



ARCHITECTURE
ENGINEERING
P L A N N I N G

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Bedford Area School District
High School
List of Deficiencies

Site

- Retaining wall at football field is failing and in need of major repairs and/or replacement.
- The football field is comprised of approximately (12) feet of fill with unsuitable soils. The drainage piping under the field which discharges through the retaining wall is saturated with the unsuitable soil thus preventing proper field drainage.
- There is a (4) foot change in elevation across the length of the football field.
- The concession stand building has suffered wall and slab cracking due to differential settlement.
- The existing bleachers do not include accessible wheelchair spaces.
- Stairs leading to Media Center are in disrepair and are in need of replacement.
- Sidewalks along East John Street are in disrepair and are in need of replacement.
- Handicap accessible paths from parking areas to building are nonexistent or in need of significant improvements.
- General parking lot deficiencies

Envelope / Exterior

- Based upon core samples and infrared testing, majority of existing rubber roof areas are in need of complete replacement.
- Slate shingled roof areas are in need of complete replacement.
- Portions of existing window wells and below grade stairs are failing and are in need of major repairs and/or replacement.
- Portions of the brick parapet above the existing gymnasium entrance are failing and are in need of repair and/or replacement.
- The existing cupola is in need of major repairs and/or replacement.
- Building entries are not protected with safety glazing.
- The East John Street main entry wood columns have vertical cracking and are in need of repair.
- The brick knee walls and associated concrete wall caps at the cafeteria entrance are deteriorated due to water intrusion and require repair.

Interior

- Auditorium seating risers present tripping hazard and require solution to minimize associated liability.
- Auditorium control room, lighting, audio, and video systems are antiquated and in need of upgrades and/or replacement.
- Handrails are not presently installed in Auditorium aisles.
- Wheelchair spaces in the Auditorium are not present.
- Seating in the Auditorium is aged and in need of repair or replacement.
- The existing elevator is in need of significant repair and modernization.
- Handicap accessibility throughout the building needs upgraded to meet current building codes. This requires areas and items such as restrooms, doors, bleachers, handrails, etc. to be improved accordingly.
- Music Room is not handicap accessible.

- Existing vinyl composition tile (VCT) and carpet flooring is need of replacement with lower maintenance material.
- Wall surfaces throughout require patching and painting.
- Ceilings throughout require removal and replacement.
- Significant renovations on the First Floor are required to provide a dedicated and central Pupil Services area. In addition, a dedicated Guidance Suite is required in the Media Center.
- The music suite existing fixed seating, risers, and raised classroom with ramping are not conducive to a functioning music educational program and hinder efficiency and flexibility.
- The gymnasium is deficient in size for current PIAA athletic standards and does not meet current height clearances for basketball and volleyball. Additionally, the existing bleachers do not include wheelchair accessible spaces.

MEP (General)

- The vast majority of the system(s) are older than (23) years and were designed more than (25) years ago. These systems normally need replaced or require significant improvements every (20) years.
- Some portions of the systems exceed (50) years of age.
- Some portions of the plumbing system exceed (100) years of age.

HVAC Equipment and Controls

- System aging and parts becoming more difficult to source.
- Air filtration and outside air delivery does not meet modern standards for healthy learning environment(s).
- Cooling tower is consuming 270,000 gallons of water per year which equates to approximately \$8,970/year in addition to corrosion treatment costs.

Plumbing

- Many portions of building stormwater and sanitary piping are aged.
- Based upon scoping of the lines, portions of sanitary piping and stormwater piping below slab and/or grade are compromised and need replaced.
- Majority of domestic water piping is older than (23) years and sporadic leaking has increased over the years.

Lighting

- Classroom illumination and uniformity is below todays educational standards.
- Life safety lighting and exit signage does not meet current building codes.

Power Distribution

- Many panels are aged and some panels are loaded to maximum capacities.
- Various installations of wiring are not code compliant.
- Various installations of panelboards and junction boxes do not meet current building codes.

Fire Alarm System

- System is antiquated overall and replacement parts have been difficult to source.
- Audio/visual notification devices do not meet current building codes.
- Manual and automatic detection devices do not meet current building codes.

IT/Networking/Access control

- Infrastructure backbone, hardwired topology and bandwidth is not able to support the current growth of educational technology.
- Access Control and surveillance monitoring and recording does not meet modern standards.
- Paging/clock system is antiquated and parts are difficult to source.