

Performance Contracting & Grants

Project: Wyoming Area School District



Leveraging both performance contracting and grant writing, CM3 delivers enhanced efficiency, safety and comfort via a building envelope upgrade for this midsized, suburban school district.

Background

The Wyoming Area School District, located in northeastern Luzerne County, serves 2000 students across four schools.

Built in 1975, the Secondary Center was in need of a building envelope upgrade. In particular, the District was challenged with broken and non-performing windows and doors throughout the building.

In addition to serving the students and staff, this building also functions as a hub for the community. Many activities occur at the Secondary Center on a daily basis—all of which impact the broader community, including athletic competitions, choral and instrumental music concerts, drama/thespian production, and assemblies and public use for community meetings.

Since the District had prior positive experience working with CM3 on other performance contracting projects, the District reached out to see how they could pursue this project.



Project Overview

Cost: \$400k

Grant Funding: \$250k

Results

CM3 began by conducting a comprehensive site assessment to determine the extent of door and window replacements required throughout the facility. From this evaluation, the team developed a building-wide proposal which ideally would replace all windows and doors.

During this process, CM3 also identified an opportunity for the District to apply for funding through Pennsylvania's Public School Facility Improvement Grant Program, which is administered by the Department of Community and Economic Development. The program provides grants to public school districts and career and technical centers for critical facility repairs and upgrades.

To support this effort, CM3 assisted the District in preparing all necessary documentation and meeting grant requirements, including soliciting multiple competitive bids, compiling supporting materials, and completing the application process on the District's behalf.

The grant was approved but only for a portion of the project. CM3 worked collaboratively with the District to maximize the award. Together, they prioritized the most critical door and window replacements based on building use and security needs.

Health Benefits

- Reduces drafts and street noise to provide an improved learning environment and increases the ability of students and staff to focus on teaching and learning
- Improves ventilation to create a healthier environment for students and staff. There are numerous studies that indicate that a healthier student and faculty/staff population will result in less instructional time lost; which results in better academic outcomes.

Safety & Security Benefits

- Provides full compliance with ADA specifications at entrances. Previously, the doors met minimum ADA requirements, but were not a soft close or push button auto opening door.
- Increases the security of the building envelope as doors and windows will be capable of being locked to prevent intruders.
- Works with other types of prop alerts and magnetic locks to ensure that only authorized individuals can enter the building.

Project Notes

- The District was aware that there was asbestos in the window caulking. CM3 worked with the District's selected asbestos remediation contractor to coordinate the window installation with the remediation.
- Although not part of the project, CM3 determined that several of the drop ceilings near door entrances needed to be replaced, and this was accomplished at no additional cost to the District.



PA Public School Facility Improvement Grant Program

Uses

Funds may be used for the following activities:

- Roof repairs and roof replacement
- Heating, ventilation, and air conditioning equipment
- Boilers and controls
- Plumbing systems
- Energy-saving projects
- Health and safety upgrades
- Emergencies
- Accessibility projects
- Internet connectivity
- Demolition
- Window repairs and window replacement

Eligibility

A school entity is eligible to apply for a grant. "School Entity" is defined as a school district or area career and technical school.

Funding

Grants are available for eligible improvement projects with a total project cost of \$500,000 or more. Grants shall not exceed \$5,000,000 for any project.

