

# FACILITIES MONTHLY REPORT

FEBRUARY -2026



Prepared by Vitali Alexandrov Director of Facilities

# MISSION STATEMENT

*“TO PROVIDE SAFE, EFFICIENT, AND WELL-MAINTAINED FACILITIES THAT SUPPORT THE MISSION OF OUR ORGANIZATION. THROUGH PROACTIVE MAINTENANCE, RESPONSIVE SERVICE, AND SUSTAINABLE PRACTICES, WE ENSURE THAT ALL BUILDINGS AND SYSTEMS OPERATE RELIABLY, PROMOTE OCCUPANT WELL-BEING, AND MAXIMIZE THE VALUE OF OUR PHYSICAL ASSETS.”*

# PROJECTS SUMMARY

- Met with CMC Solutions / InQuik Bridge representatives to review potential solutions for existing bridge structures and discuss preliminary replacement cost options.
- **\*\***South Fayette Township signed the annual landscape maintenance agreement with JML Landscape Company for maintenance of Township common areas.
- Continuing coordination with Mike Payne from BE&R Construction to evaluate potential solutions related to the building envelope.
- Conducted a pre-construction meeting with Russell Standard regarding the Cape Seal Road Maintenance Program, with construction anticipated to begin mid-May 2026.
- Conducted a pre-construction meeting with Morgan Excavating for the Mill and Fill Road Program, with work expected to start late May 2026.
- Havtech has been scheduled to perform spring preventative maintenance for the Township HVAC systems.
- Electrical Power Emergency Generator Study - submitted RFP.
- Workign with LSA Grants reviewer regarding Alpine Rd. bridge replacement application.

# ELECTRICAL EMERGENCY POWER GENERATOR

The South Fayette Township Municipal Building must remain operational at all times to serve residents, especially during emergencies, severe weather, and power outages.

In April of 2025, a fire in the building's main electrical panel caused a complete loss of power on main level. As a result, the Administration Building was unable to perform normal operations for two full weeks. This disruption significantly impacted staff, services, and the Township's ability to assist residents.

Without an emergency generator, the building remains vulnerable during harsh winter months, storms, and natural disasters, when power outages are most likely. During these events, residents depend on the Township for information, coordination, and assistance. Municipal operations cannot function without power.

Installing an emergency generator would ensure:

- Continuous municipal operations
- The ability to support residents during emergencies
- Improved preparedness during outages

Simply put, the Municipal Building must have power at all times to effectively serve the community. An emergency generator is a critical investment in public safety, continuity of operations, and resident support.

**As such, I strongly recommend conducting a study by a licensed electrical engineering firm to properly size an emergency power generator based on the Township's operational and staffing needs.**

# ELECTRICAL

## **Scheduled Repairs**

Over the next two weeks, the contractor will be replacing several relays to enhance lighting in the parking lot and main level corridor. This upgrade is designed to improve visibility and safety, ensuring a well-lit environment for both pedestrians and vehicles. The replacement process will be carefully planned to minimize disruptions while significantly improving the functionality of the lighting system.

**UPDATES- The electrical contractor continues to address and rectify the issue with the parking lot lighting to restore full operation.**

# BUILDING ENVELOPE

## **Building Envelope:**

The building envelope includes the walls, roof, windows, doors, and foundation that separate the interior from outdoor conditions and control air, moisture, and heat movement.

## **Leak Testing:**

Leak testing verifies that the envelope is properly sealed by identifying air or water infiltration through windows, walls, and other exterior components.

## **Importance:**

A tight building envelope helps prevent moisture damage, extends the building's lifespan, and improves HVAC efficiency by reducing energy loss and maintaining stable indoor conditions.

# HVAC SYSTEM

The HVAC system's efficiency was a key topic at the recent Energy Star Conference hosted by Havtech. During the event, innovative strategies and technologies were discussed to optimize building-wide energy use. A meeting with Havtech has been scheduled to review the system settings for the entire building. This collaboration aims to ensure that the HVAC system operates at peak efficiency, reducing costs and saving energy while maintaining a comfortable indoor environment for all occupants.

**UPDATES.** Scheduled spring maintenance March 18<sup>th</sup> and 20<sup>th</sup>.

# GROUNDS

## **Ground Maintenance Objectives**

The objective of the Township's ground maintenance program is to maintain municipal properties in a safe, clean, and well-maintained condition throughout the year. This includes regular lawn mowing, trimming, seasonal landscaping, and general upkeep of Township building to ensure an attractive appearance and proper maintenance of public assets.

## **Service Agreement**

South Fayette Township has entered into a service agreement with JML Landscape Company to provide seasonal ground maintenance services. The contract covers spring, summer, and fall maintenance activities, and the services will be performed within the budgeted amount approved by the Township.

# GRANTS

Prepared and submitted two grants applications

1. DCED Multimodal and LSA grant applications to support the Public Works Building rehabilitation project
2. Alpine Road Bridge replacement project

**UPDATES: the township is communicating with the grant reviewers.**

# BRIDGES

## InQuik® Bridge System

A complete solution about the foundation comprising prefabricated modular components:

- ❖ abutments,
  - ❖ wingwalls,
  - ❖ pier caps for multi-span, and
  - ❖ superstructure.
- 
- ✓ reinforcing steel & formwork (no concrete)
  - ✓ lifted onto the foundation, spliced together and cast-in-place
  - ✓ reinforced-concrete structure



# 2026 PAVING PROGRAM.

The Township's 2026 Roadway Program consists of three coordinated initiatives: the Paving Program, the Rejuvenation Program, and the Cape Seal Program. Together, these programs are designed to preserve roadway infrastructure, extend pavement service life, improve ride quality and drainage, and protect the Township's recent and ongoing capital investments in a cost-effective manner.

## Streets and Facilities Included

Lawnshadow Drive (Woodhaven Dr to Boyce Rd)

Hickory Grade Road (SR 576 to County Line)

Pine Creek Drive (Hickory Grade Rd to Terminus – East)

Hickory Grade Road (Alpine Rd to Parks Farm)

Old Oak Road (Pinewood to Meadow)

Parks Parking Lots (Fairview area)

Melrose Court (Washington Pike to End)

Cemetery Hill (Robinson Run to Water St)

**UPDATES: hosted pre-construction meeting with the contractor. Anticipating start date is mid May of 2026, duration of the project 1-1.5 months.**

# 2026 PAVING PROGRAM. CAPE SEAL PROGRAM

## **2026 Cape Seal Program**

### Purpose

The Cape Seal Program provides a preventive maintenance treatment for roadways with moderate wear by combining asphalt emulsion and aggregate to improve surface durability, skid resistance, and overall pavement performance.

### Scope

- Application of Cape Seal surface treatment at various locations throughout South Fayette Township
- Approximately 17,000 square yards (SY) of surface treatment, as required
- Includes all necessary traffic control measures, resident notifications, and post-construction cleanup

Lawnview Circle

Clubview Dr

Stockbridge Ct.

**UPDATES: hosted pre-construction meeting with the contractor. Anticipating start date is end of May of 2026, duration of the project 1-2 weeks.**

# 2026 PAVING PROGRAM. REJUVENATION PROGRAM

## 2026 Rejuvenation Program

The Rejuvenation Program targets roadways that were paved in 2024 and remain in good structural condition. Pavement rejuvenation treatments are intended to seal the surface, restore flexibility, and extend pavement life while protecting the Township's recent investment.

## Scope

- Application of pavement rejuvenation treatments on selected streets paved in 2024
- Work includes necessary traffic control, resident notification, and cleanup

STREET NAME	FROM:	TO:	Length (FT)	Width (FT)	Roadway Area (SY)
Scotch Hill Road	Marshall Road	Township Line	302	25.0	897
Pinch Road	Township Line	Dutch Hill Road	511	19.5	1,188
Firwood Drive	166 Firwood Drive	Woodhaven Lane (S)	1281	26.3	4,004
Old Pond Road	Hickory Grade Road	Abele Road	3510	26.9	11,242
Abele Road	Terminus (W)	Terminus (E)	1900	31.2	7,045
Emerson Lane	Abele Road	Terminus (E)	280	36.5	1,216
Villani Drive	Abele Road	Terminus (W)	995	14.2	1,682
Forbes Street	Hickory Grade Road	Terminus (N)	269	17.9	572
Christine Court	Lindsay Lane	Parkes Farm Drive	667	26.9	2,135
Hunting Ridge Road	Boyce Road	Meeting House Road	1378	31.5	5,166
Greenwood Drive	Woodhaven Lane	Firwood Drive	2868	25.5	8,702
Woodhaven Drive	Greenwood Drive	Greenwood Drive	1713	25.5	5,201
Meadow Drive	Greenwood Drive	Terminus (W)	887	25.5	2,693
Boys Home Park - Parking Lot					1,119
Mayview Park - Parking Lot					3,563
303 Battery Drive North (ADD)	To be determined in field		160	22.6	430
Hickory Grade Road (ADD)	Highland Creek Drive	To be determined in field			835
<b>Totals:</b>			<b>16,721</b>		<b>57,690</b>

# 2026 PAVING PROGRAM SUMMARY

<b>The Rejuvenation Program</b>	<b>\$71,250.00</b>
<b>The Cape Seal Program</b>	<b>\$199,750.00</b>
<b>The Mill and Fill Pavement Road Program</b>	<b><u>\$1,125,147.50</u></b>
<b>Total</b>	<b>\$1,396,147.50</b>

**NOTE: The existing contract specifications for the 2026 Paving Program allow the Township to adjust project quantities as needed to remain within the approved capital budget in amount of \$1,200,000.00**

# 2026 PAVING PROGRAM MAP.

**Paving Programs**

**Paving Project Type**

- 1.5 Mill and Pave
- 3.5 Mill and Pave
- Asphalt Surface Rejuvenation
- Cape Seal Restoration
- Special Projects

**State Roads**

- Interstate
- PA Route
- PA 4 Digit SR
- South\_Fayette\_Twp\_Road
- South Fayette Twp Boundary

1 inch = 1,500 feet

