UNION CSD COMMUNITY SCHOOL DISTRICT

FACILITY ASSESSMENT REPORT

MAY 7TH, 2024

Denovo
CONSTRUCTION SOLUTIONS

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300 4th Street
West Des Moines, IA
50265

515.610.2480

May 6th, 2024

Union Community School District
Attn. Mr. Howard, Superintendent of Schools

Dear Mr. Howard,

With great pleasure, we submit the following facility assessment for Union CSD. The facility assessment provides a deep dive into the existing conditions of the Union CSD facilities.

This team views a facility assessment through two lenses: first, we explore the brick and mortar, roofs, windows, mechanical, electrical, and plumbing systems or the 'bones' of the building, and second, from the educational adequacy of the facility. This team understands how facilities impact student learning and district sustainability, and we aimed to incorporate this knowledge into your report.

This assessment is your cornerstone in developing a strategic, long-range plan for building facility improvements and improving the learning environment. Our goal is that this data will prove helpful in furthering your goals and objectives for Union CSD. Please consider this report a living document to be referred to periodically and updated as the district moves forward.

We look forward to partnering with you, your district and team through the next steps in the planning process. Through the upcoming conversations and planning, we offer an extra set of hands for the heavy lifting. Ultimately, this process will culminate in a clear vision for facility improvements that the community backs and students will benefit from for many years to come.

Best regards,

Patrick Davis, AIA
Director of Project Development

ASSESSMENT STANDARDS

Denovo and their engineering partners utilized on-site visual inspection, discussions with staff, data from outside sources and extensive knowledge of K-12 facilities to perform this assessment. Assumptions regarding the overall condition of the properties have been developed based on inspection of 'representative' areas of the facilities. The development of schematic methods and associated costs for the correction of identified deficiencies is based on visual inspection and is also limited concerning completeness.

This facility condition assessment is enhanced using cost analysis and cost estimating software. Each building is broken down by its systems and components, and the assessment is conducted with the intent of the system data and reporting being incorporated into the software. We utilize BOMA's average expected useful life expectancy for the development of asset systems and equipment to develop the theoretical life expectancy of a given system or component based on installation year and age. This theoretical age is the baseline for establishing the calculated next renewal year and calculated percent used of the system. Through observation and other data gathering, we have determined if systems or components are aging as expected by BOMA or if an actual adjustment to the theoretical age of the system or component is required to either extend or shorten the system's life. A BOMA Lifetimes Chart can be referenced in Appendix C.

ASSESSMENT SCOPE AND METHODOLOGY

In April of 2024, facility assessors visited the 4 attendance centers that comprise Union CSD and conducted a comprehensive facility condition assessment.

The assessment followed a 'Systems Model' approach that included evaluating each building's architectural, mechanical, and electrical systems to provide new information on their nature, age, and condition, predicted remaining useful life, and estimated replacement value.

Values for each building's systems were established using current RSMeans Cost Estimating data and a current replacement value, or CRV, was established for each building based on the total sum of all its individual system values.

All costs in the database are linked to the current, nationally recognized RSMeans cost data values are automatically adjusted annually for inflation and local market conditions embedded in the software using specific line items.

For values associated with systems and required actions, a cost estimate has been prepared for these items. This exercise is the beginning of a capital project where preliminary needs have been identified to facilitate budgetary rough order of magnitude (ROM) and feasibility determinations. The baseline construction budgets consider historical information and adjustments for specific market and project conditions.

REQUIREMENTS, ACTIONS, AND PRIORITIES

In addition to system age and condition, the assessment's visual survey sought to identify major repairs, upgrades, compliance issues, and renewals anticipated within the next five years. For systems with less than 6 years of their BOMA standard 'useful lifetime' remaining or fewer than six years based on their observed condition, a 'requirement' was automatically generated by the software for their renewal.

In addition, requirements were created for observed deficient conditions, needed repairs, or recommended improvements. Each requirement was assigned a priority (taken from the following list in the database) based on when it was judged the corrective action should be performed.

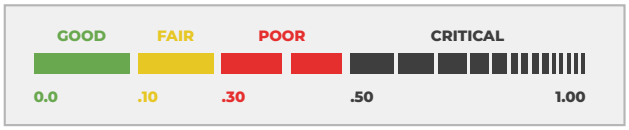
For each non-renewal requirement, a corrective action with a brief scope description and estimated cost for the identified need was created using the RSMeans cost data embedded in the software.

The remaining pages and appendices of this report are the findings of the facility condition assessment. All the data is saved on a cloud-based system and is meant to be updated annually to help Union CSD in future planning and maintenance of facilities.

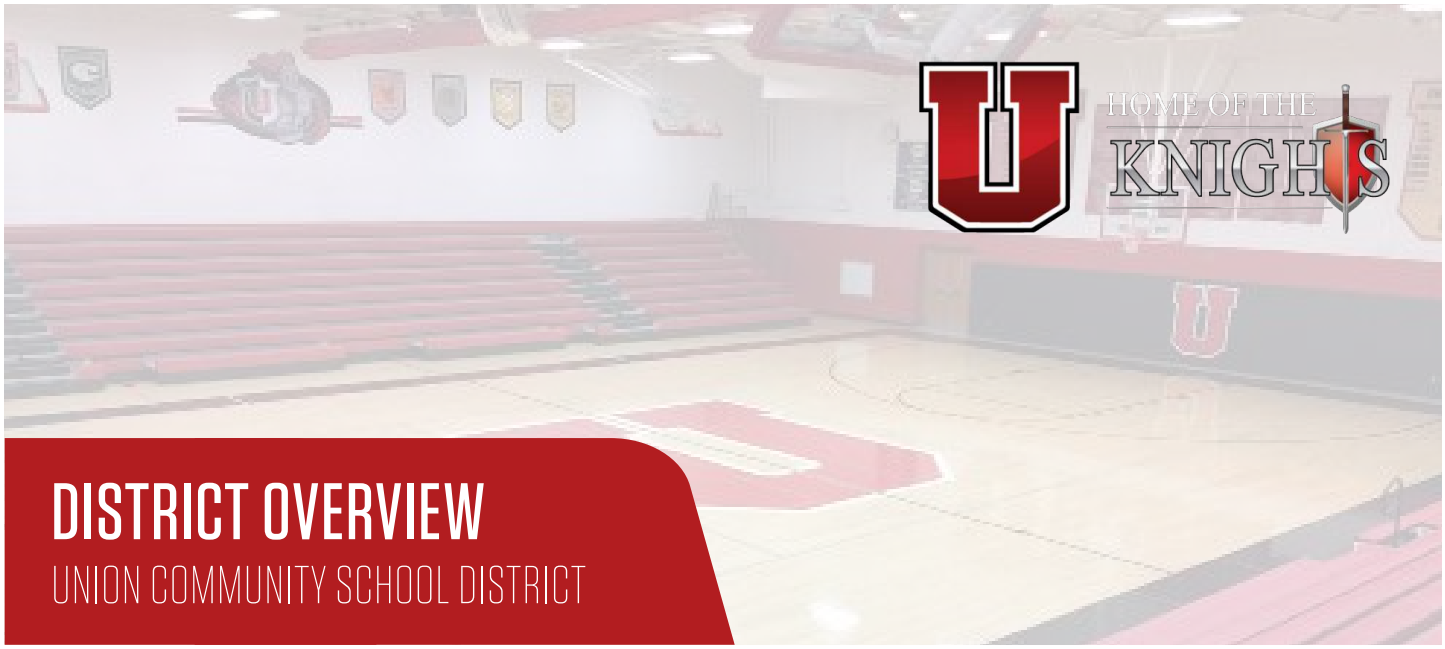
ASSESSMENT BENCHMARK

Leveraging the data-driven information, current replacement value (CRV) and requirement cost data were used to develop a Facility Condition Index (FCI) for each building – establishing a standard measure of each attendance center's overall condition and thus the districts.

$$FCI = \frac{\text{Cost of maintenance and repair deficiencies}}{\text{Current replacement value of the facility (s)}}$$



FCI is an indicator of condition and can benchmark condition along consistent industry standards. An FCI is simply the ratio of the cost of the assets improvements identified as needed in 5 years divided by the assets calculated replacement value (CRV) and expressed as a decimal fraction of one. **Thus, the lower an asset's FCI value, the better the building's overall condition is assumed to be.** The FCI is based on industry standards of a 5-year option of Requirements and Renewals identified, i.e., the highest priority items and the most critical needs. A description of facility FCI will follow each building's analysis.



DISTRICT OVERVIEW

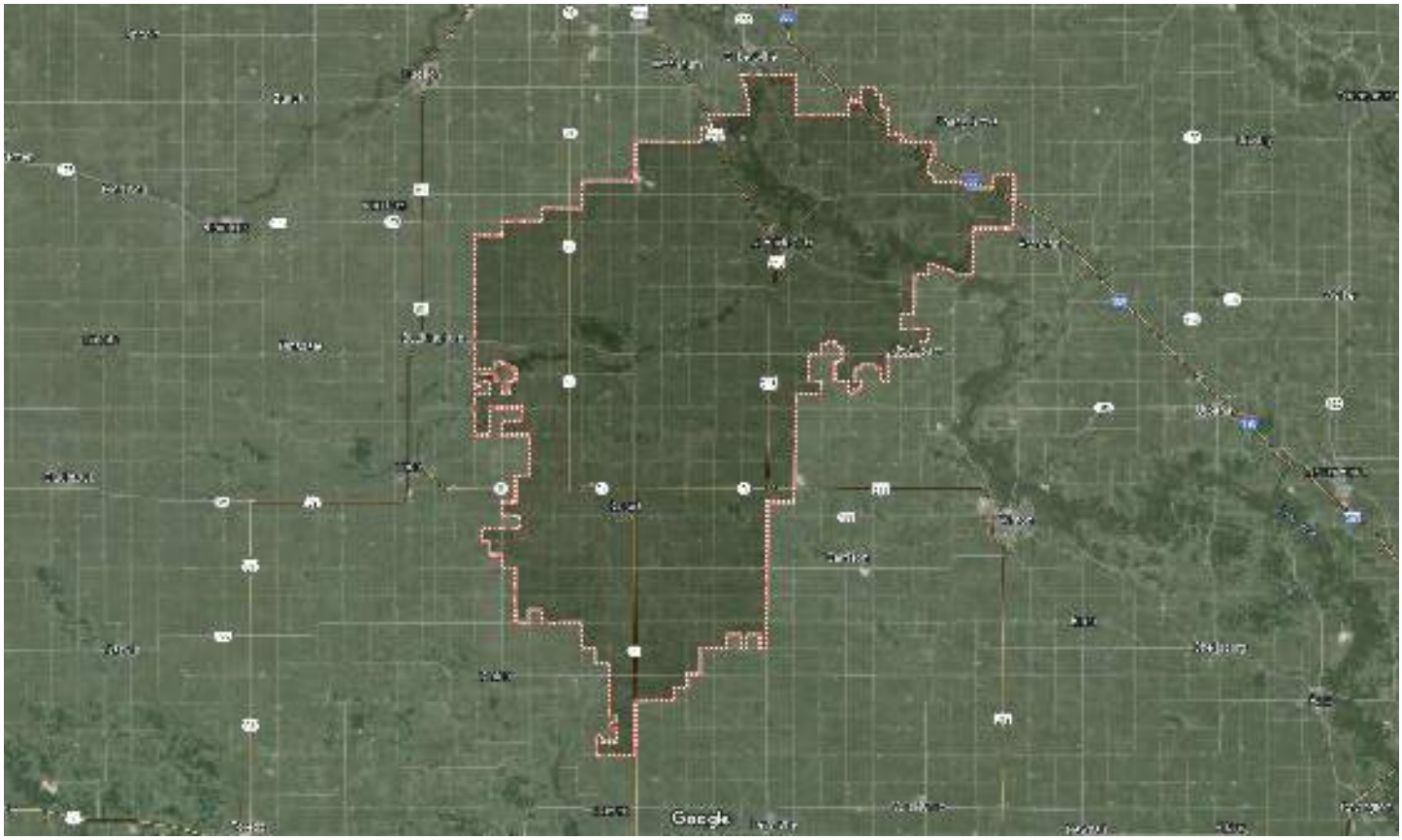
UNION COMMUNITY SCHOOL DISTRICT

GRADE LEVELS
PK-12

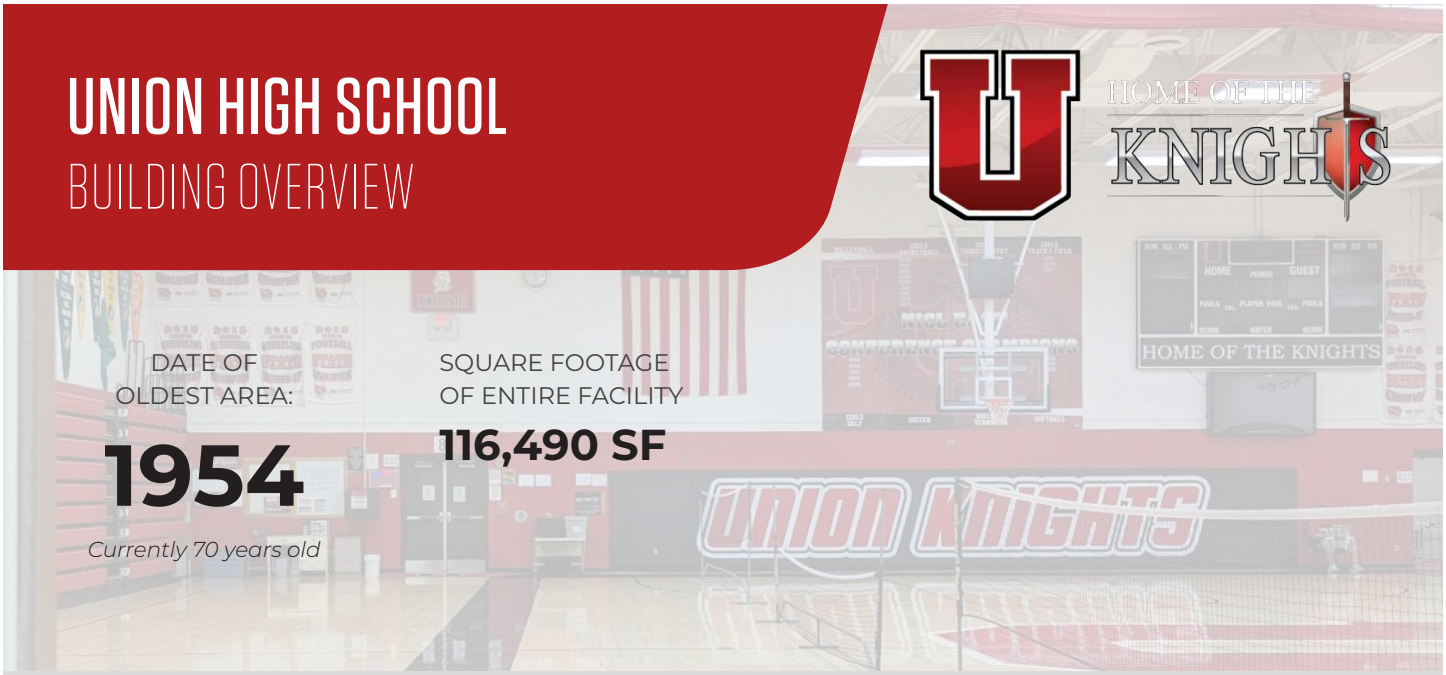
'23-24 ENROLLMENT
944 STUDENTS

'13-'14 ENROLLMENT
1214 STUDENTS

DISTRICT BOUNDARIES



UNION HIGH SCHOOL
BUILDING OVERVIEW



DATE OF OLDEST AREA:

1954

Currently 70 years old

SQUARE FOOTAGE OF ENTIRE FACILITY

116,490 SF

BUILDING PROFILE

Union High School serves approximately 315 students in grades 9-12. From the 1954 original facility to 2011 renovation and addition the facility has served students and staff of the Union School district well. There are areas in good condition and others that could use HVAC and aesthetic improvements to better serve students today and into the future.

TOTAL BUILDINGS ASSESSED
1 building

TOTAL ACRES
*Per Black Hawk County Assessor

22 acres

GRADES SERVED
9th through 12th grade

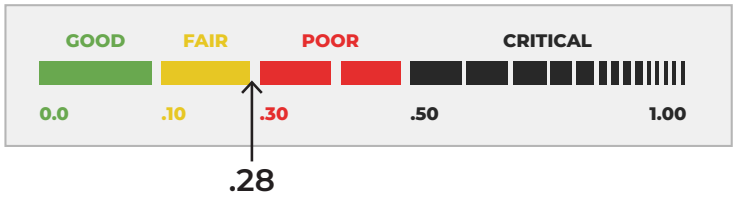
STUDENT POPULATION
*Per 2023/2024 DE Enrollment Data

315 students

BUILDING FCI SCORE

As of the 2024 assessment, Union High School has a building FCI score of .21 when calculated without possible renovation areas and .27 when calculated with possible renovation areas.

$$FCI = \frac{\text{Cost of maintenance and repair deficiencies}}{\text{Current replacement value of the facility (s)}}$$



ASSESSMENT KEY

Good Condition
New or well maintained; no action required unless noted.

Fair Condition
Satisfactorily maintained; no immediate action required.

Poor Condition
Under maintained or aged; replacement or repair is recommended soon.

Critical Condition
Severely under maintained or aged to near expiration; replacement or repair is recommended as soon as feasibly possible.

UNION HIGH SCHOOL
BUILDING CONDITIONS OVERVIEW

FAIR

ARCHITECTURAL CONDITION

Overall, the facility is in fair condition due to the age of inteiror and exterior building elements. The last major or minor renovations took place nearly 13 years ago. Many areas will need updated with the looming HVAC improvements identified. This update will provide opportunities for space reconfiguration and ensuring the learning environment meets curriculum expectations.

FAIR

ACCESSIBILITY CONDITIONS (ADA)

There are two level changes within the building that can be accessed with an incline platform lift. Other main pathways from the parking lot to the majority of the facility are on an accessible route. Areas needing addressed include main floor restrooms and locker rooms.

FAIR

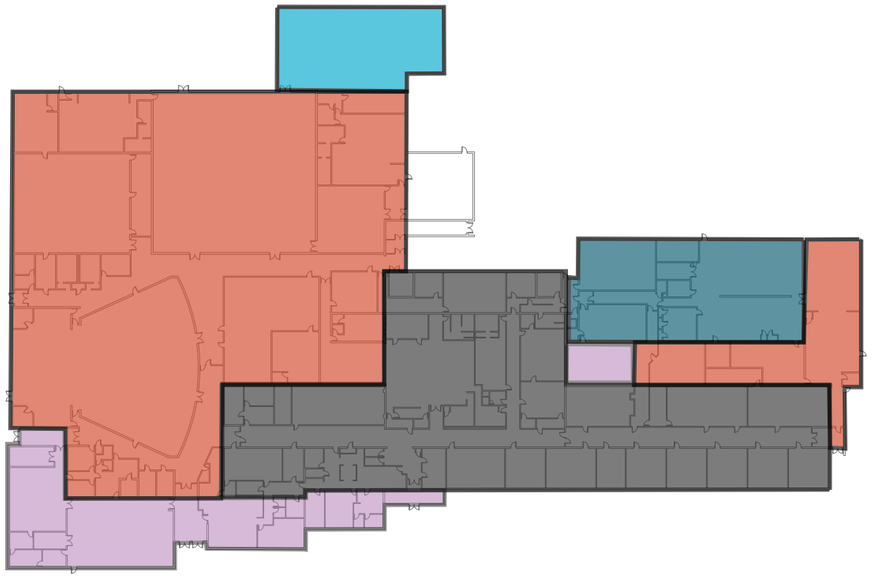
LIFE & PHYSICAL SAFETY CONDITIONS

Overall the facilities life and physical safety systems are in fair condition, with different systems ranging from poor condition to good. Several systems will need updated with any renovation or remodels, primarily the fire alarm system.

POOR

BUILDING SYSTEM CONDITIONS (MEPT)

Much of the facilities mechanical and electrical systems are in fair to poor shape. Many of the systems and equipment are significantly past their useful life expectancy and in need of replacement.



1954 Construction

The original building housed high school for LaPorte City Consolidated School. It consisted of classrooms, gym, music room, kitchen and cafeteria.

Unknown Addition

This addition serves as a wrestling room.

2000 Addition

This addition infilled a courtyard and added the district office, band and vocal music wing, and incorporated significant renovations inlcuding the science labs. A wrestling room was proposed at this time but not constructed.

1964 Addition

This addition included a shop, wrestling room and drafting room. It was constructed with face brick and light weight CMU walls, bar joist and metal deck roof structure.

1974 Addition

This addition added what was then the junior high to the high school. It included an auditorium, competition gym, metals and ag shop and classrooms.

2011 Addition

This addition serves the weight room.

UNION HIGH SCHOOL

SITE MAP

ARCHITECTURAL: INTERIOR CONDITIONS

HOME OF THE KNIGHTS

UNION HIGH SCHOOL

UNION HIGH SCHOOL
INTERIOR CONDITIONS OVERVIEW

FAIR

INTERIOR CONDITIONS OVERVIEW

INTERIOR CONDITIONS

1) CEILINGS		
a). Acoustic Tile & Grid 2010	⊙	Updated in 2010. Meets needs. Fair appearance.
b). Acoustic Tile & Grid 1974	⊙	Some updated. Some need replaced.
c). Open shop/weight room	⊙	Good condition. Good appearance.
d). Gym Open Ceiling	⊙	Good condition. Good appearance.
2) DOORS & OPENINGS		
a). Wood Door w/ Hollow metal frames	⊙	Overall fair condition. Replace if needed.
3) FLOORING		
a). Corridor/Cafeteria VCT	⊙	Plan to begin replacing over time if updated look is desired. Current VCT approximately 15 years old.
b). Classroom VCT	⊙	Plan to begin replacing over time if updated look is desired. Current VCT approximately 15 years old.
c). Classroom Carpet (2010 Update)	⊙	Good condition. Continue to maintain
d). Classroom Carpet (1974 wing)	⊙	Plan for replacement
e). Wood Gym Floor	⊙	Continue to maintain.
f). Weight Room Floor	⊙	Beyond useful life
4) MISCELLANEOUS		
a). Classroom Casework/ Countertops	⊙	No standard throughout building. Most storage appears to be original to the building area.
b). Lockers	⊙	Appear to be performing well. Repair as required
5) WALLS		
a). Concrete block (CMU) and glazed ceramic tile	⊙	CMU walls are a mix of interior 6" and 8" CMU and prior exterior wall assemblies. No issues identified

SYSTEMS IDENTIFIED

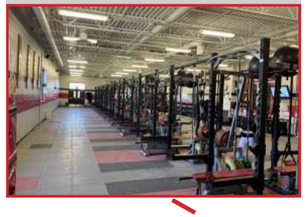
1. 2x2 and 2x4 ceiling tile and grid of various vintages.
2. CMU interior paritition walls.
3. Demountable partition walls.
4. Mix of carpet, VCT, and concrete flooring.
5. Some casework and countertops have been updated, however most are original.
6. Restroom finishes have not been updated. Was drawn as part of alternate in 2010 renovation but was not completed.

TOP RECOMMENDATIONS

1. Renovate basement classrooms.
2. Renovate life science classrooms.
3. Renovate Media center.
4. Renovate group restrooms in 1974 wing.
5. Remove movable partition walls in classrooms.
6. Renovate FCS room.
7. Renovate locker rooms.

Gym

Weight Room

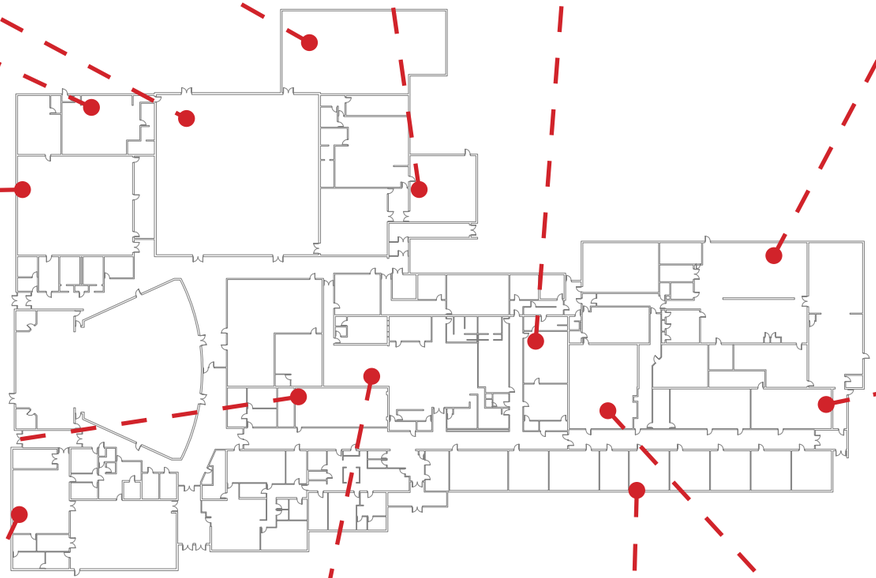


Wrestling Room

Basement classroom

Shop Condition

Girls Locker Room



Science Condition

Library

FCS Room

Music Room

Cafeteria

Typical Classroom

Science Room

UNION HIGH SCHOOL
INTERIOR CONDITIONS OVERVIEW

ARCHITECTURAL: EXTERIOR CONDITIONS

HOME OF THE KNIGHTS

UNION HIGH SCHOOL

UNION HIGH SCHOOL
EXTERIOR CONDITIONS OVERVIEW

GOOD

EXTERIOR CONDITIONS OVERVIEW

EXTERIOR CONDITIONS

1) DOORS & OPENINGS		
a). Insulated hollow metal door and frames	⊙	Openings appear to be performing well. Continue to maintain hardware, seals and sweeps.
2) WALLS		
a). Brick masonry cavity wall	⊙	Appear to be performing well. No major water or structural concerns identified.
b). Portland Cement Plaster	⊙	Located on 1974 additions. Spalling. Plan to repair/replace
c). EIFS	⊙	Located on 2000 addition. Good condition
3) WINDOWS		
a). Aluminum	⊙	Various vintages. No visible issues
4) ROOF		
a). Section A,B,I	⊙	Standing seam metal roof by Armco. Date of installation unknown. Signs of leak repair.
b). Section C	⊙	Adhered EPDM. Assumed install date 2000. Approximtaly 24 years old.
c). Section D,E,H	⊙	Adhered EPDM. E installed in 2011. D and H are more recent. Good condition
d). Section F.G.J	⊙	Adhered EPDM. Date of installation unknown. Plan to repair or replace J
5) SITE		
a). South Parking Lot	⊙	Considerable cracking/deterioration. Plan to replace in 1-3 years
b). Exterior Stair/Stoop	⊙	Some stoops/sidewalks need addressed
c). Sidewalks	X	Not reviewed
d). Fencing/Gates	⊙	Visible fences/gates appear to be performing well
e). East Parking Lot	⊙	New asphalt in good condition. Other concrete performing well at this time.
f). General Appearance	⊙	Overall good

SYSTEMS IDENTIFIED

1. 60mm Adhered EPDM Roofing membrane.
2. Aluminum Framed single and double pane glazing present.
3. Brick masonry cavity wall present in most locations.
4. Armco Standing seam metal roofing
5. EIFS envelope on 2000 additions
6. Portland Cement Plaster on 1974 addition

TOP RECOMMENDATIONS

1. Re-caulk at termination bar where failing
2. Address noted roof repairs
3. Repair Portland Cement plaster on 1974 wing
4. Repair/clean EIFS located on 2000 addition to prevent premature deterioration
5. Clean brick masonry on north elevation
6. Repair/replace south concrete parking lot
7. Perform concrete repairs noted

Concrete Wall

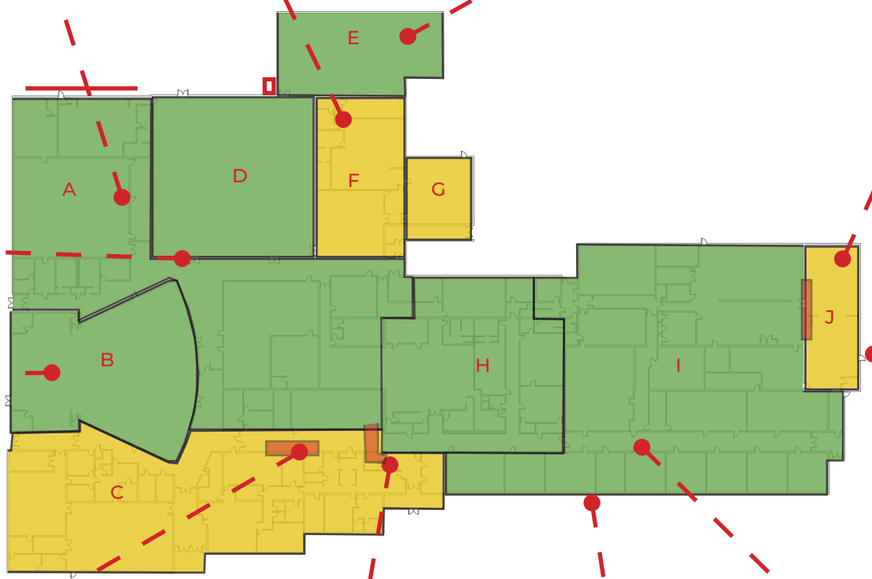
Standing Seam Metal Roof

Locker Room/ Wrestling Room

Weight Room EPDM 2011

North EPDM

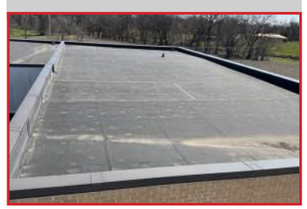
Flashing Caulk



Auditorium Standing Seam Metal Roof (Not Original)

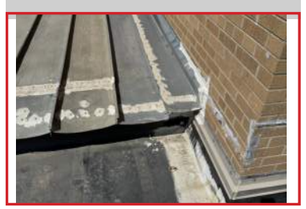
North Elevation

Music Roof



Screw Heads in EPDM

Metal/EPDM Transition



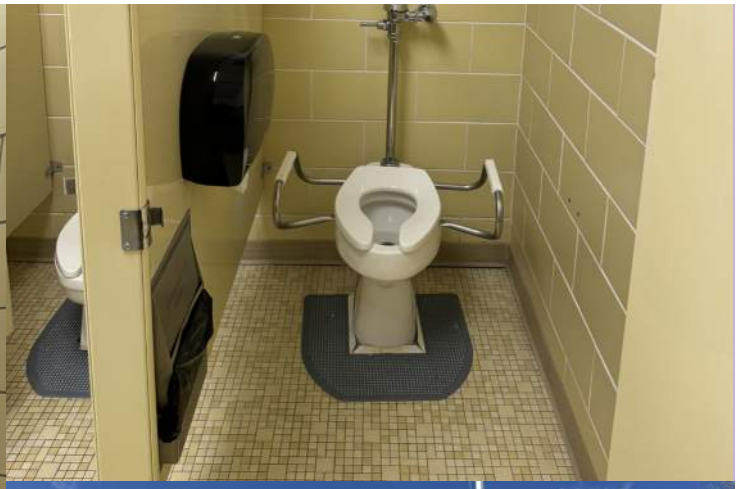
Aluminum Gutters

Roof section I

MAP KEY

- 0-5 years remaining life
- 5-10 years remaining life
- 10+ years remaining life

UNION HIGH SCHOOL
EXTERIOR CONDITIONS OVERVIEW



ACCESSIBILITY (ADA) CONDITIONS

HOME OF THE KNIGHTS

UNION HIGH SCHOOL

UNION HIGH SCHOOL
ACCESSIBILITY CONDITIONS OVERVIEW

FAIR

ACCESSIBILITY CONDITIONS OVERVIEW

ACCESSIBILITY CONDITIONS

1) BUILDING ENTRANCE		
a). Ingress/Egress path	⊙	Minimal slope with no obstructions. Meets requirements.
2) DOOR CLEARANCES		
a). Maneuvering	⊙	Mostly meets requirements
b). Push / pull	⊙	Mostly meets requirements.
c). Thresholds	⊙	Meets requirements.
3) DOOR HARDWARE	⊙	Majority of hardware is compliant. Replace all knob style door handles.
4) DRINKING FOUNTAINS	⊙	Some meet requirements.
5) PARKING STALLS	⊙	Meets requirements
6) TOILET ROOMS		
a). 5' Wheel Clearance	⊙	Areas need addressed individually
b). Accessible Stall	⊙	Areas need addressed individually
c). Grab Bars	⊙	Areas need addressed individually
7) SIGNAGE		
a). Building signage	⊙	Does not meet requirements.

SYSTEMS IDENTIFIED

1. Floor and ground surfaces.
2. Accessible routes.
3. Entrance doors.
4. Ramps and curb ramps.
5. Means of egress.
6. Loading zones.
7. Drinking fountains.
8. Toilet rooms.
9. Signage.
10. Restrooms updated in 2021.

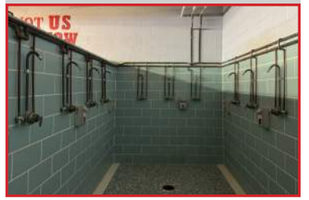
TOP RECOMMENDATIONS

1. Replace all knob style door hardware.
2. Renovate restrooms for ADA compliance.
3. Add room signage with tactile markings.

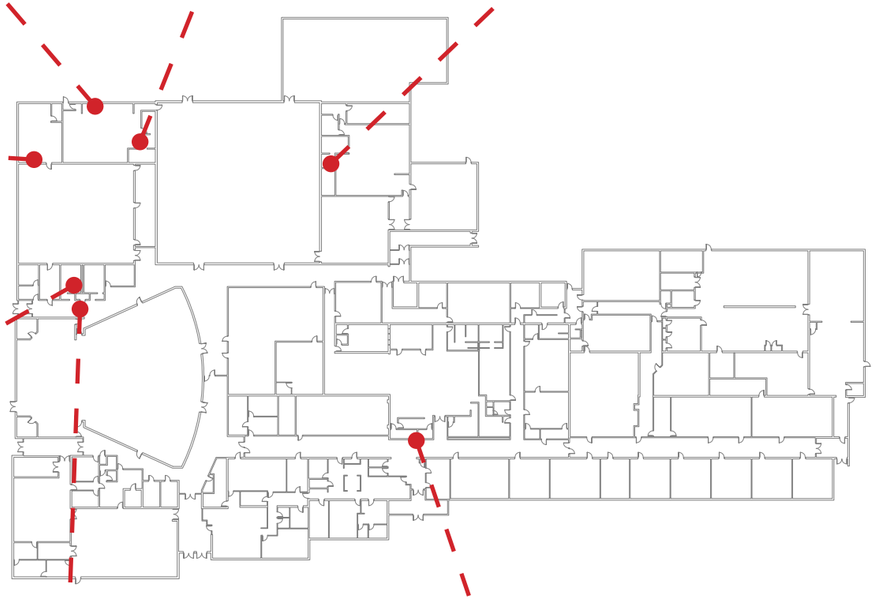
Locker Room Showers

Locker Room Toilets

Locker Room Shower



Door Hardware



Restroom

Drinking Fountain

Incline lift

UNION HIGH SCHOOL
ACCESSIBILITY CONDITIONS OVERVIEW

LIFE & PHYSICAL SAFETY CONDITIONS

HOME OF THE KNIGHTS

UNION HIGH SCHOOL

UNION HIGH SCHOOL
LIFE & PHYSICAL SAFETY CONDITIONS OVERVIEW

FAIR

LIFE & PHYSICAL SAFETY CONDITIONS OVERVIEW

LIFE & PHYSICAL SAFETY CONDITIONS

1) SECURE ENTRY		
a). Video / Remote Lock	⊙	All elements in place.
2) FIRE ALARM SYSTEM		
a). Notifier System	⊙	Zone style system.
b). CO Detection	⊙	Not present.
3) FIRE SUPRESSION SYSTEMS		
a). Fire Sprinkler	X	Not present.
b). Fire Extinguishers	⊙	Coverage seems adequate.
c). Kitchen Hood Supression	⊙	Has fire supression.
d). FACS Range Hoods	⊙	Not Present.
4) EMERGENCY LIGHTING		
a). Emergency Egress Lighting	⊙	Battery fixtures.
5) EXIT LIGHTING		
a). Exit Signage / Lights	⊙	Some older fixtures.
6) ACCESS CONTROL SYSTEM		
a). Door Access Control	⊙	New within the last 5 years.
7) PUBLIC ADDRESS SYSTEM		
a). Paging System	⊙	Paging over phone / VOIP system.
8) DAS EMERGENCY RADIO		
a). Distributed Antenna System	X	Not present.

SYSTEMS IDENTIFIED

1. Secure entry pieces in place.
2. Notifier zone style fire alarm system.
3. Battery emergency lighting systems.
4. Backlit exit lighting / signage.
5. VOIP phone / paging system.
6. Napco / Altronix access control system.
7. No hoods over ranges in FACS room.

TOP RECOMMENDATIONS

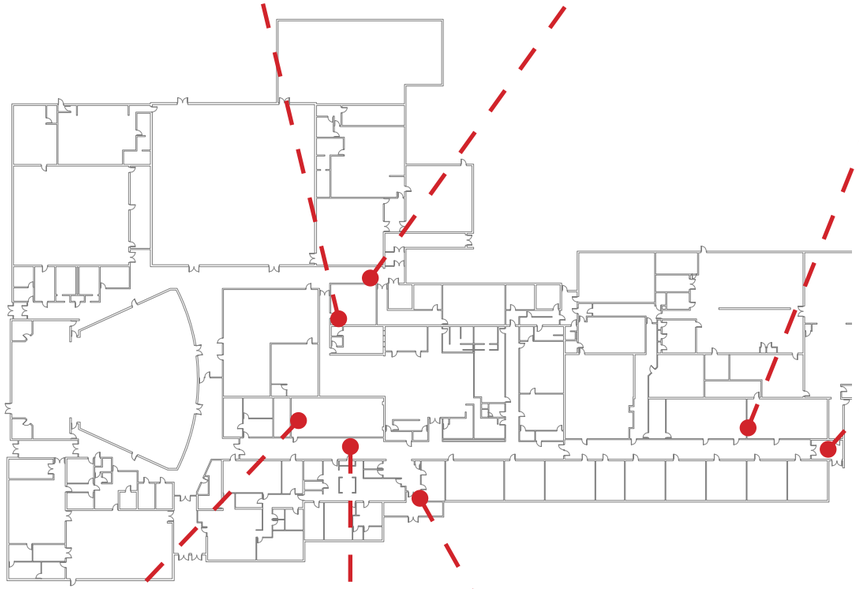
1. Update fire alarm with an audio / voice functional system. Add CO detection in areas as required.
2. Add recirculation hoods to oven / ranges in FACS room.
3. Replace / update older emergency light fixtures with new. Update / add fixtures for coverage.
4. Add DAS radio with major remodel / renovation projects.
5. Add fire sprinkler system with any major remodel / renovation projects.

Kitchen Hood

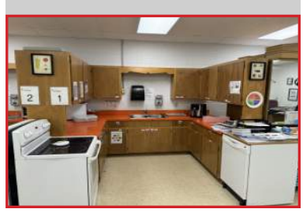
Access Control System

Fire Extinguisher

Pull Station

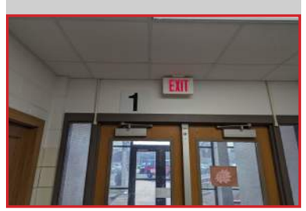


FCS Ranges



Fire Alarm Horn / Strobe and Egress Light

Exit Sign



MECHANICAL SYSTEM CONDITIONS

HOME OF THE KNIGHTS

UNION HIGH SCHOOL

UNION HIGH SCHOOL

MECHANICAL CONDITIONS OVERVIEW

POOR

MECHANICAL CONDITIONS OVERVIEW

MECHANICAL CONDITIONS

1) CENTRAL HEATING PLANT		
a). Boilers	⊙	Steam boilers past useful life
b). Pumps	⊙	Pumps near the end of their useful life
c). Piping	⊙	Past useful life.
2) CENTRAL COOLING EQUIPMENT		
a). Air Cooled Chiller	⊙	Chiller with remote condenser past useful life
b.). Pumps	⊙	Pumps near the end of their useful life
c). Piping	⊙	Past useful life.
3) AIR HANDLING EQUIPMENT		
a). Gym AHU's	⊙	AHU past useful life, no cooling
b). Kitchen MAU	⊙	MAU past useful life, no cooling
c). Gas / DX RTU's	⊙	Varying age, some units nearing the end of their useful life
4) TEMPERATURE CONTROLS		
a). Pneumatic Controls	⊙	Past useful life
b). Packaged	⊙	Packaged unit controls vary in age
5) TERMINAL EQUIPMENT		
a). Unit Ventilators	⊙	Past useful life
6) DOMESTIC WATER SYSTEM		
a). Services	⊙	Service size appears adequate
b). Piping	⊙	Appears there is some galvanized piping in mechanical room
7) HOT WATER SYSTEM		
a). Water Heaters	⊙	Dual water heaters
b). Water Softener	⊙	
c). Piping	⊙	Possible some piping is galvanized
8) PLUMBING FIXTURES		
a). Toilets / Urinals / Lav	⊙	Fixtures with manual flush valves
9) SANITARY SEWER SYSTEM	⊙	No apparent issues
10) STORM WATER SYSTEM	⊙	No apparent issues

SYSTEMS IDENTIFIED

1. Steam boilers from 1953 and 1974.
2. Heat exchangers and pumps for heating water system.

   Air cooled chiller with remote condenser and pumps.
3. AHU's for gym adn dining area, kitchen MAU.
4. Gas heat & DX cooling RTUs for areas remodeled since 2000.
5. Unit ventilators in remaining classrooms and areas.
6. Pneumatic controls in areas with unit ventiltors and convectors.
7. Packaged unit controls on newer AHU's and RTUs.
8. AO Smith hot water heaters.
9. Kinetico water softener.
10. Moslty manaul flush valve plumbing fixtures.

TOP RECOMMENDATIONS

1. Replace steam boilers with new heating water boilers and pumps, or utilize package individual units.
2. Replace chiller and pumps with new units, or utilize package individual units.
3. Add emergency ventilation / refrigerant system exhaust to mechanical room.
4. Replace gym / dining 1974 era AHU's with new units.
5. Replace unit ventilators with new units or stand alone packaged units.
6. Replace pneumatic controls with new digital controls and Building Automation System.

Locker Room Showers

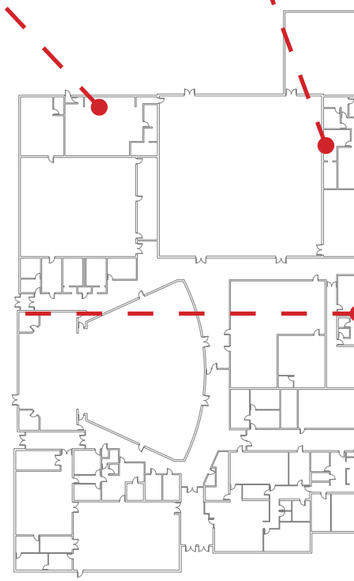
Locker Room Showers

Galvanzied Piping

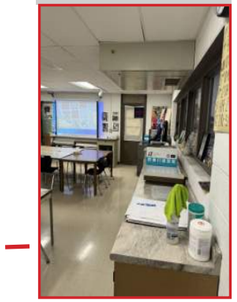
Chiller compressor unit

Boilers and Water Heaters

Air Handling Unit



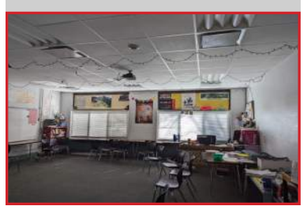
Ceiling Unit Ventilator



Pneumatic Controls

Classroom RTUs

Classroom with RTU



UNION HIGH SCHOOL
MECHANICAL CONDITIONS OVERVIEW

ELECTRICAL SYSTEM CONDITIONS

HOME OF THE KNIGHTS

UNION HIGH SCHOOL

UNION HIGH SCHOOL

ELECTRICAL CONDITIONS OVERVIEW

FAIR

ELECTRICAL CONDITIONS OVERVIEW

ELECTRICAL CONDITIONS

1) MAIN ELECTRICAL SERVICE		
a). Size / Capacity	⊙	208 V / 3 phase service.
b). Main Distribution Panel	⊙	GE 2,500 amp main.
2) DISTRIBUTION SYSTEM		
a). Branch Panelboards	⊙	Most panels are from the 1960's and still serviceable, but near the end of their useful life.
c). Wiring	⊙	Older panel / device wiring devices should be checked for shared neutral.
3) LIGHTING		
a). Fixtures	⊙	Mostly fluorescent fixtures.
c). Lighting Levels	⊙	Generally acceptable levels throughout.
d). Controls	⊙	Limited switching and automatic controls.
f). Exterior & Site Lighting	⊙	Mix of HID and LED.

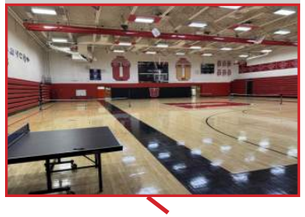
SYSTEMS IDENTIFIED

1. GE main switchboard with 2,500 amp main.
2. GE branch panelboards, generally original.
3. Mostly fluorescent light fixtures, although some areas have been updated to LED fixtures.
4. Most areas utilize manual light switches with no automatic controls. Areas that have updated to LED fixtures generally have some automatic controls.
5. Many area do not have tamper resistant receptacles.
6. Exterior lighting is a mix of LED and HID. Most of the parking lot lighting is HID.

TOP RECOMMENDATIONS

1. Main switchboard does not have required clearance in front due to boiler. This needs to be addressed when replacing boilers.
2. Replace fluorescent lighting with LED.
3. Add auotmatic lighting controls for areas that currently have manual control.
4. Replace remaining exterior HID fixtures with LED fixtures.
5. Replace non-tamper resistant receptacles with tamper resistant.
6. Begin planning for replacement of 1960's era panelboards. Past useful life.

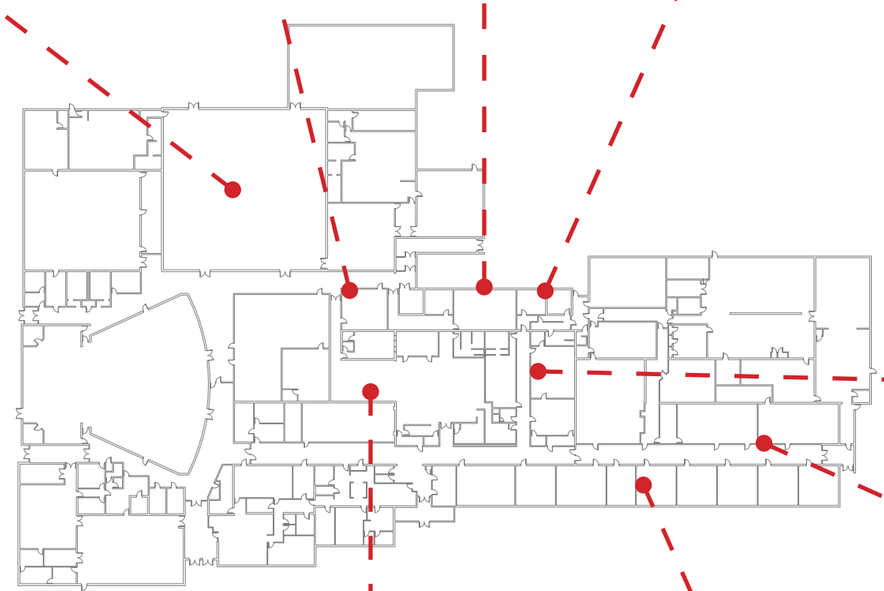
Gym Lighting



Older Electrical Panels

MDP Clearance Issue

Manual Light Switch



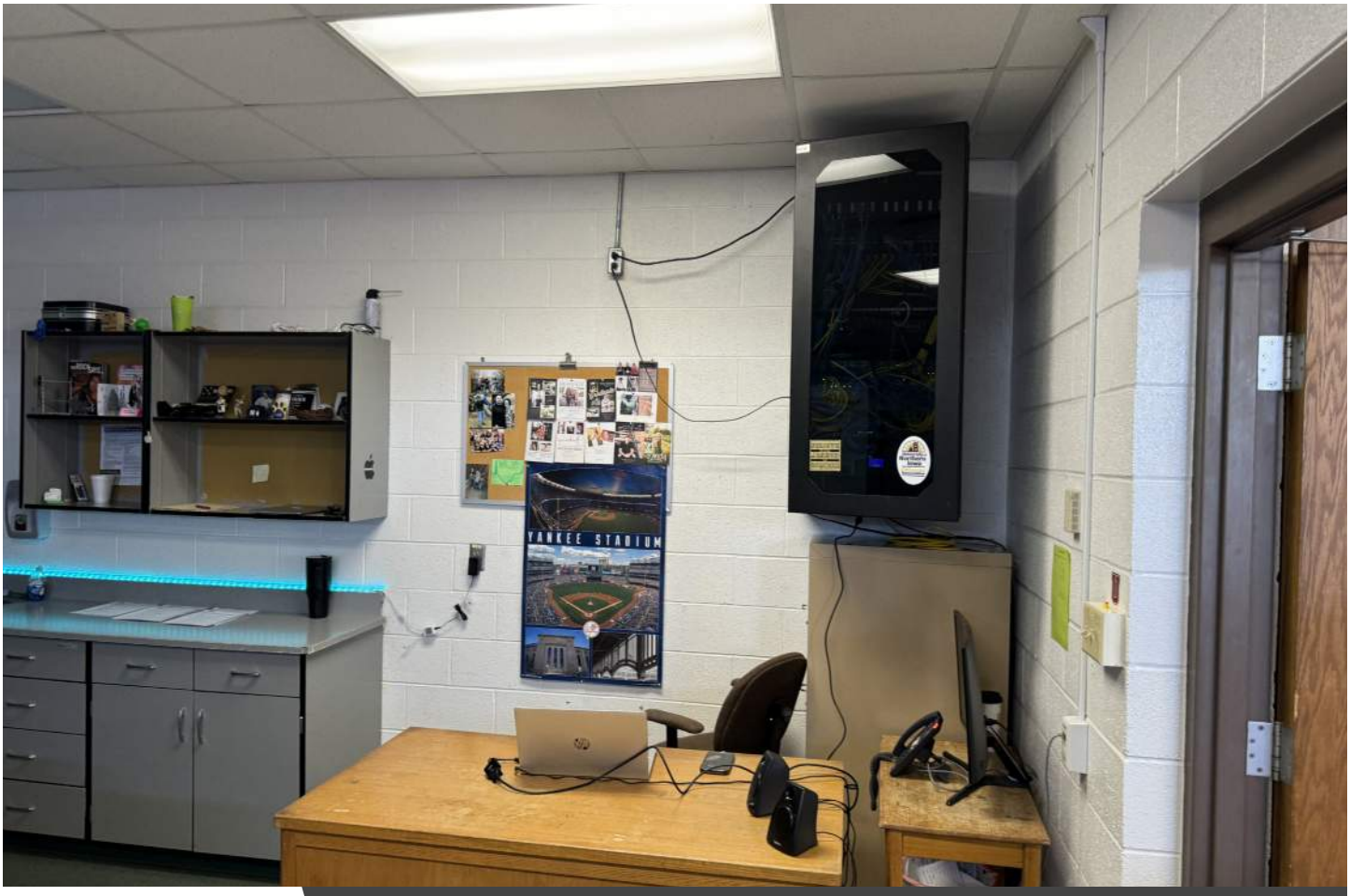
Electrical Receptacle

Older Electrical Panels

Older Lighting Fixtures

Manual Light Switches

UNION HIGH SCHOOL
ELECTRICAL CONDITIONS OVERVIEW



TECHNOLOGY SYSTEM CONDITIONS

HOME OF THE KNIGHTS

UNION HIGH SCHOOL

UNION HIGH SCHOOL
TECHNOLOGY CONDITIONS OVERVIEW

GOOD

TECHNOLOGY CONDITIONS OVERVIEW

TECHNOLOGY CONDITIONS

1) CABLING SYSTEMS		
a). Cabling	⊙	Some cabling is older / outdted Cat 5 and should be updated.
2) CLASSROOM A/V SYSTEMS		
a). Projectors	⊙	Mostly projectors.
3) CLOCK SYSTEM		
a). Master Clock System	⊙	Newer Sapling system.
4) VIDEO SURVEILLANCE SYSTEM		
a). Security Camera System	⊙	Newer cameras and system.

SYSTEMS IDENTIFIED

1. Sapling master clock system.
2. IP based security camera system with interior and exterior coverage.
3. Classrooms with projectors.
4. Data racks with mix of cabling types.

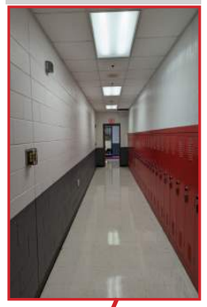
TOP RECOMMENDATIONS

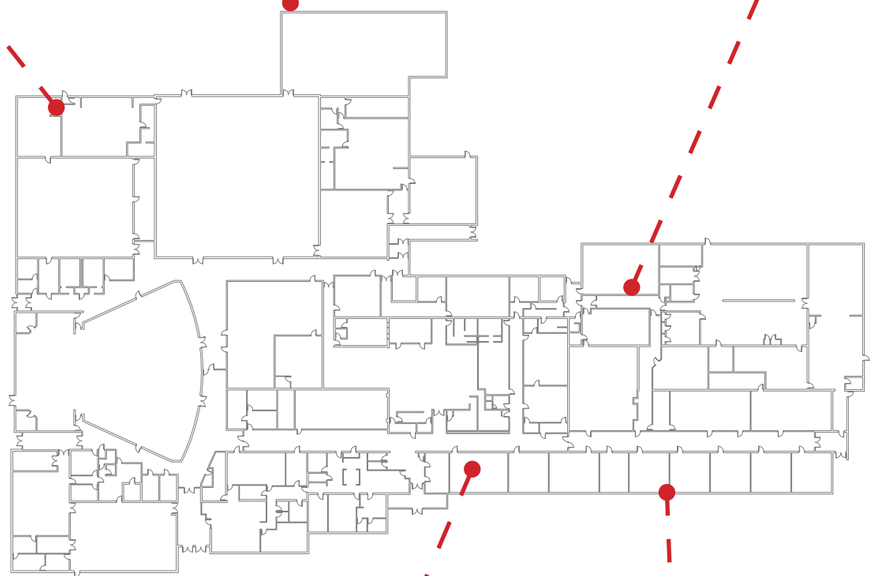
1. Continue standardizing classroom A/V systems.
2. Update older cabling to Cat 5E or Cat 6.

Network Cabinet

Exterior Security Camera

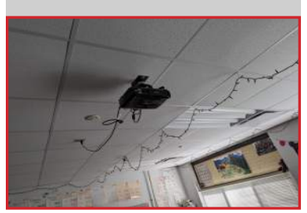
Hallway Security Cameras



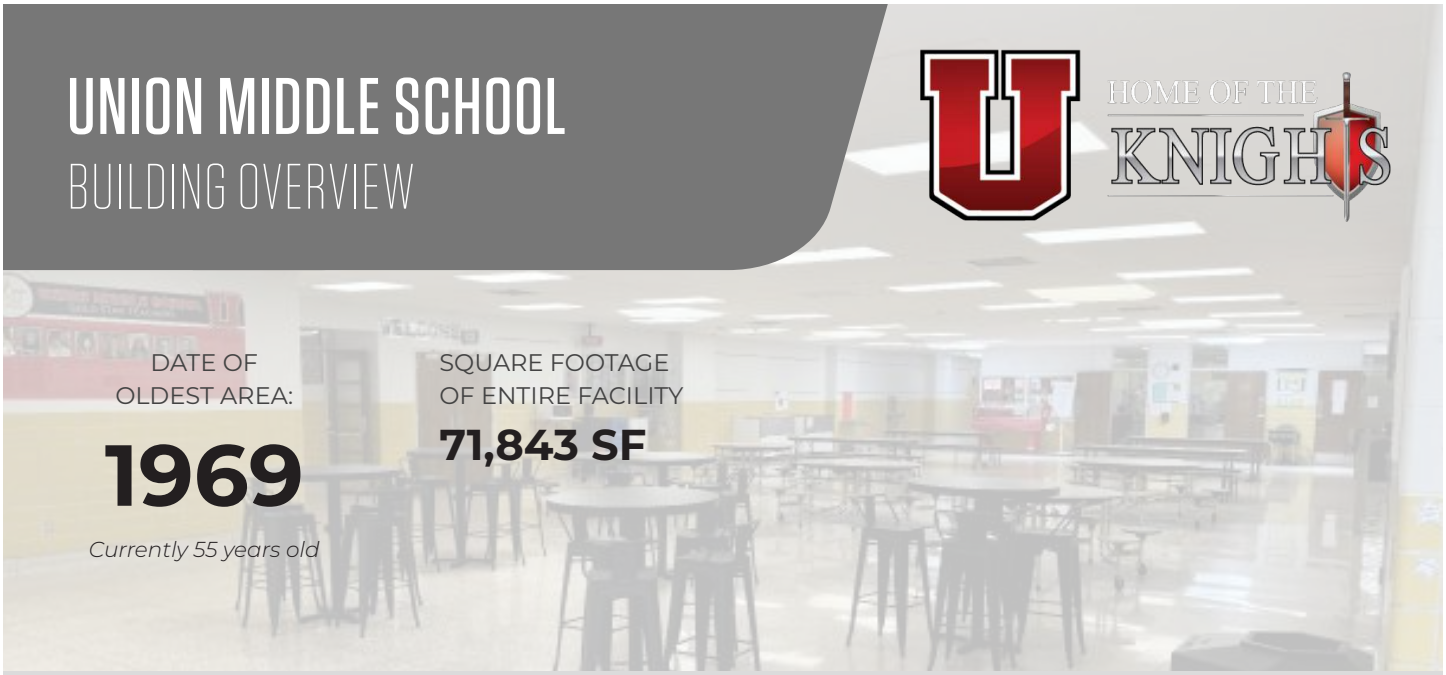


Master Clock System

Classroom Projector



UNION MIDDLE SCHOOL
BUILDING OVERVIEW



DATE OF OLDEST AREA:

1969

Currently 55 years old

SQUARE FOOTAGE OF ENTIRE FACILITY

71,843 SF

BUILDING PROFILE

Union Middle School serves approximately 189 students in grades 6-8. Although the facility is largely the same footprint as the day it was constructed, many replacements and enhancements have been done over the years. The most recent is a security camera and HVAC upgrade.

TOTAL BUILDINGS ASSESSED

1 building

TOTAL ACRES

*Per Black Hawk Assessor

27.95 acres

GRADES SERVED

6th through 8th grade

STUDENT POPULATION

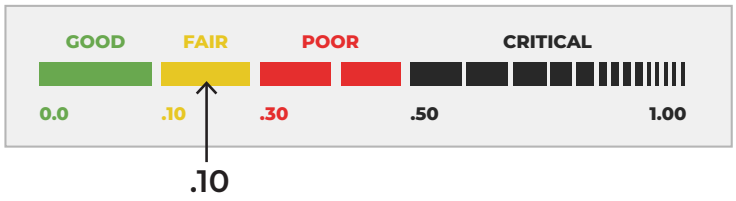
*Per 2023/2024 DE Enrollment Data

189 students

BUILDING FCI SCORE

Union Middle School has a building FCI score of .10 as of the 2024 assessment.

$$FCI = \frac{\text{Cost of maintenance and repair deficiencies}}{\text{Current replacement value of the facility (s)}}$$



ASSESSMENT KEY

Good Condition
New or well maintained; no action required unless noted.

Fair Condition
Satisfactorily maintained; no immediate action required.

Poor Condition
Under maintained or aged; replacement or repair is recommended soon.

Critical Condition
Severely under maintained or aged to near expiration; replacement or repair is recommended as soon as feasibly possible.

UNION MIDDLE SCHOOL

BUILDING CONDITIONS OVERVIEW

FAIR/ GOOD

ARCHITECTURAL CONDITION

The facility is in overall good/fair condition. Constructed as a high school, there are under-utilized areas throught the building. These areas include the shop, science labs, and FCS rooms. A better understanding of the future vision for this facility is needed to quantify the needed investment for improvements. Aside from simple aesthetic improvements there is nothing major that stands out for this facility.

POOR

ACCESSIBILITY CONDITIONS (ADA)

The facility includes 3 stair level changes that each potentially serve different areas. One area includes an inclined platform lift, others do not. Most restrooms are deficient and do not meet ADA requirements. Some door hardware needs revised. Signage does not include tactile type. Locker room showers and restrooms re not accessible.

GOOD

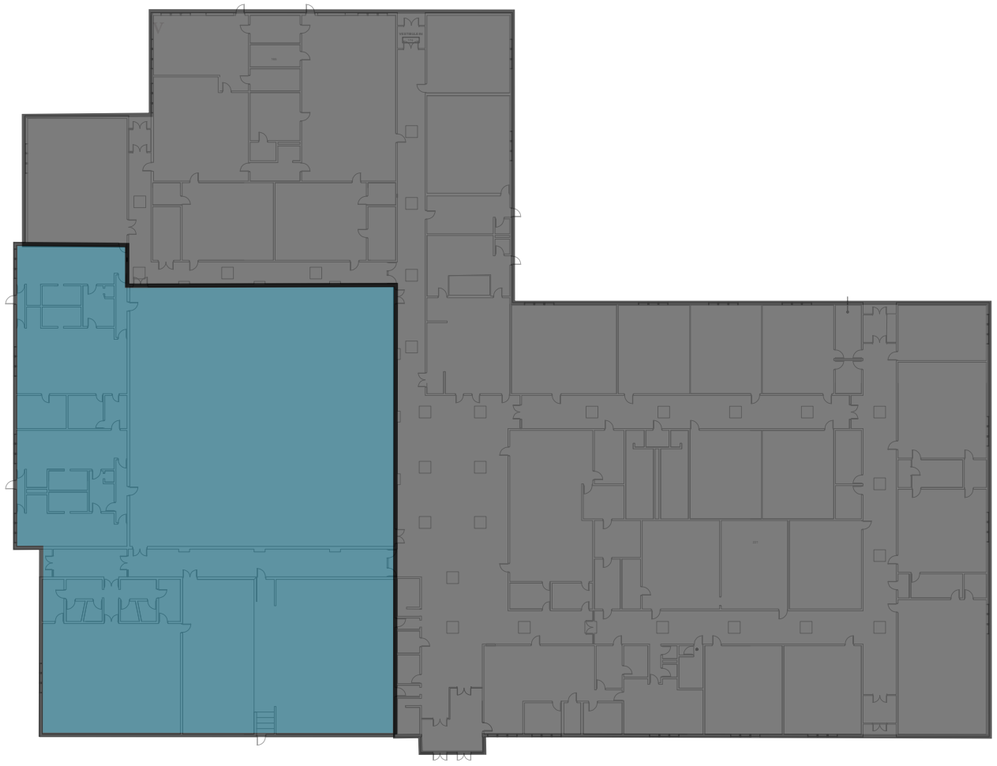
LIFE & PHYSICAL SAFETY CONDITIONS

The life and physical safety systems are in good shape, these systems were all generally updated over the last five years with the three phases of remodels.

GOOD

BUILDING SYSTEM CONDITIONS (MEPT)

The building MEPT systems are generally in good shape, with the majority of the HVAC systems having been replaced in the last five years with the three phases of remodels except the gym and CTE areas. Most plumbing fixtrues and systems have not been addressed.



1969 Construction

The original portion of the building included the classroom wing, AG, Industrial arts, band room, and kitchen.

1970 Addition

The remaind of the facility was designed and built one year after the completion of the 1969 wing. This addition includes the gym, locker rooms, band room and auditorium.

UNION MIDDLE SCHOOL

SITE MAP

ARCHITECTURAL: INTERIOR CONDITIONS

HOME OF THE KNIGHTS

UNION MIDDLE SCHOOL

UNION MIDDLE SCHOOL
INTERIOR CONDITIONS OVERVIEW

FAIR/ GOOD

INTERIOR CONDITIONS OVERVIEW

INTERIOR CONDITIONS

1) CEILINGS		
a). Acoustical Ceiling Tile	⊙	Mostly in good condition
2) DOORS & OPENINGS		
a). Wood door w/ hollow metal frame	⊙	Replace knob style hardware where present. Doors mostly original. Replace as needed.
3) FLOORING		
a). Terrazzo	⊙	Good Condition.
b). Quarry Tile	⊙	Kitchen
c). VCT	⊙	Staff Lounge Classrooms
d). Carpet (Older)	⊙	Media Center, low classrooms, music
e). Carpet (Newer)	⊙	Classrooms
4) MISCELLANEOUS		
a). Casework/Countertops (General Classrooms)	⊙	Original equivpment. Plan for replacement.
b). Casework/Countertops (Staff area)	⊙	Has been replaced. Continue to maintain
c). Lockers (Hallway)	⊙	Meet needs.
d). Locker Rooms	⊙	Mostly original. Updates should be considered
e). Bleachers	⊙	Original. Plan to replace with continued use
5) WALLS		
a). Plaster/gypsum painted	⊙	Mostly in good condition. Repaint where outdated.
b). CMU walls painted	⊙	Mostly in good condition. Repaint where outdated.

SYSTEMS IDENTIFIED

1. Painted CMU wall construction.
2. Hollow metal door frames with wood door leafs.
3. 2x2 and 2x4 ceiling tile and grid.
4. Some areas have been renovated with new finishes, while others have not.

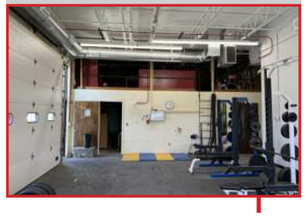
TOP RECOMMENDATIONS

1. Remodel student restrooms for appearance and accessibility.
2. Evaluate need for science lab stations. If utilized as intended, plan to renovate.
3. Replace gym bleachers if gym continues to be utilized for competition
4. Renovate locker rooms for accessibility, plumbing code and aesthetics.
5. Renovate FCS room if fully utilized as part of curriculum at the MS level.
6. Update/replace classroom casework.

UNION MIDDLE SCHOOL
INTERIOR CONDITIONS OVERVIEW

Art Room

Weight Room

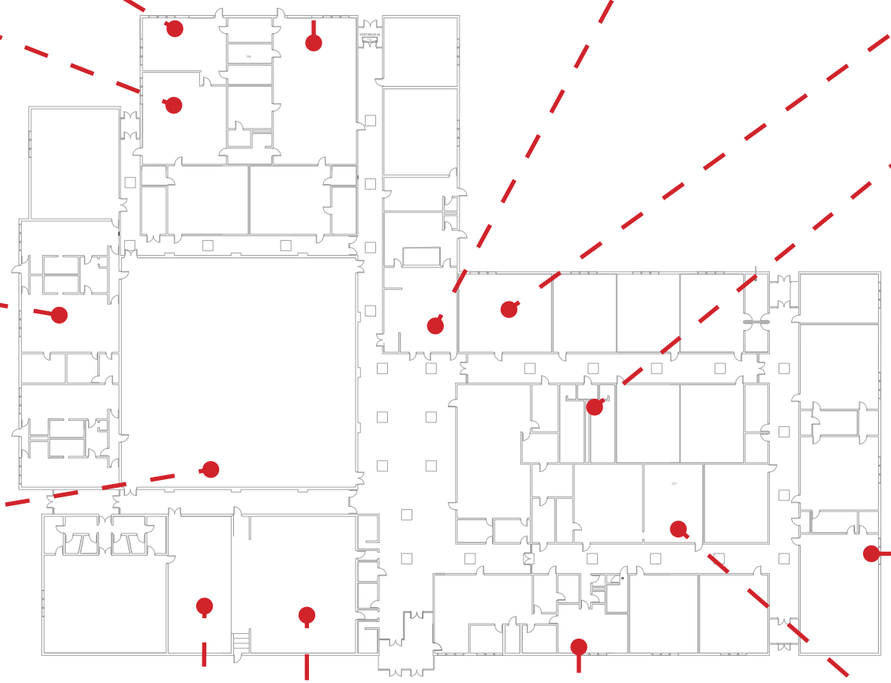


Shop

Kitchen

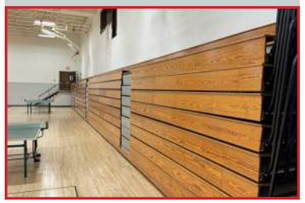
FCS Room

Restrooms



Locker Rooms

Bleachers



Lab Stations

Theatrical Lighting

Auditorium

Cafeteria

Staff Lounge

Classroom

ARCHITECTURAL: EXTERIOR CONDITIONS

HOME OF THE KNIGHTS

UNION MIDDLE SCHOOL

UNION MIDDLE SCHOOL
EXTERIOR CONDITIONS OVERVIEW

FAIR

EXTERIOR CONDITIONS OVERVIEW

EXTERIOR CONDITIONS

1) DOORS & OPENINGS		
a). Aluminum door and frame w/ sidelite	⊙	Good condition
2) WALLS		
a). Brick masonry cavity wall	⊙	Good condition.
3) WINDOWS		
a). Aluminum	⊙	Mapes panels fading. 1/4" non-insulated glazing.
4) ROOF		
a). Section A,C,F	⊙	Adhered EPDM. Unknown installation. Clean debris off roof, watch bubbling patches and repair. 5-10 years remaining but may be longer.
b). Section B,D,E	⊙	Adhered EPDM. Repair patches as needed. 10+ years remaining.
c). Skylights	⊙	Some skylights show signs of cracking and eminent failure. Roofing around curbs is in fair condition in most areas. Plan for continued maintenance and observance.
5) SITE		
a). Sidewalks	⊙	Most areas in good condition.
b). Parking	⊙	New asphalt at main access drive
c). Parking south/west	⊙	Fair condition, however may not be utilized daily
d). Landscaping	⊙	Good condition. No concerns identified

SYSTEMS IDENTIFIED

1. 60mm Adhered EPDM over cover board and rigid insulation.
2. Bar joist with metal deck roof structure.
3. Aluminum windows w/ single pane 1/4" glazing.
4. Brick masonry cavity wall exterior construction.

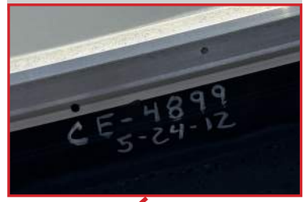
TOP RECOMMENDATIONS

1. Perform repairs needed to extend useful life of roof.
2. Plan to replace roof in 5-10 years.
3. Monitor exterior vent covers and brick infill if needed.
4. Plan to replace windows in 5-10 years.
5. Maintain and repair skylights as needed. Many may need replaced in 3-5 years.

Exterior Condition

Roof Condition

Roof Markings



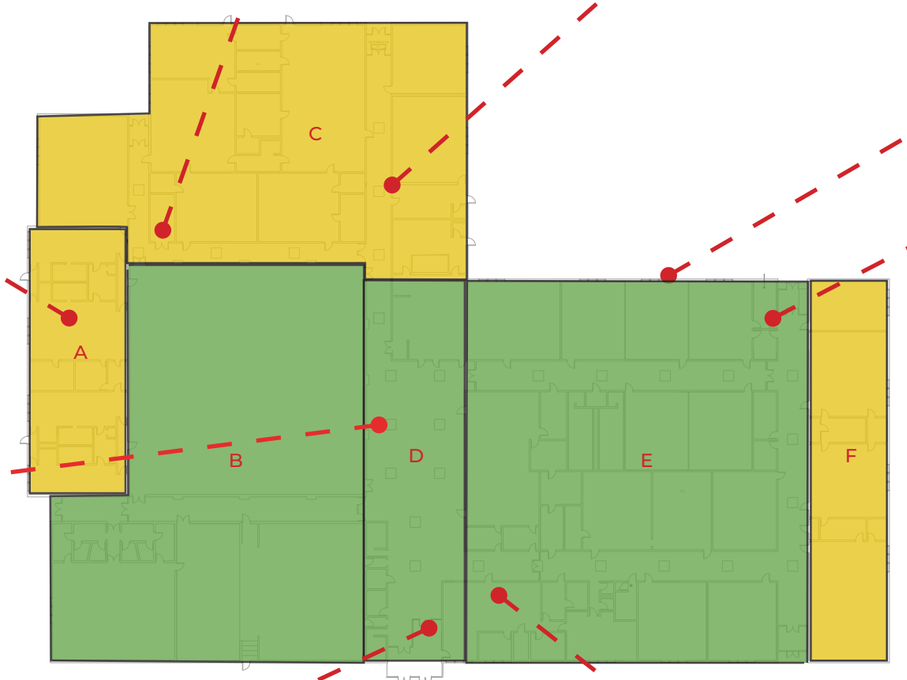
Track Condition

Exterior Condition
Unit Ventilator Covers

Roof Condition

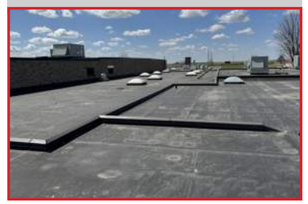
Roof Condition

Skylight



Roof Condition

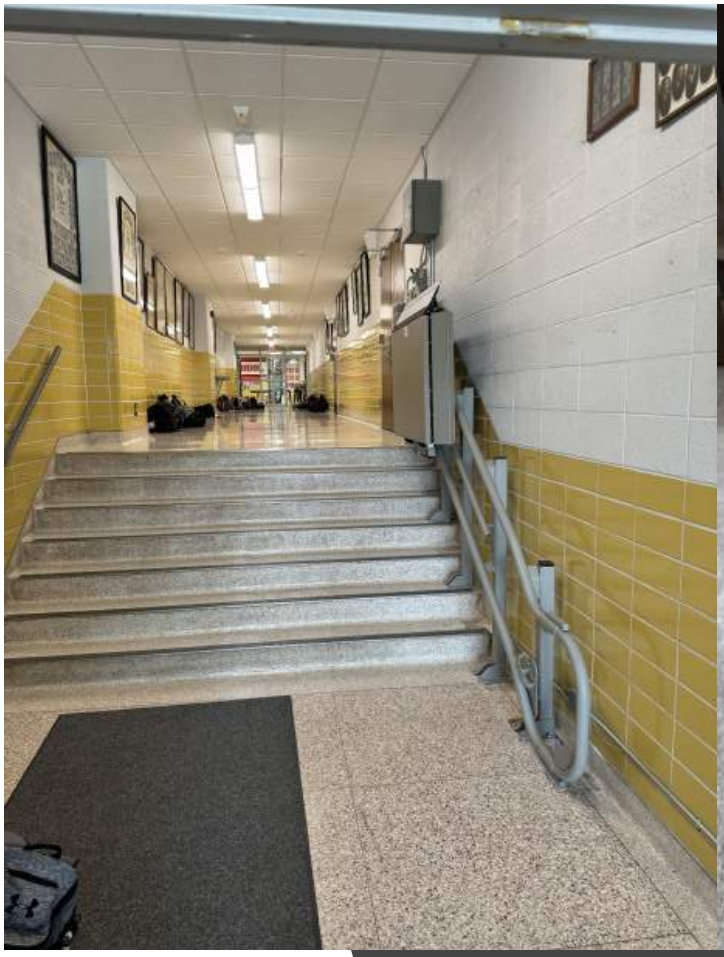
Roof Condition



MAP KEY

- 0-5 years remaining life
- 5-10 years remaining life
- 10+ years remaining life

UNION MIDDLE SCHOOL
EXTERIOR CONDITIONS OVERVIEW



ACCESSIBILITY (ADA) CONDITIONS

HOME OF THE KNIGHTS

UNION MIDDLE SCHOOL

UNION MIDDLE SCHOOL
ACCESSIBILITY CONDITIONS OVERVIEW

POOR

ACCESSIBILITY CONDITIONS OVERVIEW

ACCESSIBILITY CONDITIONS

1) BUILDING ENTRANCE	⊙	Meets requirements.
2) CASEWORK		
a.) Counters with sinks	⊙	Meets requirements.
b.) Transaction counters	⊙	Some meet requirements.
c.) Workstation counters	⊙	Some meet requirements.
3) DOOR CLEARANCES		
a.) Maneuvering	⊙	Most meet requirements.
b.) Push / pull	⊙	Most meet requirements.
c.) Thresholds	⊙	Most meet requirements.
4) DOOR HARDWARE	⊙	Most meet requirements.
5) DRINKING FOUNTAINS	⊙	Most meet requirements.
6) PARKING STALLS	X	N/A
7) VERTICAL CONVEYANCE		
a.) Lift	⊙	Meets requirements.
b.) Stairs	⊙	Do not meet requirements
8) TOILET ROOMS		Optional space for notes.
a.) 5' Wheel Clearance	⊙	Some meet requirements.
b.) Accessible Stall	⊙	Most meet requirements.
c.) Grab Bars	⊙	Most meet requirements.
d.) Showers	⊙	Original locker rooms do not meet req. Renovated locker rooms meet req.

SYSTEMS IDENTIFIED

1. Floor and ground surfaces.
2. Accessible routes.
3. Entrance doors.
4. Ramps and curb ramps.
5. Means of egress.
6. Loading zones.
7. Drinking fountains.
8. Toilet rooms.
9. Signage.

TOP RECOMMENDATIONS

1. Replace all knob style door hardware.
2. Add room signage with tactile markings.
3. Add all required space clearances and grab bars for accessible restrooms.
4. Improve accessibility at toilet and shower areas in locker rooms.
5. Add platform lift to west for improved accessibility to that area of the facility.

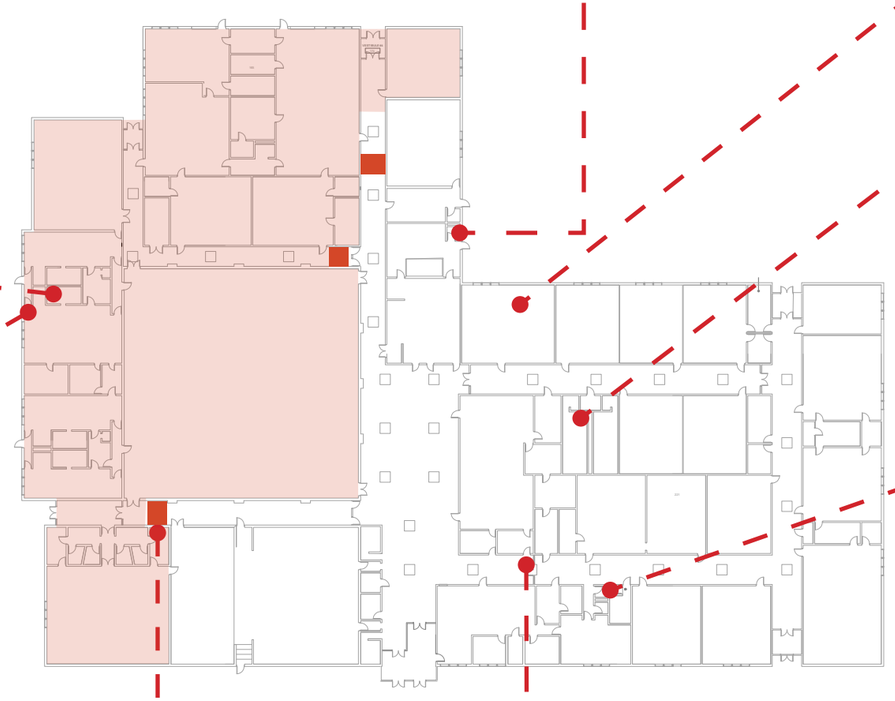
Kitchen Restroom

FCS Stations

Restrooms

Locker Room Showers

Staff Restroom



Locker Room Restrooms

This lower area served by a single platform lift located in music wing and only accessed through gymnasium.

Platform Lift

Door Hardware

LIFE & PHYSICAL SAFETY CONDITIONS

HOME OF THE KNIGHTS

UNION MIDDLE SCHOOL

UNION MIDDLE SCHOOL

LIFE & PHYSICAL SAFETY CONDITIONS OVERVIEW

GOOD

LIFE & PHYSICAL SAFETY CONDITIONS OVERVIEW

LIFE & PHYSICAL SAFETY CONDITIONS

1) FIRE ALARM SYSTEM		
a). Notifier System	⊙	New in 2022.
b). CO Detection	⊙	New in 2022.
2) FIRE SUPRESSION		
a). Fire Sprinkler System	X	N/A
b). Fire Extinguishers	⊙	Coverage seems adequate.
c). Kitchen Hood Supression	⊙	
d). FCS Room Hood	⊙	Hood not present over oven / range.
3) EMERGENCY LIGHTING		
a). Emergency Egress Lighting	⊙	New in 2022.
4) EXIT LIGHTING		
a). Exit Signage / Lights	⊙	New In 2020 / 2022.
5) ACCESS CONTROL SYSTEM		
a). Door Access Control	⊙	New in 2022.
6) PUBLIC ADDRESS SYSTEM		
a). Paging System	⊙	New in 2022.
7) DAS EMERGENCY RADIO		
a). Distributed Antenna System	X	N/A

SYSTEMS IDENTIFIED

1. Secure entry is present.
2. Honeywell fire alarm system new in 2022 throughout.
3. Central inverter / battery emergency lighting egress lighting.
4. VOIP phone / paging system.
5. IP based access control system.

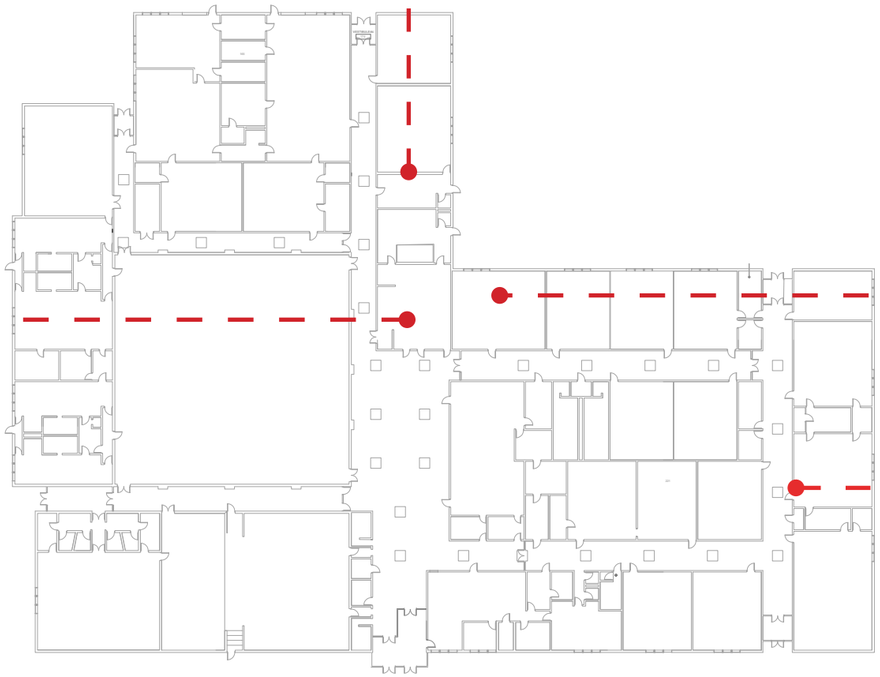
TOP RECOMMENDATIONS

1. Add recirculation hood over oven / range.
2. Add fire sprinkler system with any large future remodels or renovations.

Fire Alarm Panel

FCS Ranges

Kitchen Hood



Fire Extin-guisher

MECHANICAL SYSTEM CONDITIONS

UNION MIDDLE SCHOOL

UNION MIDDLE SCHOOL
MECHANICAL CONDITIONS OVERVIEW

GOOD

MECHANICAL CONDITIONS OVERVIEW

MECHANICAL CONDITIONS

1) CENTRAL HEATING PLANT		
a). HW Boiler	⊙	Boilers are past the end of useful life.
b). HW piping	⊙	HW piping is nearing the end of useful life.
3) AIR HANDLING EQUIPMENT		
a). RTU's	⊙	New in 2019 & 2020
b). Locker Room ERV	⊙	New in 2020
c). Exhaust Systems	⊙	Some fans are still older.
4) TERMINAL EQUIPMENT		
a). VRF Fan Coils	⊙	New in 2020
b). Unit Heaters	⊙	Most are original
5) TEMPERATURE CONTROLS		
a). Trane BAS	⊙	New in 2020
6) DOMESTIC WATER SYSTEM		
a). Service	⊙	Size / capacity is adequate.
b). Piping	⊙	Piping is starting to show signs of wear.
7) HOT WATER SYSTEM		
a). Water Heater(s) & Circulation Pumps	⊙	Near the end of useful life.
b). Piping	⊙	Hot wter and circulation piping is generally near the end of useful life.
c). Water Softener	⊙	Water softner is near the end of its useful life.
8) PLUMBING FIXTURES		
a). Toilets / Urinals / Lavatories	⊙	Some older fixtures, mostly manual flush
9) SANITARY SEWER SYSTEM	⊙	No apparant issues.
10) STORM WATER SYSTEM	⊙	No apparent issues.

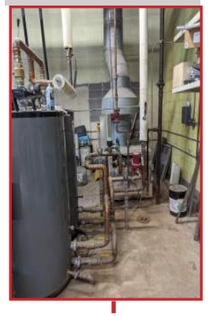
SYSTEMS IDENTIFIED

1. Heating water boiler serving minimual equipment such as unit heaters.
2. Trane RTU's.
3. Mitsubishi VRF / split system.
4. Trane BAS.
5. Gas water heater with storage tanks and circulation pumps.
6. Culligan water softener.

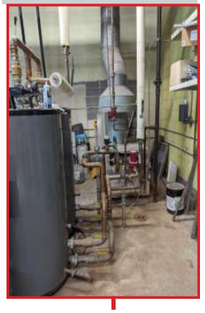
TOP RECOMMENDATIONS

1. Replace the domestic hot water heater. Storage tanks are in good shape and could remain.
2. Replace the water softener.
3. Decommission the boiler and replace remaining hot water unit heaters with electric.
4. Replace hot water unit heaters and cabinet heaters with electric units.
5. Replace plumbing fixtures as part of restroom remodels.

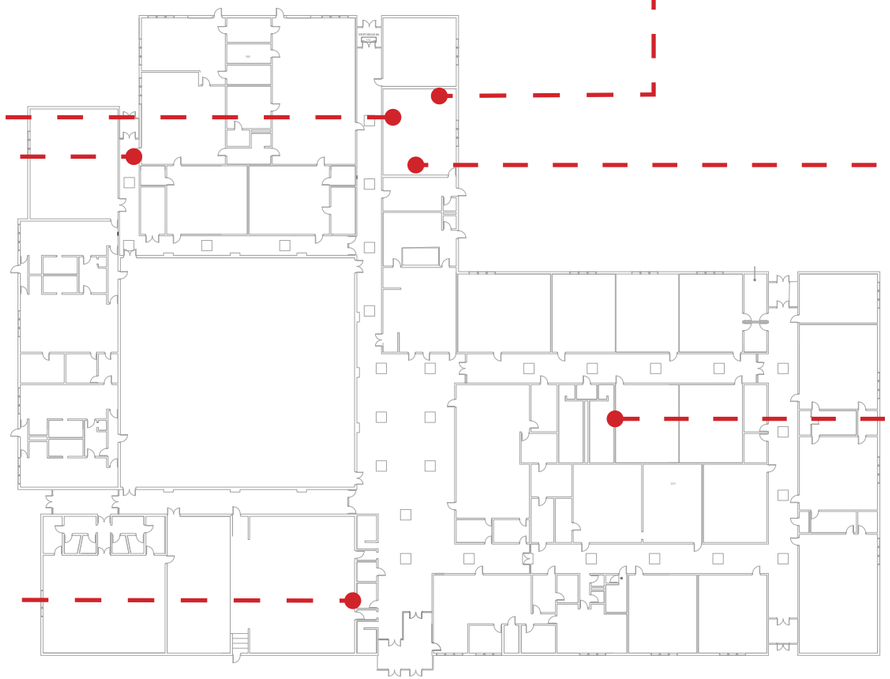
Domestic Water Heater



Heating Water Boiler



Water Softener



Older Plumbing Fixtures

Remaining Hot Water Unit Heater Controls

Older Plumbing Fixtures

UNION MIDDLE SCHOOL
MECHANICAL CONDITIONS OVERVIEW

ELECTRICAL SYSTEM CONDITIONS

HOME OF THE KNIGHTS

UNION MIDDLE SCHOOL

UNION MIDDLE SCHOOL
ELECTRICAL CONDITIONS OVERVIEW

GOOD

ELECTRICAL CONDITIONS OVERVIEW

ELECTRICAL CONDITIONS

1) MAIN ELECTRIC SERVICE		
a). Size / Capacity	⊙	New in 2020
b). Switchgear / Main Panel	⊙	New in 2020.
2) DISTRIBUTION SYSTEM		
a). Branch Panelboards	⊙	Several still original
b) Wiring	⊙	Original panels should be checked for common neutral wire
4) LIGHTING		
a) Fixtures	⊙	New in 2019 / 2020.
b). Lighting Levels	⊙	Lighting levels are generally good throughout.
c). Controls	⊙	New in 2019 / 2020.
d). Exterior & Site Lighting	⊙	The majority of the exterior lighting has been updated to LED.

SYSTEMS IDENTIFIED

1. New 2,000 amp Siemens main switchboard / distribution panel in 2020.
2. New LED lighting in 2019 and 2020.
3. New lighting controls / occupancy sensors in 2019 and 2020.
4. Several areas still have original branch panelboards.

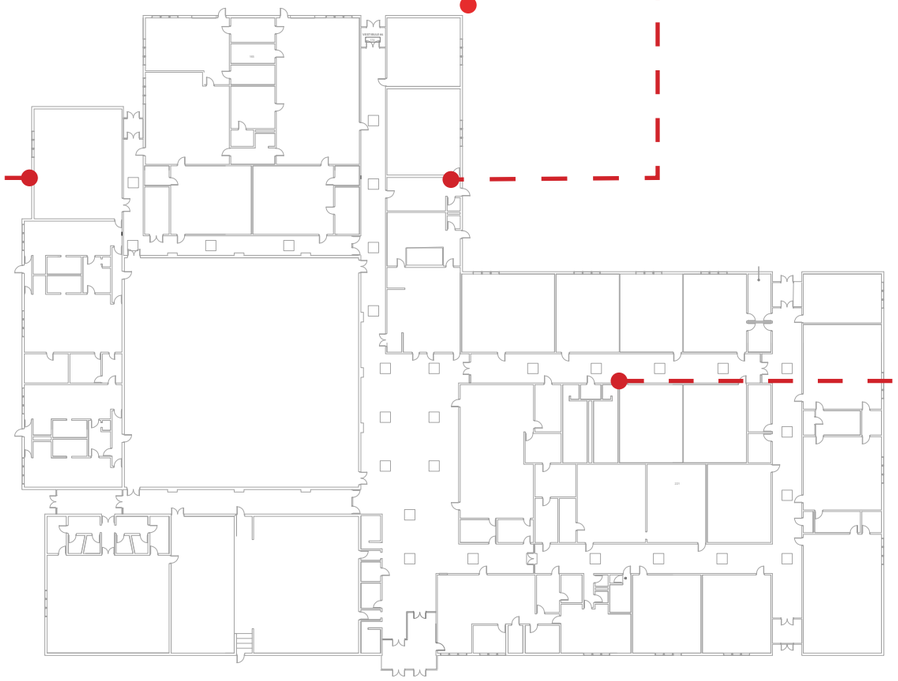
TOP RECOMMENDATIONS

1. Replace remaining branch panel-boards with new as needed.
2. Verify existing wiring at original branch panelboards for common neutral and proper grounding.

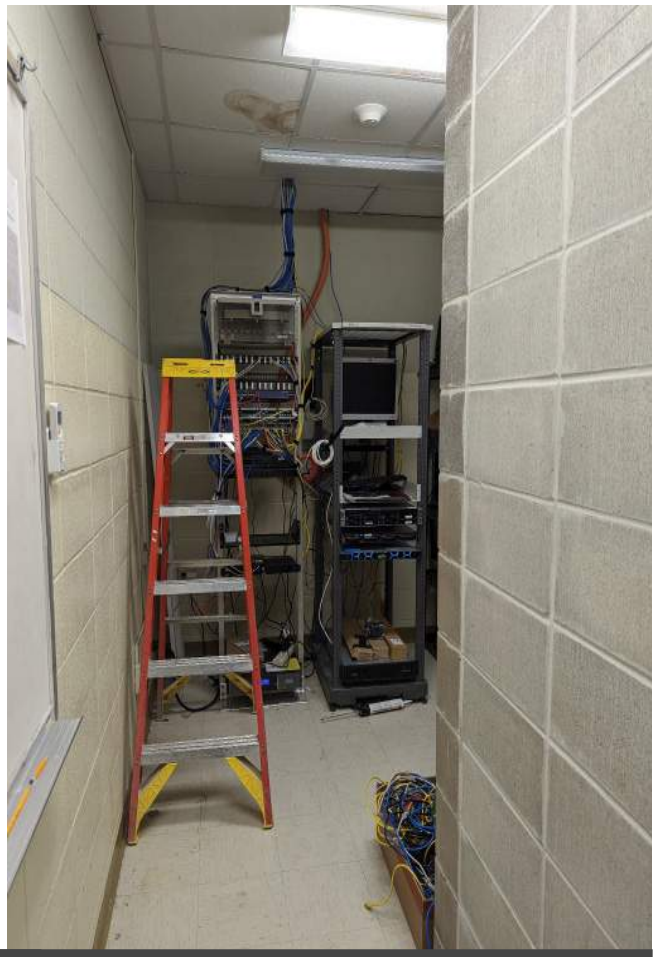
Transformer

New Electric MDP

Older Electrical Panel



Older Electrical Panel



TECHNOLOGY SYSTEM CONDITIONS

HOME OF THE KNIGHTS

UNION MIDDLE SCHOOL

UNION MIDDLE SCHOOL
TECHNOLOGY CONDITIONS OVERVIEW

GOOD

TECHNOLOGY CONDITIONS OVERVIEW

TECHNOLOGY CONDITIONS

1) CABLING SYSTEMS		
a). Cabling	⊙	Generally in good shape
2) CLASSROOM A/V SYSTEMS		
a). Display boards / TV's	⊙	Mostly projectors
3) CLOCK SYSTEM		
a). Master Clock System	⊙	New in 2022
4) VIDEO SURVEILLANCE SYSTEM		
a). Security Camera System	⊙	New in 2022

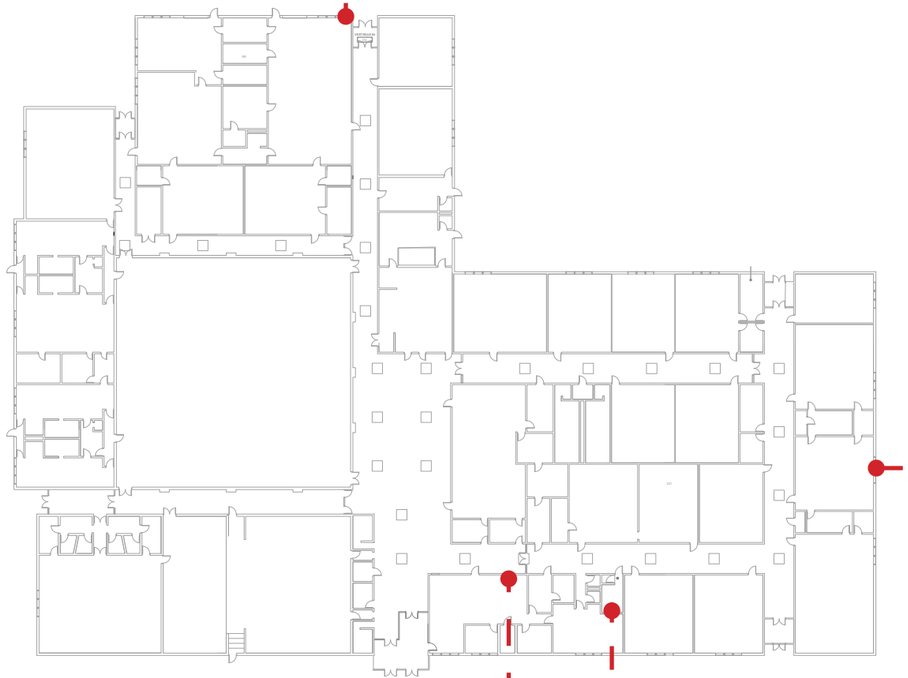
SYSTEMS IDENTIFIED

1. Sapling master clock system.
2. VOIP phone / paging system.
3. Axis security cameras with video storage.
4. Projector classroom display / technology.

TOP RECOMMENDATIONS

1. Standardize classroom technology as needed.
2. Update any remaining cabling that is not Cat 5E or Cat 6.

Exterior Camera



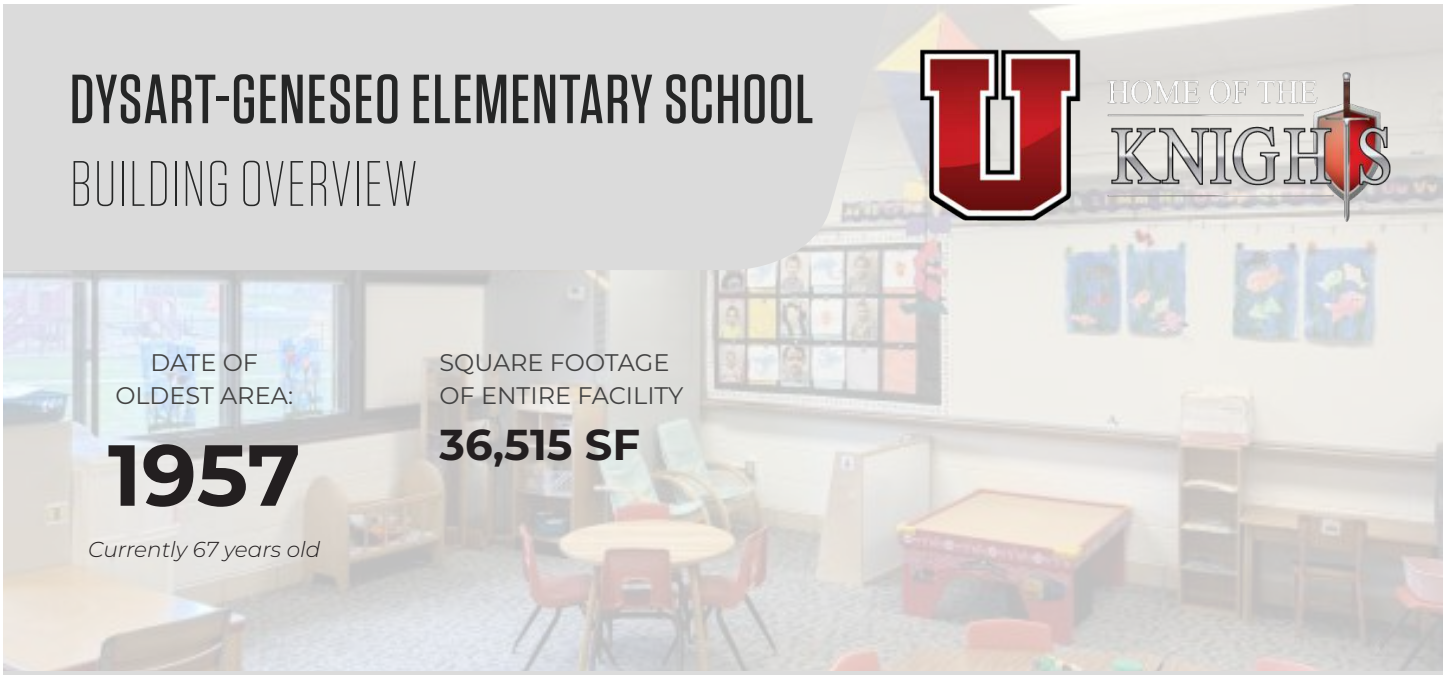
Classroom Projector and TV

Master Clock

Network Rack

DYSART-GENESEO ELEMENTARY SCHOOL

BUILDING OVERVIEW



DATE OF OLDEST AREA:

1957

Currently 67 years old

SQUARE FOOTAGE OF ENTIRE FACILITY

36,515 SF

BUILDING PROFILE

Dysart-Geneseo (DG) Elementary School serves approximately 217 students in grades PK-5. From the 1969 construction 2010 classroom, there has been continuous focus on improving the facility over the years. Most areas have been improved and are in good condition at this time.

TOTAL BUILDINGS ASSESSED

1 building

TOTAL ACRES

*Per Black Hawk Assessor

6.5 acres

GRADES SERVED

PK through 5th grade

STUDENT POPULATION

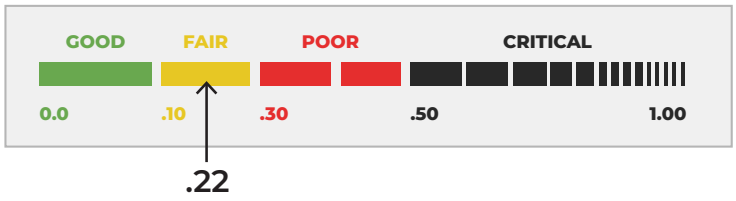
*Per 2023/2024 DE Enrollment Data

217 students

BUILDING FCI SCORE

Dysart-Geneseo Elementary School has a building FCI score of .22 as of the 2024 assessment.

$$FCI = \frac{\text{Cost of maintenance and repair deficiencies}}{\text{Current replacement value of the facility (s)}}$$



ASSESSMENT KEY

Good Condition
New or well maintained; no action required unless noted.

Fair Condition
Satisfactorily maintained; no immediate action required.

Poor Condition
Under maintained or aged; replacement or repair is recommended soon.

Critical Condition
Severely under maintained or aged to near expiration; replacement or repair is recommended as soon as feasibly possible.

DG ELEMENTARY SCHOOL
BUILDING CONDITIONS OVERVIEW

GOOD

ARCHITECTURAL CONDITION

The facility has undergone some improvements over the years including HVAC and some interior improvements. Overall the building appears to meet the educational needs of students and staff and provides ample space. Continue to maintain and implement ongoing improvements to modernize the learning environment. The building envelope is performing well at this time. Implement routine maintenance and repair to extend its useful life.

FAIR

ACCESSIBILITY CONDITIONS (ADA)

No elevation changes occur within the building or site.
Most occupiable areas are on an accessible path.
Most door hardware is lever style.
Outdoor play area/structures can be more inclusive.

FAIR

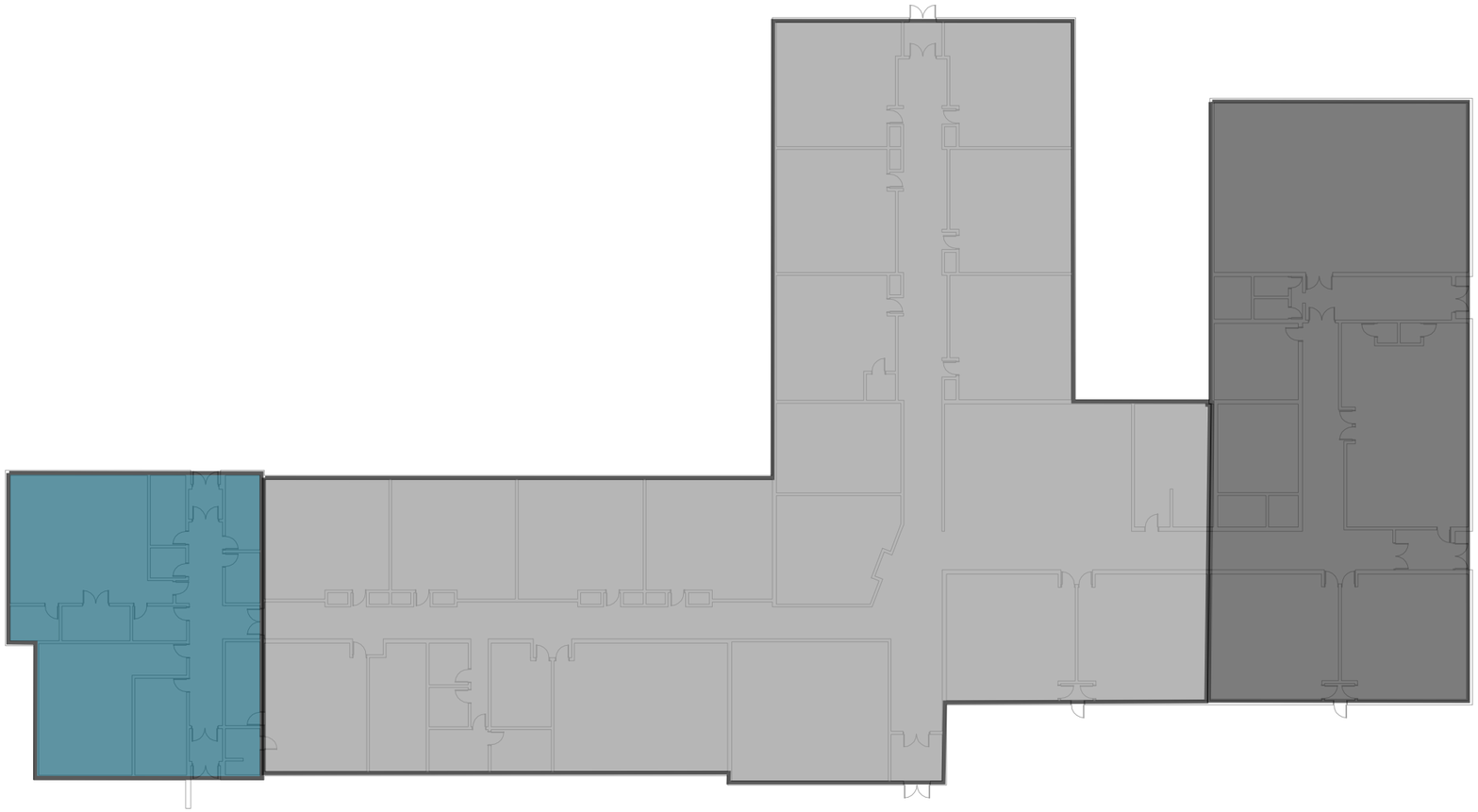
LIFE & PHYSICAL SAFETY CONDITIONS

The majority of the facilities life and physical safety systems are generally in fair shape. The fire alarm system and emergency egress lighting will need updated with any major renovations.

FAIR

BUILDING SYSTEM CONDITIONS (MEPT)

Most of the MEPT systems are in fair to good shape, with most of the equipment or systems excep the gym and some electrical panels having been replaced with the 2010 remodel and addiiton.



DG ELEMENTARY SCHOOL
SITE MAP

1957 Construction
This wing serves the main educational classrooms and kitchen/cafeteria and admin programming.

1969 Addition
This addition serves 2 classrooms, preschool and the gym.

2010 Addition
This addition serves 2 classrooms and other supplemental educational spaces.

ARCHITECTURAL: INTERIOR CONDITIONS

HOME OF THE KNIGHTS

DYSART-GENESEO ELEMENTARY SCHOOL

DG ELEMENTARY SCHOOL
INTERIOR CONDITIONS OVERVIEW

GOOD

INTERIOR CONDITIONS OVERVIEW

INTERIOR CONDITIONS

1) CEILINGS		
a). 2x2 tile and grid	⊙	Some good/ some could be improved
2) DOORS & OPENINGS		
a). Wood door w/ hollow metal frame	⊙	Replace knob style hardware where present. Doors in fair condition.
3) FLOORING		
a). VCT	⊙	3-5 years remain. Plan to replace on rotation
b). Carpet	⊙	Start replacing older areas on a rotation
4) MISCELLANEOUS		
a). Casework/Countertops	⊙	Some have been updated. Some are original. Consider replacement of original casework
b). Lockers	⊙	Located in hallway. Meets needs.
c). Bleachers	X	None present
5) WALLS		
b). CMU walls painted	⊙	Mostly in good condition. Repaint where outdated.

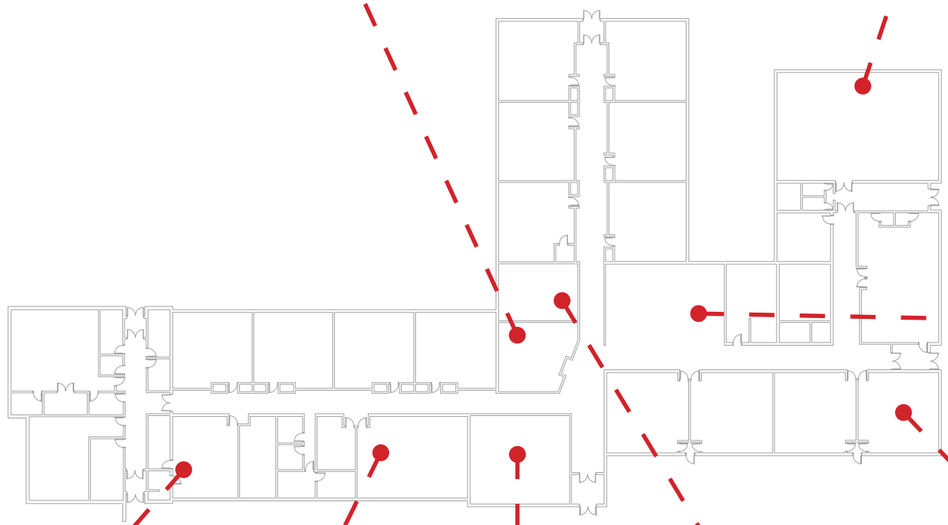
SYSTEMS IDENTIFIED

1. Interior partitions are CMU block.
2. Ceilings are 2x2 ceiling tile and grid.
3. Carpet tile, VCT, and terrazzo flooring.
4. Built-in casework and countertops.
5. Pedestal and floor mounted lockers in corridors.

TOP RECOMMENDATIONS

1. Plan for carpet replacement rotation.
2. Plan for VCT replacement rotation.
3. Consider replacing outdated casework in classrooms.
4. Consider updating classroom restrooms to be accessible and more user-friendly.

DG ELEMENTARY SCHOOL
INTERIOR CONDITIONS OVERVIEW



Staff Lounge

Typical Classroom

Gym

Cafeteria

Art Room

Library

Nurse

Restroom

Classroom

ARCHITECTURAL: EXTERIOR CONDITIONS

HOME OF THE KNIGHTS

DYSART-GENESEO ELEMENTARY SCHOOL

DG ELEMENTARY SCHOOL
EXTERIOR CONDITIONS OVERVIEW

FAIR

EXTERIOR CONDITIONS OVERVIEW

EXTERIOR CONDITIONS

1) DOORS & OPENINGS		
a). Aluminum door and frame w/ sidelite	⊙	Good condition.
2) WALLS		
a). Brick masonry cavity wall	⊙	Good condition.
3) WINDOWS		
a). Aluminum	⊙	Windows have been replaced at some point, however do not appear to meet energy requirements. Plan for replacement in 10 years. Address failing caulk.
4) ROOF		
a). Section A	⊙	Adhered EPDM. 2010 installation. Good Condition. 10+ years remaining.
b). Section B/E	⊙	Standing Seam Metal Roofing. Visibly fair condition. Some areas of standing water leading to rusting. Monitor and plan to replace in 10+ years.
c). Section C	⊙	Adhered EPDM. Assumed 2018 install date, however may be older. Add drain guard. Appears to be performing well.
d). Section D	⊙	Adhered EPDM. Known 2018 Install date. Continue to maintain. Appears to be performing well.
e). Gutters/Downspouts	⊙	Downspouts are direct piped away from building. Gutters appear to be in fair condition.
5) SITE		
a). Sidewalks	⊙	Most areas in good condition.
b). Parking	⊙	Parking appears to be in fair condition.
c). Playground	⊙	Structures appear to be in fair condition. Surface is pea gravel. Consider replacing with rubber.
d). Drive Aisle	⊙	Concrete is cracked and deteriorating. Plan to overlay or replace.

SYSTEMS IDENTIFIED

1. 60mm Adhered EPDM over cover board and rigid insulation.
2. Standing seam metal roof with gutters and downspouts
3. Aluminum frame windows with mapes insulated panels
4. Brick masonry cavity wall

TOP RECOMMENDATIONS

1. Continue to maintain roofing.
2. Address gutter/downspout issue outside of cafeteria.
3. Consider repairing driveway in 3-5 years.
4. Re-caulk windows where failing.

Playground

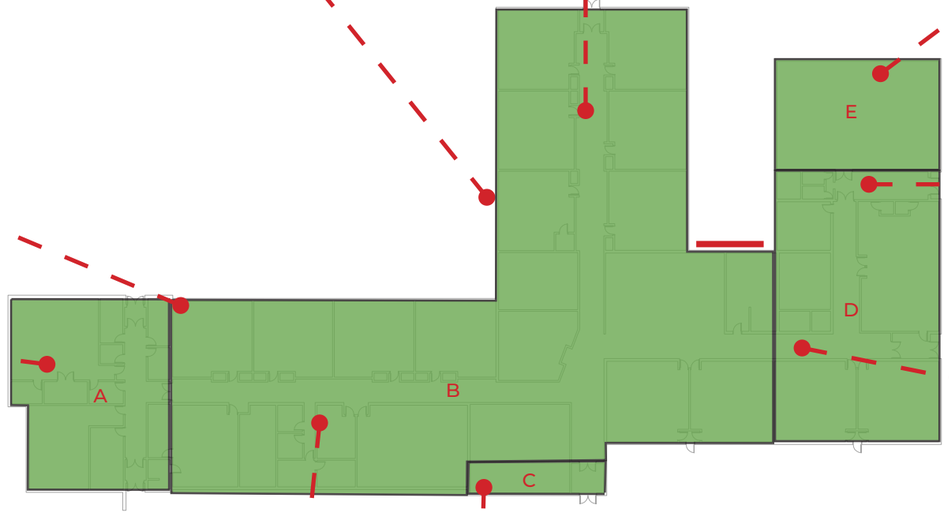
Window

West Classroom Wing Standing Seam Metal

Review Drainage

Gym Upper Roof Standing Seam Metal

Window Caulking



Install date: 11-27-2018

Adhered EPDM 2010

Adhered EPDM Roofing

Playground

Standing Seam Metal Roof

EPDM Install date unknown

Playground

Drive Lane

MAP KEY

- 0-5 years remaining life
- 5-10 years remaining life
- 10+ years remaining life

DG ELEMENTARY SCHOOL
EXTERIOR CONDITIONS OVERVIEW

ACCESSIBILITY (ADA) CONDITIONS

HOME OF THE KNIGHTS

DYSART-GENESEO ELEMENTARY SCHOOL

DG ELEMENTARY SCHOOL
ACCESSIBILITY CONDITIONS OVERVIEW

FAIR

ACCESSIBILITY CONDITIONS OVERVIEW

ACCESSIBILITY CONDITIONS

1) BUILDING ENTRANCE	⊙	Meets requirements.
2) CASEWORK		
a.) Counters with sinks	⊙	Meets requirements.
b.) Transaction counters	⊙	Some meet requirements.
c.) Workstation counters	⊙	Some meet requirements.
3) DOOR CLEARANCES		
a.) Maneuvering	⊙	Most meet requirements.
b.) Push / pull	⊙	Most meet requirements.
c.) Thresholds	⊙	Most meet requirements.
4) DOOR HARDWARE	⊙	Most meet requirements.
5) DRINKING FOUNTAINS	⊙	Most meet requirements.
6) PARKING STALLS	⊙	Meets requirements
7) RAILINGS		
a.) Ramp railings	X	No ramps on site
8) TOILET ROOMS		
a.) 5' Wheel Clearance	⊙	Some meet requirements. Classrooms and gym do not
b.) Accessible Stall	⊙	Some meet requirements. Classrooms and gym do not
c.) Grab Bars	⊙	Add grab bars where missing
9) PLAYGROUND		
a.) Accessible surfacing	⊙	Hard play areas are accessible. Soft play areas are not.
b.) Accessible structures	⊙	Structures in gravel are not accessible.

SYSTEMS IDENTIFIED

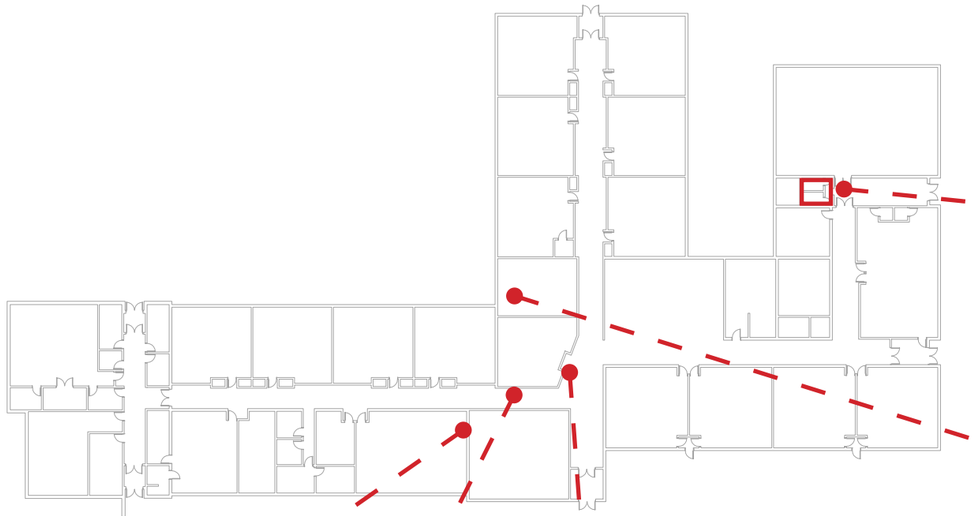
1. Floor and ground surfaces.
2. Accessible routes.
3. Entrance doors.
4. Ramps and curb ramps.
5. Means of egress.
6. Loading zones.
7. Drinking fountains.
8. Toilet rooms.
9. Signage.

TOP RECOMMENDATIONS

1. Replace all knob style door hardware.
2. Add room signage with tactile markings.
3. Add vertical grab bars to accessible restroom stalls where missing.
4. If needed or required, reconfigure classroom restrooms to improve accessibility.

Playground

Playground

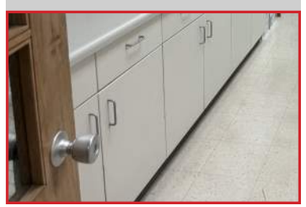


Non-Accessible Restrooms

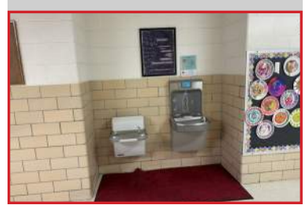
Restroom Stall

Staff Restroom

Door Knob



Drinking Fountain



LIFE & PHYSICAL SAFETY CONDITIONS

HOME OF THE KNIGHTS

DYSART-GENESEO ELEMENTARY SCHOOL

DG ELEMENTARY SCHOOL

LIFE & PHYSICAL SAFETY CONDITIONS OVERVIEW

FAIR

LIFE & PHYSICAL SAFETY CONDITIONS OVERVIEW

LIFE & PHYSICAL SAFETY CONDITIONS

1) FIRE ALARM SYSTEM		
a). Notifier System	⊙	Lacks audio / voice functionality
b). CO Detection	X	Not present
2) FIRE SUPRESSION		
a). Fire Sprinkler System	X	Not present
b). Fire Extinguishers	⊙	Coverage seems adequate.
c). Kitchen Hood Supression	⊙	Kitchen hood size may not be adequate for equpment
3) EMERGENCY LIGHTING		
a) Fixtures with integraged batteries	⊙	Not all required areas covered
4) EXIT LIGHTING		
a). Exit Signage / Lights	⊙	Battery fixtures
5) ACCESS CONTROL SYSTEM		
a). Door Access Control	⊙	System new in last 5 years
6) PUBLIC ADDRESS SYSTEM		
a). Paging System	⊙	VOIP system
7) DAS EMERGENCY RADIO		
a). Distributed Antenna System	X	Not present

SYSTEMS IDENTIFIED

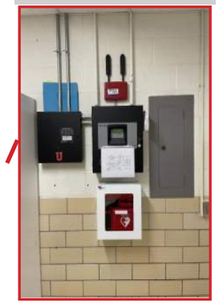
1. Notifier zone style fire alarm system.
2. Emergency lighting fixtures with integral batteries.
3. Exit lighting / signage with internal batteries.
4. VOIP phone and paging system.
5. IP based access control system.
6. IP security cameras.

TOP RECOMMENDATIONS

1. Extend / upgrade the fire alarm system to include voice notifications, add pull stations, smoke detectors and horn / strobes in corridors as necessary.
2. Add CO detection if any gas fired HVAC systems are put in use.
3. Verify if kitchen hood size has adequte coverage for equipment.
4. Add emergency lighting to spaces that now require it (such as electrical rooms).
5. Add wet pipe fire sprinkler system to areas as they are renovated or remodeled.
6. Verify if DAS radio system is needed.

Exit Sign

Fire Alarm Panel



Exit Signage and Egress Light

Kitchen Hood

Fire Extinguisher

MECHANICAL SYSTEM CONDITIONS

HOME OF THE KNIGHTS

DYSART-GENESEO ELEMENTARY SCHOOL

DG ELEMENTARY SCHOOL
MECHANICAL CONDITIONS OVERVIEW

FAIR

MECHANICAL CONDITIONS OVERVIEW

MECHANICAL CONDITIONS

1) CENTRAL EQUIPMENT		
a). Geothermal Loop Pumps	⊙	New in 2010
b). Heating Water Boiler	⊙	Past useful life, serves minimal equipment
2) AIR HANDLING EQUIPMENT		
a). Library / Cafe / Resource RTUs	⊙	New in 2010
b). 2009 Addition / Kitchen / Reading ERV	⊙	New in 2009
c). Gym AHU	⊙	Past its useful life
d). Exhaust Systems	⊙	Most are at least 15 years old
4) TERMINAL EQUIPMENT		
a). Geothermal Heat Pumps	⊙	New in 2009 and 2010
5) TEMPERATURE CONTROLS		
a). Electric thermostats	⊙	Standard thermostats / no BAS.
b). Trane BAS	⊙	Limited functionallity
6) DOMESTIC WATER SYSTEM		
a). Service	⊙	Size appears adequate.
b). Piping	⊙	No apparent leaks
7) HOT WATER SYSTEM		
a). Water Heater(s) & Circulation Pumps	⊙	Showing signs of age
b). Piping	⊙	Visible piping / no apparent leaks.
8) PLUMBING FIXTURES		
a). General Toilet / Urinal / Lavs	⊙	Mostly older manual flush fixtures.
9) SANITARY SEWER SYSTEM	⊙	No apparent issues
10) STORM WATER SYSTEM	⊙	No apparent issues

SYSTEMS IDENTIFIED

1. Heating water boiler and pump.
2. Taco geothermal loop pumps.
3. Trane and York RTUs.
4. Airdale unit ventilators.
5. Rheem tank type water heater.
6. Laars water heater with storage tank.
7. Trane BAS.
8. Gym air handling unit with hot water heat.
9. Preschool unit ventilator with hot water heat.

TOP RECOMMENDATIONS

1. Replace gym air handling unit with-new unit that is electric or gas fired.
2. Replace preschool unit ventilator with electric or heat pump unit.
3. Replace Laars water heater.
4. Decommission heating water system.
5. Replace plumbing fixtures as re-stroom remodeling is necessary.
6. Begin planning for replacing heat pumps in the next 5-7 years.

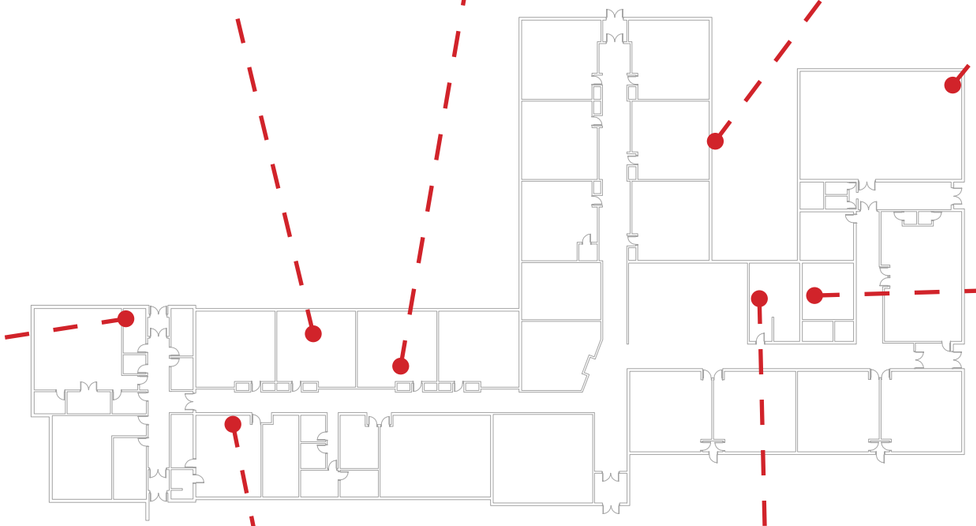
Trane RTU

Classroom Restroom

Vertical Unit Ventilator

Gym Unit Heater

Geothermal Pumps

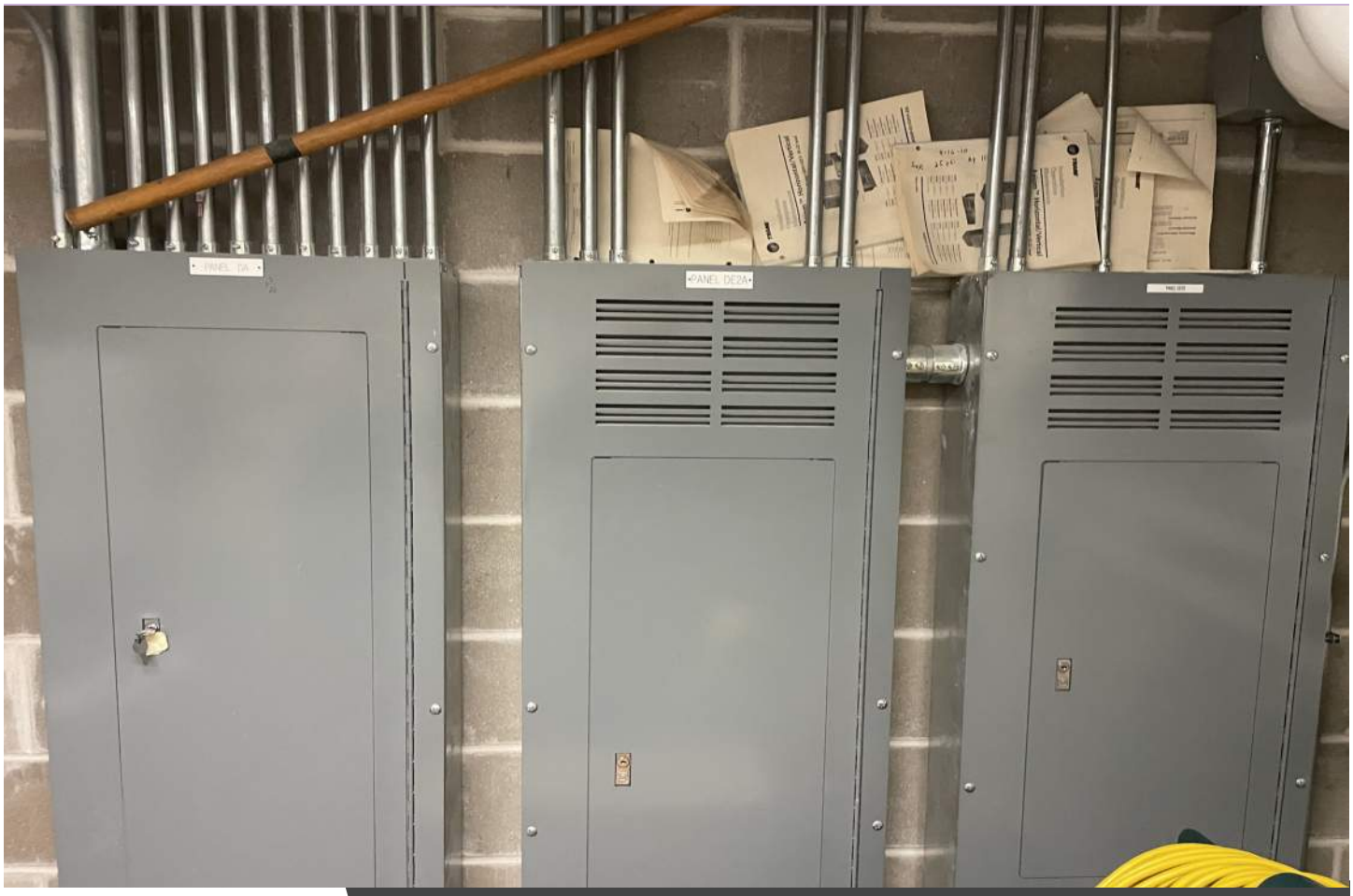


Water Heater and Storage Tank

Trane BAS Sensor

Kitchen Ventilation

DG ELEMENTARY SCHOOL
MECHANICAL CONDITIONS OVERVIEW



ELECTRICAL SYSTEM CONDITIONS

HOME OF THE KNIGHTS

DYSART-GENESEO ELEMENTARY SCHOOL

DG ELEMENTARY SCHOOL
ELECTRICAL CONDITIONS OVERVIEW

FAIR

ELECTRICAL CONDITIONS OVERVIEW

ELECTRICAL CONDITIONS

1) MAIN ELECTRIC SERVICE		
a). Size / Capacity	⊙	New service in 2010.
b). Switchgear / Main Panel	⊙	New in 2010.
c). Original Main Panel	⊙	Original 208/120V MDP.
2) DISTRIBUTION SYSTEM		
a). Square D Panels	⊙	New in 2010.
b). Trumball Panels	⊙	Original from 1960s..
c). Wiring	⊙	Remaining original panelboards may have shared neutral and non-compliant grounding.
3) LIGHTING		
a). Classrooms / areas with LED fixtures	⊙	LED fixtures and automatic controls.
b). Classrooms / areas with fluorescent fixtures	⊙	Fixtures in fair shape.
c). Lighting Levels	⊙	Lighting levels are generally good throughout.
d). Lighting Controls	⊙	Mostly manual throughout, few areas with automatic control.
e). Exterior & Site Lighting	⊙	Mix of LED and HID on building, HID parking lot lights.

SYSTEMS IDENTIFIED

1. Square D 800 amp 480 / 277V MDP.
2. ACME 400 amp 208 / 120V MDP backfed from new Square D MDP.
3. Square D branch panelboards.
4. Trumball branch panelboards.
5. Few areas with LED light fixtures and some automatic controls / occupancy sensors.
6. T8 and T5 fluorescent light fxitures with mostly manual switch control.
7. Mix of LED and HID exterior and parking lot lighting.

TOP RECOMMENDATIONS

1. Replace original ACME 208 / 120V MDP.
2. Replace original Trumball panel-boards.
3. Replace fluorescent lighting with LED lights.
4. Add automatic lighting controls.
5. Replace non-tamper resistant recep-tacles with tamper resistant devices.

Fluorescent Lighting

2010 Transformer

Original Electrical Panels

2010 Electrical Panels

Manual Light Switches

Site Lighting

Non Tamper Resistant Receptacle

DG ELEMENTARY SCHOOL
ELECTRICAL CONDITIONS OVERVIEW

TECHNOLOGY SYSTEM CONDITIONS

HOME OF THE KNIGHTS

DYSART-GENESEO ELEMENTARY SCHOOL

DG ELEMENTARY SCHOOL
TECHNOLOGY CONDITIONS OVERVIEW

GOOD

TECHNOLOGY CONDITIONS OVERVIEW

TECHNOLOGY CONDITIONS

1) CABLING SYSTEMS		
a). Cabling	⊙	Generally in good shape
2) CLASSROOM A/V SYSTEMS		
a). Display boards / TV's	⊙	Mostly projectors
3) CLOCK SYSTEM		
a). Master Clock System	⊙	Older system
4) VIDEO SURVEILLANCE SYSTEM		
a). Security Camera System	⊙	New within the last 4 years

SYSTEMS IDENTIFIED

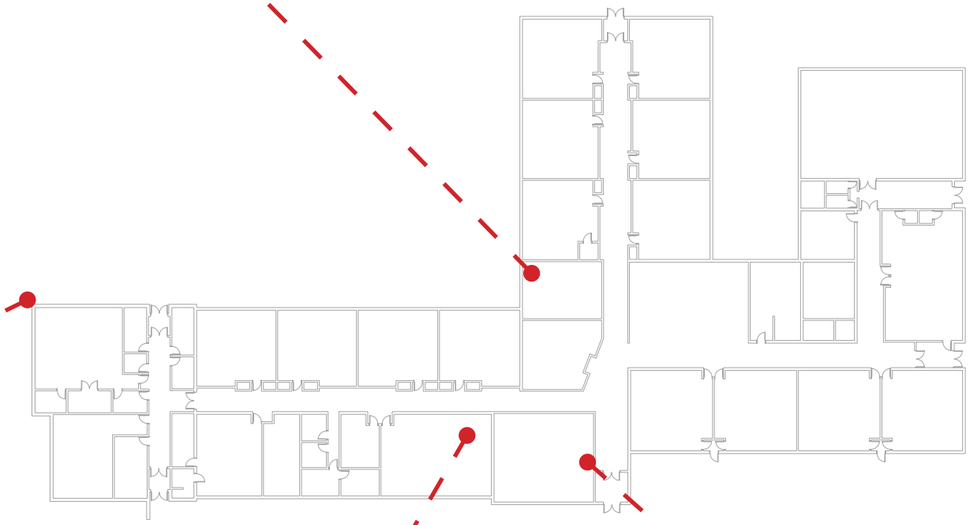
1. IP based security camera system.
2. Older Sapling master clock.
3. Projector technology in classrooms.

TOP RECOMMENDATIONS

1. Update / replace Sapling master clock system similar to HS and MS.

Typical Classroom Projector

Exterior Security Camera

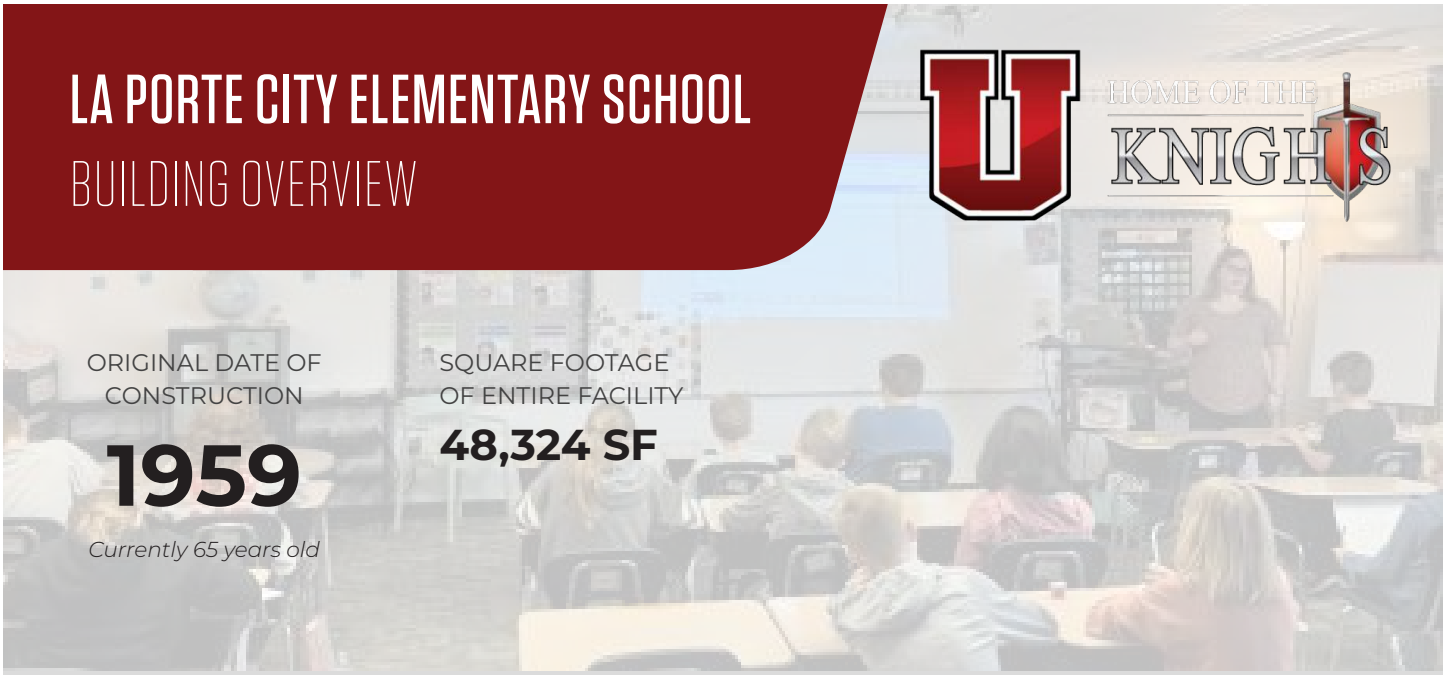


Network Cabinet

Security Camera at Front Desk

LA PORTE CITY ELEMENTARY SCHOOL

BUILDING OVERVIEW



ORIGINAL DATE OF CONSTRUCTION

1959

Currently 65 years old

SQUARE FOOTAGE OF ENTIRE FACILITY

48,324 SF

BUILDING PROFILE

La Porte City (LPC) Elementary School serves approximately 264 students in grades PK-5. From the 1959 building through the latest 2010 improvements, the facility has served the district well and will continue to do so into the future.

TOTAL BUILDINGS ASSESSED

1 building

TOTAL ACRES

*Per Black Hawk County Assessor

14.7 acres

GRADES SERVED

PK through 5th grade

STUDENT POPULATION

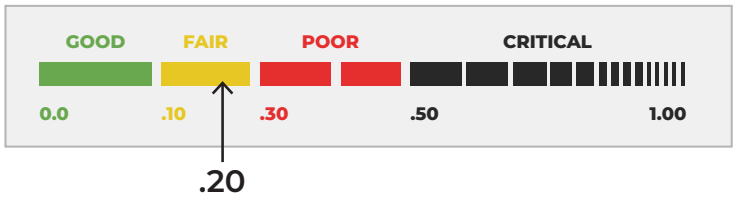
*Per 2023/2024 DE Enrollment Data

264 students

BUILDING FCI SCORE

La Porte City Elementary School has a building FCI score of .20as of the 2024 assessment.

$$FCI = \frac{\text{Cost of maintenance and repair deficiencies}}{\text{Current replacement value of the facility (s)}}$$



ASSESSMENT KEY

Good Condition
New or well maintained; no action required unless noted.

Fair Condition
Satisfactorily maintained; no immediate action required.

Poor Condition
Under maintained or aged; replacement or repair is recommended soon.

Critical Condition
Severely under maintained or aged to near expiration; replacement or repair is recommended as soon as feasibly possible.

LPC ELEMENTARY SCHOOL
BUILDING CONDITIONS OVERVIEW

FAIR

ARCHITECTURAL CONDITION

Overall the learning environment is comfortable and the building meets the needs for students and teachers. The last large improvement took place approximtaly 14 years ago with the building addition and HVAC upgrade. Due to age and building occupancy, this facility could benefit from interior finish updates along with some exterior improvements noted.

GOOD

ACCESSIBILITY CONDITIONS (ADA)

The building is on a single level and flat site making most areas inherently accessible. The 2010 areas are constructed with updated ADA codes. The 1959 and 1965 areas have some areas of improvement such as door hardware, turning radii, door clearances, and restroom accessories.

FAIR

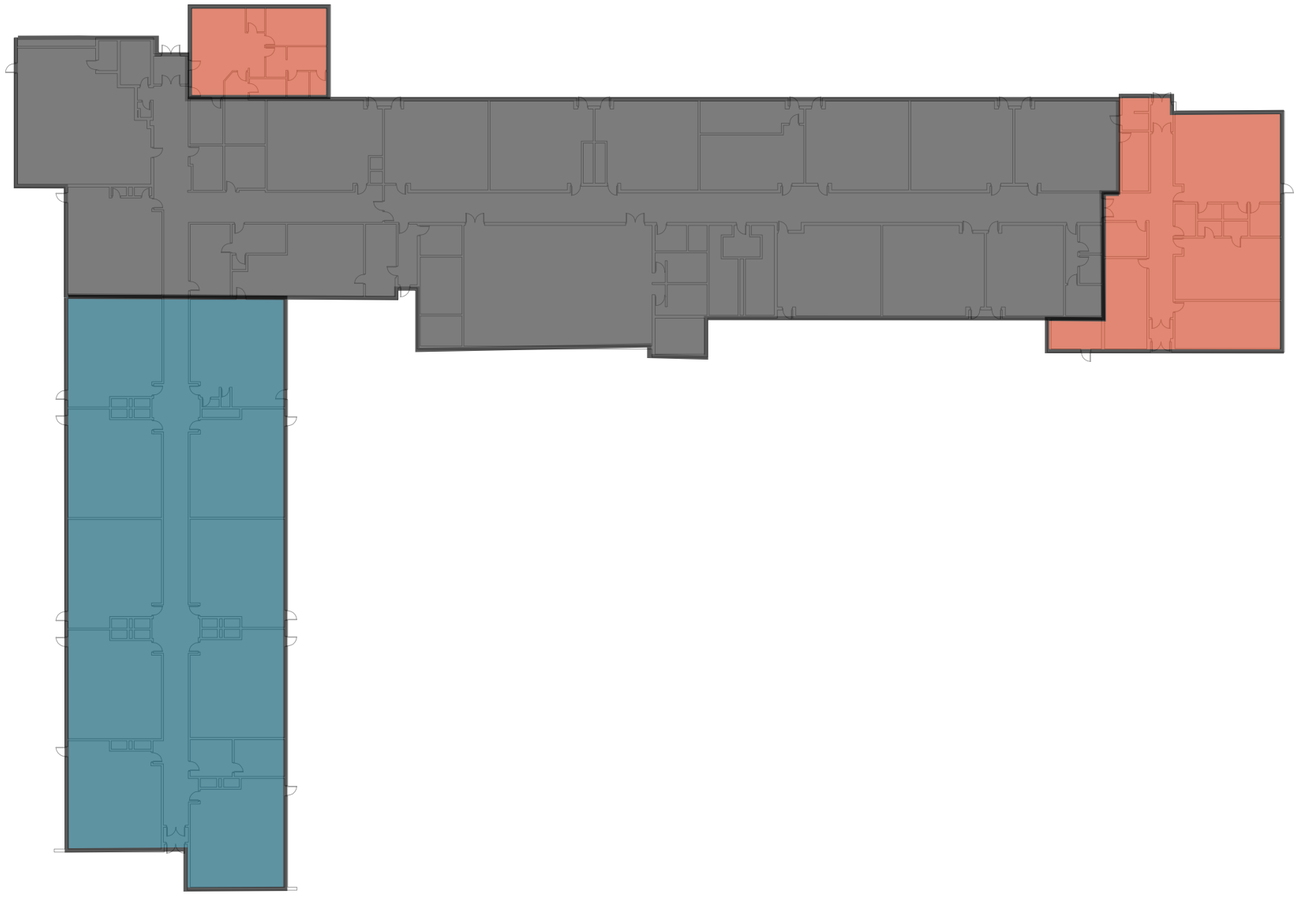
LIFE & PHYSICAL SAFETY CONDITIONS

The majority of the facilities life and physical safety systems are generally in fair shape. The fire alarm system will need addressed with any future renovation, as the panel has been discontinued.

FAIR

BUILDING SYSTEM CONDITIONS (MEPT)

Most of the MEPT systems are in fair to good shape, with most of the equipment or systems except the gym and several electrical panels having been replaced with the 2010 remodel and addition.



1959 Addition

The original facility includes the media center, gym, kitchen and 12 classroom spaces. This area underwent a renovation in 2010.

1965 Addition

This addition included 10 classrooms for lower elementary students. The ceilings were replaced in approximately 2010.

2010 Addition

This addition added a new front admin suite and 4 classroom spaces. It is mostly original.

LA PORTE CITY ELEMENTARY SCHOOL

SITE MAP

ARCHITECTURAL: INTERIOR CONDITIONS

HOME OF THE KNIGHTS

LA PORTE CITY ELEMENTARY SCHOOL

LPC ELEMENTARY SCHOOL
INTERIOR CONDITIONS OVERVIEW

FAIR

INTERIOR CONDITIONS OVERVIEW

INTERIOR CONDITIONS

1) CEILINGS		
a). 2x2 grid and tile 2010 and newer	⊙	Continue to maintain.
b). Not updated areas	⊙	Kitchen/Storage
2) DOORS & OPENINGS		
a). Wood door w/ hollow metal frame	⊙	-Replace knob style hardware where present. -Consider replacing classroom doors with wire glass lites -Consider replacing door hardware with class-rooms lockingv
3) FLOORING		
a). Carpet 1959 wing	⊙	Start replacing on a schedule
b). VCT	⊙	STart replacing on a schedule
c). Terrazzo	⊙	Hallways. Good condition.
d). Wood Stage	⊙	Refinish or replace if used as stage again.
4) MISCELLANEOUS		
a). Casework/Countertops	⊙	Original equivpment. Plan for replacement.
5) WALLS		
a). Plaster/gypsum painted	⊙	Mostly in good condition. Repaint where outdated.
b). CMU walls painted	⊙	Mostly in good condition. Repaint where outdated.

SYSTEMS IDENTIFIED

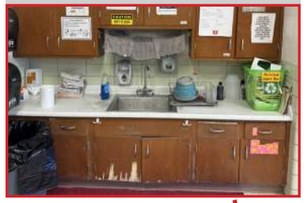
1. 2010 Additions include carpet tile, VCT, tile, terrazzo, 2x2 lay in ceiling, and CMU wall construction

TOP RECOMMENDATIONS

1. Replace floor finish on rotating schedule.
2. Replace casework and countertops that are original to the facility.

Media Center

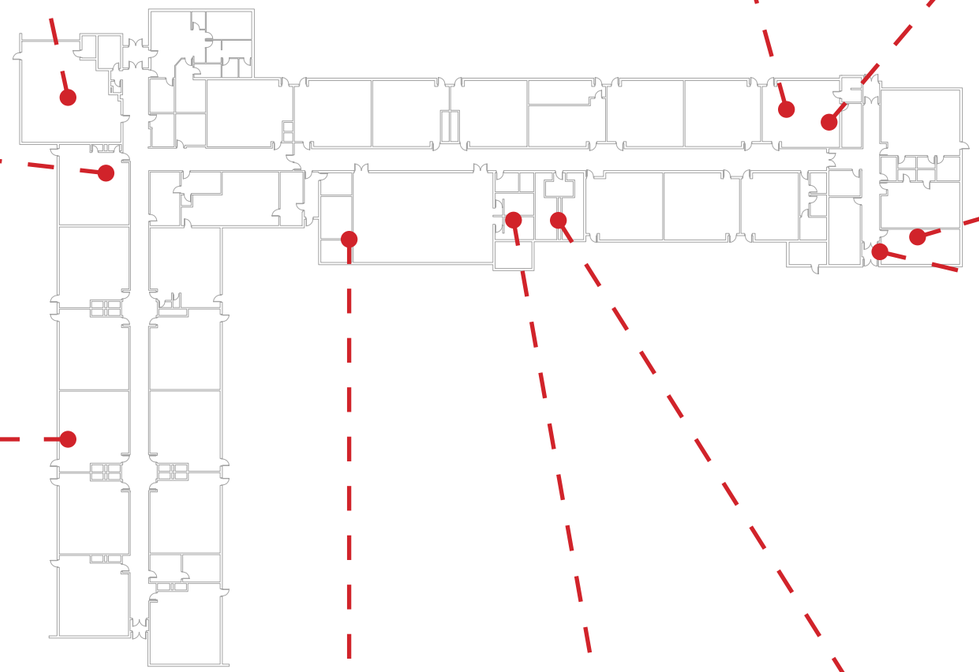
Art Casework



Art Classroom

Classroom Casework

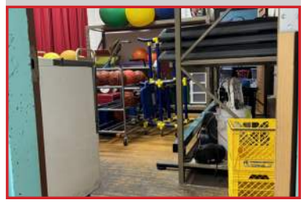
Classroom Casework



2010 Classroom

Corridor

Stage



Gym RR

Restrooms

ARCHITECTURAL: EXTERIOR CONDITIONS

HOME OF THE KNIGHTS

LA PORTE CITY ELEMENTARY SCHOOL

LPC ELEMENTARY SCHOOL
EXTERIOR CONDITIONS OVERVIEW

FAIR

EXTERIOR CONDITIONS OVERVIEW

EXTERIOR CONDITIONS

1) DOORS & OPENINGS		
a). Aluminum door and frame w/ Insulated Panel Transom	⊙	Good condition
2) WALLS		
a). Brick masonry cavity wall	⊙	Good condition.
3) WINDOWS		
a). Classroom Aluminum	⊙	1/2" insulated glazing
b). Clerestory Gym	⊙	1/4" single pane w/ aluminum frame
4) ROOF		
a). Section A	⊙	Standing seam metal. Fair condition. Monitor for any issues. 50 yr EUL. 10+ years remain
b). Section B	⊙	60mil Adhered EPDM. Appears to be performing well. Repair as needed. 25 year EUL. 5-10 years remain
c). Section C,E	⊙	60 mil Adhered EPDM. Assumed 2010 Installation. Roof section C membrane appears to be performing well, however makes 'crunchy' nois when walking. Monitor. 25 year EUL. 5-10 years remain
d). Section D	⊙	60mil Adhered EPDM. Appears to be performing adequately. Repair as needed. 25 year EUL. 5-10 years remain
5) SITE		
a). Sidewalks	⊙	Most areas in good condition.
b). Door stoops	⊙	Many have settled. Require repair/replacement
c). Parking	⊙	Appears to be in good condition and performing well.
d). Playground equipment	⊙	Appears to be in good condition and performing well.
e). Playground surfacing	⊙	Wood chips in fair condition. Consider installing rubber surfacing in future project

SYSTEMS IDENTIFIED

1. 60mm Adhered EPDM over cover board and rigid insulation.
2. Standing seam metal roofing with gutters and downspouts.
3. Aluminum frame windows with 1/2" insulated glazing.
4. Brick masonry cavity wall.

TOP RECOMMENDATIONS

1. Clean debris from gutters in standing seam metal area.
2. Address membrane pulling on west side of roof section B.
3. Repair/replace gutters.
4. Repair window caulking.
5. Clean brick at front entrance.
6. Address stoops at exterior doors.

Front Entrance

Front Canopy Concrete

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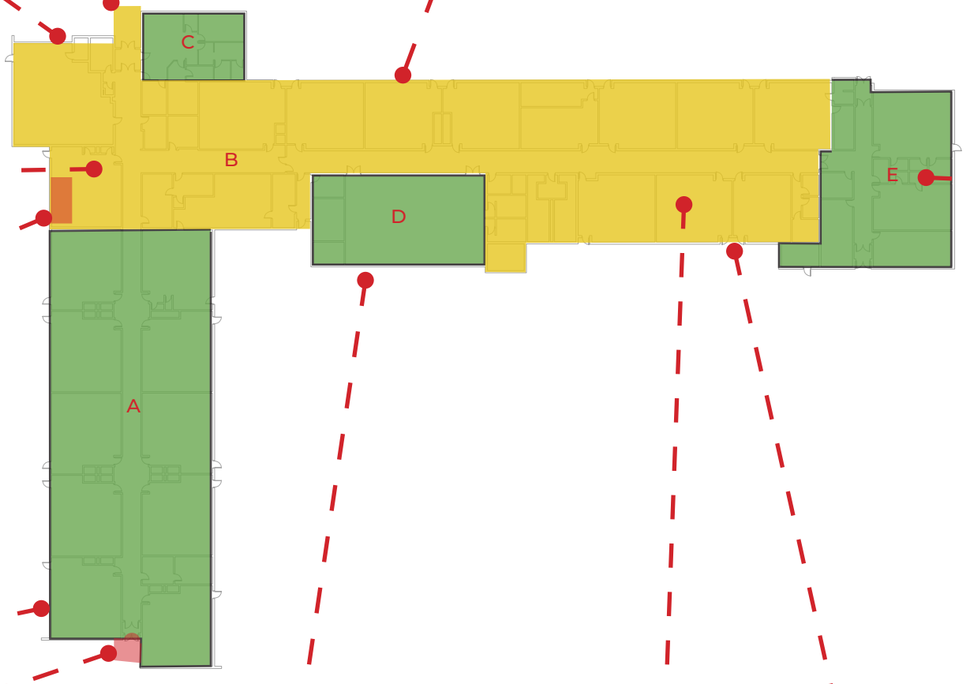


2010 Roof

Membrane Pulling

Windows

Landscaping

Uneven walk

Clerestory Gym Windows

Adhered EPDM Roof

Concrete Stoop

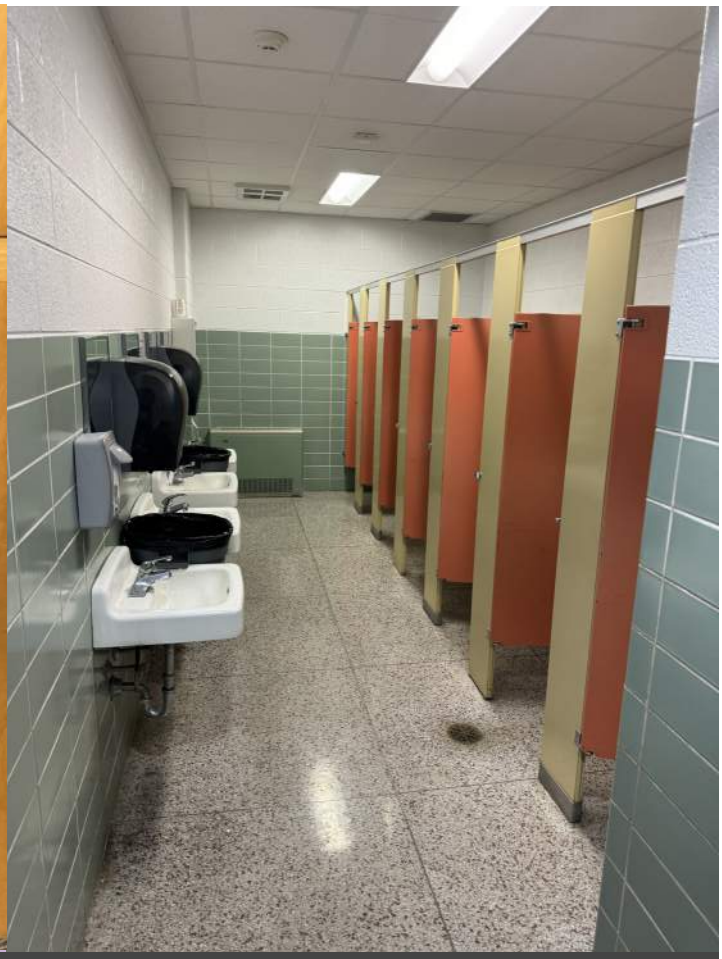
Playground

MAP KEY

- 0-5 years remaining life
- 5-10 years remaining life
- 10+ years remaining life

LA PORTE CITY ELEMENTARY SCHOOL

EXTERIOR CONDITIONS OVERVIEW



ACCESSIBILITY (ADA) CONDITIONS

HOME OF THE KNIGHTS

LA PORTE CITY ELEMENTARY SCHOOL

LPC ELEMENTARY SCHOOL
ACCESSIBILITY CONDITIONS OVERVIEW

GOOD

ACCESSIBILITY CONDITIONS OVERVIEW

ACCESSIBILITY CONDITIONS

1) BUILDING ENTRANCE	⊙	Meets requirements.
2) CASEWORK		
a.) Counters with sinks	⊙	Meets requirements.
b.) Transaction counters	⊙	Some meet requirements.
c.) Workstation counters	⊙	Some meet requirements.
3) DOOR CLEARANCES		
a.) Maneuvering	⊙	Most meet requirements.
b.) Push / pull	⊙	Most meet requirements.
c.) Thresholds	⊙	Most meet requirements.
4) DOOR HARDWARE	⊙	Most meet requirements.
5) DRINKING FOUNTAINS	⊙	Most meet requirements.
6) PARKING STALLS	X	N/A
7) RAILINGS		
a.) Ramp railings	⊙	Meets requirements.
8) TOILET ROOMS		Optional space for notes.
a.) 5' Wheel Clearance	⊙	Most meet requirements.
b.) Accessible Stall	⊙	Most meet requirements.
c.) Grab Bars	⊙	Most meet requirements.
d.) Showers	⊙	Original locker rooms do not meet req. Renovated locker rooms meet req.

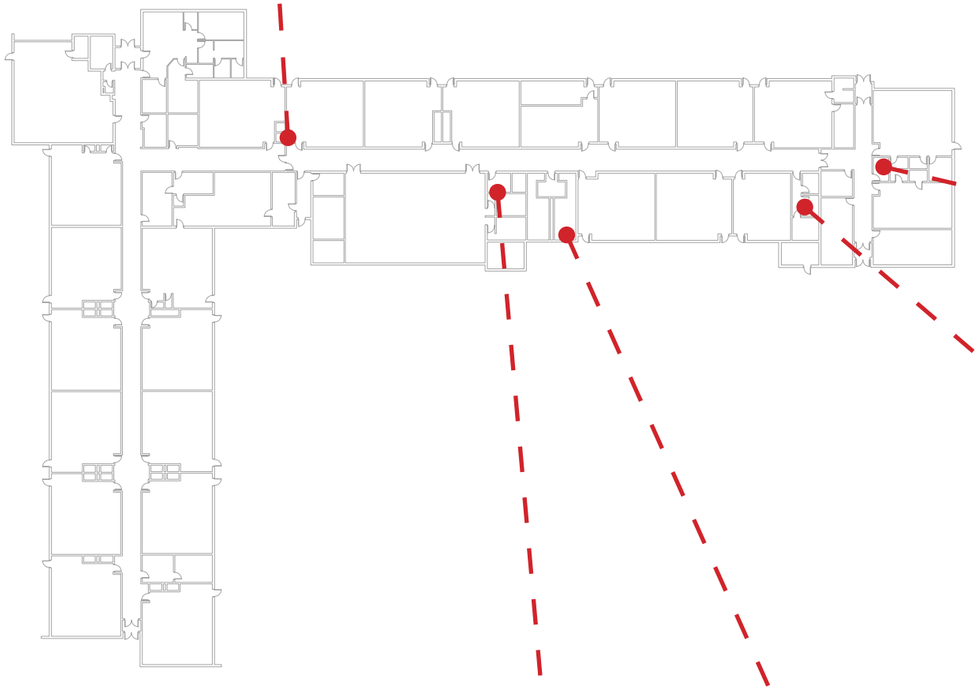
SYSTEMS IDENTIFIED

1. Floor and ground surfaces
2. Accessible routes
3. Entrance doors
4. Ramps and curb ramps
5. Means of egress
6. Loading zones
7. Drinking fountains
8. Toilet rooms
9. Signage
10. Restrooms updated in 2021.

TOP RECOMMENDATIONS

1. Replace all knob style door hardware.
2. Add room signage with tactile markings.
3. Add vertical grab bars to accessible restroom stalls where missing.

Drinking Fountain



Restroom

Door Hardware

Single User Restroom

Restroom

LIFE & PHYSICAL SAFETY CONDITIONS

HOME OF THE KNIGHTS

LA PORTE CITY ELEMENTARY SCHOOL

LPC ELEMENTARY SCHOOL

LIFE & PHYSICAL SAFETY CONDITIONS OVERVIEW

FAIR

LIFE & PHYSICAL SAFETY CONDITIONS OVERVIEW

LIFE & PHYSICAL SAFETY CONDITIONS

1) FIRE ALARM SYSTEM		
a). Fire Alarm System	⊙	Discontinued, lacks audio / voice functionality
b). CO Detection	X	Not present
2) FIRE SUPRESSION		
a)Fire Sprinkler	X	Not present / not required.
b). Fire Extinguishers	⊙	Mount at appropriate heights. Some are too high
c). Kitchen Hood Supression	⊙	Not present
3) EMERGENCY LIGHTING		
a). Fixtures with integrated batteries	⊙	Not all areas covered
4) EXIT LIGHTING		
a). Exit Signage / Lights	⊙	Battery fixtures
5) ACCESS CONTROL SYSTEM		
a). Door Access Control	⊙	System new in last 5 years
6) PUBLIC ADDRESS SYSTEM		
a). Paging System	⊙	VOIP System
7) DAS EMERGENCY RADIO		
a). Distributed Antenna System	⊙	Not present

SYSTEMS IDENTIFIED

1. Silent Knight zone style fire alarm system.
2. Emergency lighting fixtures with integral batteries.
3. Exit lighting / signage with internal batteries.
4. VOIP phone and paging system.
5. IP based access control system.
6. IP security camera system.

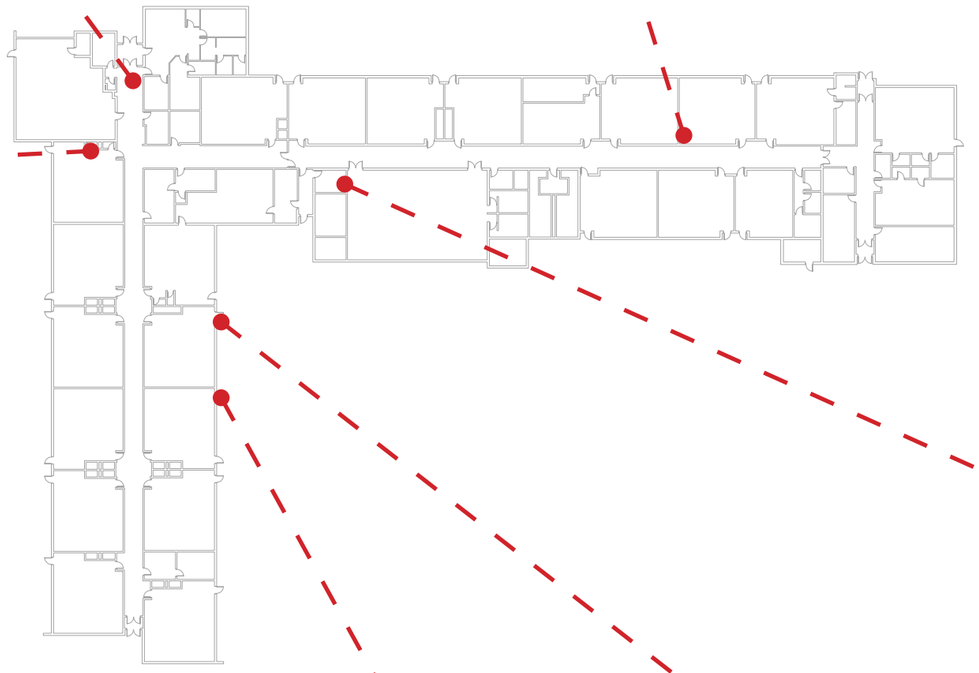
TOP RECOMMENDATIONS

1. Replace discontinued fire alarm panel with one that has audio / voice functionality, smoke detectors and horn / strobes as necessary.
2. Add CO detection if any gas fired HVAC systems are put in use.
3. Add emergency lighting to spaces that now require it (such as electrical rooms).
4. Add wet pipe fire sprinkler system to areas as they are renovated or remodeled.
5. Verify if DAS radio system is needed.

Secure Entrance Interior

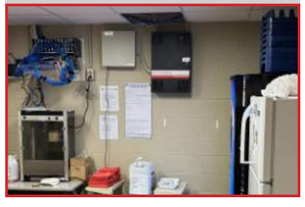
Fire Extinguisher

Fire Alarm Panel

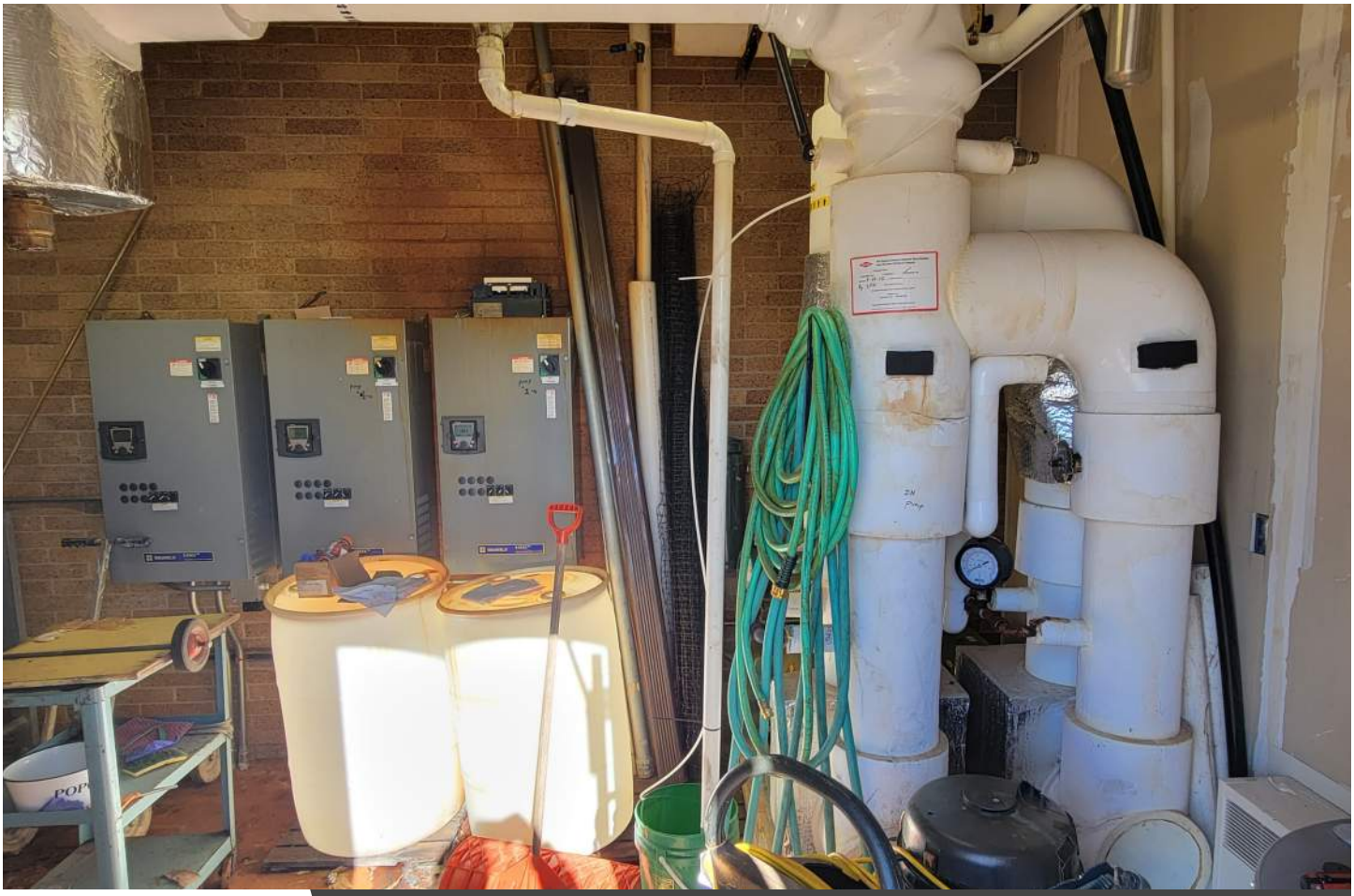


Kitchen Area

Access Control System



Exterior Egress Lighting



MECHANICAL SYSTEM CONDITIONS

HOME OF THE KNIGHTS

LA PORTE CITY ELEMENTARY SCHOOL

LPC ELEMENTARY SCHOOL
MECHANICAL CONDITIONS OVERVIEW

FAIR

MECHANICAL CONDITIONS OVERVIEW

MECHANICAL CONDITIONS

1) CENTRAL HEATING PLANT		
a). Geothermal Loop Pumps	⊙	New in 2010
2) AIR HANDLING EQUIPMENT		
a). Gym Air Handling Unit	⊙	Abandoned in place
b). 2010 Addtion / Kitchen RTUs	⊙	New in 2010
c). Exhaust Systems	⊙	Most at least 15 years old
4) TERMINAL EQUIPMENT		
a). Geothermal Heat Pumps	⊙	New in 2010
5) TEMPERATURE CONTROLS		
a). Trane BAS	⊙	Limited functionallity
b). Electric thermostats	⊙	Units not connected to the Trane BAS.
6) DOMESTIC WATER SYSTEM		
a). Service	⊙	Size appears adequate
b). Piping	⊙	No apparent leaks
7) HOT WATER SYSTEM		
a). Water Heater(s) & Circulation Pumps	⊙	Showing signs of age
b). Piping	⊙	Visible piping / no apparent leaks.
8) PLUMBING FIXTURES		
a). General Toilet / Urinals / Lavs	⊙	Mostly older manual flush fixtures
9) SANITARY SEWER SYSTEM	⊙	No apparent issues
10) STORM WATER SYSTEM	⊙	No apparent issues

SYSTEMS IDENTIFIED

1. Electric heaters in gym.
2. Taco geothermal loop pumps.
3. Trane RTU's.
4. Airedale unit ventilators.
5. AO Smith water heater.
6. Ruud water heater.

TOP RECOMMENDATIONS

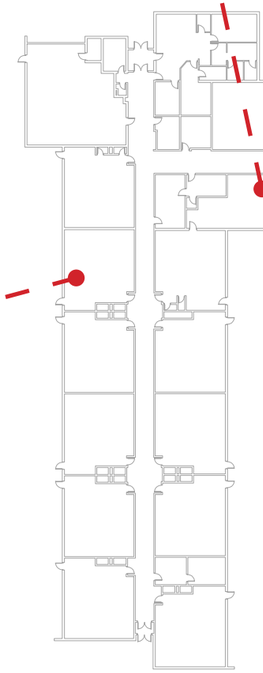
1. Check all filters and replace on a regular schedule.
2. Replace gym air handling unit to provide ventilation and heating and cooling.
3. Replace plumbing fixtures as re-stroom remodeling is necessary.
4. Begin planning for heat pump re-placement in 5-7 years.

Water Heater

Typical Diffuser

RTU / ERV

Typical Thermostat



Airedale Unit Ventilator

Restroom

Restroom

LA PORTE CITY ELEMENTARY SCHOOL

MECHANICAL CONDITIONS OVERVIEW

ELECTRICAL SYSTEM CONDITIONS

HOME OF THE KNIGHTS

LA PORTE CITY ELEMENTARY SCHOOL

LPC ELEMENTARY SCHOOL
ELECTRICAL CONDITIONS OVERVIEW

FAIR

ELECTRICAL CONDITIONS OVERVIEW

ELECTRICAL CONDITIONS

1) MAIN ELECTRIC SERVICE		
a). Size / Capacity	⊙	New service in 2010
b). Switchgear / Main Panel	⊙	New in 2010
c). Original Main Panel	⊙	Original 208 / 120 V MDP
2) DISTRIBUTION SYSTEM		
a). Square D Panels	⊙	New in 2010
b). Original Westinghouse Panels	⊙	Original panels from the 1960s
c) Wiring	⊙	Remaining original panelboards may have shared neutral and non compliant grounding
3) LIGHTING		
a). Fluorescent Lighting	⊙	Fixtures in fair shape
b). Lighting levels	⊙	Most spaces meet industry standard levels, a few are below or spotty
c). Lighting Controls	⊙	Most areas have manual switching, few 2010 areas have automatic controls
d). Exterior & Site Lighting	⊙	Majority is HID

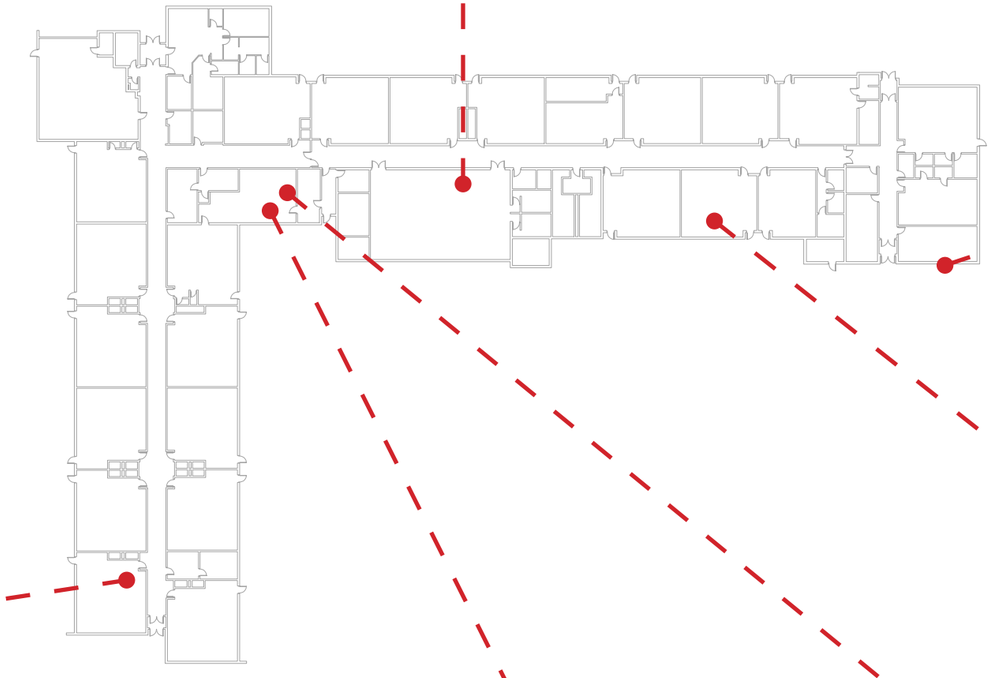
SYSTEMS IDENTIFIED

1. Square D 1,000 amp 480 / 277 V MDP.
2. Original Westinghouse 208 / 120V MDP backfed from new Square D MDP.
3. Square D branch panelboards.
4. Westinghouse branch panelboards.
5. T8 & T5 fluorescent lighting.
6. Manual switches, few areas with occupancy sensors.
7. HID exterior and parking lot lighting.

TOP RECOMMENDATIONS

1. Replace original Westinghouse 208 / 120V MDP.
2. Replace original Westinghouse panelboards.
3. Replace fluorescent lighting with LED lights.
4. Replace exterior and site lighting with LED fixtures.
5. Replace non-tamper resistant receptacles with tamper resistant devices.
6. Add dimming controls or scene controls to rooms with only manual switches.

Gym



Exterior Lighting

Classroom Lighting

Manual Light Switches

Main Gear

Westinghouse Panel

TECHNOLOGY SYSTEM CONDITIONS

HOME OF THE KNIGHTS

LA PORTE CITY ELEMENTARY SCHOOL

LPC ELEMENTARY SCHOOL
TECHNOLOGY CONDITIONS OVERVIEW

GOOD

TECHNOLOGY CONDITIONS OVERVIEW

TECHNOLOGY CONDITIONS

1) CABLING SYSTEMS		
a). Cabling	⊙	Generally in good shape, rack could use some cable management
2) CLASSROOM A/V SYSTEMS		
a). Display boards / TV's	⊙	Mostly projectors
3) CLOCK SYSTEM		
a). Master Clock System	⊙	Older Sapling
4) VIDEO SURVEILLANCE SYSTEM		
a). Security Camera System	⊙	New within the last 4 years

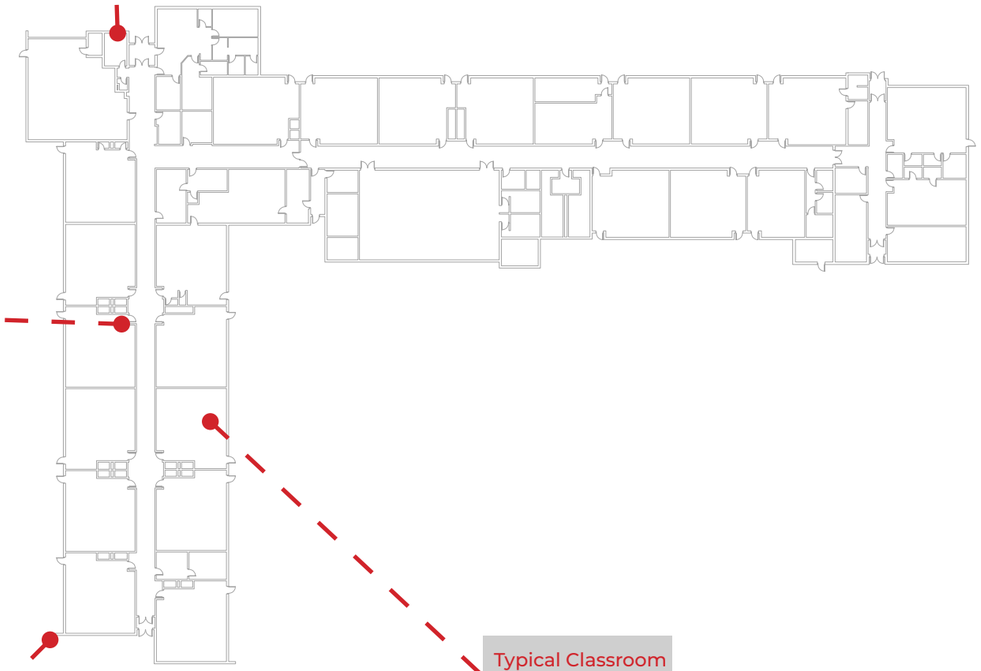
SYSTEMS IDENTIFIED

1. Older Sapling master clock system.
2. IP based security cameras system.
3. Projector technology in most class-rooms.

TOP RECOMMENDATIONS

1. Update / replace master clock system similar to MS / HS.

Data Cabinet



Typical Clock

Securtiy Camera

Typical Classroom Projector

LA PORTE CITY ELEMENTARY SCHOOL

TECHNOLOGY CONDITIONS OVERVIEW

FACILITY HEALTH – SURVEY RESULTS

UNION HIGH SCHOOL FACULTY & STAFF

Reflect on your personal classroom or learning space needs, and identify a minimum of three improvements that would contribute to a more effective and enriching educational experience for your students.

SAFETY

- I only have one exit. With our focus on safety recently, any other way out we can create would give me a big piece of mind.
- FCS room – safety issues: no back-up lighting in case of power failure (windowless classroom).
- We get exhaust fumes from the trucks outside the Ag room. We also get exhaust fumes from the chem. room when they're doing experiments.

MAINTENANCE

- Brick wall, no interior door
- Ceiling tiles need replaced, softer lights, light grey paint color.
- A reasonable temperature maintained daily (when heat is on, classroom is warm enough that windows need to be opened and when the AC is on, it is so cold that students bring blankets, and I open the windows when it is warm outside); Ceiling leaks when it rains and therefore smells musty or like mildew/mold.
- Hand sanitizer dispenser and pencil sharpener have been stolen from my room – replace or fix the holes.
- I have had multiple ceiling leaks over the 12 years I have worked here. One is persistent and continues to be an interruption in the room whenever it rains. They have attempted to fix it every year, but to no avail. So... I have a bucket always in my room and a metal ceiling tile for the water to drain in the bucket. The students say "the ceiling's peeing" and mind you this is during class. Now my floor tiles are in poor shape and cracking, coming off, because of water damage.
- I have a huge humidity issue during summer. My books and walls and desks have mold on them every year. I know there is likely mold in my ceiling due to the leaks and the humidity issue.
- A more controlled temperature throughout the year as there have been periods of time when the room temp was on the warm side (around 80 degrees) and then stretches of time when it is on the very uncomfortable cool side (64 degrees).
- Inconsistent temperature is a huge issue. We are either sweating or freezing from hour to hour. The vent turns on in my ceiling and it's instantly frigid. The boiler clangs horribly loudly for hours on end, interrupting student focus. It's incredibly bad when we are writing a timed essay or taking a test.
- HVAC that actually works. Sinks that are functional.
- More outlets.
- Dimmable or less starkly fluorescent lighting.
- The accordion doors in my classroom are nice for easy access to the other rooms if needed, but they're noisy and not always the most functional, so it might be beneficial long-term to put actual walls there, which would also allow for more outlets.
- For many years now, the lab sinks in my room leak from the top. This is supposedly due to a faulty part and it has progressively gotten worse.
- I have no control over my HVAC. It is on or off, no other control. If I run it in the winter my room will be 85+.
- Air conditioning. I starting working at UHS in 1999. I have never had air conditioning in the large studio room. I do realize that room was orginally designed as an agricultural small engine repair shop. However during the humid months of the school year, the entire process of ceramics is slowed down due to too much humidity in the room. The humidity also affects the drying process of acrylic paint and causes paper products to grow mold and mildew.

- FCS Room: Bring ventilation up to code. Add outlets (currently only one per FCS lab, need at least two.) Replace the deteriorating and outdated cabinets and countertops. Remove upper cabinets that make supervision very difficult during labs.
- My room is freezing in August/September and the fan is loud. They were able to make it a little quieter but still not good. It's fine when it's colder out. I bought some blankets to help the students who can't tolerate the cold as well as others. At one point, one girl was just shivering.
- I understand the likelihood of the shop being fully air conditioned is low. With that the rooms are not temperature controlled, all year long its 80 degrees or more without me opening shop doors which adds costs to power usage but its that or everyone is sweating everyday.
- The wash sinks in my shop are barely functioning and leak if students try to fill them whatsoever or splash water anywhere.
- We got a lot of rain on the carpet 10-12 years back and get some occasionally now that comes through the metal tile in the ceiling. I imagine there is a fair amount of mold under the carpet so would like to see it replaced.
- Proper HVAC in classrooms!! The temperature is almost always either freezing cold or very hot. I also know many classrooms have dangerously poor ventilation, which causes student learning to be negatively affected.
- Almost every year, I (and other staff members) have leaks in the ceiling. I have to keep an emergency bucket in my room for this reason.
- Power to control temperature in my classroom.

PROGRAMMING

- The student desks are not comfortable for larger/taller students and working in groups more difficult.
- PE: Shower facilities, new bench seating.
- HEALTH: Larger classroom, seating for my space.
- Having more space in my classroom would make it easier to access each student.
- A new, larger greenhouse, and space to produce more lettuce for the school lunch program.
- The weight room is great, I have adequate storage, and the gym is fine for educational purposes.
- We need a Special Education Workroom for associates when pulling students from classrooms and supporting them with their assignments. Special education classrooms are not always available due to various reasons. There have been suggested rooms for us to utilize, but these rooms are not always available. For example, the small conference room is sometimes available, however, when it is occupied, we need to look for a plan B. When arriving at plan B, the door is sometimes locked, or also being used. By the time a room is located, we have eaten up a lot of valuable work time, or students have lost interest in completing the assignment. It would be beneficial for special education associates to have a room designated for their use only. When students need to have a text read to them per their IEP, and there isn't an ideal place to read it to them, it is frustrating. Also, being in a different room each day is not ideal, and some rooms are more of a distraction then others. (Please keep in mind that for some of these students, keeping them engaged and attentive is already a struggle.)
- My office is perfect the way it is.
- Currently there is only 1 faucet in the studio room. It would be great to have 3 faucets so students don't have to waste class time waiting in line just to wash hands or art supplies. I'm wondering if additional plumbing could put added onto the current sink area in the studio room and have a new countertop with 3 faucets/sinks.
- Reconfigure FCS classroom: eliminate the traffic through the classroom to the interior classroom. Improve storage. Replace the non-ADA compliant classroom door. Add an ADA lab space. Commercial dishwasher and tankless water heater in room.
- Better and band-specific instrument storage. The original put in with the addition was just poorly made shelves with inefficient spaces and the shelves were falling apart after 5 years. We have since replaced with an eagle scout project. While a wonderful opportunity for our band member who was earning an eagle scout, the project turned out to be on a budget and not serving our needs as well as we could. It would be wonderful to have shelfs which fit specific instruments and even better to have doors on them so students could have their instruments locked if they so choose. While we have a space for instrument storage outside the band room it would be nice to add some quality storage in the band room as well.
- Funding to strengthen the program, I would love to teach a Hawkeye Automotive Class here at the high school, but our equipment and tools is very very short of the needed tool requirements that Hawkeye and the instructors suggest
- More workspace in the office and a more fluid office situation but honestly with the space I would have no idea how to do it.

TECHNOLOGY

- Touch screen board where whiteboard is.
- Install my projector.
- My Ethernet (internet connection) cord is not near my desk--so long cord is necessary.
- A multi-outlet near my desk would also make it safer rather than using power strips or extension cords.
- Speakers connected to my LCD projector or update the LCD projectors (expensive bulb replacements) to 75" TV monitors.
- PE: Updated iPad. HEALTH: Projection system.
- I would love a way to wirelessly connect my laptop to my projector.
- Roof mounting my projector and running a long HDMI cord.
- My computers are out of date making a struggle for them to run properly and efficiently when they are needed, it causes some students to be sat on projects for a full day or more.
- I would love a Promethean board for my room. They are interactive to draw on especially when looking at maps. It provides more creativity for interaction. Lastly, my projector screen is a couple inches too wide and there is a black strip at the top of the screen which makes viewing, note taking, and other aspects difficult.

FURNITURE

- Everything in my room is ancient, specifically my desks don't even have flat surfaces we can use.
- The hardware on the student desks could all use some tightening/replacing. Parts are starting to fall apart more frequently.
- I really hate the desks in my room. I would like to get rid of my desks and rather get 5-6 tables that I can sit 4-5 kids at.
- A small book shelf to organize my books and primary sources.
- There is a big cabinet in the corner that I would like to clean out and have removed so I can put some furniture against that wall (couch, etc).

AESTHETICS

- Maybe painting the walls a more welcoming color? Replacing the old "whiteboards" (just old paneling) with cork, or just removing them entirely.
- The walls, paint and drywall are original to the addition from 2000 and not in great shape. The corners are down to bare wire on corner beads and need to be reinforced to protect the walls from equipment that comes in and out as well as the room should be painted.
- I think the HS library needs new carpet and paint--maybe a darker accent wall in front. I know I came to Union in 2000 and the carpet and paint was several years old then--so it's probably over 25 years old.
- It would be great to have new solar blinds for the band/choir room windows. The current mini blinds are bent, uneven and take a major amount of work to adjust them. Not to mention they don't look good from outside on the road. Not great as you pass the front of the building. Due to the amount of time/work to adjust them we have times of the year when kids have sun in their eyes and their vision of their music or me obstructed.
- We could also use a set of new sound shells in our auditorium. The auditorium is very dry and sound doesn't not travel well in that space. With the 2011 renovations things got better, but the physical structure of the room has its limits. Sounds shells create a new wall to go behind an ensemble with a directional ceiling which helps our ensembles project.

Beyond your immediate teaching environment, consider and list at least three facility improvements/upgrades that would positively impact the district's/school's ability to provide an even better educational experience.

SAFETY

- Some signage or arrow markers for the HS parking lot for buses. The set up at the HS isn't ideal for pick up and drop off, but some signage may help direct the drop off traffic and avoid the cars going against the grain.
- The radiators get very hot so sometimes my students hurt themselves if their skin touches the metal.

MAINTENANCE

- A consistent temp in the building everywhere
- Temperature regulation in ALL areas of the building; safe ventilation in the science and family/consumer sciences room; improve/update the restrooms.
- An update to our FCS room would be beneficial. When I tour potential new families, it's the one classroom in the school that is a bit embarrassing to show. Also, the bathrooms by the indoor concession stand. I know a few improvements have been made with the sinks, but overall they are so outdated. And this is what the community and visitors see at every event.
- Anything that can be done to fix the roof. We shouldn't have classrooms that have to keep buckets in certain spots to catch water when it rains every fall and spring.
- The bathrooms by the gym NEED upgraded and we need to get rid of the blind corner!!! Doors stick in the women's as well. I've said this for the last 12 years. They do not leave a good impression on our community members or visitors.
- Dawn Stoakes' FCS room is from the 70s and leaves a bad impression on people when we do tours, have open houses, etc.
- Predictable and responsive HVAC system across the building. Water quality improvement (rusty, mineralized water in drinking system). Non-leaking roof.
- Better climate control--some rooms are freezing while others are very hot.
- Mr. Hemsath's biology room has had a broken HVAC system for several years now not only contributing to an unsafe health environment but also not meeting air flow/exchange requirements for science classrooms.
- Roof leaks in almost every room.
- There seems to continue to be issues with a leaking roof. Only just recently I had a new area in my room leaking through ceiling tiles but this is also evident all around the building.
- Heating and cooling in the building seems to be a major issue and I assume that is the problem that leads to temperature problems in my room among many others in the building. These problems have increased tremendously in the last few years as previously I do not recall such temperature issues so I can only assume it is due to the aging system.
- Fixing the roof issues.
- Having the ability to easily adjust the temperature in each room.
- Better Air Circulation in the classroom, Consistent Heat and Cooling across the building.
- HVAC - I constantly hear complaints form students and staff about rooms being too cold or too hot. They are not just complaining about minor temperature issues.
- The heating and cooling system needs to be ungraded. Some rooms, on any given day, are uncomfortably hot, or unbearably cold. It is not an exaggeration for me to sit in a classroom with my coat on, and still be shivering. I know that if I'm struggling, there are students struggling as well.
- The ventilation system could probably be improved. In Room 16, we get a lot of fumes from the Chemistry classroom. Smoke or truck fumes from outside tend to filter into that room as well. It is a distraction.
- New roof.
- Night time cleaning lacks greatly. I do not think my classroom has had the floors touched once during the school, and have heard similar experiences throughout the building.

- When working in rooms that are directly under the old gym, it gets very noisy when activities/gym classes are being held. For some students, they can block it out, but for others they simply cannot and are distracted. I'm not sure if sound proofing would be possible or feasible, but it is an issue that has come up from time to time.
- Consistent air conditioning and heat across the building.
- Update the locker rooms and shower facilities.
- Mrs. Michael's classroom (and others) that have had leaking roofs for many years.
- I know the heating/cooling is a pretty constant issue for students as they move through the day. The parking lot is getting better.
- In August/September, the rooms are either freezing or hot depending on where they are in the building.
- Temperature regulation in the building overall struggles greatly.
- Leaking spots in the roof when it rains (causing tiles to brown).
- Need to replace 3 water coolers. Main hall, auditorium, and library.
- Fix the radiators all around the school. During winter when it is on it is very loud and clicks.
- New lighting in all rooms.
- Close holes/gaps for wherever the cockroaches are coming from... I have seen more roaches in this building than I have ever seen in my entire life.

PROGRAMMING

- We could use more stalls in the women's restroom for large games/events as well. There are lines down the hallway often.
- We need a restroom - at least one for faculty down by the art room.
- We service a ton of athletes in such a small and cramped area. It is extremely inefficient.
- The locker room area for visiting teams to use is embarrassing. I suggest turning half of the wrestling room into a locker room, then adding on to the wrestling room on the north side.
- The restrooms near the library/gym are outdated and cramped.
- Use the large grass area just north of the weight room to add a large shed for storage so we don't have to store stuff in the back hallway.
- Outside building or addition for equipment that is in the weight room hallway.
- Restrooms on the north end of the building.
- 2-3 stall heated garage for plow truck, lawn mower, gator, building and property equipment
- Outdoor Study Space for an option for outside learning.
- Small ticket taking booths at each gate for events. A fence around the entire softball complex for ease in ticket taking.
- Outdoor classroom – picnic table or some other table setting for students to work outside when the weather is nice.
- It would be great to have a dedicated film/meeting room. Different athletics/organizations could utilize it.
- Seating spaces, more personalized/welcome hallways.

TECHNOLOGY

- Floor Plug ins for Chromebooks
- Quality sound and lighting in the middle school auditorium. While the new house lights are great and much better than before, there are still limitations on what can be done in that space.
- Academically, I think the Chromebooks are likely due for an upgrade.
- I would like to get a golf simulator and put it in Frau's old classroom behind the stage in the upper gym. It has very high ceilings but I heard it is full of storage stuff. The place could also make a good rec room during Winter for those students who have a GPA of 3.33 or better-might be a good incentive for some students.
- Smartboards in classrooms

FURNITURE

- Better desks/tables
- Classroom furniture updates

AESTHETICS

- Bulletin board in the hallway in the hallways to allow place for students to see information.
- General cosmetic upgrades--flooring, carpet, paint, etc, just to freshen the spaces up a little bit.
- Some inspirational/Union pride decals in the academic hallway.
- Door appearance: The very old wood doors on several rooms date the building.
- I miss our trees. I would like to see more of them on the property.
- We could put some Knight murals in the upper gym where the old Ram symbols were on the walls behind the baskets. I did one with a projector years ago in my room and would be willing to do up there. Would help spruce it up and add some pride to the venue.

In what ways do you believe enhancing the district's facilities could significantly improve the educational, co-curricular, or overall educational environments?

- Bulletin boards would enable us to post good things about students and the teachers could do once a year or as they would like to change things up.
- It goes by the motto of "IF you look good, you perform good." Updated/fresh facilities bring a more positive feeling to people in and around the buildings.
- Enhancing some of our school's facilities can significantly improve the educational experience of our students and staff. We should be proud of our buildings and what's in them. Better facilities might encourage students to also take pride and ownership in our school. It could encourage students to take certain classes if the room has upgrades, and it could encourage graduates to return when they have their own families.
- The clanging boiler and the extreme temperatures make it difficult, if not impossible, for students to focus in class.
- The restrooms are used by the community and visitors and do not leave a good impression about our facilities. It is embarrassing.
- The FCS room is embarrassing.
- Having reliable infrastructure would prevent disruptions and comfortable environment that helps protect the safety & health of all in the building.
- I think updating things in general shows that we're investing in our school/district which is just a morale booster in general. Making rooms more inviting also helps put students as ease when they're in our building.
- Comfort/welcome environment/personalized.
- Having a nice looking facility could improve how students treat(respect) the building. Hopefully LESS vandalism.
- When the environmental conditions are extreme, it leads to a reduction in learning as students and staff are constantly uncomfortable. I am concerned with all the roof leaking issues over many years that there could be mold forming in areas which presents a health risk.
- Having a comfortable, distraction-free environment where basic needs are being met can help students focus on the learning at hand.
- Maslow's Hierarchy of Needs - kids would not have to worry about feeling comfortable in their classroom over worrying about their studies.
- Students and teachers struggle to focus when the temperature is too far off. In just the last year I've come in to my room at 54F and 88F. I've been sweating in one room then needed a sweatshirt in another. Its hard to focus on what you need to do. Honestly, many rooms including mine are routinely well outside of OSHA recommendations for temperature and its no wonder students struggle to learn.
- Students and staff need to be comfortable with limited distractions when in a learning environment.
- As an instructor of elective, career and technical classes, it is difficult to market the classes as providing relevant, real world experience in a classroom that hasn't been updated in approximately 50 years. An updated space would allow for better supervision and connections with students while offering an educational experience very similar to an industry setting.
- Repairs to the leaking roof are past due in our school building. Replacement or repairs are needed to increase efficiency of maintenance and teaching staff; less disruption in normal workflow if they are not dealing with these issues.

- Restrooms are an appearance issue – to many visitors use the restrooms at our events.
- Fortunately or unfortunately having facilities which appear to be in great shape with up to date accommodations builds a sense of pride for our students, staff and community. We want to have pride in our community as well as being attractive to new comers looking for a place to raise a family.
- Students can't learn as effectively if they are so worried about being cold.
- Locker room improvements (mostly for visiting teams / officials).
- More branding / Union specific decor in main entry ways of buildings (public entrances).
- Bathroom updates in the public facilities utilized during activities.
- Teens become energized when they have high tech. facilities.
- It would make students and staff feel safe, comfortable, and overall enjoy coming to school to learn.
- Facility improvements provide increased morale. For instance, students ask me all the time to go outside when it is nice. However, there isn't really a good place to host a class with ample seating and a peaceful look. I think being able to get these kids out of the classroom will stop them from saying/feeling like this place is a "prison"
- It would simply show the students we are investing in them and would naturally boost their appreciation of what the school is trying to do for them. We got some snazzy new apparel/golf bags this year for golf and you can see their self esteem be affected positively by it. Many of our students families are struggling financially and whenever they can feel they are on par with students from neighboring schools it boosts their morale.
- I feel that updating and adding to the curb appeal of each of the schools would make a difference.
- A lot of these things could make the environment more welcoming.

FACILITY HEALTH – SURVEY RESULTS

UNION MIDDLE SCHOOL FACULTY & STAFF

Reflect on your personal classroom or learning space needs, and identify a minimum of three improvements that would contribute to a more effective and enriching educational experience for your students.

SAFETY

- The door lock on my computer lab door can be unlocked just by turning the handle over and over again.
- I'd like to have the doorway that connects my room to the art room be made functional to allow a second exit for kids in case of a shooter situation or fire.

MAINTENANCE

- My room is either really hot or really cold depending on when the heater kicks on. This makes the environment very inconsistent and students frequently complain about it.
- The rooms go hot and cold. We rarely have a steady temperature. It is constantly fluctuating so you are hot then cold, and then you go back to hot again.
- Remove the old heater units.
- Ideally I would like the white panel that covers it to remain and be on a hinge. This would still provide some insulation for the noise that we hear in my classroom from the art room.
- Taking out the huge register in the back of the ELA rooms. They take up room, lose papers, and bring in cold and hot air throughout the year.

PROGRAMMING

- There are two doors that border one of my walls. They are a distraction to both my students and the groups working in the side rooms because kids will try to enter through the doors and send messages through the windows.
- Immediate concern: New doors into the band room. Long term concern: New instrument shelves and instrument cabinets/closets.

TECHNOLOGY

- Removal of unused internet outlets.
- The only way to connect my computer to the projector is through the HDMI cord. Since this is only in one place, it makes it very difficult to not teach from the back of the room and limits flexibility.
- Update the Projector Units in classrooms.
- Purchase document cameras(they are very helpful).
- Interactive TV/Display.
- Lining up the projector and the whiteboard, larger whiteboard, charging station for Chromebooks
- Provide Chromecast or multiple HDMI hook ups in the room so the teacher doesn't have to stand by their desk when teaching and having something projected on the board. This would help the teacher to be able to move around the room for instruction instead of standing near their desk to push the next key.

FURNITURE

- Better Lab Tables.
- Updated storage cabinets.
- The tables in the computer lab have been in poor shape for some time now. They started breaking very soon after they were installed. I have Gorilla glued, hot-glued, package-taped, and duct-taped the tables back together many, many times.
- Updated lab tables and cabinets.
- I would also like new student chairs for my classroom. The chairs I have are not meant for carpet.
- I think some new chairs/office furniture would look very nice in the office, plus the ones we have now are really showing there wear and tear..... I just think it would feel and look more professional and welcoming.
- The UMS gym looks great. I don't have three. We have talked about possibly getting new bleachers at some point. That would enhance the gym more so.
- New furniture that doesn't snag clothing.
- Middle School-FCS Classroom: The counters are in very poor shape. The cabinets are in ok to poor shape. They appear ok but are 55 years old and show their age, especially inside the cabinets/drawers and should be replaced. Reconfigure the space slightly (remove some storage, make it more practical) to make more space for instruction; the desk/seating area is congested. Replace electrical outlets (grimy, very loose).

AESTHETICS

- UMS library could use new carpet.
- Window decals like the front of the building could add to look of lunch room and also identify the library-there are 2 large windows and 2 glass doors, new comfy seating along back wall where computers used to be located.
- For walls and brick to be painted and brought up to date throughout entire school including bathrooms
- I am pretty much satisfied with my classroom. I know other rooms could use carpet/painting before anything is done to my room.
- New blinds in the classrooms.
- Putting carpet in the remaining ELA rooms.
- New carpet.

Beyond your immediate teaching environment, consider and list at least three facility improvements/upgrades that would positively impact the district's/school's ability to provide an even better educational experience.

SAFETY

- Lighting in our parking lot would be great (several light poles going across the front of the parking lot). This not only makes the space more welcoming, but it improves safety as well. You can not see the spaces where the vehicles are parked, even if they are directly in front of the school. There is currently no lighting on the side of the building. It would be nice if the building had good lighting on all sides.
- Windows fixed in rooms prior to the school year starting so that they can open them in case of an emergency and demonstrate to students how to exit if needed.
- Camera angles that show all sides of the building. Our current cameras do not show the entire parking area directly in front of the building. For safety purposes, it would be great if we could see the entire parking area, along with the side of the building.
- Having cameras in locations that need it. Cameras out front that views all cars or people entering the building.
- Having fobs to enter buildings instead of keys. keyless exterior doors that alarm if they don't latch.

MAINTENANCE

- I don't know if the funds in question can be used for this - new fence at UMS softball field.
- Our heating system varies widely in temperature and is pretty uncomfortable in some classrooms.
- Upgrade to handicap accessible bathrooms and FCS appliances. Improve the lighting outside of the school for when extracurriculars get out late. Get rid of old vents in the back of the rooms that are not used anymore.
- If we are not going to have parking lot light poles, then it would be great to change the light fixtures that are attached to the building. It would be great if the lights were more like flood lights where they could shine out quite a long distance.
- The gym is so hot in the fall - it is like walking into an oven. It would be great if our gyms (both at the middle school and high school) could have air conditioning (like Independence).
- The locker rooms are quite warm, as well. Could this be helped?
- Updated bathrooms.
- I would like to have the north lot paved or more of the lot paved.
- Remove old heating units from outside classrooms. This would make heating & cooling more efficient.
- Blacktop more of the south parking lot. This would make drainage better as well as keep the building cleaner for games and concerts because people wouldn't track in as much dirt/mud.
- The lockers in our locker rooms(Boys and Girls) are well worn. I think they are approximately the same age as our bleachers.
- New washing machine in UMS locker room area. The current one leaks badly.
- Replace the single hallway doors closest to UMS office with a double set that open in the middle.
- Take out all the old registers in the building. They let in so much cold air during the winter.
- UMS parking lot still has pooled water (or ice) directly east of the entrance when there is a small to moderate amount of rain.
- New track at UMS.
- The UMS track is still the little gravel. It is overgrown with weeds and is very unappealing.
- Track meets cannot be held at UMS. It is difficult to walk on because the rocks go into shoes. An updated track would benefit the UMS track, PE, elementary PE, and the public to use as a walking track like citizens in LPC use the High School track. It would get wonderful use!!

PROGRAMMING

- At the HS, a video/filming/recording studio room/ classroom.
- New lockers in the locker rooms, especially the boys. Convert the community showers to individual stalls. (Grundy Center has these if need to see what they look like).
- Ramp/lift/handicap accessibility to SW hall.
- Locker room updates- the lockers are really old and worn out.
- Move concession at UMS to room by Media Center, and convert the current concessions to a sound and light control room overlooking the auditorium.
- Women's restroom needs an update (west hallway).

TECHNOLOGY

- Fix the sound system in the auditorium so that we don't have cords across the steps.

FURNITURE

- Many classrooms have folding tables for student tables. They are not student furniture and they look and feel cheap and temporary. An upgrade in this area would be welcomed and improve the classroom learning environment.

AESTHETICS

- Yellow Walls, Yellow Walls, Yellow Walls.
- For walls and brick to be painted and brought up to date throught entire school including bathrooms
- Paint yellow walls
- Remodel the concession stand area. New paint, countertop, etc.
- This building has had a lot of recent upgrades and looks pretty nice other than the gold brick walls.
- I feel that getting rid of the yellow brick throughout the middle school would really add to the fluidity and flow of the building. I know several students, staff, parents, etc comment about the yelllow because it is not a traditional (or more neutral) Union school color and it seems very dated.... I have heard some students make the comment about "why are the walls yellow, that doesn't make sense with our school colors?" and some also feel that "the yellow is just too overpowering and is very distracting".

In what ways do you believe enhancing the district's facilities could significantly improve the educational, co-curricular, or overall educational environments?

- If the school is comfortable and inviting, students and parents will feel more welcome and take more pride in their learning.
- It would make the school environment a more welcoming and comfortable place for students and teachers to build relationships and improve academics.
- It would seem reasonable that the more attractive the school is, the more appealing it might be for potential families to come to our communities. This would align with other updates such as the gym and auditorium.
- Pleasing and welcoming space enhances the opinion of Union to community and visitors
- For walls and brick to be painted and brought up to date throughout entire school including bathrooms
- New, refreshing colors and updated facilities help to brighten student's and staff's day.
- A more comfortable/cleaner environment makes students and visitors both feel better about being here. I think adults feel like kids don't really notice things, but they do. They notice the cleanliness, temperature, etc. In addition, an updated concession stand makes a good impression on stakeholders and visitors who come to games, etc.
- I feel it definitely helps with the overall "feel" of the building..it gives a positive and welcoming vibe to the school. Also, I feel it gives our students, parents, and staff an additional sense of pride and respect.
- These changes may enhance a sense of pride with students and community.
- Improving the inside and outside of schools helps staff to feel safer, happier, and more productive in the long run. I think all of these suggestions would benefit not just one teacher but most.
- As we have all learned, enhancing district facilities is definitely NOT the most important factor in creating good educational environments. I believe employing a caring and professional staff who is committed to developing relationships with each other and with students is the single most important factor.
- Enhancing district facilities makes a caring staff's job much easier, comfortable, and exciting. Students and teachers will feel safer and be prouder to call Union Middle School and UCSD "home" with some additional improvements. It will be easier to attract and keep high-achieving staff when we demonstrate our dedication to keeping our facilities on the cutting edge!
- Improved technology access, a cleaner and more ordered locker room environment

FACILITY HEALTH – SURVEY RESULTS

DYSART-GENESEO ELEMENTARY FACULTY & STAFF

Reflect on your personal classroom or learning space needs, and identify a minimum of three improvements that would contribute to a more effective and enriching educational experience for your students.

MAINTENANCE

- Independent control over thermostat (seizure kids)
- Sink in Sped. room.
- Geo-Thermal System does not work through my classroom and the temperature is very inconsistent.
- It is humid and hot when it is hot outside, and the temperature changes throughout the day. I have no control over the system or temperature in my classroom. There is also something going on with the ventilation because I smell popcorn/food cooking in the teacher's lounge through my ceiling vent – yuck.
- Cold air and snow blow through our exterior door and makes our classroom cold. We also get worms and bugs in through the gap.
- Our classroom struggles to maintain a steady temperature: After lunch most kids have to get their coats because it is so cold in our room.
- Being able to see out of our classroom's exterior door and having people being able to see in is a huge distraction to my students learning. I have to cover my door with paper.
- More electrical outlets.
- The heating and cooling unit fluctuates greatly throughout the day and it very unpredictable. It does not matter if you adjust the thermostat or not.
- I go into several classrooms during the day, and the room temperatures vary from sub-Arctic to tropical, I never know what to expect walking in. I dress in layers most days to try to accommodate the changes, but in some classes, kids are wearing coats because they are chilly. I realized some of this is dependent on weather as well, but wish some of the rooms heating/cooling systems could be checked and updated/repaired and not just bandaged to work for a while.
- Update lighting/change fluorescent lighting.
- I mostly love my classroom. It would be nice if the Geothermal would hold a warmer temperature (it is always cold in here), and more electrical outlets. I do NOT enjoy have the pipes to the water on the outside wall, as they can freeze in the winter. I have had the pipes burst over break before and it was NOT fun to clean up.
- As at LPC, there is no heating or cooling system in the gym at Dysart. The same loud, barn heaters have been installed there and it is impossible to teach with them on. I have the same problem when it is hot outside, but with large floor fans. These create air flow but do very little to cool the gym down. It creates an impossible teaching environment not only because of the heat, but also the tripping hazard they cause and the impossible noise level.

PROGRAMMING

- A dedicated room for just associates at D-G would be a much needed space. Many teachers are currently giving up storage space for associates to have somewhere to put their personal items. It would be nice to have a spot, just for them, to have a place to put seasonal clothing and snacks, where the kids would not have access to them. The storage room off the lounge, if organized and gone through, could maybe be a possibility?

TECHNOLOGY

- Volume control for intercom.
- My projector placement, when projected it does not fit on my screen. If possible a way to not have to hard wire the computer to the projector. Would like to be able to move more freely around my room while teaching, not stuck to and around my desk.

FURNITURE

- New tables and chairs.
- New shelving for library books.
- Cabinet doors fixed.
- 5th grade sized desks.
- New teacher table and student chairs to accommodate more than 4 students comfortably (I like my table and chairs – the legs are in funny places-this is being very picky!) Another solution to this would be to replace chairs with stools (this exceeds my yearly budget each year).

AESTHETICS

- New carpet (my room has been flooded and broken glass from windows in the last 2 years) - and a fresh coat of paint.
- New Carpet. The library carpet is very stained.
- More paint.
- Could there be a request for teachers to paint their classroom door or one wall, say around their whiteboard or back bulletin board to personalize their room? An idea a teacher had was to paint student hand prints every year, then paint over for the next year's class. If a teacher would leave, they would be responsible for painting white, and any color they would personalize with would need to be an out of pocket expense for themselves.

Beyond your immediate teaching environment, consider and list at least three facility improvements/upgrades that would positively impact the district's/school's ability to provide an even better educational experience.

SAFETY

- Safe/fun playground at DG.
- Key card system for doors.
- Having keys that work in all exterior doors would make entering the buildings easier.

TECHNOLOGY

- New intercom system.
- All of the clocks in the building don't display the same time throughout the building.

MAINTENANCE

- Air conditioning in all of the gyms
- Updated lunchroom doors at DG Elementary
- Bathrooms need to be evaluated. There is only 1 staff dedicated bathroom at D-G, we need at least 2 for staff. Also, the bathrooms down by the gym and our main hall bathrooms are not handicap accessible for students. This is something that is concerning as we have multiple students in our building with physical disabilities.
- Air conditioning in the gym 's in the high school would be great for events.
- The heating and cooling system is inconsistent in all parts of the building.
- The basketball hoops at DG are hand cranked and VERY old. It took me about 20 minutes to move one of the baskets down about 6''. Derek helped me move it down a little lower but he too struggled with the difficulty of the hand crank. Any type of system that would allow me to raise/lower the hoops easily would be so helpful.
- Improve the bathrooms down by the gym.

PROGRAMMING

- Additional space
- Additional bathroom
- STAFF ONLY BATHROOMS at DG Elementary!!!
- New/All inclusive playground, kickball/football/soccer fields outside for recess.
- More bathrooms for staff and students, accessible bathrooms by the gym.

FURNITURE

- I know the new secretary next year at D-G has plans to organize items in the cabinets to make things more accessible to teachers in the building, which will be great! Could we get another microwave in there as well?
- It is not comfortable to sit for several hours on the lunchroom benches at DG for PD.
- Having age appropriate sized desks for at least the older students would be much appreciated. Several 4/5th graders are squeezing into their desks and are not comfortable. They need to be desks so teachers can move around and separate kids as needed, and also so each child can have their own personal space to be responsible for.

AESTHETICS

- New paint – halls.
- Updated landscaping at DG Elementary
- The D-G lounge could use some sprucing up...possibly paint?
- Paint, artwork/sayings in hallways, bulletin boards
- At recess, have different types of fields marked. Ex: soccer, football, kickball.

In what ways do you believe enhancing the district's facilities could significantly improve the educational, co-curricular, or overall educational environments?

- Gyms are the first impression visiting teams, fans, families have of our school and many times the only impression.
- We all learn and work with less stress in an inviting environment. If things look good and fun, students and staff will be more engaged in what they are doing. If things are new, students are more apt to take care of them.
- I feel it helps people's perception of if we are up to date on all things if we look the part. Outdated / rundown facilities might make some wonder if there is more that is outdated such as curriculum or standards.
- The lunchroom doors are old and do not like to stay open on their own. I fear a students fingers getting pinched in the doors. There is glass in the doors which could easily break. It would also update the overall appearance of our school building.
- The DG Elementary landscaping is in need of TLC. Hansie and Fuzz have spread mulch, but it is in need of updating to enhance the outside appearance of our building!
- This would make first impressions of our school a great place. It could essentially bring students into our district based on their first impressions. It would also be remembered by those visiting, that we had superb facilities!
- DG Staff must have Staff-only bathrooms. When we have very limited time to use the bathroom (30 seconds to minutes) and there are many adults needing to use the bathroom, only having two/three staff bathrooms is tough. Then, having students using our staff bathrooms puts a bigger strain on whether or not we can even use the bathroom.
- When students and staff feel comfortable and safe it helps to increase learning.
- I believe that having a building that is accessible to all is important as it makes each student feel like they belong and doesn't single them out needlessly. Also, a dedicated space for all staff members to have some privacy is much needed, and makes those people feel more a part of the overall team.
- Big believer in your environment matters. Painting rooms or hallways will freshen up the look and sayings or pictures throughout the school would be fun and motivational. I would love to paint a wall in my classroom a different color to enhance the overall look and feel. I just have a few cupboards that don't shut properly and swing open or won't shut all together. More electrical outlets by the counter space/sink/outer wall would be nice for work at small group table.
- In my own space, I would be able to improve my teaching. Being tied to my desk and not always being able to wonder around to see if kids are on task, sometimes can be an issue. Also, in my own space the kids wouldn't focus so much on their desk and how little or short it is for them, and focus more on task at hand. Key cards/fobs on doors would be help at DG because a lot of keys do not work well in the doors. For along time I had a key that would work on my classroom outside door, but not on any other door.

FACILITY HEALTH – SURVEY RESULTS

LA PORTE CITY ELEMENTARY FACULTY & STAFF

Reflect on your personal classroom or learning space needs, and identify a minimum of three improvements that would contribute to a more effective and enriching educational experience for your students.

SAFETY

- Hallway windows in classrooms (safety concern?)
- New lock for our outside door so that we can lock and unlock from the outside.

MAINTENANCE

- With all of the technology we now have, we need more outlets in our rooms. We also need updated plumbing, so that we do not have so many issues. In my classroom library corner, you can feel the breeze from outside. That gets quite chilly in the winter.
- Our laminate countertop needs replaced. Its gross and moldy and coming off. Ideally if possible I would like another sink added. We have to wash our hands a lot and kids end up waiting a long time at the sink.
- Our playground surfacing needs tilled and fluffed. The fence doesn't latch, we took it off as it wouldn't stay up and was a hazard. Fence does need some adjusting.
- Additional outlets around the classroom.
- There is currently no heating/cooling system in the gym/cafeteria (besides barn heaters). It is freezing in the winter months and scorching in the early Fall/ Late Spring months. Kids wear winter coats to PE and lunch some winter days. The barn heaters create short-lived heat but are so loud I can't teach with them on. Is there some way to add the gym to the geo-thermal system like every other classroom?
- A drinking fountain would be a great addition to our gym space.
- Cabinets/cupboards by sink fixed
- Bathrooms updated.
- More enclosed storage.
- Less harsh bright lighting in classrooms
- More accessible outlets in classrooms.
- Windows - one is drafty
- Double sink and new counter around it. The counter around our sink is coming apart and is molding.
- My airedale often has a mind of its own and will not stay at the temperature I put it, which causes students to be too cold at times.
- Consistent temps, bathrooms used in the empty/non used classrooms as bathrooms not in the classrooms. Too disruptive.
- The students and I would appreciate a more consistent heating system in my classroom as it is almost always cold in my room.
- Consistent temperature in the room throughout the day.
- More options for plug ins

FURNITURE

- Cabinet with doors in the bathroom by the hallway because we are running out of storage room.

PROGRAMMING

- We are required to provide outdoor learning experiences similiar to those that are offered inside. Right now we take a wagon out with us but ideally would like a small shed against the building by our sandbox that would be available to preschool during outdoor learning experiences where they could choose their materials.
- The elevated stage is wasted space, and really inconvenient. If there was a way to remove it and make it ground level, it would be of better use for myself and kitchen staff.
- Personal lockers/ more space for coats /winter gear
- Would love to have lockers in the halls or more hanging space.
- Ideally, I would have a room that is similar in size (with two emergency exits) to the one I have now, but it would be closer to the students that I serve. This would allow more class time and less travel time.
- Updated storage/counter space (large cabinets like DG classrooms) most of our storage space is very small so we're limited with what can be put away (ie: storage along the wall is less than a foot deep so doors will not shut unless small items are placed in there. Our book shelves are permanent, which doesn't allow for us to move shelving to accommodate larger books. The storage above the coat hooks only accomodates very narrow items or the doors won't shut). This permanent storage also takes up the majority of our wall space. If it was larger and could accommodate more, we would need less of our own pieces of furniture/bookshelves, which would allow for a better flow in the classroom.
- It would also be nice to have better shelving/more storage as the shelves we have are very small and hard to adjust.
- Better spot for children's belongings - more space
- More cupboard space

TECHNOLOGY

- Chromecast or tech that allows teachers to wirelessly connect to their projectors without HDMI cord while teaching.
- A more efficient/organized way to store Chromebooks.
- Additional storage, improved internet consistency, and cell phone service in the building.
- Smartboards.
- Update the desktop computer, and purchase an external hard drive for music library stored on iTunes. (bigger classroom.....).
- I would also love to have a working television rather than just a mounted television that has not worked for the four years since I have been in this room.
- Chromebook Storage - My Chromebooks sit on the back table and there is a mess of cords plugged into power strips and hidden under the table they sit on. Having something specific for Chromebooks that would stay a bit more organized and take up less space would be awesome.
- Smart boards with new projectors.
- It would be nice to have a better way to store/charge Chromebooks that is easy to access by students.
- Having a screen mounted over the top of my white board would be helpful so that I could lower it if I were using my projector so that I would not have to erase the work that I have written on the wipe board.
- Updated technology (projectors), projector screen.

AESTHETICS

- Tile from the playground door to the classroom door due to it being used as an access to recess for all kindergarten groups.
- Taller White Board- My white board is very low and it is often difficult for me to get low enough to write on it efficiently. A taller board would be wonderful! If I'm shooting for the stars, I'd say a smart board would be even better!!
- I would also like my white board raised as it is hard to write on it when I am projecting tasks (I have to kneel to write towards the bottom).
- Paint the classroom, move 2 bulletin boards, new dry-erase board with music staves, remodel closet and practice room areas.

Beyond your immediate teaching environment, consider and list at least three facility improvements/upgrades that would positively impact the district's/school's ability to provide an even better educational experience.

SAFETY

- Key fab system and no more turn-key for staff to enter the building quickly while protecting our safety.
- Key fobs on doors.
- Update door locks
- I know this is near impossible, but it bothers me that we have large windows where people can see into classrooms from the hallways. Aesthetically, I think they look really nice, but as schools are targets for active shooters, it does concern me that someone would have a clear view.

MAINTENANCE

- Replacing damaged/broken equipment on the playground.
- The teacher's lounge has not been updated in over 30 years. The sink does not work correctly, and the cabinets are falling apart.
- Update all lights to LED.
- Update the airedales in the rooms.
- Update some of the elec. and plumbing.
- Air-conditioning/heat in the gym.
- Air conditioned gym at LPC Elementary
- Black Top
- Student Bathrooms
- Heating/Cooling in the gym - the current heat is so loud that it's hard to hear anything when it's running. However, when its off, it's very cold in the winter. Having it cooled in the heat would be very nice for lunch and PE classes.
- It would be nice to have a heater in the gym as it gets cold easily.
- The LPC Elementary lunchroom is not cooled or heated and they have the same uncomfortable benches. Yes, it does have a loud industrial heating fan, but it is much too loud to hear speakers or to allow presenters to lead discussions. It is also too hot in the fall since it is not air conditioned.

PROGRAMMING

- Locker spaces outside of classrooms so backpacks, coats, and other materials are not in the way as students enter and exit the classroom during transition times.
- A K-2 storage room for academic materials and games, staff bathroom upgrades in the teachers' lounge and across from the office, add a sensory room for SEL.
- Separate lunch room and gymnasium.
- A gym that is separate from the lunch room
- Staff lounge updated
- Separate gym/lunch room. Having separate gym and lunch spaces would be so nice! It would provide space for indoor recess, performing, brain breaks, experiments without having an impact on PE/lunch.
- Outside sheds for recess items would help eliminate clutter in our classrooms.
- It would also be nice to have a separate space for lunch/gym so on days that students are indoors for recess, the gym could maybe be utilized for indoor recess activities. The classrooms work, but they do not provide a lot of space for active play.
- A separate room/space for kids who are acting out away from other children.
- It would be ideal to have a large enough space for all of our staff members to congregate when holding professional development gatherings and staff meetings. Both of our elementaries would greatly benefit from this. It is not comfortable to sit for several hours on the lunchroom benches at DG for PD.
- Separated lunch room/gym.

- Perhaps if the libraries were reconfigured to open up the rooms more and had additional (and more comfortable) seating, we could have more space to collaborate and move around.
- Middle school track.
- Another improvement would be building a separate gymnasium that is not also a lunchroom. This could greatly benefit our staff and students. In addition, having a lunchroom that is connected to the same heating and cooling system as classrooms in the building would be a huge improvement. We also have a stage that cannot be used during assemblies because it is needed as a PE/cafeteria storage area.

AESTHETICS

- Landscaping around our building could be more attractive.
- The exterior of our building is really showing its age. New modern paint colors would really help the curb appeal.
- Union knights logos in hallways like DG has.
- Updated paint/tile in the hallways. Re-do landscaping.
- Modern, updated, and welcoming hallways/walls.
- General updates to paint, grout cleaning, flooring, exterior of school.
- Updating common spaces – our hallways and classrooms are very dated and boring. Spicing up the colors with fresh paint would give it an inviting facelift. The computer space in the library is not used and would be a wonderful place for comfortable seating for students to use. The teachers lounge has had mice repeatedly....even running through the lights as we're having lunch. Perhaps updating that area would help eliminate the critters that are residing nearby and disturbing our peace.
- Better landscaping and upkeep of the landscaping around the building may bring some birds, butterflies, and other insects that would be a great source of learning.
- A brighter color in the hallways may bring a more cheerful and welcoming feel to the school.
- A lot of tack strips in the hallways are broken/could be replaced in sections to hang student work easier.
- I think it would be nice to dress up the walls in the hallway (sayings/color) to create a warmer/inviting environment.
- Use of warmer paint colors, more inviting and warm feeling.
- Continuing to add some additional playground equipment each year or every couple of years like frisbee golf baskets or additional basketball hoops are also always enjoyed by our students and the families in the community.
- Having a garden club from the FFA or community to tend to our landscaping around our building during the spring, summer, and fall would help the curb appeal to any families in town or touring our school districts. Repainting the trim at the top of the elementary so that the former turquoise blue paint is not showing through would also help the aesthetic appearance of our LPC Elementary building.
- I think it would be great if we had a youth softball and baseball complex in the spaces that some of the soccer fields are rather than over railroad tracks and next to a busy highway and a dump.

FURNITURE

- Comfy seating in the library (take out the back space with all of the computers and create a lounge area for students)
- It is not comfortable to sit for several hours on the lunchroom benches at DG for PD.

In what ways do you believe enhancing the district's facilities could significantly improve the educational, co-curricular, or overall educational environments?

- Staff and students will be able to work in an environment that is safe, secure, and allows us to go through the various parts of our instructional day more efficiently.
- Needed updates make our job easier, and improves morale working in a functional building.
- It will make our district more attractive to incoming families.
- The storage room would provide access to a variety of shared materials. Upgraded bathrooms improve
- morale. Sensory room would provide supports for behavioral and SEL learner needs.
- Our buildings are older and not a "draw" for new families considering a move to our area. Any time we can modernize our facility increases the appeal to new families.
- I believe that if it looks better students would feel more comfortable.
- It would make a better environment over all for a nicer school and experience.
- LPC elementary is the most dated of our 4 district buildings. When young families visit our district, the first impression is 1960s mustard yellow and weeds in the landscaping. We could use a face-lift. Surrounding communities (ie. Hudson, Denver, Jesup, Dunkerton, Waterloo Orange Elementary) all have more updated facilities. Unfortunately, we don't leave a good first impression....even if we do have awesome test scores. People are quick to judge a book by it's cover.
- Investing in our facilities is showing appreciation to those that spend so much time in them. It shows that providing comfortable and safe environments are valued and important, as well as helping to maintain their longevity.
- Overall, I feel like a lot of these improvements would impact student ability to feel safe at school, have a calm working environment, and feel comfortable. The gym can get warm at the beginning and end of school year and air conditioning would also allow for summer use by sports teams if needed. Overall, I think there are a lot of cosmetic fixes that could be done to make the school look and feel more appealing to all. Also, some classrooms have limited outlets available to teachers in convenient /needed locations, so many need to use extension cords/surge protectors and I am unsure if this becomes a fire code concern. Enhancing these small things could lead to a better atmosphere for all / appeal to the community.
- Having separate spaces for PE and lunch would also allow for the community to use our facilities more often. There could be teams/community members using the gym at the same time as clubs or meetings are held in the lunch space. With a quiet heating and cooling system, the gym would be much more comfortable for students and community members. Having updated common areas would be inviting for both students and families.

  Updating our classroom storage would be so beneficial for material storage. We know that teaching elementary requires a lot of "stuff" and it's difficult to keep that organized with the storage that is provided. If we had more efficient storage, it would enhance our students' experiences because I would be able to keep more things in my classroom year round and not have to take them home when they aren't being used. Having access to them all the time would be helpful to both teachers and students.
- When kids are more comfortable and surrounded by clean, calm, positive environment they will be more likely to be able to focus and learn.
- Creating more areas for organization and storage helps students stay focused and organized themselves. Allowing students to move around on days we don't have recess also helps them focus during instructional times. When temperatures get too cold, or too warm for that matter, students have a hard time focusing. Adding color to our building could attract others to want to come here/make it more warm/friendly for students.
- Mental health of staff and our kids needs to be addressed as a top priority. A room for staff to get away, take a break, making our building more secure, parents drop off kids at front door,not enter the building. Name badges for all staff, visitors/must have name badge on as well to go past front office.
- Brain research shows that students learn better when music and movement are included in the child's daily learning environments. With students more sedentary then they have ever been, allowing them to move more not only helps improve learning, but it could help with our students' physical and mental health as well. Instrumental music can provide the same benefits for our students. Allowing students to have daily or weekly band and instrument instruction would be awesome and even starting this in fourth grade would benefit our students' learning! Having enough instruments for all of our students to learn with would also be ideal for the many families who cannot afford to purchase or rent them. Another pie in the sky wish would include having supervised spaces for the 40 minutes (combined) before and after school. This would help to provide additional opportunities for our students to be engaged in some

type of positive learning or social environments rather than sitting idle waiting for school to start or the buses to arrive. Ideally, instead of all of the students sitting dormant in the gym, they could be in clusters or groups throughout the school utilizing the library, the art room, the music room, a maker space room, the playground, a puzzle or game room, and the new gymnasium that I just requested! If we had high school helpers or volunteers during these times, perhaps they could be paired up with some of our neediest students.

- I am pleased that our district continues to add additional security measures to our buildings. One other security measure could possibly include some additional lighting to the back of our building as staff use their classroom doors in the off hours and kids use/abuse the playground once the sun goes down.
- Thanks for the opportunity to freely share our thoughts and ideas on how to improve our district and the learning opportunities for our students, families, and staff members!
- Provide a better environment for students to be in, hopefully have a more modern look and feel.
- More inviting place for students to learn.

List of BOMA Lifetimes

System – Level 1	System – Level 2	System – Level 3	System – Level 4	Average Useful Life Years
A. HVAC	1. Air Conditioners	a. Window Unit		10
A. HVAC	1. Air Conditioners	b. Residential Single or Split Package		15
A. HVAC	1. Air Conditioners	c. Commercial		10
A. HVAC	1. Air Conditioners	d. Water-Cooled Package		20
A. HVAC	1. Air Conditioners	e. Computer Room Unit		15
A. HVAC	2. Air Handling Units	a. Built-Up Heavy Duty		30
A. HVAC	2. Air Handling Units	b. Packaged Medium-Duty		25
A. HVAC	2. Air Handling Units	c. Severe Duty or100% Outside Air		20
A. HVAC	3. Heat Pumps	a. Residential Air-to-Air		12
A. HVAC	3. Heat Pumps	b. Commercial Air-to-Air		15
A. HVAC	3. Heat Pumps	c. Commercial Water-to-Air		18
A. HVAC	4. Roof-Top Air Conditioners	a. Single Zone		18
A. HVAC	4. Roof	b. Multizone		18
A. HVAC	4. Roof	c. VAV		20
A. HVAC	5. Boilers, Hot Water	b. Steel Water-Tube		30
A. HVAC	5. Boilers	c. Steel Fire-Tube		30
A. HVAC	5. Boilers	d. Cast Iron		30
A. HVAC	5. Boilers	e. Electric		25

A. HVAC	5. Boilers	f. Condensing		15
A. HVAC	6. Boilers, Steam	a. Steel Water-Tube		28
A. HVAC	6. Boilers	b. Steel Fire-Tube		25
A. HVAC	6. Boilers	c. Cast Iron		30
A. HVAC	7. Burners			18
A. HVAC	8. Furnaces	a. Gas Fired		18
A. HVAC	8. Furnaces	b. Oil Fired		18
A. HVAC	8. Furnaces	c. Condensing		15
A. HVAC	9. Unit Heaters	a. Gas		13
A. HVAC	9. Unit Heaters	b. Electric		15
A. HVAC	9. Unit Heaters	c. Hot Water		20
A. HVAC	9. Unit Heaters	d. Steam		20
A. HVAC	10. Heaters	a. Electric Radiant or Convector		10
A. HVAC	10. Heaters	b. Radiant Hot Water		25
A. HVAC	10. Heaters	c. Radiant Gas		18
A. HVAC	10. Heaters	d. Steam or Hot Water Convector, Cast Iron		50
A. HVAC	10. Heaters	e. Steam or Hot Water Fin Tube		15
A. HVAC	11. Air Terminals	a. Diffusers, Grilles, Registers, Heavy Gauge, Coated		30
A. HVAC	11. Air Terminals	b. Diffusers, Grilles, Registers Perforated or Light Gauge		15
A. HVAC	11. Air Terminals	c. Induction Units		35
A. HVAC	11. Air Terminals	d. Fan-Coil Units		20
A. HVAC	11. Air Terminals	e. VAV Boxes Cooling Only		25
A. HVAC	11. Air Terminals	f. CAV Boxes		25

A. HVAC	11. Air Terminals	g. Double Duct Boxes		25
A. HVAC	11. Air Terminals	h. Fan Powered VAV Boxes		17
A. HVAC	12. Air Washers & Humidifiers	a. Spray		12
A. HVAC	12. Air Washers & Humidifiers	b. Steam		15
A. HVAC	12. Air Washers & Humidifiers	c. Pan, Wheel or Wetted Element		8
A. HVAC	13. Ductwork	a. Galvanized Steel, Aluminum and Black Iron		30
A. HVAC	13. Ductwork	b. Fiberglass		15
A. HVAC	13. Ductwork	c. Flexible Round		10
A. HVAC	14. Dampers	a. Operable or Automatic		20
A. HVAC	14. Dampers	b. Fixed (balancing) or Fusible Link (fire)		30
A. HVAC	15. Fans	a. Centrifugal		25
A. HVAC	15. Fans	b. Axial		20
A. HVAC	15. Fans	c. Propeller		15
A. HVAC	15. Fans	d. Ventilating Roof-Mounted, Mild Exhaust		20
A. HVAC	15. Fans	e. Kitchen or Other Soiled Exhaust		15
A. HVAC	16. Coils—Fluid to Air	a. Direct Expansion (refrigerant)		18
A. HVAC	16. Coils—Fluid to Air	b. Water/Steam Heating		20
A. HVAC	16. Coils—Fluid to Air	c. Cooling and Dehumidifying		12
A. HVAC	16. Coils—Fluid to Air	d. Electric		12
A. HVAC	17. Heat Exchangers	a. Commercial—Shell and Tube	i. Steam to Domestic Water	13
A. HVAC	17. Heat Exchangers	a. Commercial—Shell and Tube	ii. Steam to Heating Water	20

A. HVAC	17. Heat Exchangers	a. Commercial—Shell and Tube	iii. Water to Domestic Water	15
A. HVAC	17. Heat Exchangers	a. Commercial—Shell and Tube	iv. Water to Water	25
A. HVAC	17. Heat Exchangers	b. Residential Immersion Coil		25
A. HVAC	17. Heat Exchangers	c. Plate and Frame		25
A. HVAC	17. Heat Exchangers	d. Energy Recovery Wheel		15
A. HVAC	17. Heat Exchangers	e. Energy Recovery Water		12
A. HVAC	17. Heat Exchangers	f. Energy Recovery Air to Air		12
A. HVAC	17. Heat Exchangers	g. Energy Recovery Heat Pipe		20
A. HVAC	18. Reciprocating Air Compressors			15
A. HVAC	19. Package Chillers	a. Reciprocating		20
A. HVAC	19. Package Chillers	b. Centrifugal		20
A. HVAC	19. Package Chillers	c. Absorption		30
A. HVAC	19. Package Chillers	d. Screw		20
A. HVAC	19. Package Chillers	e. Scroll		15
A. HVAC	20. Cooling Towers	a. Galvanized or Coated Steel		18
A. HVAC	20. Cooling Towers	b. Wood		20
A. HVAC	20. Cooling Towers	c. Ceramic		35
A. HVAC	20. Cooling Towers	d. Fiberglass		35
A. HVAC	20. Cooling Towers	e. Stainless Steel		25
A. HVAC	20. Cooling Towers	f. Fill Media		15
A. HVAC	21. Condensers	a. Air-Cooled		20
A. HVAC	21. Condensers	b. Evaporative		15
A. HVAC	22. Insulation (not subject to condensation or leaks)	a. Molded		20

A. HVAC	22. Insulation (not subject to condensation or leaks)	b. Blanket		25
A. HVAC	23. Pumps	a. Base Mounted		25
A. HVAC	23. Pumps	b. In-line		15
A. HVAC	23. Pumps	c. Sump-Submerged		10
A. HVAC	23. Pumps	d. Well-Submerged		10
A. HVAC	23. Pumps	e. Condensate		15
A. HVAC	24. Reciprocating Engines	a. Continuous Service		5
A. HVAC	24. Reciprocating Engines	b. Back-Up Service		20
A. HVAC	25. Steam Turbines			30
A. HVAC	26. Electric Motors	a. Without Soft Start		18
A. HVAC	26. Electric Motors	b. With Soft Start		25
A. HVAC	27. Motor Starters	a. In Dry Noncorrosive Areas		25
A. HVAC	27. Motor Starters	b. In Wet or Corrosive Areas (cooling towers)		10
A. HVAC	28. Electric Transformers	a. Oil-Filled		30
A. HVAC	28. Electric Transformers	b. Dry Type		30
A. HVAC	29. Controllers	a. Pneumatic		18
A. HVAC	29. Controllers	b. Electric		20
A. HVAC	29. Controllers	c. Electronic		20
A. HVAC	29. Controllers	d. Computer Front End Controls		15
A. HVAC	30. Valve and Damper Actuators	a. Hydraulic		15
A. HVAC	30. Valve and Damper Actuators	b. Pneumatic		20

A. HVAC	30. Valve and Damper Actuators	c. Motorized Electric		18
A. HVAC	30. Valve and Damper Actuators	d. Self-Contained		10
B. ELEVATOR/ ESCALATOR	1. Elevator	a. Hydraulic	i) Underground Cylinder Dry Location	15
B. ELEVATOR/ ESCALATOR	1. Elevator	a. Hydraulic	ii) Car and Pump Unit	35
B. ELEVATOR/ ESCALATOR	1. Elevator	b. Traction		50
B. ELEVATOR/ ESCALATOR	1. Elevator	c. Geared Traction		35
B. ELEVATOR/ ESCALATOR	1. Elevator	d. Cab Interior Finish		10
B. ELEVATOR/ ESCALATOR	1. Elevator	e. Carpet		0.5
B. ELEVATOR/ ESCALATOR	2. Escalator	a. In Dry Location Not For Mass Transit		40
B. ELEVATOR/ ESCALATOR	2. Escalator	b. In Wet Location or For Mass Transit		20
B. ELEVATOR/ ESCALATOR	3. Controllers	a. Electromechanical Relay Based		30
B. ELEVATOR/ ESCALATOR	3. Controllers	b. Computer Based		20
B. ELEVATOR/ ESCALATOR	4. Elevator Door Operators	a. Passenger		20
B. ELEVATOR/ ESCALATOR	4. Elevator Door Operators	b. Freight or Service Used For Carts		10
B. ELEVATOR/ ESCALATOR	5. Wheelchair and Stairway Chair Lift			25
C. PLUMBING	1. Water Heaters with Longer Warranties	a. Electric, Normal Use		15
C. PLUMBING	1. Water Heaters with Longer Warranties	b. Electric, Heavy Use or Tankless		10

C. PLUMBING	1. Water Heaters with Longer Warranties	c. Oil Fired		18
C. PLUMBING	1. Water Heaters with Longer Warranties	d. Gas Fired, Normal Use		15
C. PLUMBING	1. Water Heaters with Longer Warranties	e. Gas Fired, Heavy Use or Tankless		10
C. PLUMBING	1. Water Heaters with Longer Warranties	f. Solar Thermal Collectors		20
C. PLUMBING	2. Flush Valves			12
C. PLUMBING	3. Fixtures: Commercial	a. Faucets		7
C. PLUMBING	3. Fixtures: Commercial	b. Water Closets		30
C. PLUMBING	3. Fixtures: Commercial	c. Urinals		30
C. PLUMBING	3. Fixtures: Commercial	d. Sinks		30
C. PLUMBING	3. Fixtures: Commercial	e. Refrigerated Drinking Fountain		15
C. PLUMBING	4. Pumps	a. Base Mounted		25
C. PLUMBING	4. Pumps	b. In-line		15
C. PLUMBING	4. Pumps	c. Sewage Ejector		10
C. PLUMBING	4. Pumps	d. Sump-Submerged or Pedestal		10
C. PLUMBING	4. Pumps	e. Well-Submerged		10
C. PLUMBING	5. Backflow Prevention	a. Light Duty		10
C. PLUMBING	5. Backflow Prevention	b. Heavy Duty (Main Service)		30
C. PLUMBING	6. Domestic Water Piping Systems	a. Hot and Cold Water (Copper or Plastic)		30
C. PLUMBING	6. Domestic Water Piping Systems	b. Waste Piping (PVC or Cast Iron)		30
C. PLUMBING	6. Domestic Water Piping Systems	c. Kitchen Waste		20
C. PLUMBING	7. Gas Piping Systems	a. Fuel Gas Threaded		30

C. PLUMBING	1. Water Heaters with Longer Warranties	c. Oil Fired		18
C. PLUMBING	1. Water Heaters with Longer Warranties	d. Gas Fired, Normal Use		15
C. PLUMBING	1. Water Heaters with Longer Warranties	e. Gas Fired, Heavy Use or Tankless		10
C. PLUMBING	1. Water Heaters with Longer Warranties	f. Solar Thermal Collectors		20
C. PLUMBING	2. Flush Valves			12
C. PLUMBING	3. Fixtures: Commercial	a. Faucets		7
C. PLUMBING	3. Fixtures: Commercial	b. Water Closets		30
C. PLUMBING	3. Fixtures: Commercial	c. Urinals		30
C. PLUMBING	3. Fixtures: Commercial	d. Sinks		30
C. PLUMBING	3. Fixtures: Commercial	e. Refrigerated Drinking Fountain		15
C. PLUMBING	4. Pumps	a. Base Mounted		25
C. PLUMBING	4. Pumps	b. In-line		15
C. PLUMBING	4. Pumps	c. Sewage Ejector		10
C. PLUMBING	4. Pumps	d. Sump-Submerged or Pedestal		10
C. PLUMBING	4. Pumps	e. Well-Submerged		10
C. PLUMBING	5. Backflow Prevention	a. Light Duty		10
C. PLUMBING	5. Backflow Prevention	b. Heavy Duty (Main Service)		30
C. PLUMBING	6. Domestic Water Piping Systems	a. Hot and Cold Water (Copper or Plastic)		30
C. PLUMBING	6. Domestic Water Piping Systems	b. Waste Piping (PVC or Cast Iron)		30
C. PLUMBING	6. Domestic Water Piping Systems	c. Kitchen Waste		20
C. PLUMBING	7. Gas Piping Systems	a. Fuel Gas Threaded		30

D. ROOFING AND SIDING	4. Metal	b. Premanufactured Architectural Roof Panels (Prefinished Aluminum or Galvanized Steel)		25
D. ROOFING AND SIDING	4. Metal	c. Custom Fabricated Standing Seam Roofing (Copper, Lead Coated Copper, Terne Coated Stainless Steel)		75+
D. ROOFING AND SIDING	4. Metal	d. Custom Fabricated Flat Seam (Copper, Lead Coated Copper, Terne Coated Stainless Steel)		50+
D. ROOFING AND SIDING	5. Asphalt Shingles	a. 15 Year		15
D. ROOFING AND SIDING	5. Asphalt Shingles	b. 20 Year		20
D. ROOFING AND SIDING	5. Asphalt Shingles	c. 25 Year		25
D. ROOFING AND SIDING	5. Asphalt Shingles	d. 30 Year		30
D. ROOFING AND SIDING	6. Slate	a. S-1		100
D. ROOFING AND SIDING	6. Slate	b. S-2		75
D. ROOFING AND SIDING	6. Slate	c. S-3		50
D. ROOFING AND SIDING	7. Clay/Concrete Tile			50+
D. ROOFING AND SIDING	8. Spray-On Polyurethane Foam Roofing			10
D. ROOFING AND SIDING	9. Siding	a. Wood (Painted 7-10 years)		30
D. ROOFING AND SIDING	9. Siding	b. Metal		30
D. ROOFING AND SIDING	9. Siding	c. Vinyl		30

D. ROOFING AND SIDING	9. Siding	d. Masonry		75
D. ROOFING AND SIDING	9. Siding	e. Stone		100
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	1. Electric Motors			18
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	2. Electric Transformers	a. Oil-Filled		30
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	2. Electric Transformers	b. Dry Type		30
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	3. Motor Control Center			30

E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	4. Automatic Transfer Switch			25
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	5. Uninterrupted Power Supply	a. Battery		10
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	5. Uninterrupted Power Supply	b. Rotary		15
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	6. Batteries			5
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	7. Power Panels	a. Light and Power Distribution Panel Boards		30

E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	4. Automatic Transfer Switch			25
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	5. Uninterrupted Power Supply	a. Battery		10
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	5. Uninterrupted Power Supply	b. Rotary		15
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	6. Batteries			5
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	7. Power Panels	a. Light and Power Distribution Panel Boards		30

E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	12. Wire and Cable	a. 600 V and below		40
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	12. Wire and Cable	b. Above 600 V		30
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	13. Solar Photovoltaic Collector Panels			20
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	14. Branch Circuit Wiring and Devices			30
E. ELECTRICAL IN DRY, NONCORROSIVE LOCATIONS (EXCEPT FOR EQUIPMENT DESIGNED TO BE OUTDOORS OR IN WET LOCATIONS)	15. Lightning Protection			40
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	a. Activation Devices (Pull Station, Smoke Detector, etc.)	10	

F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	b. Notification Devices (AV Horn/Strobe)		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	c. Control Panels13		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	d. Wiring		30
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	2. Fire Pumps	a. Electric Motor Driven		25
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	2. Fire Pumps	b. Engine Driven		20
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	3. Sprinkler Systems	a. Heads		25
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	3. Sprinkler Systems	b. Piping Systems		40
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	3. Sprinkler Systems	c. Equipment and Devices (Flow Switch, Dry Pipe Valve, etc.)	20	
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	4. Security Systems	a. Activation Devices (Access Entry, Motion Sensor, etc.)	10	
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	4. Security Systems	b. Notification Devices (Horn, Dialer)		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	4. Security Systems	c. Control Panels		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	5. Closed Circuit TV System	a. Monitors		53
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	5. Closed Circuit TV System	b. Pan and Tilt Motors		53
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	5. Closed Circuit TV System	c. Cameras		65

F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	b. Notification Devices (AV Horn/Strobe)		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	c. Control Panels13		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	d. Wiring		30
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	2. Fire Pumps	a. Electric Motor Driven		25
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	2. Fire Pumps	b. Engine Driven		20
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	3. Sprinkler Systems	a. Heads		25
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	3. Sprinkler Systems	b. Piping Systems		40
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	3. Sprinkler Systems	c. Equipment and Devices (Flow Switch, Dry Pipe Valve, etc.)	20	
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	4. Security Systems	a. Activation Devices (Access Entry, Motion Sensor, etc.)	10	
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	4. Security Systems	b. Notification Devices (Horn, Dialer)		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	4. Security Systems	c. Control Panels		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	5. Closed Circuit TV System	a. Monitors		53
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	5. Closed Circuit TV System	b. Pan and Tilt Motors		53
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	5. Closed Circuit TV System	c. Cameras		65

F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	b. Notification Devices (AV Horn/Strobe)		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	c. Control Panels13		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	1. Fire Alarm Systems	d. Wiring		30
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	2. Fire Pumps	a. Electric Motor Driven		25
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	2. Fire Pumps	b. Engine Driven		20
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	3. Sprinkler Systems	a. Heads		25
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	3. Sprinkler Systems	b. Piping Systems		40
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	3. Sprinkler Systems	c. Equipment and Devices (Flow Switch, Dry Pipe Valve, etc.)	20	
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	4. Security Systems	a. Activation Devices (Access Entry, Motion Sensor, etc.)	10	
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	4. Security Systems	b. Notification Devices (Horn, Dialer)		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	4. Security Systems	c. Control Panels		15
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	5. Closed Circuit TV System	a. Monitors		53
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	5. Closed Circuit TV System	b. Pan and Tilt Motors		53
F. FIRE/LIFE SAFETY/ SECURITY SYSTEM	5. Closed Circuit TV System	c. Cameras		65

H. STRUCTURAL	4. Façade	d. Glass Curtain Wall		50
H. STRUCTURAL	4. Façade	e. Precast Panels		35
H. STRUCTURAL	4. Façade	f. Stone Veneer		50
H. STRUCTURAL	4. Façade	g. Windows (Operable or Gasketed)		30
I. PARKING DECKS/LOTS SURFACE	1. Underground			Life of Building
I. PARKING DECKS/LOTS SURFACE	2. Outside	a. Exposed Paving at Grade or Topmost Level		30
I. PARKING DECKS/LOTS SURFACE	2. Outside	b. Covered Paving (Open at Sides)		40

Maintenance and Priority Worksheet

2024.0506

This is the starting point to identify ongoing maintenance needs and upcoming improvement areas.

Disclosure - Denovo is providing this information contained in this communication for discussion purposes only, and it is not intended to be and should not be construed as 'advice'. Nothing contained herein is intended to nor should be construed to give rise to a municipal advisor, financial advisory or fiduciary relationship. In conveying this information, and unless circumstances otherwise indicate, Denovo LLC is acting as a facilitator of discussion in a hypothetical scenario(s) for discussion purposes only. Denovo highly recommends prior to any actions by the Board of Education that the Board seek financial and legal council concerning any scenario(s). Denovo cannot and does not guarantee any values.

Facility	Priority 1	2	3	4	5	Priority	IMPROVEMENT TITLE	IMPROVEMENT DESCRIPTION	ROM	CATEGORY
LPC Elementary						5	Main HVAC	Replace existing geo unit ventilators and RTU's with new (planning for repalcement)	$1,351,250	Mechanical
						2	Ventilation	Install new ventilation system throughout	$540,500	Mechanical
						4	Plumbing Fixtures	Replace plumbing fixtures with new (fixture only cost)	$79,200	Mechanical
						2	Main Electrical Gear	Replace main electrical gear that is obsolete	$258,500	Electrical
						3	Branch Circuits / Devices	Replace branch circuit wiring, devices and surge suppresssion	$155,100	Electrical
						4	Interior Lighting	Replace interior lighting with LED fixtures and replace controls with automatic	$336,050	Electrical
						4	Exterior Lighting	Upgrade exterior lighting to LED and replace controls	$165,000	Electrical
						1	Emergency & Egress Lighting	Replace emergency and emergency egress lighting	$25,850	Life Safety
						5	DAS Radio	Verify if DAS radio system is required	$5,500	Life Safety
						4	VCT Flooring 1959 wing	Begin to replace. Most approximately 15 years old.	$52,800	Maintenance
						3	Carpet flooring 1959 wing	Begin to relace on a rotation as necessary	$105,600	Maintenance
						5	Wood stage flooring	Stage is mostly used as storage. If used or needed as a stage, plan to refinish or replace.	$3,975	Maintenance
						4	Doors and hardware	Consider replacing doors with wire glazing and hardware to classroom locksets for improved security	$37,500	Maintenance
						4	Classroom Casework 1959 win	Casework appears mostly original to building. Doors and wood are delaminating. Plan to replace if a renovation is planned	$50,000	Maintenance
						4	Classroom Casework 1965 win	Casework appears mostly original to building. Metal built-in cabinetry is aged and doest not appear to meet needs of educators. Plan to replace if a renovation is planned.	$50,000	Maintenance
						4	Carpet flooring 1965 wing	Being to replace on a rotation as necessary	$96,000	Maintenance
						5	Gym windows	1/4" clerestory glazing does not meet energy code. Appears to be original. Plan for replacement	$52,000	Maintenance
						2	Clean Gutters	Clean debris from all gutters	$100	Maintenance
						4	Roof section B	Monitor/repair roof section B where pulling	$0	Maintenance
						2	Gutter/downspout repair	Gutters appear to be leaking. Plan for repair or replacement (Cost assumes repair)	$1,000	Maintenance
						3	Insulated Panel caulking	Caulking appears to be failing in some locations. Beging to repair	$500	Maintenance
						4	Brick Masonry Cleaning	Clean brick masonry on north elevation to improve	$1,500	Maintenance
						4	Front entry concrete	Repair front entry concrete around overhang columns.	$1,500	Maintenance
						4	Window caulking	Plan to re-caulk exterior windows where beginning to crack/fail	$3,000	Maintenance

Total Elementary $3,372,425

Area	CRV	FCI
48,324	$ 17,155,020	0.20

Facility	Priority 1	2	3	4	5	Priority	IMPROVEMENT TITLE	IMPROVEMENT DESCRIPTION	ROM	CATEGORY
HS						1	Central Plant Improvements	Replace steam boilers and steam piping with hot water boilers and new piping, replace chiller with new air cooled unit	$3,162,500	Mechanical
						2	1974 RTU's	Replace 1974 era heating and ventilating systems and RTU's	$862,500	Mechanical
						2	Ind Tech Area	Replace Industrial Tech area HVAC system, add Dust Collection System and Vehicle Gas detection system	$258,750	Mechanical
						3	Temperature Controls	Replace pneumatic controls and stand alone controls with new digital	$484,000	Mechanical
						4	RR Plumbing Fixtures	Replace restroom plumbing fixtures with new (fixtures only)	$145,200	Plumbing
						4	Locker Room Plumbing Fixtures	Replace locker room plumbing fixtures (fixtures only)	$52,800	Plumbing
						1	Main Gear	Remove or replace obsolete main electrical gear	$605,000	Electrical
						4	Branch Circuits / Devices	Replace branch circuit wiring, devices and surge suppresssion	$363,000	Electrical
						3	Interior Lighting	Replace interior lighting with LED fixtures and replace controls with automatic	$786,500	Electrical
						3	Exterior Lighting	Upgrade exterior lighting to LED and replace controls	$165,000	Electrical
						5	Network Cabling	Replace any older network cabling with Cat5E or Cat 6	$11,000	Technology
						2	FCS Room Hoods	Add recirculation hoods with fire suppression to FCS room ranges	$41,250	Fire/Life Safety
						2	Emergency & Egress Lighting	Replace emergency and emergency egress lighting	$90,750	Fire/Life Safety
						1	Fire Alarm System	Replace fire alarm system with voice notification system	$423,500	Fire/Life Safety
						4	Fire Sprinkler	Add fire sprinkler system	$363,000	Fire/Life Safety
						5	DAS Radio	Add DAS emergency radio system	$137,500	Fire/Life Safety
						4	Renovate basement classrooms	Renovate for improved finishes and learning environment. Carpet, ceilings, paint, casework, doors, etc.	$165,000	Maintenance
						4	Renovate life science rooms	Renovate old science rooms to better meet curriculum needs and improve the learning environment. Floors, paint, casework, plumbing, HVAC.	$357,500	Maintenance
						4	Renovate Media Center	Renovate media center into open student center. Plan for carpet/stacks/furniture.	$627,000	Maintenance
						2	Renovate group restrooms in 1974 wing	These were an alternate in the 2010 project and not completed. For accessibility and overall appearance these could be improved.	$248,600	Maintenance
						4	Remove movable partition walls in classrooms	Renovate/update classrooms with partitions walls to improve noise transmission. Ceilings/wall replacement/paint/flooring.	$303,050	Maintenance
						4	Renovate FCS Room	Casework appears to be original. Refresh and update with casework, flooring and ceilings.	$222,750	Maintenance
						4	Renovate locker rooms	Locker room restrooms and showers are not accessible and do not meet plumbing code. Renovation would re-work the showers/ restrooms and update layout and fixtures to better accommodate all athletes/students.	$990,000	Maintenance
						4	Replace aging ceiling tile/grid	Plan to update aged ceiling tile/grid where identified. Not required all at once and recommend to do with lighting or other related project.	$82,500	Maintenance
						4	Replace aging VCT flooring	Many areas have aged/well warn VCT. The useful life is typically 10 years and at a minimum has been installed 14. Not required all at once.	$220,000	Maintenance
						4	Replace aging classroom carpet	Plan to regularly update carpet in classrooms for uniformity and general appearance improvement	$105,600	Maintenance
						4	Replace classroom storage/casework	Replace aging casework as needed.	$44,000	Maintenance
						4	Weight Room flooring	Replace sections or all weight room flooring. Areas are cupping. It is assumed the flooring is original and 13 years old which is beyond its useful life.	$96,800	Maintenance
						4	Roof section J	Plan to replace in 4-6 years	$77,440	Maintenance
						2	Roof repairs on section C/J	Perform needed repairs to ensure weather tightness	$2,200	Maintenance
						3	Weight room stoop	Repair exterior south weight room stoop	$550	Maintenance
						3	EIFS repair	Various locations should be evaluated and repaired. Music interior corner and gym west elevation	$2,750	Maintenance
						3	Wall repair @ locker room wall	Portland cement plaster is deteriorating/cracking. Plan to repair before more significant damage occurs	$11,000	Maintenance
						3	Door 5 stoop/landing repair	Stoop appears to have been hit by snow removal or mowing equpment. Address if improved appearance is desired.	$2,750	Maintenance
						3	Concrete repair at door 4	west portion of sidewalk is cracked and will continue to break if not repaired. This could be a tripping hazard	$550	Maintenance
						3	Door 3 stoop repair	The sidewalk adjacent to door 3 stoop has settled and there is a 2-3" step. Repair or grind	$1,500	Maintenance
						2	Gutter repair	Face gutters on east elevation should be repaired/replaced to properly direct water away from building	$5,000	Maintenance
						4	Brick Cleaning	Clean face brick @ north elevation	$5,000	Maintenance
								Total MS/HS	$11,523,790	
								Without Renovations	**CRV**	**FCI**
								116,490	**$ 41,353,950**	**0.21**
								With Renovations	**CRV**	**FCI**
								116,490	**$ 41,353,950**	**0.28**

Facility	Priority 1	2	3	4	5	Priority	IMPROVEMENT TITLE	IMPROVEMENT DESCRIPTION	ROM	CATEGORY
DG Elementary						5	Main HVAC	Replace existing unit ventilators and RTU's with new (planning for repalcement)	$1,035,000	Mechanical
						2	Ventilation	Install new ventilation system throughout	$396,000	Mechanical
						4	Plumbing Fixtures	Replace plumbing fixtures with new (fixture only cost)	$79,200	Mechanical
						2	Main Electrical Gear	Replace main electrical gear that is obsolete	$198,000	Electrical
						3	Branch Circuits / Devices	Replace branch circuit wiring, devices and surge suppresssion	$118,800	Electrical
						3	Interior Lighting	Replace interior lighting with LED fixtures and replace controls with automatic	$257,400	Electrical
						4	Exterior Lighting	Upgrade exterior lighting to LED and replace controls	$165,000	Electrical
						2	Emergency & Egress Lighting	Replace emergency and emergency egress lighting	$19,800	Life Safety
						4	DAS Radio	Verify if DAS radio system is required	$5,500	Life Safety
						4	VCT Flooring	Begin to plan replacements for VCT flooring	$35,200	Maintenance
						2	Carpet flooring	Beging to plan replacements for carpet flooring in classrooms. Start with library	$39,600	Maintenance
						4	Casework	Plan to replace original casework	$20,000	Maintenance
						4	Gym door sweeps	Address air infiltration or water infiltration issue causing the need for a towel under the door	$275	Maintenance
						3	Clean Gutters	Gutters have leaf debris and need cleaned out.	$220	Maintenance
						3	Playground surfacing	Playgrounds have significant amounts of pea gravel. This can be a maintenance hassle and have seen districts move towards a rubber surface. This allows access for students with disabilities.	$330,000	Maintenance
						3	Review drainage on west eleva	Downsputs appear to be overflowing or not catching and backsplashing onto building.	$550	Maintenance
						4	Driveway repair	Consider replacing or overlaying driveway similar to other facilities.	$150,000	Maintenance

Total Elementary $2,850,545

Area	CRV	FCI
36,151	$ 12,833,605	0.22

Facility	Priority 1	2	3	4	5	Priority	IMPROVEMENT TITLE	IMPROVEMENT DESCRIPTION	ROM	CATEGORY
Middle School						4	Hot Water System	Replace any remaining abandoned hot water heaters with new electric heaters	$39,600	Mechanical
						2	Domestic Hot Water	Replace domestic hot water heater and circulation pumps	$45,100	Mechanical
						3	Water Softener	Replace domestic water softener	$11,000	Mechanical
						4	Plumbing Fixtures	Replace plumbing fixtures with new (fixture only cost)	$98,560	Mechanical
						4	Electrical Panelboards	Replace remaining original branch panelboards	$82,500	Electrical
						5	DAS Radio	Verify if DAS radio system is required	$5,500	Life Safety
						4	Bleachers	Replace aging bleachers	$110,000	Maintenance
						5	FCS Room	Determine the need for FCS curriculum. If this will be utilized into the future, plan to renovate.	$297,000	Maintenance
						5	Locker Rooms	Determine the need for Locker Rooms. If this building will continue to be utilized, these should be renovated.	$1,056,825	Maintenance
						5	Science Rooms	Determine future curriculum need for science. At at time when upper level science labs are needed, these should be renovated.	$343,420	Maintenance
						5	Classroom Casework	Casework appears to be original to facility. Plan to replace for improved aesthetics and usability.	$137,500	Maintenance
						5	Carpet	Replace aging carpet as needed	$55,000	Maintenance
						5	VCT	Most classrooms have VCT flooring. Replace as needed.	$66,000	Maintenance
						3	Student Restrooms	Remodel student restrooms for aesthetics and accessibility	$137,500	Maintenance
						5	Unit Ventilator Covers	Plan permenant solution for unit vent exterior covers	$15,000	Maintenance
						2	General roof repair	Repair areas in need of improvement in EPDM membrane to extend useful life.	$5,000	Maintenance
						5	Window replacement	Windows appear to be performing at this time. Due to age they should be planned for replacement in 5-10 years.	$80,000	Maintenance
						4	Door Hardware	Replace non-graspable door hardware	$16,500	Accessibility
						4	Platform lift	Add platform lift to improve building accessibility	$25,000	Accessibility

Total Elementary $2,627,005

Without Renovations	CRV	FCI
71,843	$ 25,504,265	0.03
With Renovations	**CRV**	**FCI**
71,843	$ 25,504,265	0.10

Suggested improvement if deemed a priority