures will be added to ensure proper coverage.

Scope of Work

The awarded vendor/contractor will remove existing light fixtures as necessary and install new fixtures per manufacture specifications. The new lighting will be connected to the existing lighting control system and appropriate staff will be trained on its operation.

Project Specifics

Project Supervision:	In House
Project Design:	External
Energy Savings:	TBD
Budget:	\$20,000

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn. Effective site lighting is critical to the safety and security of our students, staff, and visitors on school grounds.



Project Details

Replace Gym Divider Wall – Lincoln Elem.

Project Purpose

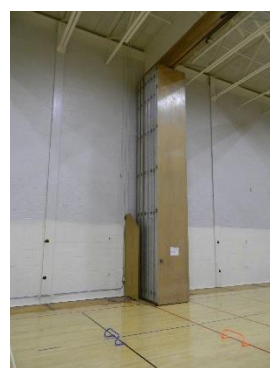
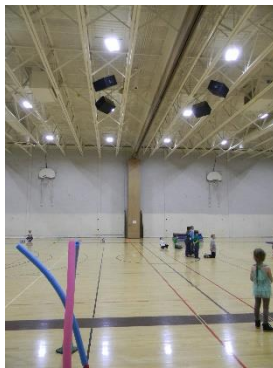
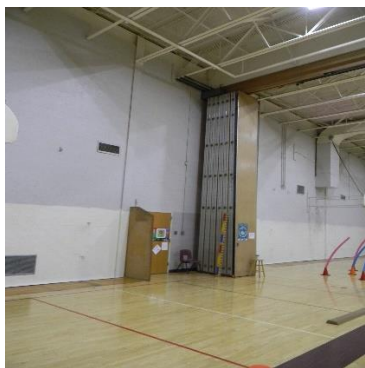
The project would replace the folding partition wall in the gymnasium. We have been experiencing mechanical problems with the wall causing it to get stuck in either the open or partially closed position. The wall was installed with the original building in 1962 and is currently 56 years old. The problems have been isolated to the gearbox that power the door and replacement parts are not available. In order to eliminate disruption to instruction, we are requesting funding to replace the divider wall.

Scope of Work

Facilities staff in conjunction with the school staff would develop a specification to be used for bidding and construction direction. The awarded contractor will remove the existing folding partition, verify the structural steel for condition and correct size to receive the new unit, and complete the installation of the new wall. The contractor will verify the proper operation of the newly installed partition wall and train end users and maintenance staff on proper operation.

Project Specifics

Project Supervision:	In House
Project Design:	External
Budget:	\$60,000



Project Details

Repair Walkway Bridge / ADA Path – Lincoln Elem.

Project Purpose

Funding is requested to repair the elevated walkway exiting the rear of the second story of the school's annex building. As part of the project, we are proposing an ADA compliant sidewalk to be connected to the walkway. This would allow safe and efficient egress for all staff and students in case of an emergency. Current procedures call for all occupants to escape the building in the event of an active assailant.

Scope of Work

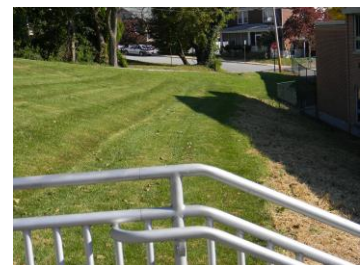
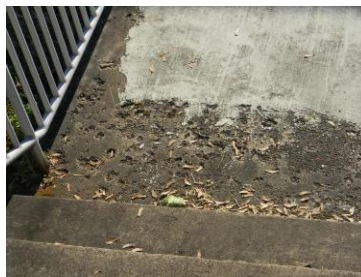
The awarded contractor will make necessary repairs to the concrete surfaces. Once the repairs have been made, the entire surface will be epoxied to preserve the structure. A small section of new-elevated concrete will be attached to the existing walkway bridge and connected to the proposed sidewalk. The additional sidewalk will continue on grade and terminate on Wall Alley.

Project Specifics

Project Supervision:	In House
Project Design:	External
Budget:	\$79,000

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn.



Project Details

Retaining Wall Replacement / Waterproofing - Lincoln Elem.

Project Purpose

The proposed project will address two issues at the Lincoln Elementary site. For several years the District has been monitoring the courtyard retaining wall adjacent to the annex building. The brick wall has been showing signs of deterioration and will require major repairs or replacement. The root cause of the wall failure is the substantial amount of moisture trapped in the soils behind the retaining wall. A similar issue could potentially exist with an exterior classroom wall connected to the retaining wall. In order to alleviate the moisture problems, we are proposing to excavate the areas where soils meet the masonry walls, install a drainage system, and waterproof the walls. With the completion of the waterproofing and drainage, the damaged retaining wall would be rebuilt. This has become a higher priority with the proposed development of the parking lot northwest of the school.

Scope of Work

Facilities staff, working with professional engineers, would develop project specifications and drawings. The documents would be used for both procurement and construction direction. Procurement will be in alignment with District policies and PA regulations.

Project Specifics

Project Supervision:	In House
Project Design:	External
Budget:	\$244,500

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn.



Project Details

Sealant Repair, Repointing, Precast Cleaning – Lincoln Elem.

Project Purpose

The intent of this project is to make the necessary repairs to the exterior walls at Lincoln Elem. As buildings age, it's necessary to refresh the caulking joints and make any required repairs to the masonry. Failure to keep up with this type of maintenance will result in water infiltration, causing damage to the building and a negative effect on the indoor environment. Additionally, the precast concrete is in need of cleaning. Surveys of the structure indicate only minor repairs will be required to maintain the integrity of the building. This project was originally slated for the 16/17 budget year, however, it was partially deferred to coincide with the larger exterior capital projects proposed in this document.

Scope of Work

The selected contractor will remove existing materials as indicated by the specification or as directed by GASD staff. All areas will be prepped to receive new sealants or mortar. New products will be installed using manufactures methods in a workmanlike manner.

Project Specifics

Linear Feet	TBD
Project Supervision:	In House
Project Design:	In House
Budget:	\$10,000

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn.



Project Summary

Sealcoat & Reline Parking Lots - Middle School / Lincoln Elem.

Project Purpose

The project will provide necessary protection to the asphalt parking lots at the Middle School and Lincoln Elementary complex. Standard industry practice is to sealcoat parking lots every three to five years depending on the amount of use the lot receives. The pavement has been in place since August of 2014 and will be five years old at the time of the proposed application.

Scope of Work

The selected contractor will clean all pavement surfaces, fill any existing cracks with appropriate filler material, and sealcoat entire parking and drive areas with specified products. After sealcoat has dried, the contractor will repaint the parking lines and any directional pavement markings. This project will be bid following District guidelines and PA procurement regulations.

Project Details

Total Area	337,500 square foot
Project Supervision:	Contracted
Project Design:	In-House
Budget:	\$55,000

Mission Statement Support

This project supports the GASD Mission by providing a safe environment.



Project Details

Replace Parking Lot Pole Lights – Middle School / Lincoln Elem.

Project Purpose

The replacement of the parking lot pole lights located at the Lefever Street campus will afford the District an opportunity to save energy dollars for many years to come, while improving the control and quality of light in the parking lot. This upgrade is projected to save 55,600 kilowatt hours per year. The environmental impact of this reduction is equal to removing 8.9 cars from the road or the electricity to power 6.2 homes for a year.

Scope of Work

The awarded vendor/contractor will remove existing light fixtures, prepare the existing poles to receive the new fixture, and install per manufacture specifications. The proposed system will include a lighting control system to be installed as part of the project and appropriate staff trained on its operation.

Project Specifics

Number of Fixtures:	79
Project Supervision:	In House
Project Design:	External
Maintenance Savings:	\$1,800
Energy Savings:	\$3,700
Budget:	\$45,000

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn. Effective site lighting is critical to the safety and security of our students, staff, and visitors on school grounds.



Project Summary

Terrazzo Flooring Repair – High School

Project Purpose

The intent of this project is to continue with required repairs to the epoxy terrazzo flooring in several locations at the High School. In several areas of the school, the flooring is bubbling. When you investigate the bubble or blister, you find a small amount of moisture trapped underneath the surface of the epoxy terrazzo. Each of the imperfections require a small hole to be drilled in the surface to release the pressure causing the bubble. After the moisture has been released, the bubbled surface can be ground down flush with the floor and polished to match. The areas impacted are numerous and spread out around the building. Repairs have been made to the flooring throughout the life of the building and will most likely be a continuing effort for several years to come.

Scope of Work

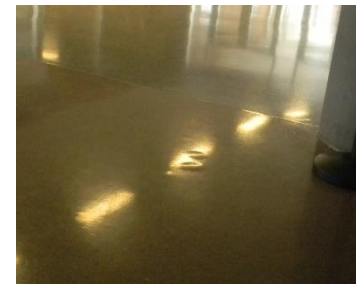
The selected contractor will work in an area identified by the District staff to remediate the epoxy terrazzo surface failures. All work will be done during an extended holiday or summer break due to the length of the repairs and extensive cleanup efforts required after the work is complete. This would be the third phase in recent years with making the repairs, with the first taking place in 2017-2018. This work will be obtained following District guidelines and PA procurement regulations.

Project Specifics

Flooring Area:	500 square feet
Project Supervision:	In House
Project Design:	External
Budget:	\$20,000

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn.



Project Summary

Gym Bleachers / Replace Drive System – High School

Project Purpose

The intent of this project is to alleviate the problems associated with the drive system on the telescopic gym bleachers. The current system that was installed with the bleachers relies on six traction motors on each bank to extend and retract the bleacher system. The difficulty occurs when one or more of the traction motors lose grip on the wooden flooring and the bleachers become skewed. With the large size of our bleachers, and the frequency they are opened and retracted, this occurs very often.

Scope of Work

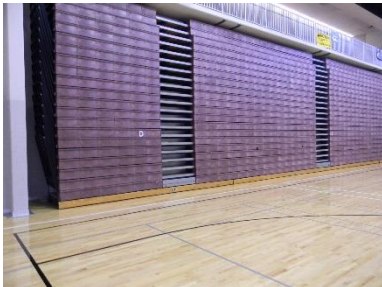
The selected contractor will replace the current drive system with an entirely different technology using a steel pusher chain. The work will include removal of the current traction drive system, and install all components necessary to retrofit the existing bleachers. This work will be obtained following District guidelines and PA procurement regulations.

Project Specifics

Project Supervision:	In House
Project Design:	In House
Budget:	\$135,000

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment to learn.



Capital Asset Profiles

Gettysburg Area High School

Facility Summary



Building Area	285,000 square feet
Student Capacity	1,606
Site Acreage	124 (campus total)
Original Construction	1998
Renovations	N/A
Building Only Replacement Cost	\$101,000,000



Gettysburg Area Middle School

Facility Summary



Building Area	195,000 square feet
Student Capacity	1,556
Site Acreage	50.5 (campus total)
Original Construction	2014
Renovations	N/A
Building Only Replacement Cost	\$65,325,000



Franklin Township Elementary School



Facility Summary

Building Area	60,000 square feet
Student Capacity	741
Site Acreage	10
Original Construction	1962
Renovations	1986,2013
Building Only Replacement Cost	\$20,100,000



James Gettys Elementary School



Facility Summary

Building Area	56,000 square feet
Student Capacity	450
Site Acreage	61 (campus total)
Original Construction	1969
Renovations	2004,2012
Building Only Replacement Cost	\$18,700,000



Lincoln Elementary School

Facility Summary



Building Area	123,000 square feet
Student Capacity	750
Site Acreage	50.5 (campus total)
Original Construction	1962
Renovations	1963,2000
Building Only Replacement Cost	\$41,205,000



Eisenhower Center

Facility Summary



Building Area	42,000 square feet
Student Capacity	325
Site Acreage	6.5
Original Construction	1959
Renovations	2002
Building Only Replacement Cost	\$14,070,000



Adams County Technical Prep

Facility Summary



Building Area	19,320 square feet
Student Capacity	N/A
Site Acreage	124 (campus total)
Original Construction	2012
Renovations	N/A
Building Only Replacement Cost	\$6,432,000



Warrior Stadium

Facility Summary



Building Area (Total)	3, 278 square feet
Student Capacity	N/A
Site Acreage	50.5 (campus total)
Original Construction	1975
Renovations	2014
Replacement Cost	\$4,300,000



Administration Building



Facility Summary

Building Area	21,000 square feet
Student Capacity	N/A
Site Acreage	61 (campus total)
Original Construction	1960
Renovations	1964, 2004, 2014
Building Only Replacement Cost	\$1,890,000



District Warehouse



Facility Summary

Building Area	5,600 square feet
Student Capacity	N/A
Site Acreage	61 (campus total)
Original Construction	1964
Renovations	N/A
Building Only Replacement Cost	\$347,200



District Maintenance Building



Facility Summary

Building Area	3,200 square feet
Student Capacity	N/A
Site Acreage	61 (campus total)
Original Construction	1995
Renovations	N/A
Building Only Replacement Cost	\$339,200



High School Maintenance Building



Facility Summary

Building Area	3,200 square feet
Student Capacity	N/A
Site Acreage	124 (campus total)
Original Construction	2000
Renovations	N/A
Replacement Cost Building Only	\$339,200



District Wide Totals



Total Building Area	816,598 square feet
Total Site Acreage	252
Original Construction	1959 - 2014
Total Replacement Cost (Buildings Only)	\$274,047,600

