



Project Profile

Client:

Brandywine School District

Mount Pleasant Elementary School

Design Professional:

Buck Simpser & Associates

Location:

Wilmington, DE

Delivery Method:

Construction Management

Key Challenges:

- To demolish and rebuild every area of the school under co-occupancy guidelines. All work was completed from 4 p.m. to 2:30 a.m., so that no school activities were impacted.
- To install all new electrical and HVAC systems; all new plumbing, fire alarm and sprinkler systems; and new phone and intercom systems.
- To ensure that OSHA air quality requirements were consistently met.

One of the most impressive aspects of the Mount Pleasant Elementary School project was the cleanliness of the site, due in part to its co-occupancy issues. With the removal of plaster ceilings, duct work and asbestos, the project produced large amounts of waste and dust. An hour-and-a-half before each shift was completed, the subcontractors vacuumed, dusted and mopped nightly to restore the building for school operations each morning.

Bancroft also spearheaded voluntary monthly dust sampling to ensure that their housekeeping maintained air quality beneath Occupational Safety & Health Administration (OSHA) requirements. The measurements were well below the OSHA minimum, in fact, in 58 percent of the locations tested, the dust levels were less than 0.30 mg, which is 50 times lower than the OSHA permissible levels.

One of the highlights of the project was the school's 7,000 square foot auditorium. It was destroyed by a fire in the 1980s and sectioned off and used for storage. Bancroft installed new walls, a new carpeted sleeper system wooden sub-floor, a new ceiling, new ductwork, and a new stage, which features a 24' by 12' projection screen.

Architectural upgrades included painting, floor coverings, ceilings in all classrooms, and complete bathroom renovations. Additional spaces renovated include the gymnasium, which features a new floor, HVAC and lighting, and the kitchen, which features a new ceiling, flooring, plumbing, electrical, fire protection and service line addition.