

**Quakertown Community School District  
Five-Year Capital Plan  
Estimated Project Costs  
DRAFT**

Year of Planned Work	Building	Item Description	Priority	Cost Estimate	Capital Funds	General Fund
2020	District-Wide	Kitchen Equipment			\$ 100,000	
	Facilities Building	New emergency generator	8		\$ 180,000	
	Pfaff ES	Geothermal pipe vault repairs	8		\$ 102,000	
	Facilities Building	New fire alarm system	8		\$ 36,720	
	Richland ES	Repave Bus Drop off loop	8		\$ 75,000	
	Richland ES	Sidewalk replacement	8		\$ 52,800	
	Richland ES	Replace stair/handrail(s)	8		\$ 5,400	
	Strayer MS	Refinish/Replace existing stage floor and nosing	8		\$ 12,000	
	Strayer MS	Replace dust collection system (allowance)	8		\$ 36,000	
	Strayer MS	Replace dust collector suppression systems (allowance)	8		\$ 30,000	
	Trumbauersville ES	Repave Bus Drop off loop	8		\$ 81,000	
	Trumbauersville ES	Interior LED Lighting Gym and Cafeteria (by QCSD)	8		\$ 72,000	
		Subtotal of 2020 CIP Projects			\$ 782,920	
		Inflation (0% / Year)			\$ -	
		Subtotal Including Inflation			\$ 782,920	
		15% Fees, Permits, Contingency			\$ 117,438	
		<b>TOTAL ESTIMATED COST OF 2020 PROPOSED CIP</b>			<b>\$ 900,358</b>	

**Quakertown Community School District  
Five-Year Capital Plan  
Estimated Project Costs  
DRAFT**

Year of Planned Work	Building	Item Description	Priority	Cost Estimate	Capital Funds	General Fund
2021	District-Wide	Kitchen Equipment			\$ 100,000	
	Pfaff ES	Exterior safety bollards allowance (By QCSD)	7		\$ 25,200	
	Pfaff ES	Paving replacement at bus drop-off	6		\$ 81,000	
	Pfaff ES	Paving replacement at parent drop-off	6		\$ 159,840	
	Pfaff ES	Sidewalk replacement at inlet	6		\$ 9,000	
	Quakertown ES	Exterior safety bollards allowance (by QCSD)	7		\$ 25,200	
	Richland ES	Exterior safety bollards allowance (By QCSD)	7		\$ 25,200	
	Richland ES	Secured vestibule pass-through windows	6		\$ 9,000	
	Sixth Grade Center	Exterior safety bollards allowance (By QCSD)	7		\$ 25,200	
	Strayer MS	Exterior safety bollards allowance (By QCSD)	7		\$ 50,400	
	Trumbauersville ES	Secured vestibule	7		\$ 30,000	
	Trumbauersville ES	Exterior safety bollards allowance (By QCSD)	6		\$ 25,200	
		Subtotal of 2021 CIP Projects			\$ 565,240	
		Inflation (5% / Year)			\$ 28,262	
		Subtotal Including Inflation			\$ 593,502	
		15% Fees, Permits, Contingency			\$ 89,025	
		<b>TOTAL ESTIMATED COST OF 2021 PROPOSED CIP</b>			<b>\$ 682,527</b>	

**Quakertown Community School District  
Five-Year Capital Plan  
Estimated Project Costs  
DRAFT**

Year of Planned Work	Building	Item Description	Priority	Cost Estimate	Capital Funds	General Fund
2022	Facilities Building	New Surveillance Camera System (8 cameras)	6		\$ 34,560	
	Pfaff ES	New access control system	6		\$ 153,000	
	Pfaff ES	New surveillance camera system (10 cameras)	6		\$ 43,200	
	Richland ES	New access control system	6		\$ 104,136	
	Richland ES	New surveillance camera system (10 Camera)	6		\$ 43,200	
	Sixth Grade Center	New access control system	6		\$ 154,042	
	Sixth Grade Center	New surveillance camera system (10 Camera)	6		\$ 43,200	
	Strayer MS	Secured vestibule pass-through windows	6		\$ 6,600	
	Strayer MS	New surveillance camera system (10 Camera)	6		\$ 43,200	
	Strayer MS	New access control system	6		\$ 342,000	
	Trumbauersville ES	New access control system	6		\$ 98,365	
	Trumbauersville ES	New surveillance camera system (10 Camera)	6		\$ 172,800	
		Subtotal of 2022 CIP Projects			\$ 1,238,303	
		Inflation (5% / Year)			\$ 126,926	
		Subtotal Including Inflation			\$ 1,365,229	
		15% Fees, Permits, Contingency			\$ 204,784	
		<b>TOTAL ESTIMATED COST OF 2022 PROPOSED CIP</b>			<b>\$ 1,570,013</b>	



**Quakertown Community School District  
Five-Year Capital Plan  
Estimated Project Costs  
DRAFT**

Year of Planned Work	Building	Item Description	Priority	Cost Estimate	Capital Funds	General Fund
2023	Richland ES	Front Parking	6		\$ 25,500	
	Strayer MS	Mill and overlay all lots and drives	6		\$ 555,600	
	Strayer MS	Sidewalk replacement	6		\$ 48,000	
	Strayer MS	Inlet repairs	6		\$ 32,400	
		Subtotal of 2023 CIP Projects			\$ 661,500	
		Inflation (5% / Year)			\$ 104,269	
		Subtotal Including Inflation			\$ 765,769	
		15% Fees, Permits, Contingency			\$ 114,865	
		<b>TOTAL ESTIMATED COST OF 2023 PROPOSED CIP</b>			<b>\$ 880,634</b>	
2024	High School	Gymnasium indoor track resurfacing replacement	5		\$ 240,000	
	High School	New operable bleacher replacement (upper Level)	5		\$ 249,600	
	High School	New operable bleacher replacement (gym Floor)	5		\$ 249,600	
		Subtotal of 2024 CIP Projects			\$ 739,200	
		Inflation (5% / Year)			\$ 159,302	
		Subtotal Including Inflation			\$ 898,502	
		15% Fees, Permits, Contingency			\$ 134,775	
		<b>TOTAL ESTIMATED COST OF 2024 PROPOSED CIP</b>			<b>\$ 1,033,278</b>	
		<b>TOTAL ESTIMATED COST OF ALL PROJECTS:</b>			<b>\$ 5,066,810</b>	
Footnotes:						
1. All costs to be adjusted after field investigations and programming with the QCSD						
2. Costs exclude financing						
3. Contingency may be revised based on individual project scope and cost.						
Typical 15% for fees, permits, and contingency is used in this estimate.						

Quakertown Community School District  
Capital Improvement Plan  
Completed Projects

2019 PROJECTS								
FACILITY	ITEM	DEI PROJECT NO.	EST. PROJECT BUDGET	CONTRACT	CHANGE ORDER	FINAL CONST. COST	CONTRACTOR	COMMENTS
6th Grade Center	Gymnasium Roof Replacement	231002	\$ 214,500.00	\$ 285,000.00	\$ 5,000.00	\$ 290,000.00	ProCom Roofing Corp	Additional wood blocking for deck support
Facilities Building	Roof Replacement	231003	\$ 324,500.00	\$ 145,000.00	\$ (5,200.00)	\$ 139,800.00	Alan Kunsman Roofing & Siding, Inc.	Credit for unused material allowance
Alumni Field / Stadium	Masonry Repairs	231004	\$ 104,500.00	\$ 272,000.00	\$ (18,650.00)	\$ 253,350.00	Schneider Restorations, Inc.	Credit for unused material allowance
<b>TOTALS</b>			<b>\$ 643,500.00</b>	<b>\$ 702,000.00</b>	<b>\$ (18,850.00)</b>	<b>\$ 683,150.00</b>		



# Environmental Control Systems, Inc.

Environmental Engineers and Management Consultants

## AHERA Three-Year Re-Inspection Report

March 1, 2018

Quakertown Community School District  
311 S. Ninth Street  
Quakertown, PA 18951

Attn: Mr. Kelly Harper

Dear Mr. Harper:

During February and March 2018, the Quakertown Community School District was surveyed for the presence and condition of asbestos-containing materials (ACBM's) within and outside the buildings.

The Three Year Re-Inspection was conducted in compliance with 40 CFR part 763.85 and includes inspections of all homogeneous areas of ACBM's that had/have been identified in the original asbestos building inspection of 198. Ms. Barbara Lippmann, Building Inspector, EPA Number 051711, performed the Three Year Re-Inspection.

During the Re-Inspection Ms. Lippmann visited all accessible areas of the school buildings and any changes in the condition of the known materials were noted and the documentation for these areas is provided herein. No new suspect ACBM's were found. The conditions of some of the ACBM's identified in the 1988 inspection have changed and have been noted. Asbestos abatements and response actions have been conducted since 1988 and have reduced the total ACBM's, within the building and have been noted.

If you or your staff has any question regarding this report, please do not hesitate to contact me at any time.

Cordially,

Wayne R Pistoia, MSE, NSPE

Operations Director

"Designated Person" for the Quakertown Community School District

---

950 Sussex Boulevard, Broomall, PA 19008

Ph: 610-328-2880 • Fax: 610-328-9819

www.ecsinfo.net • ecs\_pa@hotmail.com





# Environmental Control Systems, Inc.

Environmental Engineers and Management Consultants

## AHERA Three Year Re-Inspection Report

**Quakertown Community School District**  
**311 S. Ninth Street**  
**Quakertown, PA 18951**

During the months of February and March 2018, all thirteen (13) of the Quakertown Community School District buildings were surveyed for the presence and condition of asbestos-containing materials (ACBM's). The following is a listing of the districts buildings:

1. *Quakertown Community High School*
2. *New Strayer Middle School*
3. *6<sup>th</sup> Grade Center – Old Strayer*
4. *Haycock Elementary School – Sold November 2016*
5. *Milford Middle School*
6. *Neidig Elementary School*
7. *Pfaff Elementary School*
8. *Quakertown Elementary School*
9. *Richland elementary School*
10. *Tohickon Valley Elementary School*
11. *Trumbauersville Elementary School*
11. *Maintenance Building*
12. *Administration Building*

The three-year re-inspection was conducted in compliance with 40 CFR 763.85 and includes inspection of all homogeneous areas of ACBM's that had been identified in the original asbestos inspection of 1988.

Having recently completed the Quakertown Community School District's "Three Year Re-Inspection Report as required by the Federal Environmental Protection Agency and governed by the law known as; Asbestos Hazard Emergency Response Act (AHERA) and defined in the Federal Code of Registry 40 CFR 763.85, we offer the following summary:

*The Quakertown Community School District buildings and AHERA paper work as listed above are currently in full compliance.*

The three-year re-inspection was performed by:

Mr. Wayne Pistoia, Building Inspector – Certification # 017588 and  
Ms. Barbara Lippmann, Building Inspector – Certification #051711.



# **Environmental Control Systems, Inc.**

**Environmental Engineers and Management Consultants**

## **QUAKERTOWN COMMUNITY SCHOOL DISTRICT**

### **AHERA THREE YEAR ASBESTOS REINSPECTION REPORT MARCH 2018**

#### **A. INTRODUCTION**

Environmental Control Systems, Inc. provides Environmental Professional Services to the Quakertown Community School District.

The purpose of these services was to perform the Three Year Building Re-Inspection of asbestos containing building materials found in the facility for compliance with the Asbestos Hazard emergency Response Act (AHERA), CFR Part 763, Public Law 99-519 of December, 1987. The results of this Three Year Re-inspection shall be used to modify the existing Asbestos Management Plan to reflect any changes in conditions that are noted.

#### **B. SCOPE OF WORK**

The re-inspection consisted of a non-destructive, visual inspection by an accredited AHERA Building Inspector and conditions re-evaluated by an accredited AHERA Management Planner of all ACBM as noted in the Management Plan. Our AHERA Building Inspector discussed with Facilities and Janitorial personnel any occurrences of observed building damage of the preceding three years.

#### **C. SUMMARY**

The Three-Year Re-inspection by Environmental Control Systems, Inc. revealed that there was no visual damaged Asbestos Containing Building Materials (ACBM). Maintenance procedures are consistent with good practices to keep ACBM in a non-friable condition

The Quakertown Community School District, as required annually, notifies parents, teachers, staff and students of the availability of the Asbestos Management Plan and Three-Year Reinspection for review. Maintenance employees are also trained annually.





## Environmental Control Systems, Inc.

Environmental Engineers and Management Consultants

It has been a pleasure to work with Mr. Kelly Harper, Director of Facilities and Operations who exhibited expertise in knowledge and compliance with the EPA AHERA regulations.

No additional asbestos containing building materials (ACBM) need to be removed unless they become damaged or affected by renovations. *Care should be taken during future demolition or building renovations in the event ACBM is found that was not accessible during recent 3 Year Re-Inspections namely VAT under unit ventilators, ACBM pipe fittings above ceilings and in boiler rooms.*

Six (6) month inspections of ACBM should continue until the next three (3) year reinspection in 2021.



# Environmental Control Systems, Inc.

Environmental Engineers and Management Consultants

## Summary of Asbestos in all school buildings

1. Quakertown High School – Records indicate that All known and suspect ACBM was removed during a 3-phase renovation project that was completed in 2017.
2. New Strayer Middle School – New school built in 2004. Architect letter on file.
3. 6<sup>th</sup> Grade Center – Old Strayer School – All known and suspect ACBM was removed during renovations in 2004.
4. Haycock Elementary School – Building has been sold. Agreement of Sale in file.
5. Milford Middle School – ACBM was removed during renovations in 2011. However there is a listing in the Functional Space Record (FSR) of ACBM present in the school.
6. Neidig Elementary School – See FSR for list of ACBM in school.
7. Pfaff Elementary School – Old building demolished in 2003 and new building constructed in 2005. Architect letter on file.
8. Quakertown Elementary School - See FSR's for list of ACBM in school
9. Richland Elementary School - – All known and suspect ACBM was removed during renovations in 2010.
10. Tohickon Valley Elementary School - See FSR's for list of ACBM in school
11. Trumbauersville Elementary School - New school built in 2002. No Architect letter on file.
12. District Maintenance Building - See Maintenance Building FSR's for summary.
13. Administration Building – New building constructed in 2008. No Architect letter on file.



## Environmental Control Systems, Inc.

Environmental Engineers and Management Consultants

December 7, 2017

Mr. Kelly Harper  
Director of Facilities  
Quakertown Community School District  
311 S. Ninth Street  
Quakertown, PA 18951

Re: AHERA Management Plan

Dear Mr. Harper:

We want to remind you that it is time for an annual announcement to parent, teacher, and employee organizations of the availability of your AHERA Management Plan. We would suggest this be done by posting on the Quakertown Community School District web site, newspaper advertisement, a certified letter to the chairperson of each group or distribution at a meeting of each group with inclusion in the minutes of the meeting.

A copy of Federal Register Rules and Regulations (763.93 Management Plans) which mandates this action is enclosed.

The Federal Register under 763.92(a) also states that custodial and maintenance workers must receive two hours of awareness training within (60) days of hire. We are available to provide this training when needed.

Mr. Harper, should you or your staff have any questions on the above outlined Rules and Regulations, please don't hesitate to contact us.

Cordially,

Wayne R. Pistoia, MSE, NSPE  
Director of Operations





# Environmental Control Systems, Inc.

Environmental Engineers and Management Consultants

March 1, 2018

## MANAGEMENT PLANNER

The management planners listed below are responsible for reviewing the results of the three-year re-inspection and up-dating the management plan for the Quakertown Community School District.

Name: Wayne R Pistoia, MSE, NSPE.  
EPA Region III  
Certificate Number #AMP02-0061  
EPA/PA License No: 017588

Address: Environmental Control Systems, Inc.  
950 Sussex Blvd  
Broomall, PA 19008  
Phone: 610-328-2880

Accrediting Agency: University City Science Center  
University of Pennsylvania  
Environmental Resource Center  
3624 Market Street  
Philadelphia, PA 19104  
215-387-4265

NAME: Raymond J. Giordano  
EPA Region III  
EPA/PA License No: 031038

Address: Environmental Control Systems, Inc.  
950 Sussex Blvd  
Broomall, PA 19008  
Phone: 610-328-2880

Accrediting Agency: Access Training Services, Inc.  
7921 River Road  
Pennsauken, NJ 08110  
856-665-3449

A copy of the Management Planners EPA/PA license is on file.

---

950 Sussex Boulevard, Broomall, PA 19008  
Ph: 610-328-2880 • Fax: 610-328-9819  
[www.ecsinfo.net](http://www.ecsinfo.net) • [ecs\\_pa@hotmail.com](mailto:ecs_pa@hotmail.com)



# Quakertown Community School District

*Enter to Learn, Leave to Serve*

[Closings & Dismissals](#) [Parent Portal](#) [PantherNet](#)

[Home](#) [School Board](#) [Administration](#) [Community](#) [Curriculum](#) [Schools](#) [Services](#) [Reports](#) [Calendar](#)

[Quakertown Community School District](#) [Administration](#) [Facilities](#)

## Facilities

[QCSD Facilities](#)  
[Lead Water Testing Results](#)  
[Use of Facilities at QCSD](#)  
[Public Bid Information](#)  
[Click for Business Dept.](#)  
[Energy Performance Reports](#)  
[SSC - Custodial Services](#)  
[Raptor Security](#)  
[Annual Asbestos Notice](#)

[Click here to open the AHERA Notice](#)



Quakertown Community School District  
311 South Ninth Street  
Quakertown, PA 18951

July 2017

### AHERA NOTIFICATION REGARDING ASBESTOS MANAGEMENT PLAN

In accordance with the EPA's Asbestos Hazard Emergency Response Act (AHERA) of 1987 (40 CFR Part 763, Subpart E of the Code of Federal Regulations), the Quakertown Community School District is required to give annual notification stating that the Asbestos Management Plan for each Building is available for public review.

This rule requires local education agencies (LEAs) to identify friable and non-friable asbestos containing material (ACM) in public and private elementary and secondary schools by visually inspecting school buildings for such materials, sampling such materials if they are not assumed to be ACM, and having samples analyzed by appropriate techniques referred to in this rule.

In keeping with this legislation, the Quakertown Community School District is inspected by EPA accredited inspectors and a comprehensive management plan was developed for handling asbestos containing building material in a safe and responsible manner. Six-month periodic asbestos surveillances as well as 3 Year Re-Inspections are performed in accordance with AHERA.

A copy of the asbestos management plan and inspection reports are currently kept in the Facilities Operations and Maintenance Department. These records are available for review by appointment during the normal school business hours.

Questions related to the plan should be directed to Mr. Kelly Harper Director of Facilities, Quakertown Community School District. (215)-529-2009

100 Commerce Drive  
Quakertown, PA 18951

Phone: (215) 529-2000  
Fax: (215) 529-2036

Media Contact Information:  
gweckunblat@qcsd.org  
215-529-2026

[Questions or Feedback](#) • [Terms of Use](#)  
[Schedules](#) [Privacy Policy](#)



# Environmental Control Systems, Inc.

Environmental Engineers and Management Consultants

March 1, 2018

## **ASBESTOS SITE COORDINATOR**

The Asbestos Coordinator for the Quakertown Community School District is:

Name: Mr. Kelly Harper

Address: 311 S. Ninth Street, Quakertown, PA 1851

Pertinent information necessary to understand the Management Plan is as follows:

The Management Plan format is as prescribed by the Commonwealth of Pennsylvania Department of Environmental Protection Letter dated June 10, 1988. One Management plan is presented to encompass the entire Quakertown Community School District since that seems to be the intent of the PA DEP's format, however, a breakdown into individual school locations is made.

The assessments under AHERA of previously identified ACM which is still present, may be found as assessment information in each section.

A description of the manner used to determine sampling locations and guidelines for interpretation of the sample logs and sample location plans are also included in each section as well as guidelines for interpretation of the ACM location plans.

The information in this three-year re-inspection was completed by Environmental Control Systems, Inc. This re-inspection report is an effort to utilize all information and set-up the procedures and schedules to best service the school district.

Mr. Kelly Harper  
Asbestos Site Coordinator  
Quakertown Community School District