6. Discussion of Existing Conditions

During the research and investigation to support the Long Range Facilities Plan, each campus was inspected and needs of major systems were assessed. Cost estimates were compiled and projects that needed priority in the ten year planning window were identified. Roof replacements alone represent an average annual investment of about one million dollars every year forever. Roofs are designed and specified to have a 30 year warranty.

Mechanical systems, boilers, air handlers, chillers, pumps and related equipment generally have 20 to 40 year useful life. To replace the boiler system and related equipment at a typical elementary school is typically in the $1 to $1.4 million range. Given the number of facilities in inventory, that can mean on average one such project annually.

An assessment was conducted of all the data cabling, Main Data Frames (MDF) and Independent Data Frames (IDF) in each buildings as part of the review of technology needs. Budgets were developed for each school needing major upgrades and the budgeted amount is included in the project budget for those schools with major renovations or additions in the ten year plan. Those schools not having major revisions will have the data frame and cabling upgrades done as part of one of the “Categorical” budgets mentioned using PPEL Funds.

As part of this planning process, all mechanical systems at each campus were inspected and priorities established for replacement and major repair projects at each building. Many of these projects do not appear in the project lists. The replacement of a domestic hot water heater at a school that might cost $15,000 will be done using PPEL funds in an account called District Wide HVAC/Mechanical Repairs and Upgrades. Similarly, replacement or upgrade of an electric service panel would be funded by PPEL District Wide Electrical Upgrades & Repairs. There are a series of these “categorical” accounts budgeted each year.

An inventory and condition assessment of all roofs in the district is underway and will be completed in FY 15/16. All of the condition assessments for roofs requiring major repair or replacement in the ten year planning horizon were completed in FY 14/15. Those projects will be reflected in the ten year project sequence developed during this planning effort. Pavements were inventoried and conditions assessed for all pavements and sidewalks, including playgrounds. All playground equipment is inspected annually. Exterior cladding, doors and windows were assessed on projects given priority over the next ten years based on existing conditions. Estimated tuck pointing and masonry repair needed at Central High School over the next ten years has been assessed and estimated at $600,000.
Two areas that are not well cataloged are interior finishes including flooring, walls and window treatments, plaster, paint, woodwork, casework, doors and frames, and classroom furnishings. Many classroom furnishings are 50 or more years old and in poor repair. We have not prepared detailed estimates of the need in these categories District-wide.

Some examples are shown below. These are typical conditions in many of our buildings.

Data Frames have been installed in many locations that are no longer suitable. The number of switches and routers has grown and so have power supply requirements since the first installations.
Casework in Family and Consumer Science Classrooms with veneer peeling off.

Deteriorated brick work in need of repair and tuck pointing
Plaster repair and repaint needed in classroom

Pavement Repairs needed
Seating in elementary auditorium

Masonry at McKinley will be cleaned and tuck pointed in 2015.
Radiator cover in main entry at Central High School

Classroom furniture in service
Deteriorated wood work at classroom entry

Gym Doors
These doors were replaced in 2015

Plaster and paint repairs needed. Blinds do not operate.
These examples serve to demonstrate the kinds of conditions that are common across the District and when repairs estimates are generated that include bringing all of these deferred maintenance items up to current condition standards of good or better it generates an astonishing cost estimate. When combined with the costs to bring all buildings up to or acceptably nearer to our current Educational Specifications we easily get up to the $350 - $400 million range mentioned above. This represents our share of Iowa's $4.6 billion deficit for all public schools in the state.
### PPEL LRP
#### Mechanical Upgrades

### Priority 1

<table>
<thead>
<tr>
<th>Building</th>
<th>Proposed upgrades</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Madison</td>
<td>Aud and Gym AHU replacement</td>
<td>$300,000</td>
</tr>
<tr>
<td></td>
<td>Eliminate steam heat/Convert steam boiler to hot water</td>
<td></td>
</tr>
<tr>
<td>Monroe</td>
<td>Aud and Gym AHU replacement</td>
<td>$300,000</td>
</tr>
<tr>
<td></td>
<td>Eliminate steam heat</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Adder for A/C</td>
<td>$100,000</td>
</tr>
<tr>
<td>Smart</td>
<td>Eliminate steam heat and steam univents/ RTU for gym</td>
<td>$300,000</td>
</tr>
<tr>
<td></td>
<td>Make up air- Kitchen-café-small gym</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Adder for A/C in gym and cafe</td>
<td></td>
</tr>
<tr>
<td>ASC</td>
<td>Complete overhaul including return ductwork</td>
<td>$750,000,000</td>
</tr>
<tr>
<td></td>
<td>DDC conversion</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Separate AHU for board room and LIS</td>
<td></td>
</tr>
<tr>
<td></td>
<td>New AHU for building</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Replace Boiler and Chiller</td>
<td></td>
</tr>
<tr>
<td>Hoover</td>
<td>Boiler and univent replacement</td>
<td>$850,000</td>
</tr>
<tr>
<td></td>
<td>Replace old steam piping</td>
<td></td>
</tr>
</tbody>
</table>

### Priority 2

<table>
<thead>
<tr>
<th>Building</th>
<th>Proposed upgrades</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adams</td>
<td>Gym AHU replacement &amp; office/IMC</td>
<td>$450,000</td>
</tr>
<tr>
<td></td>
<td>Basement classroom HVAC upgrade</td>
<td></td>
</tr>
<tr>
<td></td>
<td>New boilers Eliminate steam</td>
<td></td>
</tr>
<tr>
<td>Walcott</td>
<td>Upgrade controls for small gym AHU</td>
<td>$275,000</td>
</tr>
<tr>
<td></td>
<td>Café area AHU upgrade</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Kitchen MAU</td>
<td></td>
</tr>
<tr>
<td>Hayes</td>
<td>Upgrade boilers/univents and old steam pipes</td>
<td>$1,650,000</td>
</tr>
<tr>
<td></td>
<td>Gym and Café AHU replacement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Replace domestic water piping</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Adder for A/C</td>
<td>$500,000</td>
</tr>
<tr>
<td>West</td>
<td>Main Gym AHU and exahuse replacement</td>
<td>$650,000</td>
</tr>
<tr>
<td>Sudlow</td>
<td>Eliminate remaining steam heat</td>
<td>$300,000</td>
</tr>
<tr>
<td></td>
<td>Adder for A/C</td>
<td>$100,000</td>
</tr>
<tr>
<td>Building</td>
<td>Proposed Upgrades</td>
<td>Estimated Cost</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Blue Grass</td>
<td>Gym and Café AHU replacement</td>
<td>$300,000</td>
</tr>
<tr>
<td></td>
<td>Adder for A/C</td>
<td>$50,000</td>
</tr>
<tr>
<td>Williams</td>
<td>Football/wrestling lockerroom HVAC upgrade</td>
<td>$650,000</td>
</tr>
<tr>
<td></td>
<td>Main gym AHU upgrade</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Café AHU upgrade</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Kitchen AHU upgrade</td>
<td></td>
</tr>
<tr>
<td></td>
<td>New boilers</td>
<td>$150,000</td>
</tr>
<tr>
<td>Wilson</td>
<td>Eliminate remaining steam heat</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Gym AHU replacement</td>
<td>$200,000</td>
</tr>
<tr>
<td>Fillmore</td>
<td>Update Gym and Café to DDC and add A/C</td>
<td>$60,000</td>
</tr>
</tbody>
</table>
Adams School – 3029 North Division Street

Scope of Assessment - A visual inspection was performed on Thursday February 19th, 2015. This report addresses general building mechanical systems. Reasonable effort was made to view all mechanical equipment systems throughout the building.

The classrooms on the main and second floor are heated and cooled by a 4 pipe hydronic system recently installed with energy recovery unit ventilators. The heating and chilled water are produced by 4 geothermal Ice Kube water to water heat pumps and associated piping. The geothermal well field is a horizontal loop system located on the east side of the school. The office and media center HVAC rooftop units were installed in 2001 complete with vav boxes and steam reheat coils. The cafeteria, gym, steam converter for the geothermal system are served by the two Burnham steam boilers that were installed in 2001.

The gym air handling units are original and in need of upgrading. Replacing them with steam units and leaving the rest of the building on steam would be the most cost effective at this time. There are three rooms in the basement that have no ventilation. The question would be are these rooms used for classes and if so how many students are attending.

The water service was replaced a few years ago and is in good condition. The water lines in the tunnel are copper and appear in good condition. There are many galvanized pipes in the walls that will need to be addressed as fixtures are upgraded.

The water heater is an AO Smith and was installed in 2000. Need to plan on replacing in the next few years.

The cast iron storm and sanitary sewer piping in the tunnels appear to be in good condition. There were no signs of leakage or odors.

The gas service is in good condition.

The electrical service has recently been upgraded to an 800 amp service with a new transformer, switch gear and feeder panels. Most of the older electrical panels in the building have been upgraded. Final panel upgrades should be considered.

The fire alarm system is over ten years old and should be upgraded with new devices, panels and programming.
## Adams School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Replace gym units</td>
<td>$75,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace water heater</td>
<td>$8,000</td>
</tr>
<tr>
<td>5</td>
<td>Install fire sprinkler system</td>
<td>$275,000</td>
</tr>
<tr>
<td>3</td>
<td>Replace storm sewer pump</td>
<td>$5,000</td>
</tr>
<tr>
<td>4</td>
<td>Exhaust fan upgrade</td>
<td>$20,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$20,000</td>
</tr>
<tr>
<td>5</td>
<td>Electrical panels upgraded</td>
<td>$20,000</td>
</tr>
<tr>
<td>5</td>
<td>Install ventilation in the basement</td>
<td>$35,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade water heater</td>
<td>$10,000</td>
</tr>
</tbody>
</table>
Scope of Assessment- A visual inspection was performed on Monday March 2\textsuperscript{nd} 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building has two separate heating systems. The 2001 Thermo Solution hot water boiler system serves the cafeteria, kitchen, new gym, main office, media center and tech room. The geothermal system is a horizontal ground loop system with three ICE KUBE heat pumps that provides heating and cooling through a four pipe system to all classroom unit ventilators.

The cafeteria air handling unit is original while the gym units were installed during the 1978 renovation. The coils have been cleaned on the all units but they still do not provide good air flow and should consider upgrading. By upgrading the pneumatic compressor could be eliminated and the entire building would be on the Trane energy management system.

The water service to the building has had issues in the past needing a clamp between the main and stop box. The district needs to meet with the city to verify the age of the service. There is a backflow preventer on the main.

There is no sprinkler system in the building. Future consideration should be to install.

The water heater was installed in 1994. It has surpassed the life expectancy and shows signs of wear. It should be upgraded in the near future.

There are 10 original exhaust fans that will need attention over the next several years.

A new 1600 amp electrical service was installed with the geothermal system with new feeder panels and transfer switch for a portable generator. The electrical panels in the building appear to be in good condition.

The fire alarm system is over ten years old and should be considered for an upgrade.
### Blue Grass School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Replace the cafeteria and new gym air handling units and kitchen and office fan coil units.</td>
<td>$250,000</td>
</tr>
<tr>
<td>5</td>
<td>Water service upgrade</td>
<td>$35,000</td>
</tr>
<tr>
<td>2</td>
<td>Water heater replacement</td>
<td>$10,000</td>
</tr>
<tr>
<td>5</td>
<td>Exhaust fan upgrade</td>
<td>$20,000</td>
</tr>
<tr>
<td>5</td>
<td>Sprinkler system upgrade</td>
<td>$225,000</td>
</tr>
<tr>
<td>5</td>
<td>Fire alarm upgrade</td>
<td>$20,000</td>
</tr>
</tbody>
</table>
Buchanan School- 4515 North Fairmount Street
Built/Renovated 1971, 2001

Scope of Assessment- A visual inspection was performed on Tuesday February 24th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated and cooled with a geothermal horizontal loop system. All classrooms, media center, office spaces and gym have individual heat pumps served by the loop system. A Thermo Solution hot water boiler was recently installed as a backup heat source.

The building water service has recently failed and making repairs required removing a section of worn ductile iron. The ductile iron piping is approximately 45 years old and replacement should be considered. When replacing the water service the future sprinkler system should be taken into consideration so that the correct size service is installed to the building. When repairing or replacing the water service before digging the location of the geothermal piping needs to be taken into consideration.

The water heater was installed in 2008 and will need to be upgraded in the next 10 years.

The storm and sanitary sewers in the tunnel area appear in good condition. The water lines are copper and good condition.

The gas service to the building is in good condition.

The electrical service was upgraded to a 1200 amp with new feeder panels when the geothermal was installed.

The building does not have a fire sprinkler system. Future upgrade should be considered.

The fire alarm devices and panels are over ten years old and updating should be considered.
Buchanan School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Install sprinkler system</td>
<td>$220,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace water heater</td>
<td>$10,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace water service with a service large enough for sprinkler system.</td>
<td>$40,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade fire alarm system</td>
<td>$15,000</td>
</tr>
</tbody>
</table>
Buffalo School-1000 Jefferson Street  
Built/Renovated 2002

Scope of Assessment- A visual inspection was performed on Monday March 2\textsuperscript{nd} 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated and cooled by a vertical loop geothermal system. Throughout the building there are heat pumps that utilize the geothermal loop. Ventilation is done with 7 ERVs located throughout the building.

The building has no backup heating for the geothermal loop. A backup boiler could be installed for heating and a chiller unit installed for cooling. It is important that if any digging is done at this site there is geothermal buried under the parking lot and to the building.

The water heater was installed in 2008 and will most likely need to be upgraded in the next 10 years.

The sprinkler main and water service are in excellent condition.

Gas service is in good condition.

Exhaust fans, domestic water lines, storm and sanitary sewer are all in good condition.

Electrical panels are all in good condition.

The fire alarm system devices are over ten years old and upgrading should be considered.

\textit{Buffalo School}

\begin{center}
\begin{tabular}{|c|c|c|}
\hline
Priority & Deficiency & Estimated Cost \\
\hline
5 & Install back up boiler and chiller for geothermal system & $150,000 \\
\hline
5 & Upgrade fire alarm system & $25,000 \\
\hline
\end{tabular}
\end{center}
Central High School- 1120 Main Street

Scope of Assessment- A visual inspection was performed on Thursday March 5th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The main building has two heating systems. There is a 2001 Burnham steam boiler that serves the heating for the main gym, perimeter heating for the new gym, pool converter, locker rooms, air handlers for the ROTC rooms and wrestling room, health room, training room, and cardiopulmonary room. Two 2012 Thermo Solution hot water boilers serve all other spaces in all levels of the building. A 425 ton Trane chiller provides chilled water for the air conditioning. Kemper Hall is heated with a Thermal Solution hot water boiler and air conditioned with dx coils and condensing units.

The kitchen area is tied into the cafeteria duct work and struggles to maintain a comfort level. Separate ducting of the space with vav and heat coils would provide an accepted level of comfort. Upgrading should be considered.

The training room, cardio room and health room all have steam radiators without fresh air intake. Consideration should be taken to update the units to fan coil units or unit ventilators.

The main building has two domestic water services. The water services entering the boiler room and main building appear to be very old. It is important the district contact the water company to find out the age of both. Kemper Hall also has a very old water service that should be upgraded.

There is a large amount of galvanized piping in the tunnels leading from the boiler room to areas in the 100 and 200 areas. An evaluation will need to be made to determine the scope and direction in upgrading.

The main building at Central has four sprinkler risers. The 8 inch sprinkler main enters the building in room 327. There are risers also in rooms 309, 338 and orchestra room 1st floor. All risers need to be evaluated for possible upgrades and the entire system should be evaluated to see if it needs to be flushed.

There is an AO Smith 600,000 btu water heater in the boiler room with a storage tank that serves the gymnasiums, shower rooms, restrooms and 100 area that was installed in 2004. It shows obvious signs of age around the burner area. Due to the high usage of hot water in those spaces the unit could fail at any time. Pumps, induced draft fan and damper motor control will need to be replaced at that time. There are 4 large water heaters in room 532 that serve the water for the kitchen and main building. They all appear to have been changed out in the last couple of years.
There is a refrigerant monitor in the 200 area mechanical room next to the cafeteria that provides safety should there be a refrigerant leak in that space it will shut the large air handler down. (AHU 11) This monitor is not working. It needs to be replaced asap since this is a common plenum serving the cafeteria, kitchen 100 and 200 classrooms.

The cast iron storm and sanitary sewers in the tunnel areas appear to be in good condition.

The gas meter is old and needs to be upgraded. This should happen with the new pool and auditorium addition. After the meter has been removed the perimeter wall needs to be water proofed.

The exhaust fans in the attic area appear to be in good condition.

The electrical service has recently been upgraded to a 2500 amp service with new feeder panels. An assessment of existing panels and original wiring needs to be done and should include a plan to upgrade.

The fire alarm system needs to be evaluated to determine future upgrades and cost.

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**Central High School**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Provide separate cooling and heating for the kitchen area.</td>
<td>$30,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade 3 water services</td>
<td>$120,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace galvanized piping</td>
<td>$100,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace radiators with unit ventilators in the upper gym classrooms</td>
<td>$60,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade sprinkler systems and flush entire system</td>
<td>$45,000</td>
</tr>
<tr>
<td>2</td>
<td>Replace water heater, pumps and ventilation equipment in boiler room</td>
<td>$15,000</td>
</tr>
<tr>
<td>1</td>
<td>Replace refrigerant monitor in mechanical room next to kitchen</td>
<td>$4,000</td>
</tr>
<tr>
<td>1</td>
<td>Waterproof mechanical room where gas meter is currently located</td>
<td>$10,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade original panels and associated wiring</td>
<td>$100,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$25,000</td>
</tr>
</tbody>
</table>
Scope of Assessment- A visual inspection was performed on Wednesday March 4th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated with one 1955 Kewanee steam boiler. The steam system serves the original part of the building that includes 7 classrooms, several offices, restrooms and gym area. It also provides steam to a steam to hot water converter that provides the hot water to the 2003 renovation (office and classrooms) with rooftop units and vav boxes. It has been proposed to replace the original boiler, piping and equipment with hot water heat. Through board approval and fair bid results this will happen in the near future. By removing the inefficient steam boiler the district will realize excellent fuel savings, the pneumatic air compressor and condensate receivers will be removed along with the steam convertor. This will also help cool the boiler room which runs around 100 degrees during heating season.

The water service to the building is a two inch galvanized pipe located in the tunnel area that appears to be original. The district needs to consider changing the service out in the next few years since it has lasted longer than the piping expectancy. There is a backflow in the boiler room that could be utilized if the changes were made.

The domestic water piping in the tunnel area appears to be copper. There a few hundred feet of domestic copper lines that needs to be insulated. This would help with humidity control and energy lost from the domestic hot water piping. This should be done when the update is made. When replacing the water service the sprinkler upgrade should be taken into consideration.

The cast iron storm and sewer systems in the tunnel appear in good condition, however there is a 4 inch PVC sewer line in the tunnel that was installed improperly and is sitting due to improper fall and lack of hangers. This needs attention before the line fails and raw sewage is spilled in the tunnel.

The water heater appears in good condition. There is no record of installation.

There is a 400 amp service that was updated in 2003.

There are 6 old exhaust fans on the roof. Future replacement should be considered.

There is no sprinkler system in the building. Future upgrade should be considered.

The fire alarm system is over ten years old will need an upgrade in the future.

The building does not have a clock system.
<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Upgrade steam boiler and equipment per 2014 plan</td>
<td>$800,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade water service</td>
<td>$35,000</td>
</tr>
<tr>
<td>5</td>
<td>Install sprinkler system</td>
<td>$70,000</td>
</tr>
<tr>
<td>2</td>
<td>Insulate water lines</td>
<td>$4,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade exhaust fans</td>
<td>$12,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$15,000</td>
</tr>
</tbody>
</table>
Childrens Village of Lincoln- 318 7th Street  

Scope of Assessment- A visual inspection was performed on Wednesday March 4th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is served by two 2004 Burnham boilers that were converted from steam to hot water in 2007. All classrooms have unit ventilators and are air conditioned by a two pipe changeover system utilizing a chiller unit that is located south of the building. The office and media center have air handling units with vav and hot water reheat with dx cooling coils. The gym and auditorium have newer air handling units are heating only.

The water heater is a 2008 AO Smith 120,000 btu unit.

The water service appears to be original. The district needs to check with Iowa American Water to confirm age. Future replacement should be considered. The domestic water piping appears to be mainly copper and in good condition.

There is a new sprinkler system recently installed throughout the building.

The cast iron storm and sanitary sewers appear to be good condition.

The tunnel area is in need of ventilation asap. It is very humid, warm and musty smelling. Additional ventilation will help control all issues. Due to the high humidity the piping insulation also shows signs of moisture.

The gas service appears to be in good condition. It appears the gas service piping was replaced in 2004, there is some rust on a couple of elbows from water leaks. The piping should be monitored if the leaks continue.

There is a newer 1200 amp electrical service with feeder panels. There is water leaking into the electrical room off of the boiler room that is adding moisture in the space. This needs attention asap.

There are approximately ten older exhaust fans on the roof that will need upgraded in the next several years.

The electrical panels need to be looked at to see how much older wiring with cloth insulation is still in use. Replacement of wire and upgrading of receptacles should be done in the future. The clock system has been removed. The fire alarm is over ten years old and should consider upgrading.
### Childrens Village of Lincoln

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Upgrade water service</td>
<td>$35,000</td>
</tr>
<tr>
<td>1</td>
<td>Ventilate tunnel area</td>
<td>$7,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade exhaust fans</td>
<td>$22,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade panels and wiring</td>
<td>$30,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$25,000</td>
</tr>
</tbody>
</table>
Childrens Village West- 1757 West 12th Street
Built/Renovated Built? Renovated 2011

Scope of Assessment- A visual inspection was performed on Friday March 6th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is being heated with two 2010 Thermal Solution hot water boilers that serve approximately five air handling units for the building along with vav boxes (four pipe system) hot water heat and chilled water coils for cooling. There is a condensing unit on the roof that serves a chiller barrel in the boiler room for the entire building. The kitchen has a gas fired make up air unit on the roof.

The water service and sprinkler main systems are new.

The water heaters are 2010 AO Smith.

The electrical service is original. There is an existing 600 amp service. Need to check the original installation dates and decide if panel upgrade is necessary at this time.

The west elevator is new and was installed by Kone. The east elevator is original and will need to be upgraded to solid state controls in the future.

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Childrens Village West

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Upgrade elevator controls</td>
<td>$75,000</td>
</tr>
<tr>
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</tbody>
</table>
Davenport Learning Center- 1002 West Kimberly Road
Built/Renovated 1961

Scope of Assessment- A visual inspection was performed on Thursday March 5th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The entire school building is heated and cooled by Trane gas fired rooftop units that were installed in approximately 1994. Exact confirmation needs to be done for a replacement plan. The Operations ground crew and mechanics occupy the far west side of the building. The heating is provided by ceiling mounted gas fired unit heaters.

There are a couple of very old unit heaters that need updating.

The kitchen area does not have a heating or cooling ventilation unit. Future consideration should be made to upgrade.

The fire sprinkler and water services enter the southwest corner of the building. One can only assume the services were installed when built in 1961. The Operations Center water service is also tied into the Davenport Learning Center water service. Research in how all is tied together needs to be done along with a future replacement plan. The fire sprinkler system has been upgraded in the last few years with tamper switches and associated controls.

The water heater is a 2007 AO Smith and appears in very good condition.

The storm and sanitary sewers appear to be in good condition.

Water piping is copper and in good condition.

There is a 2000 amp electrical service to the building. The feeder panels and panels throughout the building appear in good condition.

The building has a Primex wireless clock system.
### Davenport learning Center

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Upgrade kitchen ventilation</td>
<td>$125,000</td>
</tr>
<tr>
<td>2</td>
<td>Upgrade unit heaters –per unit</td>
<td>$1,500</td>
</tr>
</tbody>
</table>
Davenport North YMCA- 626 West 53rd Street
Built/Renovated 2002

Scope of Assessment- A visual inspection was performed on Friday March 6th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated with ten gas fired rooftop units. The pool area is heated with a Pool Pak rooftop unit.

The building has a 6 inch water main that enters in the pool equipment room and then splits off between the sprinkler system and water meters serving the building. The sprinkler system is in good condition.

There are 2 AO Smith 399,000 btu heater in the main floor mechanical room. I could find no date of installation. If it is 2002 then they will both need to be upgraded within the next 10 years. We need to find out if the state is inspecting them annually.

When entering the equipment room it was obvious the exhaust fan was not running. The diffusers on the exhaust system are pretty well plugged up and the chlorine odor was strong. This could be a health concern and therefore should be addressed soon.

The pool pump appears to be original and will need to be replaced in the next 10 years.

The pool room has a positive pressure which is pushing the chlorine smell out of the pool room and out into other areas. Need to have the system rebalanced.

The Ray Pak water heater that was installed to help boost the pool water has the control panel off and there is a pretty good leak from a sensor well in the piping above constantly dripping on the floor next to the heater. It’s apparent the heater is not being used at this time. I also noticed the Pool Pak boiler pool heater located on the roof was not functioning.

Before upgrade planning can be made the district and the YMCA need to have a meeting to determine what equipment is in need of immediate upgrades.

The gas service entering the building is in good condition.

The fire alarm system is over 10 years old and will need an upgrade in the future.

The electrical service is 1600 amps.
### North High YMCA

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Replace pool pump and associated piping and sensors</td>
<td>$20,000</td>
</tr>
<tr>
<td>3</td>
<td>Replace 2 water heaters</td>
<td>$30,000</td>
</tr>
<tr>
<td>1</td>
<td>Rebalance pool area to maintain a negative pressure and eliminate chlorine odors throughout</td>
<td>$2,500</td>
</tr>
<tr>
<td>1</td>
<td>Check and repair exhaust system and replace plugged diffusers</td>
<td>$1,800</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$40,000</td>
</tr>
</tbody>
</table>
Eisenhower School- 2827 Jersey Ridge Road

Scope of Assessment- A visual inspection was performed on Tuesday February 24th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated and cooled with a geothermal horizontal loop system. All classrooms, media center, office spaces and gym have individual heat pumps served by the loop system. A Thermo Solution hot water boiler was recently installed as a backup heat source.

The building water service ductile iron recently failed and needed to have a section of piping replaced. The section of piping that was removed had several holes in it and obviously failing. The ductile iron piping is approximately 45 years old and replacement should be considered. When replacing the water service the future sprinkler system should be taken into consideration so that the correct size service is installed to the building. When replacing or repairing water services warning of buried geothermal piping is important.

There is a lot of insulation missing on the domestic water lines in the tunnel. The tunnel needs cleaned up and insulation reapplied. This also needs addressed to control humidity and save energy.

The storm and sanitary sewers in the tunnel area appear in good condition. The water lines are copper and good condition.

The water heater was installed in 2008 and will need to be upgraded in the next 10 years.

The gas service to the building is in good condition.

The electrical service was upgraded to a 1200 amp with new feeder panels when the geothermal was installed. The breaker panels within the building are in good condition.

The building does not have a fire sprinkler system. Future upgrade should be considered.

The fire alarm devices and panels are over ten years old and updating should be considered.
### Eisenhower School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Install sprinkler system</td>
<td>$225,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace water heater</td>
<td>$10,000</td>
</tr>
<tr>
<td>1</td>
<td>Insulate piping in tunnel</td>
<td>$5,000</td>
</tr>
<tr>
<td>5</td>
<td>Update fire alarm system</td>
<td>$15,000</td>
</tr>
</tbody>
</table>
Fillmore School- 7307 N. Pacific St., Davenport

Scope of Assessment- A visual inspection was performed on Friday February 27th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated by two Aerco hot water boilers with rooftop air handling units and reheat coils in the media, office and community room. The gym is heated with a gas fired rooftop unit. The individual classrooms and hallways have hot water unit ventilators and convector. For cooling there is a chiller barrel located in the boiler room with a condensing unit on the roof. The office and media spaces have dx cooling with the rooftop units.

The gym which is also currently used as a cafeteria has an original air handling unit with pneumatic controls. From an energy standpoint if the unit was updated to DDC controls with CO2 control it would save the district money by bringing in only the amount of outside air necessary to meet ASHREA standards. With the current addition plan the existing kitchen and office units located in the same space will be changed out. There will be no need for an air compressor if the gym unit is upgraded.

The water service to the building is located in the existing office. It appears to be in good condition. A request from Iowa American on the exact age would be very helpful for future update plans. Important to consider service size to match the fire sprinkler spec when upgrading.

The cast iron storm and sanitary piping in the tunnels appear to be in good condition. The water lines are copper and also appear to be in good condition. The 75,000 btu water heater and pumps located in the west mechanical room have exceeded their useful life expectancy. Installation date was 1988. It is important the heater and pumps are changed out soon.

There is no sprinkler system. The fire alarm system is over ten years old and should be considered for an upgrade.

The gas service entrance is new and good condition.

The electrical service was recently updated to an 800 amp service with new entrance switch gear. There are several original panels needing upgraded. There is also original cloth insulated wiring that needs to be replaced along with receptacles.

The building has been upgraded to Primex wireless clocks.

Ninety percent of the exhaust fans on the roof have been replaced.
### Fillmore School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Update gym and storage spaces to DDC control.</td>
<td>$15,000</td>
</tr>
<tr>
<td>4</td>
<td>Install fire and sprinkler system</td>
<td>$185,000</td>
</tr>
<tr>
<td>4</td>
<td>Exhaust fan upgrade</td>
<td>$10,000</td>
</tr>
<tr>
<td>5</td>
<td>Electrical panel replacement</td>
<td>$15,000</td>
</tr>
<tr>
<td>1</td>
<td>Water heater replace</td>
<td>$5,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace cloth insulated wiring and outlets</td>
<td>$10,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$15,000</td>
</tr>
</tbody>
</table>
Garfield School-902 East 29th Street  

Scope of Assessment- A visual inspection was performed on Wednesday March 4th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building currently has two separate heating systems. A 2001 Burnham steam boiler serves the gym, cafeteria, room 19 next to the gym, green room and a couple of steam convectors. Two 2012 Thermo Solution hot water boilers serves the rest of the building. By installing new air handling units in the gym, changing the coils to hot water in the cafeteria and addressing the two classrooms you could eliminate the 80% efficient steam boiler and let the 98% efficient hot water boilers handle the spaces. By upgrading these spaces the pneumatic air compressor would also no longer be needed. The classrooms are a four pipe system and air conditioned with a chiller located above the media center.

The cast iron storm and sanitary piping in the tunnels appears to be in good condition.

The building water service is very old. The galvanized fitting is leaded into the hub of the ductile iron upon entry into the building. Since there is no sprinkler system in the building future replacement should include service pipe size large enough to accommodate a new sprinkler system.

A very large amount of domestic piping in the tunnel area is galvanized piping and missing insulation. Consideration should be made to start replacing some of the water piping then insulate and also adding a hot water circulating line with pump to the boiler water heater for instant hot water throughout the building.

The water heater located in the boiler room is a 75,000 btu unit and was installed in 2000. Looking at the burner area and lime on the side of the unit it appears to be in need of changing out in the near future. There is a 2009 water heater located next to the cafeteria that serves the kitchen and restrooms in lower area.

There are only a couple of exhaust fans on the roof that appear old. They should be upgraded as restrooms are remodeled.

The building has a new 800 amp electric service and feeder panels installed in 2012. There are a few older panels in the building needing upgraded along with some cloth insulated wiring.

There is a Kone elevator located on the northwest corner of the building that is used by food service and approved riders. It is in good condition.

The fire alarms system is over 10 years old and should consider an upgrade.
<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Upgrade the air handling units in the gym, cafeteria and green room</td>
<td>$350,000</td>
</tr>
<tr>
<td>3</td>
<td>Replace the water service</td>
<td>$40,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade water piping and insulate</td>
<td>$45,000</td>
</tr>
<tr>
<td>2</td>
<td>Replace water heater in boiler room</td>
<td>$4,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade exhaust fans</td>
<td>$5,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade cloth wiring</td>
<td>$15,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade electrical panels</td>
<td>$20,000</td>
</tr>
<tr>
<td>5</td>
<td>Install sprinkler system</td>
<td>$225,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$25,000</td>
</tr>
</tbody>
</table>
Harrison School- 1032 West 53rd Street  

Scope of Assessment- A visual inspection was performed on Friday February 27th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated by two Burnham boilers installed in 2002. They were converted from steam to hot water in 2004. The office, media, gym and cafeteria are air conditioned and ventilated with rooftop units. There is a rooftop chiller with a remote barrel in the boiler room that provides air conditioning for all the classrooms.

The cast iron storm and sanitary sewers in the tunnel appear to be in good condition. The domestic water lines in the tunnel are all copper and also appear in good condition. The main water service comes from the front of the building into the boiler room. The district needs to find out the age of the service and develop a plan should they have a leak under the new office part of the building. Since there is no sprinkler system it will be important to size the new service accordingly. There is a 75,000 btu water heater located in the mechanical room in the west hallway that is 12 years old. Changeout will need to include circulating pumps.

There is a R-22 Knox monitoring panel in the boiler room that is buzzing and obviously not working. This unit monitors if there is a refrigerant leak in the boiler room from the chiller barrel. This is a safety concern and needs to be replaced asap.

The electrical service was upgraded to a 1200 amp service during the last renovation. There are many old panels throughout the building that should be upgraded. Old cloth insulated wiring will need to be replaced in the future.

There are ten older exhaust fans on the roof that will need replacement over the next several years.

The fire alarm system is over 10 years old and should be upgraded in the near future.

The gas service is in good condition.
<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Replace water heater</td>
<td>$5,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace water service</td>
<td>$40,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace electrical panels</td>
<td>$30,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace cloth wiring</td>
<td>$30,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace exhaust fans</td>
<td>$30,000</td>
</tr>
<tr>
<td>1</td>
<td>Replace Knox sensor</td>
<td>$5,000</td>
</tr>
<tr>
<td>4</td>
<td>Install Sprinkler system</td>
<td>$250,000</td>
</tr>
<tr>
<td>3</td>
<td>Ventilate tunnel area</td>
<td>$7,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade the fire alarm system with new devices</td>
<td>$20,000</td>
</tr>
</tbody>
</table>
Hayes School- 622 South Concord Street

Scope of Assessment- A visual inspection was performed on Thursday February 19th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is served by two Burnham steam boilers installed in 1999. Soon after 7 classrooms and an IMC were added along with a newly created main office space. All other remaining areas including the cafeteria, gym and classrooms are served by their original equipment including steam piping, air handling units, fan coil units, classroom unit ventilators and steam controls.

The storm and sanitary cast iron sewer systems located in the tunnel area look to be in good condition. There are no signs of leakage or odors. There have been several bathroom upgrades that involved removing several feet of the cast iron waste piping and replaced with PVC.

The main water service is ductile iron with lead joints and enters into the front of the building from Concord Street via under the front entrance through the tunnel and into the boiler room. With the lead joints and type of cast iron it appears to be the original service. I believe it would be important to meet with Iowa American Water Company to confirm the age and possible upgrade requirements allowing both parties to coordinate direction before there are issues. Future plans include a new sprinkler system. Will need to check with Iowa American to insure the correct water line is installed.

There is a three inch cold water line that runs pretty much throughout the tunnel. It is galvanized and has no insulation resulting in condensation dripping year round. There also is no hot water circulating line in the building resulting in students having to run the faucet for a couple of minutes when washing hands before they get hot water. It would be a benefit to the district to run new copper water lines from the main service and water heater throughout the building so it can eventually be tied into a battery of fixtures. This would upgrade the domestic water lines and insure availability for future projects. It would not be beneficial to install insulation on the existing galvanized lines knowing the age of them.

The major portion of the tunnel area is not properly vented. This does not allow for a cross flow of air which would aid in humidity control and keep temperatures moderate so the walls don’t sweat in the winter time. This needs to be addressed soon.

The main floor and lower area leading into the cafeteria is served with a relatively a 1991 Kone hydraulic elevator. It appears in good condition.

The coal pit and transformer room located off of the boiler room are no longer in use. The moisture and cold air is a constant issue. Consideration to fill with sand and cement would help in eliminate moisture and cold air into the boiler room.
Many of the exhaust fans in the building have been upgraded, however there are a couple of roof vents that are original, rusty, huge and in poor shape. Replacement should be considered.

The gas service to the building is a couple years old and in very good condition.

The building electrical service is only a few years old. It is an 800 amp service that enters the building on the west side. Most of the electrical panels within the building have been either replaced or updated.

The building energy management system is a Trane system that will need to be upgraded when the next phase of upgrades are implemented.

The fire alarm system is over ten years old and will need an upgrade in the future.
<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Replace all steam equipment in building and upgrade to hot water heat.</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>2</td>
<td>Upgrade water service</td>
<td>$40,000</td>
</tr>
<tr>
<td>2</td>
<td>Replace existing galvanized water piping with copper and install a water heater with hot water circulating pump and lines. Insulate</td>
<td>$45,000</td>
</tr>
<tr>
<td>2</td>
<td>Vent tunnel area</td>
<td>$5000</td>
</tr>
<tr>
<td>5</td>
<td>Fill in the old coal bin and transformer room</td>
<td>$18,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade roof vents</td>
<td>$15,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade electrical panels</td>
<td>$20,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade cloth insulated wiring</td>
<td>$30,000</td>
</tr>
<tr>
<td>5</td>
<td>Install sprinkler system</td>
<td>$250,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$25,000</td>
</tr>
</tbody>
</table>
Scope of Assessment- A visual inspection was performed on Wednesday March 4th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated and cooled with a geothermal horizontal loop system. All classrooms, media center, office spaces and gym have individual heat pumps served by the loop system. A Thermo Solution hot water boiler was recently installed as a backup heat source.

The building water service ductile iron appears to be in good condition. Due to the age of the water service replacement should be considered in the future. When replacing the water service the future sprinkler system should be taken into consideration so that the correct size service is installed to the building. When replacing or repairing the water service before digging the location of the geothermal piping needs to be taken into consideration.

The tunnel has had water issues. The floor drains need to be addressed along with the ventilation. This will control moisture issues.

The water heater was installed in 2009 and will need to be upgraded in the next 10 years.

The gas service to the building is in good condition.

The building does not have a fire sprinkler system.

The electrical service has been upgraded to a 1200 amp service.

The fire alarm system is over ten years old and will need to be upgraded in the future.
**Jackson School**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Install sprinkler system</td>
<td>$225,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace water heater</td>
<td>$10,000</td>
</tr>
<tr>
<td>2</td>
<td>Rework floor drains and ventilation in tunnel area.</td>
<td>7,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$15,000</td>
</tr>
</tbody>
</table>
Scope of Assessment- A visual inspection was performed on February 25th, 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical systems throughout the building.

The building has three separate heating systems. Two Burnham steam boilers installed in 2004 provide heat for the cafeteria, kitchen, gym, main building air handling unit, geothermal converter and entryways in the building. Two Thermal Solution hot water boilers (installed in 2004) take care of the office, media, 2nd floor tech area and third floor meeting room. The classrooms are serviced by a VRF geothermal system that includes two water wells and air handlers in all classrooms. There are 14 Mitsubishi heat pumps located off the boiler room that provide the heating and cooling for the rooms. There also is an air handler off the boiler room that provides fresh air to all the classrooms.

The geothermal well pump will need to be replaced within the next 10 years.

The majority of the cast iron for the storm and sanitary sewers are located in the walls and above the ceilings making it hard to judge the condition. The only tunnel area is under the kitchen and cafeteria. The cast iron in the tunnel appears to be in good condition. There is galvanized piping buried in the walls that will have to be upgraded as it fails.

The building water service enters the building on the west side of the building in room 118. The water service appears to be very old and should be upgraded in the near future.

The water heater was installed in 2000. It shows signs of wear and should be expected to fail at any time.

It is apparent the sprinkler system has been updated in the last few years with new valves, tamper switches, safety and monitoring devices.

The electrical service has been upgraded to a 1200 amp service. There are many original panels that need to be upgraded. There is also cloth insulated wiring that should be changed out.

The building has a Kone elevator installed in 2004.

The fire alarm system is ten years old and will need to be upgraded.
<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Eliminate the steam heat in the building. Install new unit ventilators,</td>
<td>$500,000</td>
</tr>
<tr>
<td></td>
<td>gym ahu’s, replace steam coil in AHU 1 with hot water coil and install</td>
<td></td>
</tr>
<tr>
<td></td>
<td>entryway heaters. Convert the steam boilers to hot water.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Replace water heater and associated pumps in boiler room</td>
<td>$12,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace original electrical panels</td>
<td>$35,000</td>
</tr>
<tr>
<td>5</td>
<td>Exhaust fan upgrade</td>
<td>$10,000</td>
</tr>
<tr>
<td>3</td>
<td>Upgrade building water service</td>
<td>$40,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace geothermal well pump</td>
<td>$12,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system with new devices and panels</td>
<td>$30,000</td>
</tr>
</tbody>
</table>
Jefferson School- 1027 Marquette Street
Built/Renovated 1939, 1955, 1994

Scope of Assessment- A visual inspection was performed on February 23rd 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated by two Burnham boilers that were converted from steam to hot water on September of 2004. During the 2004 renovation all steam equipment was removed and 7 rooftop units were installed with vav boxes and hot water reheat coils to serve the classrooms, office and IMC. The gym, auditorium and community room have individual air handling units.

The gas piping from the main gas service runs in the coal bin area behind the boilers. It is very rusted and should be replaced soon.

The water heater is an AO Smith and was installed in 2009.

The storm and sanitary sewer located in the tunnel area appear to be in good condition. There are no signs of leakage or odors. There have been several bathroom upgrades so much of the old cast iron serving those areas has been changed out.

The water main leaves the building to the west. There is copper coming out of the ground so I can’t tell if the main coming into the building is old or been replaced. The district needs to contact Iowa American to find out the installation date. The piping needs to be insulated from the point of entry to the mechanical room. Need to consider future sprinkler when upgrading the size of the new service.

The stage air handling units need to have a guard rail around them so the custodian can safely service the units.

Most exhaust fans have been replaced.

The tunnel currently has a couple of strings of lights that do not work. Several of the bulbs have been broken out when trying to change them. The strings need removed and permanent lighting needs to be installed.

The fire alarm system is over ten years old and needs upgrading.
<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Replace rusty gas service off the boiler room</td>
<td>$10,000</td>
</tr>
<tr>
<td>3</td>
<td>Replace water service to the building</td>
<td>$45,000</td>
</tr>
<tr>
<td>1</td>
<td>Install guard rails on landings in aud</td>
<td>$2500</td>
</tr>
<tr>
<td>2</td>
<td>Insulate cold water piping in tunnel</td>
<td>$1800</td>
</tr>
<tr>
<td>4</td>
<td>Install tunnel lighting</td>
<td>$10,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace cloth insulated wiring</td>
<td>$30,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade original panels</td>
<td>$30,000</td>
</tr>
<tr>
<td>5</td>
<td>Exhaust fan upgrade</td>
<td>$10,000</td>
</tr>
<tr>
<td>4</td>
<td>Install fire sprinkler system</td>
<td>$250,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$20,000</td>
</tr>
</tbody>
</table>
Madison School- 116 East Locust Street
Built/Renovated 1939, 1952, 1953

Scope of Assessment- A visual inspection was performed on Tuesday February 24th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated by two Burnham steam boilers that were installed in 2002. Classrooms are served by a newer four pipe system that utilizes a steam to hot water convertor and a chiller. Individual classrooms have unit ventilators and convectors. The office has a ceiling mounted AHU with chilled and hot water coils. The gym and auditorium have original AHU’s with steam heat. Future consideration to upgrade these units will help with better ventilation in these spaces. There are six unit ventilators in the IMC that provide steam heat and cooling with a DX coil served by outdoor condensing units. When replacing the gym and auditorium steam air handling units with hot water a consideration could be made to install hot water coils in the IMC unit ventilators, convert the existing steam boilers to hot water eliminating all steam in the building and the steam to the current steam to hot water converter. You also eliminate several condensate pumps and will save energy.

The tunnel area is in need of ventilation that will help control dampness and sweating.

The sanitary and storm sewer cast iron appears to be in good shape. There is an open sanitary pipe in the tunnel area where it appears the storm water from the roof pressured up and pushed out the clean out plug. There are also two four inch PVC condensate drains that need to have check valves installed in them. From the obvious settling of the ground around the drains it is apparent that heavy rains have backed up in the building putting pressure on the drains in the tunnel resulting in water being expelled in the drain area. This could be a health issue if the water was to pond for a period of time and will need to be dealt with soon.

The building water service is original and enters from under the mechanical room floor adjacent to the boiler room. Coordination between the district and Iowa American in determining age and updating is important.

The existing 120,000 btu water heater located in the boiler room was installed in 2002. Due to the age of the water heater the necessity to replace can be expected soon.

There is a large storm water sump pump located on the west exit from the basement that needs to be replaced. When it rains the unit keeps tripping out on overload and flooding the basement.

There are a large amount of original exhaust fans and fresh air intakes on the roof that are in need of replacement. This will help with the exhaust fan’s ability to exhaust air resulting in odor free restrooms.
The electrical service has recently been upgraded to a 1600 amp service that is located in the boiler room. There is a new 800 amp panel located in a mechanical room adjacent to the boiler room. There are several old original panels still in use throughout the building. (Kinney is the brand name). There is also a large amount of original wiring with cloth insulation. An assessment should be made to determine the condition and possible replacement. The fire alarm system is over ten years old and needs to be upgraded.

The building pneumatic air compressor was not on line during the inspection. The motor is missing. The auditorium and gym units need air to control the steam valves and outside dampers. This needs to be looked into.

The gas service to the building appears to be in good shape.

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**Madison School**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Install tunnel lighting</td>
<td>$5000</td>
</tr>
<tr>
<td>4</td>
<td>Replace gym and auditorium ahu’s</td>
<td>$75,000</td>
</tr>
<tr>
<td>4</td>
<td>Eliminate steam piping and components. Install hot water coils in IMC. Convert the existing boilers to hot water which will save energy and eliminate the need of an air compressor for pneumatics.</td>
<td>$100,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade electrical panels</td>
<td>$30,000</td>
</tr>
<tr>
<td>1</td>
<td>Replace storm sewer sump pump on west side of the building</td>
<td>$5000</td>
</tr>
<tr>
<td>4</td>
<td>Exhaust fan upgrade</td>
<td>$25,000</td>
</tr>
<tr>
<td>4</td>
<td>Water service replacement</td>
<td>$40,000</td>
</tr>
<tr>
<td>5</td>
<td>Sprinkler system install</td>
<td>$225,000</td>
</tr>
<tr>
<td>5</td>
<td>Water heater upgrade</td>
<td>$8000</td>
</tr>
<tr>
<td>4</td>
<td>Replace old wiring</td>
<td>$30,000</td>
</tr>
<tr>
<td>2</td>
<td>Install check valves in condensate drains to keep from overflowing into the tunnel area.</td>
<td>$2000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$20,000</td>
</tr>
</tbody>
</table>
McKinley School-1716 Kenwood Ave
Built/Renovated 1939, 1952, 1960

Scope of Assessment- A visual inspection was performed on Thursday February 26th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated by three Thermo Solution hot water boilers. There are air handling units with DX coils located in the tunnel area that serve the main office, media center and tech room. There is a chiller unit on the west side of the building that provides chilled water for air conditioning to all the classrooms. All building heating and ventilation systems have been upgraded from steam to hot water.

The water service and meter are located in the west end of the tunnel. During a recent meter upgrade that included installing a backflow preventer deteriorated piping was not removed. This needs to be cleaned up. The district also needs to contact Iowa American to determine the age of the water service and to plan future sprinkler installation and water service replacement.

The domestic water heater and associated pumps appear to be in good condition. Since it is a 50 gallon heater it does not need to be registered with the state and therefore there are no records to determine installation date.

The cast iron storm and sanitary sewer piping in the tunnel area look to be in good condition. The water lines are copper and also appear to be in good condition.

The electrical service is an 800 amp service and was recently installed with the A/C project. There are several original panels that need to be upgraded.

The fire alarm system is ten years old and needs and to be upgraded.

The building has a Primex wireless clock system.
### McKinley School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Water meter piping upgraded</td>
<td>$2,000</td>
</tr>
<tr>
<td>4</td>
<td>Exhaust fan upgrade</td>
<td>$18,000</td>
</tr>
<tr>
<td>5</td>
<td>Install sprinkler system</td>
<td>$225,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade water service</td>
<td>$35,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$20,000</td>
</tr>
</tbody>
</table>
Mid City High School- 3801 Marquette Street
Built/Renovated 2013-2014

Scope of Assessment- A visual inspection was performed on Tuesday March 10th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated with two 2014 Thermo Solution hot water boilers. There are two large Trane rooftop units that provide ventilation and cooling. Individual spaces have vav boxes with reheat coils and thermostats.

There are original cast iron sanitary and storm sewers below the first floor from when the hospital was built. When renovating in 2014 the pipe was inspected and determined to be in good condition. The original cast iron storm lines serving the roof were also determined to be in good condition and therefore were not replaced in the 2014 renovation.

A new water service and sprinkler main were installed in 2014. The sprinkler system is new. All water lines are also new throughout the building.

A new water heater was installed in 2014.

The electric service was replaced with a new 1600 amp service in 2014 with new feeder panels and breaker panels throughout the building.

The fire alarm system was installed in 2014.

The Montgomery elevator is original from when the building was first built. The main controller and car have not been upgraded from original. With the original age of the building future upgrades to solid state components should be considered.
### Mid City High School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Upgrade elevator controls and car</td>
<td>$75,000</td>
</tr>
</tbody>
</table>
Monroe School- 1926 West 4th Street  

The building is served by two Burnham steam boilers. There is a steam to hot water converter that supplies hot water to the main office air handler with reheat coils and classrooms unit ventilators. The auditorium and gym have original steam air handler units while the cafeteria and media center have newer units with steam. There is a chiller on the north side of the building that furnishes chilled water for all the classrooms. To upgrade to hot water would be costly and require removing a large amount of steam piping, accessories and steam coils that were installed in 2003.

The building water service is original and enters the south side of the building under the handicap ramp. It will be important to coordinate replacement with Iowa American with plans to install a sprinkler system in the future. The domestic water piping appears to be copper and in good condition.

The water heater was replaced in 2002. Due to the age of the heater plans need to be made to change in the near future.

There is a duplex sewage ejector pump located in the boiler room that serves the cafeteria, kitchen, boiler rooms and adjoining restrooms. Maintenance informed me they are having a lot of trouble with the pump and are asking that it be replaced.

The storm and sanitary piping in the tunnel area appear to be in good condition.

The building electrical system has recently been upgraded to an 800 amp service.

The gas line to the building is in good condition.

A districtwide assessment of the condition of the chimneys should be made to see if they are deteriorating. As a reminder I am putting a cost associated with installing a chimney liner on this building only.

The building has a Kone elevator that was installed in 2003. It is in good condition.
**Monroe School**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Replace AHUS in Gym and Aud</td>
<td>$75,000</td>
</tr>
<tr>
<td>2</td>
<td>Replace duplex sewage ejector pump and controls</td>
<td>$15,000</td>
</tr>
<tr>
<td>3</td>
<td>Replace water service</td>
<td>$40,000</td>
</tr>
<tr>
<td>2</td>
<td>Replace water heater</td>
<td>$8,000</td>
</tr>
<tr>
<td>4</td>
<td>Exhaust fan upgrade</td>
<td>$16,000</td>
</tr>
<tr>
<td>5</td>
<td>Possible chimney liner (see note)</td>
<td>$35,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$20,000</td>
</tr>
</tbody>
</table>
North High School- 626 west 53rd Street

Scope of Assessment- A visual inspection was performed on Friday March 6th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The majority of the building including the auditorium is heated by six 2001 Benchmark Aerco hot water boilers that provides heat to approximately 20 air handling units, convectors and fan coil units. The classroom air handling units have vav boxes with hot water reheat coils. The AHU’s are equipped with dx coils and outdoor condensing units. The auditorium has one large rooftop that serves the main auditorium and stage. There is another rooftop unit that serves the auditorium main entry, commons area, restrooms and surrounding classrooms. The main gym and adjoining computer lab, 2013 music area and kitchen all have gas fired heating units. The small gym and industrial arts areas have a total of 5 original air handling units. Future upgrade with air conditioning should be considered. It would improve the air flow and exchange in those areas.

There are still several areas in the building that have pneumatics. Replacement should be considered as they are addressed with upgrades.

The water service enters the boiler room on the north wall. It is in good condition and has a backwater flow preventer. The water piping in the system is copper and good condition.

The existing Aerco domestic water heaters were installed in 2000. Due to the high quality metals, I believe these could last another 10 years, however I would budget for one replacement.

The auditorium has a newer sprinkler system. The main building does not have a sprinkler system. Future sprinkler installation should be considered with an upgrade plan.

The cast iron storm and sanitary sewers appear in good condition.

The gas service entering the building is in good shape. I contacted Dan Burlingame and then Mid-American Gas about a concern I have with the gas pressure and the main regulator surging. They responded and are aware of the issue. They plan on coming on Monday March 9th to remedy. They will be contacting using me as a contact person.

There are approximately 15 exhaust fans on the roof that show will need upgrade in the future.

The main building has a 2000 amp service while the Auditorium has it own 1200 amp service.

The fire alarm system is over ten years old and should be upgraded.
### North High School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Upgrade 5 original air handling units and include a/c</td>
<td>$250,000</td>
</tr>
<tr>
<td>5</td>
<td>Install sprinkler system</td>
<td>$960,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace domestic water heater</td>
<td>$20,000</td>
</tr>
<tr>
<td>4</td>
<td>Exhaust fan upgrade</td>
<td>$30,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$90,000</td>
</tr>
</tbody>
</table>
Scope of Assessment- A visual inspection was performed on Wednesday February 18th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical systems throughout the building.

The building has three separate heating systems. The steam system serves the cafeteria, kitchen, several small spaces, hallways, convection in upper gym and AHU 1 which is the make-up air for all classroom spaces. The hot water boiler system serves the office, new gym, upper gym, media center, and adjoining computer lab, three classrooms and the locker room areas. The VRF heating and cooling system consists of 16 Mitsubishi heat pumps with air handling units located in all classroom spaces.

When upgrading areas that have steam you could consider eliminating steam all together. To do this you would install hot water unit ventilators in the cafeteria, kitchen, hallways, convection heat in upper gym, replace steam coil in AHU and convert two steam boilers to hot water boilers. Remove all steam piping, condensate receivers etc.

The main heater for the boiler room very old and appears to be unhooked. The heater should be replaced to insure piping does not freeze should the fresh air damper fail.

The air compressor appears to be in good shape.

The majority of the cast iron storm and sanitary sewers are located in the walls and above the ceilings throughout the building. The only tunnel area is under the kitchen and cafeteria. The cast iron in the tunnel area appears to be in good shape.

There are a large amount of galvanized domestic piping in the walls serving restrooms, drinking fountains and sinks throughout the building that will need upgrading over the next several years.

The water main comes into the south side of the building in room 108. The 6 inch sprinkler main comes into room 112 on the south side of the building. Several years ago there was a leak in the service which required installing a clamp on the main. Communication should be made with Iowa American to determine the age of the main and determine if the fire sprinkler system and building water are tied together. There is a backflow on the main.

It is apparent the sprinkler system has been upgraded in the past few years with new valves, safety and monitoring devices.

The water heater is an AO Smith with adjoining storage tank. It was installed in 2001. Due to the age of the heater and circulating pumps replacement may be necessary at any time.
The electrical service was upgraded to a 1200 amp service several years ago. New main distribution panels were also installed. There are several original panels located in the building that should be upgraded in the future. There is also a large amount of original wiring with cloth insulation that will need replaced due to deterioration.

The clock system has been upgraded to a Primex wireless system.

The building has a Kone elevator that was installed in 2002.

There are four or five exhaust fans on the roof that need replacement.

The fire alarm system is over ten years old and needs upgrading.

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Remove steam from the building. Install hot water unit ventilators in the cafeteria, hallways, convection in upper gym, replace steam coil in AHU and convert two steam boilers to hot water boilers. Remove all steam piping, condensate receivers etc.</td>
<td>$340,000</td>
</tr>
<tr>
<td>2</td>
<td>Replace hanging gas heater in boiler room with electric heater</td>
<td>$8,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade sprinkler service and domestic water main</td>
<td>$40,000</td>
</tr>
<tr>
<td>2</td>
<td>Water heater and pump replacement</td>
<td>$12,000</td>
</tr>
<tr>
<td>3</td>
<td>Replace original electrical panels</td>
<td>$30,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace cloth insulated wiring</td>
<td>$30,000</td>
</tr>
<tr>
<td>4</td>
<td>Exhaust fan upgrade</td>
<td>$15,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$30,000</td>
</tr>
</tbody>
</table>

Smart School
Sudlow School - 1414 East Locust Street

Scope of Assessment - A visual inspection was performed on Wednesday February 25th, 2015. This report addresses the building mechanical system. Reasonable effort was made to view all mechanical equipment throughout the building.

The building has three separate heating systems. There are two Burnham steam boilers that serve the cafeteria, kitchen, several small spaces, hallways, convection in upper gym and AHU 1 which is the make-up air for all classroom spaces. The hot water boiler system serves the office, new gym, upper gym, media center, and adjoining computer lab, three classrooms and the locker room areas. The VRF geothermal heating and cooling system consists of 16 Mitsubishi heat pumps with air handling units located in all classroom spaces. There are two wells on the southeast side of the building that serve the geothermal equipment.

When upgrading areas that have steam you could consider eliminating steam altogether. To do this you would install hot water unit ventilators in the cafeteria, kitchen, hallways, convection heat in upper gym, replace steam coil in AHU and convert two steam boilers to hot water boilers. Remove all steam piping, condensate receivers etc.

The geothermal well pump will need replaced within 10 years.

The hanging gas heater for the boiler room is in poor shape and should be replaced with an electric unit.

The air compressor appears to be in good condition.

The majority of cast iron storm and sanitary sewers are located in the walls and above the ceilings throughout the building. The only tunnel area is under the kitchen and cafeteria. The cast iron in the tunnel area appears to be in good condition.

There are large amounts of galvanized domestic piping in the walls serving restrooms, drinking fountains, and sinks throughout the building that will need upgrading over the next several years.

The water main comes into the south side of the building in room 108. The 6 inch sprinkler main comes into room 112 on the southeast corner of the building. The service appears to be original. Communication with Iowa American needs to be made to determine exact age of the main and determine if the building water service is tied into the existing sprinkler main. There is a backflow on the main.

It is apparent the sprinkler system has been upgraded over the last few years with new valves, tamper devices and monitoring devices.
The hot water heater was replaced in 2002. Due to the age of the heater plans need to be made to replace in the near future.

The electrical service was recently upgraded to a 1200 amp service. There is a lot of old cloth insulated wiring that should be replaced in the next few years. There are several original panels located throughout the building that also needs upgrading.

The building gas supply line appears to be in good condition.

There are a few old exhaust fans that need to be replaced.

The building has a Kone elevator that was installed in 2002.

The building has a Primex wireless clock system.

The fire alarm system is over ten years old and needs upgraded.

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**Sudlow School**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Remove steam from the building. Install hot water unit ventilators in the cafeteria, hallways, convection in upper gym, replace steam coil in AHU 1 and convert two steam boilers to hot water boilers. Remove all steam piping, condensate receivers etc.</td>
<td>$340,000</td>
</tr>
<tr>
<td>2</td>
<td>Replace heater in boiler room with electric heater</td>
<td>$8,000</td>
</tr>
<tr>
<td>3</td>
<td>Upgrade domestic and sprinkler water service</td>
<td>$40,000</td>
</tr>
<tr>
<td>2</td>
<td>Water heater and pump replacement</td>
<td>$12,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace original electrical panels</td>
<td>$30,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace cloth insulated wiring</td>
<td>$30,000</td>
</tr>
<tr>
<td>4</td>
<td>Exhaust fan upgrade</td>
<td>$15,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace geothermal well pump</td>
<td>$12,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system with new devices and panels</td>
<td>$30,000</td>
</tr>
</tbody>
</table>
Truman School- 5506 North Pine Street  
Built/Renovated 1977, 2014  

Scope of Assessment- A visual inspection was performed on Tuesday March 10th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is heated and cooled by geothermal. The system consists of two water wells, two heat exchangers, sixteen heat pumps and three DOAS (dedicated outside air system) energy recovery units for ventilation located on the roof. There is a 2014 Thermo Solution hot water boiler as a backup to the geothermal system.

The water service is original and appears to be in good condition. The sprinkler main and system in the building was installed in 2014.

All water piping was replaced during the 2014 renovation.

The original cast iron under the main floor was determined in good condition and tied back into during the 2014 renovation.

A new 2000 amp electrical service was installed in 2014 with new feeder panels. There are a couple of existing feeder panels that were determined in good condition and reused.

The fire alarm system is new.

There is a water problem in the boiler room due mainly to the scupper system originally installed in the building. When it rains or snow melts the water runs down the side of the building and seeps up through the boiler room floor and through the existing electrical feeder lines resulting in water seeping out under the new switch gear and stagnant water sitting for weeks at a time on the boiler room floor. This is not healthy and creates a safety hazard in walking. Consideration needs to be made to eliminate this problem. One consideration would be to change the roof pitch near each scupper location currently affecting water run off near the transformer and mechanical room and add roof drains and associated piping that would lead away from the building. The new asphalt along the building and into the roadway will then need to be resealed after the changes are made to fill in the large cracks created by the constant run off.
### Truman School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Address water issues created by roof scuppers</td>
<td>$40,000</td>
</tr>
</tbody>
</table>


Walcott School- 545 James Street

Scope of Assessment- A visual inspection was performed on Monday March 2\textsuperscript{nd} 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building has three separate heating systems. Two of the systems are hot water with both having two 2004 Thermo Solution boilers. The office, media center, gymnasium and old locker room spaces and geothermal heat exchanger are on one hot water boiler system. The cafeteria, adjoining rooms and kitchen are on another system. The third system is a geothermal system that consists of two water wells south of the building, heat pumps and energy recovery units serving all classrooms, the new gym and adjoining locker rooms. Future plans need to include replacing the cafeteria and kitchen air handling units and replacing the gym units and old locker room fan coil units. This would eliminate the need for an air compressor for each system and supply better ventilation and heating in both spaces.

The geothermal well pump will need to be replaced in the next 10 years.

The water service has been upgraded in the last few years and is in good condition.

A sprinkler system has been installed in the last few years. Good condition.

The gas service is in good condition.

There are sanitary sewer pumps that take care of the sewage and shower area for the new gym and locker rooms and restrooms. The pump will need to be changed out within the next 10 years.

The electrical service was upgraded to a 1200 amp service a few years ago with new feeder panels. There are only a few older panels left in the building.

The clocks are the original Latham brand. Future update to a Primex wireless system might be considered.

Issues continue with the office complaining of being too cold. The office has been checked by Trane company, re-commissioned several times only to keep hearing complaints. I suspect the main air handler for the office and possibly some reheat coils in the vav boxes are not large enough to handle the spaces due to the large windows. We need to have an engineer go over the drawings, contractor make the changes and rebalance the system.
## Walcott School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Upgrade cafeteria, kitchen and gym air handling units and adjoining locker room fan coil units.</td>
<td>$275,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace water well pump</td>
<td>$15,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace sewage ejector pumps</td>
<td>$15,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade electrical panels</td>
<td>$20,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace clock system</td>
<td>$25,000</td>
</tr>
<tr>
<td>3</td>
<td>Re-engineer the office area air handler and system and make necessary changes.</td>
<td>$20,000</td>
</tr>
</tbody>
</table>
Washington School - 1608 East Locust Street
Built/Renovated 1939, 1952, 1994, 2005

Washington School is served by two Burnham boilers that were converted from steam to hot water in 2002. The building has approximately 22 rooftop units that serve the classrooms and office space. These units provide cooling and ventilation coupled with vav boxes and hot water reheat coils. There are individual air handling units that provide heat and ventilation for the gymnasium, auditorium and cafeteria. The hot water heating pumps appear to be in good shape.

The storm and sanitary sewers located in the tunnel appear to be in good shape. There are no signs of past leaks or odors. Most domestic water lines appear to be copper and are covered with insulation that is in good condition.

The water service to the building comes out of the tunnel area. The service was moved when renovations were made several years ago. One can only assume the water service from the street is original. It is important to meet with Iowa American for installation date and possible replacement plans. Water service size should be considered when upgrading. Service should be large enough to handle future sprinkler system.

The original exhaust ductwork runs throughout the tunnel area and is tied into an antiquated exhaust fan in the lower area adjacent to the boiler room. An upgrade in the exhaust system would guarantee better air quality in the building areas requiring exhaust.

There is a hydraulic elevator that was installed in 2002. The manufacturer is Schindler Company. It is in good condition.

The electrical main panel is a newer 1600 amp panel. Most of the electrical panels have been upgraded in the building.

The water heater is an AO Smith and was upgraded in 2002.

The tunnel is very well vented.

The gas service for the building enters from underground and appears to be original. I would be concerned with the condition of the piping below the surface to the building. Mid-American should be contacted to review their building service replacement plan.

The fire alarm system is over ten years old and should be upgraded.
### Washington School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Replace water service</td>
<td>$40,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade exhaust fans and duct</td>
<td>$25,000</td>
</tr>
<tr>
<td>5</td>
<td>Electrical panel upgrade</td>
<td>$30,000</td>
</tr>
<tr>
<td>2</td>
<td>Water heater replacement</td>
<td>$8,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace cloth insulated wiring</td>
<td>$30,000</td>
</tr>
<tr>
<td>3</td>
<td>Upgrade gas service</td>
<td>$10,000</td>
</tr>
<tr>
<td>5</td>
<td>Fire sprinkler system install</td>
<td>$250,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$20,000</td>
</tr>
</tbody>
</table>
West High- 3505 West Locust Street

Scope of Assessment- A visual inspection was performed on Thursday February 26th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building has three main heating systems. The steam system serves the gymnasium, upper gymnasium, pool, locker rooms, industrial arts, wood working, auto shops, weight room, wrestling room, music room and hallways on west end of building and health rooms. The steam system also provides steam to several steam to hot water converters serving the cafeteria, auditorium, kitchen and music rooms. There are three Thermo Solution hot water boilers that provide heat to the science wing and are backup boilers for the geothermal system. The media center and office areas have a Thermo Solution hot water boiler located in the upper mezzanine that provides the hot water for heating. A large condensing unit provides cooling to those spaces. There is a geothermal loop buried on the east end of the building that serves 8 Multi-Stack heat pumps that provides heating and cooling to all other classrooms in the building. On the south end of the building there are a couple of gas fired rooftop units that provide heat and cooling to three classrooms.

There are 2 steam air handling units in the track area that have blown coils and leak on the tunnel floor. There is also a very old air handler used for the wrestling and cardio room. These all need to be replaced with new units. They are heating only.

The water service appears to be in good condition. Meters have been upgraded and there is a backflow preventer.

There is a water heater in the boiler room dated 1996 that has served well past the expected time. It needs to be replaced with a new unit that has an induced draft fan and back draft controller.

There is a water issue in the tunnel leaving the boiler room. The water pools year round resulting in people having to turn the light switch on while standing in water. This needs addressed asap. Safety issue.

In the pool tunnel there is deteriorated domestic cold and hot water piping that have clamps on the lines to stop leakage. At this time four to six hundred feet of 2 inch copper should be replaced to keep from having pipe failures in the near future.

The building does not have a sprinkler system. Future plans should include installing a system.

There are several feet of deteriorated cast iron piping in the pool tunnel area that should be replaced in the next couple of years.
The electrical service has recently been upgraded to 2500 amps with new panels and feeder panels. There are many original panels in the building that need upgraded. The conduit that was used in the entire building was aluminum. Over the years the aluminum has failed causing shorts in the electrical system. We can expect this to continue for years to come.

When this happens a new route has to be taken with conduit to serve the areas in need. This is very costly and usually done as an emergency.

There is a transformer located in the tunnel leading into the pump room. It serves a large electric hot water heater, several panels and equipment. It is making a loud humming noise indicating the windings are most likely breaking down. This should be replaced before this becomes a major issue.

There are over 140 exhaust fans on the roof. Twenty years ago all exhaust fans had relays installed under the covers and control wire was installed in conduit back to the penthouse where they were all controlled by Trane. This needs to be re-evaluated. If the units are not turning off as originally programmed there is a large amount of cost savings to be made in repairing or replacing in energy savings.

The elevator continues to have issues due to the old relay control panel. The elevator needs to be upgraded to cut down on high maintenance costs, safety and student access issues.

The fire alarm system is over ten years old and needs upgrading.
## West High School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Replace water heater in boiler room with new pumps, damper controls and induced draft fan</td>
<td>$18,000</td>
</tr>
<tr>
<td>1</td>
<td>Water issue in the tunnel area leaving the boiler room - safety</td>
<td>$6,500</td>
</tr>
<tr>
<td>2</td>
<td>Replace deteriorated piping in the pool tunnel area. 2 inch copper lines</td>
<td>$70,000</td>
</tr>
<tr>
<td>5</td>
<td>Install sprinkler system throughout the building.</td>
<td>$900,000</td>
</tr>
<tr>
<td>2</td>
<td>Replace cast iron in pool tunnel area</td>
<td>$5,000</td>
</tr>
<tr>
<td>2</td>
<td>Replace transformer in tunnel leading from boiler room into pump room.</td>
<td>$20,000</td>
</tr>
<tr>
<td>3</td>
<td>Evaluate energy management control on 140 exhaust fans. Install control to interface with Trane company controls.</td>
<td>$30,000</td>
</tr>
<tr>
<td>3</td>
<td>Upgrade electric, controls and elevator equipment.</td>
<td>$75,000</td>
</tr>
<tr>
<td>4</td>
<td>Replace 3 AHUs in the tunnel area with hot water units</td>
<td>$120,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$70,000</td>
</tr>
</tbody>
</table>
Williams School- 3040 North Division Street  

Scope of Assessment- A visual inspection was performed on Friday February 20th, 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building has two types of heating systems. There are two Burnham steam boilers that were installed in 2002. They are used to heat the kitchen, gym and adjoining locker rooms, cafeteria, wrestling room and adjoining locker room, some hallway convectors and a steam to hot water converter for the geothermal system. The other system is a geothermal system with two water wells and classroom heat pumps. There are several energy recovery units that provide ventilation for the classroom heat pumps. There are 3 Aaon heat pumps that take care of the music and science rooms. There is an air handling unit in the 600 area that brings in ventilation for the heat pumps located in the ceiling. The office and media have roof top units that heat and cool the spaces.

The geothermal well pump will need to be replaced within the next 10 years.

The cast iron storm and sanitary sewers in the tunnel area look to be in good condition. The water piping also looks to be in good condition at this time.

The main water service was replaced a few years ago and is in excellent condition. Iowa American water allowed the district to tee off of the main water for the sprinkler system to the new gym. They did however tell us we will need a new service when we add a fire sprinkler system to the building.

The water heater state tag says the water heater was installed in 1990. The water heater does look old and when the burner comes on it seems to rumble some. I would suggest the water heater be replaced.

The electrical service was upgraded to a 2000 amp service during the 2002 renovation and construction. There are many original Frank Adams panels throughout the building that should be upgraded in the next several years. Also any cloth insulated wire should be replaced over the next 10 years.

The building has a Kone elevator that was installed in 2002.

The fire alarm system is over ten years old and needs to be upgraded.
### Williams School

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Upgrade electrical panels</td>
<td>$80,000</td>
</tr>
<tr>
<td>4</td>
<td>Fire sprinkler system with new water service</td>
<td>$450,000</td>
</tr>
<tr>
<td>4</td>
<td>Exhaust fan upgrade</td>
<td>$35,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade the locker rooms, wrestling room, gym, cafeteria and kitchen.</td>
<td>$800,000</td>
</tr>
<tr>
<td></td>
<td>Convert steam boilers to hot water.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Replace cloth insulated wiring</td>
<td>$60,000</td>
</tr>
<tr>
<td>1</td>
<td>Replace water heater in main boiler room</td>
<td>$12,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace geothermal well pump</td>
<td>$15,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system with detectors and panels</td>
<td>$30,000</td>
</tr>
</tbody>
</table>
Wilson School- 202 North Clark Street  

Scope of Assessment- A visual inspection was performed on Thursday February 26th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building has two heating systems. There are two Burnham steam boilers that were installed in 1994 that service the gymnasium, reheat coils for vav boxes for the office and media center and steam to hot water converter for the geothermal system. The geothermal heating and cooling system consists of two water wells, two heat exchangers, four Multi Stack heat pumps and unit ventilators throughout all classrooms. The cafeteria has an Aaon heat pump to handle large events. For future plans one suggestion would be to replace the gymnasium steam units and convector along with the steam reheat for the office and media center, remove the steam boilers and install two Thermo Solution boilers. The existing steam boilers are 21 years old and have had many issues with leaking fire tubes, burner issues and breeching overheating. By upgrading there would be no longer a need for the pneumatic compressor.

The geothermal well pump will need to be replaced within the next 10 years.

The cast iron storm and sanitary sewers in the tunnel look to be in good condition. The domestic water lines are copper and also appear to be in good condition. The insulation is good.

The tunnel needs to have ventilation installed to control overheating and humidity issues.

The water service to the building has been changed out in the last 10 years and is in good condition. There is a backflow preventer on the service.

The water heater was installed in 2006 and will need to be replaced in the next few years.

There is no sprinkler system. Consideration should be made in the next several years.

There are five older original exhaust fans. Need to consider replacement in the next several years.

The gas service is in good condition.

The electrical service has recently been updated to a 1200 amp service. There are new feeder panels. There are also many original panels that need to be upgraded. The brand name of the older panels is Notice. I'm not sure if you can find breakers to fit them should they fail.

There is cloth insulated wiring that needs to be upgraded at some point before it starts to fail. The tunnel area needs lighting installed.
The fire alarm system is over ten years old and needs upgraded.

There is a Kone elevator at the north end of the building to access the basement area. It is in good condition.

The clock system is a Primex wireless system.

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**Wilson School**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Update entire steam system to hot water in office, media center, gymnasium and steam to hot water converter.</td>
<td>$280,000</td>
</tr>
<tr>
<td>3</td>
<td>Ventilate the tunnel area</td>
<td>$5,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace water heater and pump</td>
<td>$6,000</td>
</tr>
<tr>
<td>5</td>
<td>Install sprinkler system</td>
<td>$250,000</td>
</tr>
<tr>
<td>5</td>
<td>Exhaust fan upgrade</td>
<td>$20,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade cloth insulated wiring</td>
<td>$30,000</td>
</tr>
<tr>
<td>5</td>
<td>Replace geothermal well pump</td>
<td>$12,000</td>
</tr>
<tr>
<td>4</td>
<td>Upgrade tunnel lighting</td>
<td>$8,000</td>
</tr>
<tr>
<td>5</td>
<td>Upgrade fire alarm system</td>
<td>$22,000</td>
</tr>
</tbody>
</table>
Wood Intermediate School- 5701 N. Division St., Davenport
Built/Renovated 1984, 2002

Scope of Assessment- A visual inspection was performed on Friday February 27th 2015. This report addresses the building mechanical systems. Reasonable effort was made to view all mechanical equipment throughout the building.

The building is currently scheduled for a complete upgrade of the heating and air conditioning system. The upgrade will include two geothermal wells, heat exchangers, replacement of existing heat pumps, energy recovery units and a new office rooftop heating and cooling unit. The hallways and office lighting will be upgraded with the replacement of the ceilings.

The cast iron storm sewer and sanitary sewers are in excellent condition. All domestic water lines are in good condition.

The domestic water heaters in the boiler room and gym have recently been upgraded. The water heater located in the west wing was installed in 2004 and will need upgraded in the next few years.

The water service appears to be in good condition.

There is a sprinkler system that currently serves the stage area. Future sprinkler upgrade should be planned.

The electrical service is a 1600 amp service. The electrical panels and wiring are in good condition.

The entire building will continue to be controlled by Trance DDC controls.
**Wood School**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Deficiency</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Replace water heater in west wing</td>
<td>5,000</td>
</tr>
<tr>
<td>5</td>
<td>Fire sprinkler upgrade</td>
<td>$325,000</td>
</tr>
</tbody>
</table>


LRFP Update – Adams Elementary

Priorities:

Multi-purpose addition to include moving cafeteria and kitchen up to first floor; including staff lounge upgrade

Emergency egress from 2nd floor

Replace tile in 100 wing; asbestos?

Add/replace/repair lockers on first and second floors

Add water coolers to all fountains

Add 2nd floor staff restroom

Locker room upgrades in gym

Renovate old cafeteria and kitchen for additional custodial storage

Parent drop off & modify existing (curve is too tight)

Replace blackboards with white boards

Additional classroom storage

Door replacement in lower level

Replace carpet throughout building
Work Orders:

Adjust closure tension on girls and boys restroom doors on first floor

Replace damaged ceiling tile in room 104
LRFP Update – Blue Grass Elementary

Priorities:

Replace gym/cafeteria divider

Repair walls in gym where peeling, paint entire gym, determine reason for peeling

Lighting upgrades in gym

Floor tile replacement in gym, chipping around exterior

Additional security camera’s in back of building near playground

Lower corner in back of building by picnic tables needs masonry repairs

Upgrade remaining restrooms

New water softener to prevent tissue from sticking to toilet

Upgrade exterior lighting on back of building

Audio enhancement for all classrooms

Speakers for hallways

Asphalt repairs and replacement throughout building grounds

Scrap and paint exterior soffit

Additional storage in science rooms

Add lockset to boiler room doors from courtyard due to ALICE recommendations
Work Orders:
Backflow preventer leaking
Repair hole in wall behind backboard (patch)
Roof leak in hall by gym
Wood area above classroom doors needs scraped and refinished or painted in lower grade hall.
Move wiring for data drops so they are not a trip hazard in room 10
LRFP Update – Buchanan Elementary

Priorities:

1. **Add buzzer to secured entry**

2. **Separate cafeteria from gym, add round tables with attached seats**

3. **Add multi-purpose room with stage and storage**

4. **Additional classrooms to accommodate pre-K, band, orchestra**

5. **Expand computer lab in library (currently holds only 17 computers which isn’t adequate for class technology lessons); relocate library storage**

Renovate room 29 Level III MD Life Skills; add restroom, eating area, sink, and toilet; door to courtyard for play area (if program remains at Buchanan)

Additional parking with drop-off similar to Eisenhower School (regrade to remove pebbles along building)

Replace signage with newer electronic sign

Landscape around playground to add shade

Restroom upgrade in boys and girls restroom off gym; horrible smell no return air

Upgrade phone system with voice-over internet

Work Orders:
Do something with the horrible smell in restrooms off gym until upgrade can take place
Place locks on teacher’s wardrobes for security

Outside drains on building run over concrete; hazardous for staff and students (teacher fell last night)
Replace veneer on doors in room 19
LRFP Update – Buffalo Elementary

Priorities

Install door between classrooms 109 (leaving shared bathroom & work room accessible to both)

Classroom Audio Enhancement System

Additional locking storage in conference room (A-C)

Add acoustical treatment to cafeteria and PA system

Phone replacement

Add additional asphalt to fenced play area in front of building; including four square lines and play equipment for younger elementary (pre-K/1 appropriate)

Replace double doors in gym; rotting at bottom

Work Orders

Add tack strips to halls by classroom doors

Paint front of building awning GREEN to go with school colors, cover BLUE → I have arranged with the DCSD maintenance to do this work for me I believe.

Paint “Buffalo Elementary School” on South Side and “Home of the Bison” with a mascot on the North Side of the front entrance awning → I have arranged with the DCSD maintenance to do this work for me I believe.

Install door stop to principal’s office at the window in the main hallway

Repair foam falling off backboard in gym
Paint wall in principal’s office where TV was removed

Install Smart Boards in the 6 remaining rooms in the pods and IMC. Possible in the gym (with a cage)

Items to check with Gary Sloat on:
Where are we with audio enhancement for classrooms?
Status of Smart Boards?
  * Would like one in each of the remaining rooms in the pods and IMC. Possible in the gym (with a cage)...6 total
11/02/14

LRFP Update – Eisenhower Elementary

Principals Priorities:

1 Add speakers to halls and gym

2 Replace mulch on playground with rubber matting

3 Multipurpose addition and stage

4 Additional classroom addition should early childhood be added

5 Complete restroom upgrade in boys and girls restrooms off gym; including flooring, fixtures, and improve ventilation

Larger special education classroom for upper grades

Add additional exterior lighting on south end of building

Replace exterior storage shed with large block shed

Replace exterior doors on south end of building

Upgrade basketball backboards with glass operable type

Remove folding door gym; convert this area in to storage

Upgrade remaining drinking fountains to water cooler type

Work Order
Repair/glue counter tops in teacher workroom off the office

Polish terrazzo floors, dull and dingy
Paint all hall lockers

Exterior lights not working in some locations

Remove graffiti on south side of building exterior

Clear items from front of electrical panel and keep clear of this area
12/5/14

LRFP Update – Fillmore Elementary

Priorities:

Consolidate storage sheds with larger new shed

Replace stage curtain

PA system replacement

Separate bus drop-off from parent drop-off

Add buzz entry to security

Add outdoor play area and equipment for pre-K and 3-5

Add additional parking; minimum of 30 spots

Add or create an Interventionist room
12/12/14

LRFP Update – Harrison Elementary

Priorities:

#1 Relocate Dumpster enclosure to rear / create more parking in front.

#2 PA Speakers in corridors

#3 Renovate small gym, add storage, projector

#4 More outside storage

#5 Relocate custodial office area from boiler room

Improve/increases custodial storage
LRFP Update – Hayes Elementary

Principal's Priorities:

Playground equipment replacement and ground surfacing
Electronic two sided sign at main entrance to building
Renovate RR pair
Additional RR's in lower grade areas
Drop ceiling and relighting corridors
Flooring in room 27, computer lab and adjacent vestibule
Gym Lights upgrade to LED verify minimum foot candles met
Replace glass block windows throughout
Replace/upgrade playground equipment and matting
Investigate ADA lift for stage access (and ADA compliance generally)
Replace custodial outdoor equipment shed
Replace or repaint lockers to match
Sound system in cafeteria
Ceiling fans in cafeteria
Upgrade drinking fountains to water coolers
Audio enhancements for classrooms

Exterior lighting upgrades

Replace basketball back boards with adjustable type

Work Orders & Building Maintenance

Pick up trash around building

Install a speaker in gym
LRFP Update – Jackson Elementary

Priorities:

Add multipurpose addition separate from gym and cafeteria; with a stage

Restroom upgrades in gym; horrible smell (Room 10 needs boys' restroom upgrade, repairs to floor and wainscoting added)

Switch drinking fountains over to water coolers

Master clock system upgrade

Add buzzer to secure entrance and security cameras

Replace carpet in room 25 & 26; tripping hazard

Add rubber matting around playground equipment; remove old equipment

Replace operable wall in gym; currently does not work

Lighting and ceiling upgrades throughout building and hall with LED

Additional classrooms needed if schools consolidate

Additional classrooms needed if pre-k is added or teachers' lounge

New basketball backboards that fold up to

Exterior lighting upgrades to LED

Art room needs ventilation to operate kiln

Enclose dumpster
Create additional conference space

Closet door replacement or replace veneer throughout building

Climbing wall in gym; equity issue

Room 31 needs to have the carpet replaced

Shed replacement, both for one larger

Exterior door replacement on entrance 2N

Unisex restroom and teacher’s restroom across hall needs toilets fixed and the auto flusher removed and replaced

Fill ditch along Wisconsin with fill dirt; difficult to mow

Work Order

Emergency replace glass in trophy cases, make cases secure for displaying art projects and to protect from damage; edges are sharp and a student has been injured, this needs to be addressed right away

Replace wipe off board in cafeteria

Glue bench at main entrance; seat is cracked all the way across

Replace door glass; tape covering crack

Patch and paint around smart boards where chalk boards were removed; wall damage is unacceptable and needs to be repaired at the time of installation

Lights out on east side of building exterior; repair

Scrape and paint exterior above doors

Install shelving in rooms 24 & 25 where closet doors were removed

Wire for red cat need to be taped up; just hanging

Room 19, paint and replace trim

Doors at 2N need weather stripping
LRFP Update – Jefferson Elementary

Priorities:

1. Add new gymnasium/multipurpose room addition & renovate old gym and increase cafeteria size. Add additional classrooms for pre-k or additional classroom/special content areas; three rooms needed (This was phase two of the building improvements). It would be more cost efficient to do all additions at the same time. I now have the plans in my office.

2. Create a parent drop-off on north or east side of building/create additional staff parking in the front of the building. This would help with the flow of traffic and congestion.

3. Divide art room to create a space for ESL, reading intervention or special education instruction.

4. Parent/Community Room could be divided up to create counselors office down on first floor. The room would have District and Vera French counselors down stairs and the Family Liaison would have the third space.

5. Media lab could be condensed to create additional space for classrooms.

Replace basketball back boards with moveable type

Locker replacement; grades 4 & 5 need locks installed on their lockers

Audio enhancements for all classrooms

Replace upholstery on auditorium seating

Upgrade all drinking fountains to water coolers

Fence replacement around larger playground area

Replace stage curtain (black curtain)
Install new outer blue stage curtain

Upgrade to master clock system

New two-sided electronic sign in front of building

Additional lights on exterior of building and upgrade all others to LED

Replace all black boards with white boards; some have already been upgraded

Replace glass block in gym

Refinish stage floor

Refinish window sills in halls

Install dumpster enclosure and locking gate; weekend dumpers need to stop

Repaint interior of building; halls and lockers first

Additional storage in class rooms

Create a conference room

Replace clock system

Refinish all wood work in upstairs lobby

Upgrade existing gym lights with LED

Work Orders

Replace broken fence post on north side of teacher parking area

Reorganize principal’s office with for privacy when meeting with parents and students/staff

Room 24 needs a new plate install over the light switch

Room 40 no heat; repaint and repair walls, install new cabinets

Room 19 needs two person tables; replace with new furniture

Get computers out of lobby area and to Warehouse; they have been there since July

Replace cabinet knobs on storage in science room

Rev. 2/9/15  OPC. kk
Room 33 has termite damage on lower corner of entry way; treat and replace wood

Gather all old flags and replace with new; follow procedure for disposal of old flags and remove from around building

Plaster and paint area above room 31

Get all pizza boxes and trash out of building; many food boxes in custodial closet

Clean out mechanical storage area; a mess

Room 14 needs a total restroom upgrade; horrible smell and sink is not working

Stairs by room 1 have several bad plaster issues where peeling and paint need replaced

Switch plate missing on stage; replace immediately

Repair wooden pillar on stage before further damage occurs

Add a closet in AmeriCorps room 2

Relocate custodial office; convert space into interventionist room

Install tread on steps to coaches' office by gym

Repair cracks in wall by 3E door

Remove stainless steel drinking fountain from exterior building; no longer used

Clean up building grounds; trash all over around dumpster and on building grounds
12/10/14

LRFP Update – Madison Elementary

Priorities:

Create a new parent drop-off in field area #1.

Upgrade kindergarten restrooms; order of priority 201, 202, 101, 102, 124, 204, and 214 (lights, floors, complete upgrade in both boys and girls restrooms) #2.

Second floor needs complete ceiling replacement in halls; horrible condition #3.

Classroom lighting upgrades throughout building; move to LED fixtures (wire holding up some fixtures) #4.

New exterior shed with lots of storage room; existing shed is not level and not user friendly #5.

Repurpose auditorium to a more useable space (multipurpose space)

Sound system for auditorium

New upholstery for auditorium seats, remove desk tops, do not reinstall tops

Sink and counter upgrade in room 310 including counters

Replace electronic sign out front with double sided sign

Create additional storage space (very limited)

Exterior lighting upgrades; too dark in several locations outside

Replace exterior doors on entrance 6W; bottoms are rusting away

Major repairs to cracked, peeling plaster on stage; remove all stored items and repair before further deterioration
Room 221 structural issue with floor; floor bounces when you walk across it

Band practice room needs new carpet and shelving

Masonry repairs to grill/vent on outside of building; flashing needs to be replaced

Work Orders

Safety issue – tighten bolt on attached ladder on stage

Install chair rail in office on wall behind table and chairs; match chair rail to existing wood work

Refinish window sills in SAMS/conference room office

Ms. Holland needs a locking cabinet in her classroom

Repair cracked wall on stage near electrical cabinet

Improve drainage issue on Brady Street side of building; water pools

Clean up empty room in boiler room, create wall as barrier, wash area with power sprayer, paint with water proof paint, and add shelving for additional storage

Remove items from in from of electrical panel

Bronze plaques in boiler room to be picked up, cleaned up and re-installed in building

Add a door to the women’s restroom by “Leadership“ wall to create more storage; restroom is not needed

Ceiling by doors 4E, repair or replace

Install vent in restroom by 102A; smells bad

Repair steps to 2nd floor, chipped and broken

Schedule additional garbage pickup; submit work order for help moving items from basement and boiler room to be discarded
12/16/18

LRFP Update – McKinley Elementary

**Top Priorities**
- Renovate Media Lab to create a conference room
- Parent drop-off and pick-up (will impact field play area)
- Renovate auditorium; replace ceiling in auditorium, address asbestos issues, include lighting upgrade throughout
- Lighting upgrade in gym
- ADA issue upgrade to main entrance
- Complete locker replacement

**Second Priorities**
- Additional shelving in custodial closest
- Add a wall or partition in boiler room to enable shelving and storage in the larger open area; remove damaged plywood from coal chute replace with appropriate material
- Elevator (may be on current SAVE list)

**Not a Current Priority**
- Upgrades to staff lounge
- Lighting upgrade in art room

**Additional Items to be added to LRFP list, work order, or safety plan**
- Outdoor lighting (cafeteria doors and staff entrance)
- Building wide PA system that could be heard in all common areas (hallways, cafeteria, library, auditorium etc.)
- Second floor window replacement (windows in 207 do not open)
- Second floor cooling concerns (rooms are not evenly cooled or heated)
- Replacement of classroom doors that are glass (Room 201,202,210,205)
- Doors to auditorium do not shut properly

**Work Orders:**
Replace all old blinds with newer updated blinds; some windows missing blinds all together
Replace treads on stairs to cafeteria on back stairwell
Repaint back stairwell to cafeteria;
Ms. Guy would like to give input in color selection, staff will do painting
Add additional lighting in back stairwell, too dark
Assess “live wire” concerns behind Clock in room 101?
LRFP Update – Monroe Elementary

Priorities:

Multi-purpose Room – dining and kitchen with community use space and food pantry

Provide for Pre-K

Repurpose auditorium to a more useable space (multipurpose space)

Add staff conference room

Replace electronic sign out front with double sided sign

Interior finishes and lighting

Parent Drop Off – Nice but other priorities first

Secure doors room 6 – 7 and similar.
LRFP Update – Truman Elementary

Priority

1. Upgrade French drain around building
2. Additional sound absorption panels for cafeteria
3. Replace roof drains
4. Electronic sign for front of building

Work Order Items

Add tack strip outside each classroom in halls

Nurse’s office the desk return needs to be switched to the other side

Closet door pulls missing in nurse’s office
1/9/15

LRFP Update – Washington Elementary

Priorities:

Repair or replace exterior steps and handrails (badly deteriorated) emergency

Add drainage to playground (water pooling near older equipment in two locations)

Additional blacktop around tether ball poles and additional play space

Furniture upgrades for students (principal will determine greatest need)

Rubberized surface around older playground equipment

Work Order:
We have replacement playground equipment for parts that were “wearing”. We need to have someone come out and install. We have had these materials for over a year in our storage.
12/17/15

LRFP Update – Wilson Elementary

Priorities:

Stage and gym addition

Add speakers to halls

Cafeteria expansion with air conditioning

Upgrade staff restroom in long hall

Add electronic card reader with card swipe at front entry and staff parking lot

Exterior lighting upgrade

Add additional asphalt around basketball hoops

Add a sidewalk by the building on the west side by playground

Replace black boards with white boards

Upgrade phone system

Upgrade gym lights to LED

Add additional drain tile to parking lot by old dumpster location

Add metro carts shelving in room 19

Replace cove base throughout building; damaged

Replace laminate on closet doors in room 24 and throughout building as needed

Replace carpet in skills room 19 with sheet vinyl
Replace blinds in rooms IMC, 36 and 24

Replace drop ceilings in rooms 1, 2, 15, and 31

Replace tile in rooms 7, 8, 9, 20, 21, 22, 23, 24, 32, 33, and 34; all have 9” tile

Add an additional storage shed; storage space is very limited

Replace swivel chairs in computer lab with stationary chairs

Enclose existing computer lab and media center

Replace gym divider with curtain

Work Order Items

Install sink in room 34

Foyer in 4W has water damage to ceiling; repair

Scrape entries above soffit with peeling paint; repaint

Walls in conference room need to be scraped and repainted, peeling paint throughout

Repair crack in wall above door in boys’ restroom by computer lab, repair

Repair crack in wall above phone booth, repair and paint as needed

Replace torn and soiled carpet in rooms 19 and 44 soon, trip hazard
12/22/14

LRFP Update – Lincoln

Priorities:

Work Order Items

Replace peeling veneer on doors throughout building
Upgrade outside lights to LED
Replace blinds throughout building
Screen replacement if AC is added
Replace sinks and fixtures upstairs in all restrooms
Auditorium plug on lights for stage is frayed, electrical hazard
Scrape and paint all exterior doors and window openings, caulk as needed
Remove hanging cable outside south entrance
Repair retaining wall

Replace damaged previously wet ceiling tile in the following rooms; 119, 125, 222, 218, 302 (please have custodian walk through building and replace tile as needed we may have missed some areas)

Entire interior of building needs to be scraped and repainted, peeling paint throughout some areas require patching as needed where cracks and broken plaster exist
Room 121 cove base is coming off wall repair
Room 222 needs restroom upgrade

Repair steps by room 301

Remove brass pulls in room 301, bring to Operations to be reinstalled at Monroe (give to Kris or Mike)

Clean out roof drains, they are clogged

Repair roof flashing

Room 303 has water on floor; evidence of roof leak repair as needed

Remove sign posts outside on Pershing Street
1/12/15

LRFP Update – Children’s Village at Hoover

Priorities:

Boiler replacement

Repair drainage issues on playground and around equipment; replace matting to include pre-k specifications

Update kitchen area; consult Micki & Kent for desired updates

Upgrade lighting fixtures in all classrooms

Upgrade restrooms in each classroom

Clock upgrade for entire building

Construct an additional storage shed

Install speakers in halls and gym

Create or improve pickup/drop-off for students; it’s very congested

Work Order Items

Electrical panel B is blowing fuses; has been looked at several times temporarily, please repair or upgrade to avoid this issue

Rooms 8, 9, 10 need the counter replaced-peeling off

Room 6 (Whispering Pines) replace counter top and lavatory
Room 5 (Tug Boat Terrace) replace sink, counter and lavatory

Scrape and paint entire exterior soffit area

Replace slop sink in custodial closet in main hall between restrooms

Resource room is always cold; has a standalone unit please check report findings to custodian

Pickup items in hall to be discarded; items could be used at Fillmore for students

Repair fence where tree fell on it; located on west side of building

Not all of the battery back-ups on exit signs are working

Many outdoor lights are burned out

North hallway fan blows cold not warm air
1/12/15

LRFP Update – Children’s Village West

Priorities:

Replace playground surface and address drainage issue; concrete is exposed in some areas

Replace or repair freight elevator; continual problems with it

Add speaker and phone extension in basement atrium

Security Camera upgrades

Work Order Items

Teacher’s lounge in the basement is continually tripping breaker

Heating and Cooling Ventilation in room 106 – From what I understand this has been an ongoing issue

Prepare prior to summer for bee issue on playground; Marilyn is aware of this and has taken care of in the past
LRFP Update – Smart

Priorities:

New Competition Gym

Renovate small gym to multipurpose/community use

Renovate former industrial tech (now storage) to Professional Development with restrooms and offices

Renovate locker rooms

Additional hard surface play area (basketball court)
LRFP Update - Sudlow Intermediate

Priorities:

Art Room Renovations (2)
- Lighting upgrade
- Cabinetry
- Sinks in both rooms
- Kiln replacement
- Ceilings

Family and Consumer Science Rooms Renovation
- Replace cabinets, counter tops, sinks
- Install secure storage or improve locks

Renovate Music Room 203 & 324, create additional band room
- New flooring room 203
- Riser removal room 203
- Storage for band instruments & music
- Flushing sinks for instrument cleaning in back rooms 324

East and West stairwell are echo chambers, install acoustical treatment

Replace all black boards with white boards

Complete remaining restroom upgrades

Refinish gym floor in upper gym

PA replacement in large gym and add storage shelving

Room between Science room renovate
- Lights
- Doors and floors
Paint

Additional cafeteria space

Replace non-working water coolers and fountains

Work order items:
  Replace cover on electrical box in old gym
11/25/14

LRFP Update – Walcott School

Principals Priorities:

Replace playground surface to meet needs of K-5 grades

Upgrade Family and Consumer Science rooms; cabinets & appliances

Upgrade art rooms; cabinets, sinks, floors, lighting and work rooms

Upgrade science rooms, too small and worst condition in district

Classroom addition to accommodate 25 students per class with built in cabinets

Resurface black boards with white board material

Replace accordion walls with block, sound proof as needed

Replace furniture in Intermediate section

Audio enhancements; some rooms intercom will not work

Lighting upgrades throughout building

Audio enhancement and stage upgrades

Storage shed for outside, large enough to house gym equipment

Divide classrooms 101 and 102 to make a third classroom

Phone replacement

Additional storage for office and in lounge; review all storage rooms for efficiency

Replace sound system in gym

Revamp rooms 306 & 307 for lighting, functionality, etc.
Contract to have study done on reprogramming of building

Work Order:
Room 110 is cold
12/1/2014

LRFP Update – Williams Intermediate

Priorities:

First - Electronic/digital sign to replace the one which we have in front of building (like the one at Sudlow)

Second - New gym needs another coat of sealer

Third - Replace stage curtain

Fourth - Add concrete to the parent drop-off, constantly dug out from traffic

Fifth - Replace gym room lockers

Add ADA lift to stage area

Add additional acoustics to band room

Remove retractable basketball hoops from Williams old gym, install at Walcott

Work Order:
Room 430 cold all day

Kitchen & Cafeteria overly warm

Scrape and paint the soffit on front of building by Williams letters

EnergyMizer in staff lounge not working, replace

Replace flag

Replace latches to storage under stage, several doors missing latches
Add EnergyMizer to hall pop and water vending machines

Replace broken bleacher in new gym, cracked

Replace signage in hall to room 327, chipped and broken

Doors to stairs in 400 wing need weather stripping; can see outside from interior at bottom

Replace ceiling tile and blinds in room between special education and Family and Consumer Sciences

Trip hazard in room off Family and Consumer Science; data wires run all over the floor. Fix so wires are not on middle of floor

Pick up trash in and around stage; water and pop bottles and general trash
LRFP Update – Wood Intermediate

Priorities:

- Install sidewalk from back of building to front on the north side of the building
- Sidewalk from building to Citi Bus stop
- Replace drop ceiling in halls
- Paint building interior (cafeteria and mural)
- Wall replacement in 400 wing
- Skylight replacement in main hall
- Replace exterior wood over entrances and windows with vinyl siding
- Additional security camera in main hall and office
- Replace exterior storage shed
- Modify or create suitable restroom facility for special education
- Scoreboard replacement
- Replace blackboards with white boards
- Refinish gym floor (fluid applied floor)
- Flooring upgrades in Science rooms
- Install running/walking track in field area
- Locker painting
Work order items:
Secure movable stage panel (pushed in at bottom)
Gym backboard needs safety straps installed
LRFP Update – Young K-8

Priorities:

Class room renovations {Rms. 323, 324, 325}
- Remove accordion walls and replace with brick
- Install locking storage in all three classrooms
- Relocate Smart board in room 323

Remaining restroom renovations
- Renovate remaining restrooms
- Renovate teacher’s restroom on 3rd floor

Replace air compressor in room 114 (too loud)

Treat and remove/replace damaged areas infected with termites

Renovate old gym
- Ceiling replacement
- Uninvent cover missing
- Wrap pipes with updated material
- Refinish gym floor
- Paint
- Shelving for storage area

Locker replacement

Walking track installation on field area

Long jump pit upgrade

Refinish older wood work throughout building

Replace interior doors
Work Order Items:

Install handrail turns where missing
Light out in stairwell by room 315
Floor repair in room 114
Replace Plexiglas in entry with glass to cafeteria
1/5/15

LRFP Update – Central High School

Priorities:

Create pro-start culinary program in 2017-18; 1.3 million 1st
Continue restroom upgrades 2nd
Parking for storage trailers 4th
Replace carpeted areas 3rd

Install two new sets of bleachers on the north end of basketball court in George Marshall gym

Work Orders

Grout or re-cap stairs; grout missing on many steps trip hazards
Ventilation in the intervention room needs to be repaired
12/19/14

LRFP Update – Mid City High

Priorities:

1) Robotic equipment for lab

2) Opaque film for nana wall glass; teachers that use the wall for instruction find it difficult to view due to back light

3) Additional training for staff on the Mid City High model; professional development

Work Order Items

Replace sink in art room with porcelain coated utility sink and back splash

Purchase wireless card for computer in American Studies

Repair vibration in damper control on 3rd floor outside of room 321; very noisy

Add glass filler to crack in glass on 3rd floor across from girls and boys restrooms
LRFP Update – North High School

Priorities:

Renovations to room 576 to create additional office space; athletic director and activities office to be relocated to room 576

Convert current activities office in to a conference room; convert guidance office conference room in to additional storage area

Remove moveable walls in 300 and 400 wing; replace with stationary walls (moveable walls penetrate sound level causing distraction to nearby classes)

Science room addition; existing science rooms are below standards for high school level classes.

Renovate old science rooms to convert into general education classes

Wrestling room addition, convert existing wrestling room in to classrooms

Upgrade auto and wood shops

New classroom furniture for all classrooms; replace existing with desk/wooden seat combo

Create a Project Lead the Way classroom in room 620

Air condition kitchen area

Air condition shop and tech rooms

Renovate restroom to accommodate accessible staff

Replace garage door openers in shop area

Replace washer and dryer in athletic area
Install welding shop electrostatic cleaner

Water cooler upgrade throughout building

Auditorium upgrades lighting, audio and additional storage
LRFP Update – West High School

Priorities:

Complete gym and locker room renovation
  Upper gym
  PE/Coaches storage area
  All other office/athletic areas
  Divider curtain
  Bleachers repaired or replaced
  New scoreboard
  Renovate broadcast area
  Painting with banners reorganized and hung
  Add 26 display cases, remove bank of lockers to install cases

Multi-purpose athletic, PE, band (potentially JROTC) complex on south grounds

Complete a second STEM classroom (room 210)

Combination competition/practice gyms or restore the Y facility to DCSD and use it all for West PE/CITI/athletic programming

New electronic school sign and message board; include a feature to be able to display student pictures and video clips

Install a better exhaust system in welding & industrial tech shops; include AC in shop area classroom and instructional space

Library renovation including new furniture and technology, renovation should include a chrome book repair center

1 additional baseball field for competition events

Make modifications to have Pro-Start located at West
Spring 2015

Install netting over seating area at Kimberly Complex

Reorganize parking lot; flow and layout, move parent parking to Elsie side of building; review entire campus area

Continue with phase II of auditorium lighting package, start with corridor at main theater entrance and work way to student green room area

Renovate one hallway of classrooms, restrooms, ceilings, lockers, lighting in building (one a year until complete) Consider doing music hallway as part of completing theatre area.
LRFP Update – Brady Stadium

Priorities

Weight Room
11 of our 21 sanctioned sports practice at Brady Stadium yet have no means to strength and condition there. There is a small weight room off of the locker #1, but that is in no way an area to conduct a full team work out. When you count all levels of each team that practices there, that is 20 teams that need to strength and condition at Brady. There was a thought at one time that we could use the existing south ticket entrance as space for a weight room. That would give access to water and a bathroom. With the new south ticket entrance coming in to existence—perhaps this is a possibility.

Locker Rooms
The current locker room situation is this:
Locker #1 houses varsity football, varsity boys soccer, and varsity baseball
Locker #2 houses freshman football, boys cross country, boys track, soph baseball
Locker #3 houses soph football, girls track, 9th baseball

Currently no locker room: girls cross country, girls’ softball

All locker rooms are in dire need of renovation. The lockers in #2 and #3 are too small for the new helmets thus the paint on helmets is getting scraped off. Locker #2 could be renovated to comfortably fit two teams in that one.

Perhaps when we move baseball across the street and we do the common concession and crow’s nest for baseball/softball that we create a couple spaces for baseball softball to locker.
12/18/14

LRFP Update – Davenport Learning Center

Priorities:
Renovate/build structure to meet inclement weather code

Renovate wood shop into classroom

Crisis rooms need walls pads installed or some type of durable cleanable hard surface; needs to be done at all three levels (elementary, Junior High and High school)

Replace carpets in junior high wing; replace with sheet vinyl –

Replace Tile in many areas throughout the building

Replace the counter top in office with new laminate or new counter top altogether; replace paneling on front side

Need gym equipment suitable for junior high level students

New desks for the elementary wing; replace mixed matched desks that are inappropriate sizes for student; five rooms and each should have 7 desks per class room

Install divider wall in computer class room to be better utilized for staff and students

Replace carpet in library

Remove shelving from conference room; can be used elsewhere

Replace carpet in front office

BD store improvements or relocate to better area

Add wood shop and electrical class rooms

Patch and paint wall in halls and classrooms; many holes, damaged surfaces and peeling paint
Clock upgrade throughout building

Work Order Items

Patch and paint where men's restroom sign was removed

New carpet in room 319

Paint interior of room 324

Check home economics stoves, sinks, washer and dryers for good functional condition

Add speakers in electrical area

Purchase and install blinds in room 224

Door 5N needs weather striping

4N men's restroom drywall fix

Replace insulation on water lines; fix baffles and rehang

Gym is very hot; check temp settings

Carpet replacement in room 108; patch and paint walls

Have maintenance check restroom; over flows and has for years

Remove signage from room 119 and paint

Remove casters from room 122; the old wood working room, bring to maintenance for reconditioning

Purchase and install blinds in room 504

Patch and paint hole in wall in room 503

Purchase and install blinds in room 501

Purchase and install blinds in room 504

Custodial Items

Replace ceiling tile by room 201
Remove items from front of electrical panel

Unmarked sprayer bottles; need to be marked appropriately

Dispose of fluorescent tubes

Store state flag properly