USD 216 Deerfield
803 Beech Street
Deerfield, Ks. 67838

Public Notice & Request for Qualifications for Construction Management at Risk (CMR) Services

Issued Date: Wednesday, March 16, 2022
Closing Date: Friday April 1, 2022, 5:00 pm, CDT,

Interested parties shall submit an e-mail copy of their proposal to the, Tyson Eslinger, Superintendent of Schools at tyson.eslinger@usd216.org , **The e-mail shall be clearly marked, "Statement of Qualifications to provide Construction Manager at Risk Services".**

Project information may be obtained by contacting either:

Deerfield USD 216, 803 Beech Street, Deerfield, Ks. 67838. 620.426.8516
tyson.eslinger@usd216.org
or
The Architect, LLC., 305 N. Main St. Garden City, Ks 67846. 620-271-0852
thearchitect@gcnet.com

Project Description:

The total estimated construction cost of all projects is subject to what projects to include in a November 2022 Bond Issue. That amount will be developed in conjunction with the School Board / building committee, the Architect and the selected Construction Manager, but is expected to range between three to five million dollars ($3,000,000 - $5,000,000).

The K-12 School Campus is grouped together on several city blocks, and the buildings range in age from 1948 to 1990. The buildings and systems have been maintained well, but elements of the construction and the MEP systems are at or nearing replacement, or are obsolete for 21st century educational needs. To that end, USD 216 is pursuing a November Bond Issue to fix, replace and/or add onto elements of all the district buildings in a single construction project.

An Assessment Report of the district buildings and grounds was completed in September 2021 by The Architect, LLC, and is attached for your use in preparing your RFQ. Also attached is an initial Prioritization Report of what the board and building committee would like to consider in the Bond Issue.

Selection Process:

This request for qualification is the first phase of a three-phase selection process, as required by K.S.A. 72-1155. The Board of Education at their public board meeting on February 14, 2022, determined that the use of the alternative project delivery procurement (CM-at risk) is appropriate. This RFQ shall also serve as public notice of intent to solicit qualifications from interested construction companies for a minimum of 15 days, as required by K.S.A. 64-101. A selection committee will be formed, consisting of three Board Members and four community members (assigned by the Board).

District Administrators and The Architect, LLC will facilitate the process as ex-officio members of the selection committee, without voting or scoring capability.

Phase One

March 14: BOE board meeting to proceed with CMR solicitation.

March 16: Publication for solicitation of proposals:
Lakin Independent (official District Newspaper)
Association of General Contractors Newsletter
Kansas Construction News
Publish Date Beginning March 16, 2022

The selection committee will evaluate the qualifications of the responding firms in accordance with the Qualifications Submittal Requirements attached hereto. Points will be assigned based on the maximum identified for each of the categories noted. Based on the highest overall point total, the committee will select a 'Short List' with a minimum of three and a maximum of five firms as having the best and most relevant qualifications. The Qualifications Submittal will account for 20% of the overall selection score.

Phase Two and anticipated dates

April 1 - 6:	Receive Qualification Statements and Distribute to Committee
April 7 - 11:	Score Qualification statements and Select Short List
April 12:	Notify short listed firms for interview and Proposal Statement
April 22:	Proposal Statements Due

A minimum of three, and maximum of five firms will be selected by the scoring criteria to submit Proposals. This shall constitute the "Short-List". The short-listed firms selected in Phase One will receive a Request for Proposal to guide the submission for Construction Management at Risk services to the selection committee. This Proposal to the selection Committee will be scored during Phase Three, in consideration with the interview process. The selection committee will review the Proposal Submittal from each firm, and assign a score based on the criteria to be provided in the Request for Proposal.

The Proposal Submittal will account for 30% of the overall selection score.

Fee Proposal, in the format required by the Kansas Department of Administration, shall be prepared and submitted directly to the Deputy Director at the Department of Administration. The Deputy Director will score and rank the proposals for the best value and report such findings to the District following completion of Phase Three scoring by the selection committee.
The Fee Proposal will account for 20% of the overall selection score.

Phase Three and anticipated dates

April 26-29: Interviews.

The selection committee will conduct interviews with each of the short-listed firms to evaluate and highlight the criteria from the Proposal Submittal. Each firm will present proposed team members, and will have opportunity to discuss project approach and qualifications, along with a designated opportunity for questions and answers.
The Interview will account for 30% of the overall selection score.

Selection and Award

May 3, 2022 : Award Construction Manager at Risk Firm at a special BOE Meeting

Upon recommendation by the selection committee, the Board of Education will proceed to negotiate a contract agreement with the top ranked firm receiving the highest overall selection score. If agreeable contract terms cannot be reached with the top ranked firm, then negotiations will be terminated, and the Board of Education will proceed with negotiations with the next highest-ranking firm.

The District will utilize A.I.A. contract A133-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price. Copies of the A.I.A. A133-2019, along with A.I.A. A201-2017 General Conditions of the Contract for Construction, will be distributed to the short-listed firms during the Phase Two Request for Proposal.

Should you have any questions, please feel free to contact me directly.

Cordially,

Bruce Glass, AIA
The Architect, LLC
Email: thearchitect@gcnet.com
Phone: 620.271.0852

Qualifications Submittal Requirements - Phase One
Construction Management at Risk (CMR) Services
USD 216 Deerfield, Ks.

A Submittal of Qualifications shall include the following information in order to receive consideration by the selection committee:

Section 1 - Firm Information: Provide legal name and address of principal office(s), history of operations, and total number of employees - 5 points maximum.

Section 2 - Management Approach: Describe your firm's management approach, including specific planning and management accommodations relevant to this project - 25 points maximum.

Section 3 - Relevant Experience: Describe your firm's experience with relevant Pre-K through 12 public school projects - 10points maximum

Section 4 — CM-r Experience: Describe your firm's experience providing Construction Management at Risk service delivery with relevant Pre-K through 12 public school projects. Include a list of all Kansas USD projects since 2014, with CM-r services highlighted where appropriate — 10 points maximum.

Section 5 — References: Provide letters of recommendation from design professionals and Owners of completed projects, with an emphasis on involvement with Kansas USD projects — 20 points maximum.

Section 6 — Financial & Bonding: Provide financial statement and evidence of current bonding capacity in an amount of approximately 530 million - 5 points maximum.

Section 7 - Local & Regional Business Utilization: Describe your firm's approach to capturing competitive proposals from local and regional subcontractors, vendors, suppliers and businesses — 20 points maximum.

Section 8 - Other Relevant Information: Provide any other information that may be relevant to your qualifications — 5 points maximum.

USD 216 DEERFIELD, KANSAS BUILDING ASSESSMENT PART A

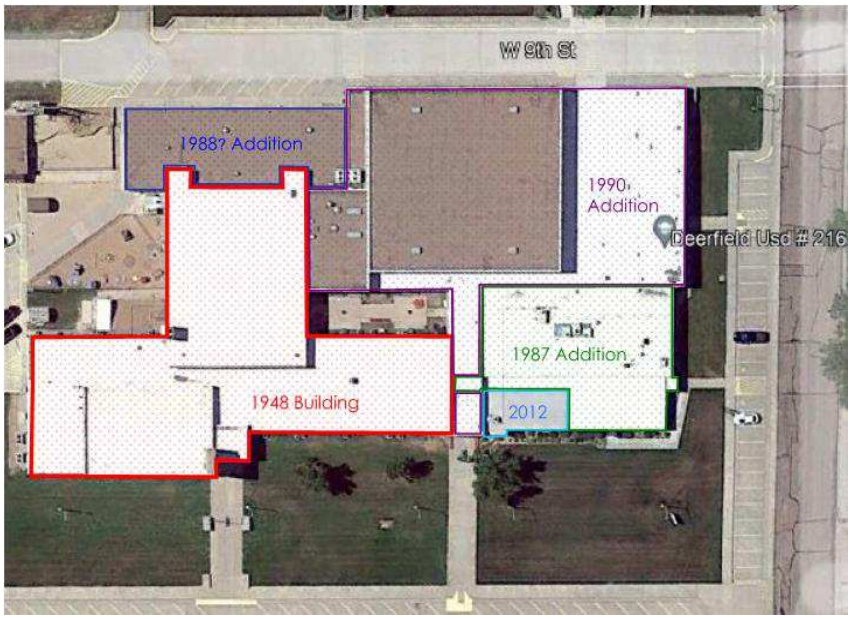
USD 216 Deerfield 803 Beech Street Deerfield, KS

Report Prepared for the Board Of Education
Tyson Eslinger, Superintendent
Gilbert York, Dir. Facilities – Transportation

By The Architect, Garden City, Kansas and
Integrated Consulting Engineers, Wichita, Kansas

September 13, 2021

HIGH SCHOOL – MIDDLE SCHOOL FACILITY ASSESSMENT



High School – Middle School
Campus and District Office
803 Beech Street.
Deerfield, KS.67838

Years Built: Original 1948,
Additions: 1987,1988?,1990 & 2012

Number of Stories: 1 +

Ground Floor:	Approx.	67,930 SF
Second Floor:	Approx.	2,180 SF
Basement:	Approx.	3,190 SF

The current High School – Middle School campus has grown from the original 1948 building to its present size with additions over the years. With the exception of the 2012 office addition, the newest addition is now 31 years old and the original structure 73 years old. While the structures are in generally good condition, there are several areas where improvements absolutely need to be addressed sooner rather than later to keep from further deteriorating.. The following is a general summary of the conditions found during our walk through on June 29 and 30, 2021.

EXTERIOR

GROUNDS: The grounds look to be in good condition, with some maintenance to weed out over growth along the front of the school. The only area of concern is a lack of good drainage along the north side of the '48 building west of the boiler room. The enclosed court yard area is pretty barren and un-inviting for casual use.

PAVING: The condition of the concrete paving at the parking is good, and the condition of the concrete sidewalks is generally good.

- The biggest concern with sidewalks is that they have settled next to, or pulled away from the building in numerous locations. The most damaging locations occur along the east side of the building. In some of these locations, the slope of the walk has reversed and slopes back into the building, causing deterioration to the brick next to the walk. This particular area needs to be addressed to avoid more serious damage to the building.

- A solution tried at the gaps along walls was an asphalt type filler to prevent water from entering. It may have provided some relief when new, but over time has lost its elasticity& cracked, shrunk and pulled out of the joint or away from the building, rendering its usefulness moot. It would appear that the original joints may not have been cleaned out and primed properly, and the material used was inappropriate for the location and useful life.
- The concrete paving at the handicapped curb cut on the north side has deteriorated to the point that it needs to be cut out and replaced.
- The sidewalk at the top of the NW stairs has settled to the point that it is a noticeable tripping hazard This section of walk needs to be cut out and replaced, and pinned to the stair to prevent future settlement.
- The newly paved and terraced area at the north end of the site between the High School and the Pre-School building was done to solve an erosion and paving issue. While it has solved one problem, it needs to have some additional rails added to prevent falls along the edge of the terrace and along the new internal stair and existing stair along the Pre-School side.
- The original concrete retaining piers at the south front of the High School are badly deteriorating and spalling, and the main entry stair between them has cracked and settled in the middle. This was the main entrance to the school, and it doesn't present a welcoming impression. It's time to replace them.

EXTERIOR SITE ELEMENTS: The condition of site elements was generally OK, some of the light poles on the south need some repair and paint to deter rust, there are not many places to sit around the outside, but maybe that is not an issue here. Some trees along Beech and the south parking lot would add some shade and character to the site. ADA access to the building appears to be in general compliance.

Representative Site Pictures:

BUILDING ROOFS: Staff reported that most of the roofs are leak free at this time. The insulating value of the various roof could range from virtually nothing to an acceptable amount of insulation, but without knowing what was done to the various roofs during re-roofing over the years, it is hard to determine. We Can say that All of the roofs are under insulated to current codes and standards, and that all future re-roofing installations should include stripping the roof to the deck and adding board foam insulation to the

existing structure before re-roofing. Doing such would make a big difference to the districts energy expenditures going forward. Our inspection of the roofs indicated that there are currently five different types of roofing. We do not know the dates of re-roofing, the materials used or some of he installers,

- The new gym and second story mechanical roofs consists of built -up felts with tar and a gravel topping. A leak at the NE roof drains was patched with a white vinyl spray coating to stop the leaks.
- The roof over the science – library – offices, old gym, and the east classrooms at the '48 high school have modified roll roofing with some spray vinyl patches. It is reported that these roofs do not currently have any leaks, except that the area along the north side of the science rooms warrants observation.
- The roof over the west classrooms of the '48 high school have modified roll roofing with some spray vinyl patches. It is reported that these roofs do not currently have any leaks, except that the area along the north side of the science rooms warrants observation.
- The roof over the auditorium looks to have been re-roofed with a single ply roof system laid directly over the roll roofing.?. It still had marks from an insurance report possibly done after the spring hail storm?. It exhibits a lot of wrinkles, many depressions causing bird baths on the roof, and separation at joints. In addition the joints are running parallel to the roof slope instead of perpendicular with the slope. Layers of roofing should always run perpendicular to properly shed water. If you received any insurance money for this roof, you should use it to re-roof it properly, and add insulation to it in the process. The flashing and fascia's at the bottoms of the slopes on both the south and the north are missing pieces of metal, leaving the wood boards below exposed, It appeared that some of that wood has rotted and needs to be replaced in the process.
- The final type that covers the rest of the building roofs consists of sprayed foam insulation with a sprayed vinyl topping. It is reported that these roofs do not currently have any leaks, but the lumpy nature of spray foam means that the roofs all have an abundance of bird baths that hold water and debris. The build-up of foam has also cause some areas to not drain as intended, such as some roof scuppers between the 1990 addition down to the 1988 addition at the north of the building. It was not clear if the sprayed foam was installed over the original roofing or if the old roofing was removed before the new sprayed foam was installed.

  While the advantage of the sprayed foam and topping are that they are relatively cheap and quick, and add insulating value to older roofs, the disadvantage include difficulty in stripping the roof when needing to re-roof, the depressions collect dirt and make it difficult to find any damage to the topping. The topping thickness can vary if not properly applied, creating weak locations that are susceptible to damage from foot traffic, and hail stones. The over spray at edges is unsightly, not a clean look.

Representative Roof Pictures:

EXTERIOR BRICK: The majority of the building is constructed with Blond Brick that has a 'vertical scratch' finish instead of a smooth finish. The condition at most of the brick and mortar is good, with few cracks or loose mortar. The masonry should continue to protect the building for many decades to come. There are a few exceptions that need some attention or repairs, and the brick on the '48 building especially, could use a good low pressure spray wash and scrub to remove accumulated grime, stains, mold and mildew. Observed areas needing attention include the following:

- Almost all of the control and expansion joints on the building have reached the end of their useful life. They are dried out, cracked, and have separated from the face of the brick, leaving open cracks and joints that will cause water infiltration and ultimately damage to the interior of the building. They should all be replaced at the same time with a high grade elastic type joint sealant.
- The brick at the NW corner of the old gym near the roof, and the SE corner of the science near the District office entrance has cracked and is in need of some tuck pointing of the mortar. There ae numerous locations around the building where holes have been drilled for pipes or conduit, especially along the south façade. Some simple patch / tuck pointing is all that is required to repair these areas.
- The most damaged areas of brick are along the east wall at the sidewalk along the science room and middle school addition. At these locations, a combination of water discharge from roof leaders and the settling of sidewalks that allows the water to drain back to the building instead of away from it, has saturated the brick causing it to spall

off due to freeze –thaw action. The raked texture of the brick has fallen off, and the solid portion is now beginning to deteriorate considerably. This condition needs to be corrected to avoid further damage to the brick. similar deterioration is occurring at the west wall of the music room and at a couple of building entrances.

Representative Brick Wall Pictures:

EXTERIOR EIFS Walls: Some of the 1948 building's windows were covered in the past with foam panels and a thin synthetic stucco finish that is called Exterior Finish and Insulation System (EIFS). Many know it as Dryvit as that company was one of the first to introduce it to the US in the 80's. When installed correctly to appropriate substrates, it does its job well. (it was installed correctly at the Elementary School and is in good shape there). At the High School, it was installed over the original glass block in the classrooms and the gymnasium. The decision to install it directly to the glass block was the first mistake, and the failure to adequately prevent water infiltration at the top, bottom and perimeter caused the entire system to fail. The caulking around the perimeter has failed, leading to damage at the finish face and foam of the EIFS, also allowing water to infiltrate into the original steel frames, which have in places rusted badly. Infiltration at the top has caused delamination of the foam from the block and caused warpage and cracking of the system finish on the front side. As is, the system is not repairable as a long term solution. It needs to be removed. The decision to replace it is tied to the decision on what to do with the window system. That will be discussed next in this report.

Representative EIFS Wall Pictures:

WINDOWS: There are four general types of windows in the High School. The 1948 building's windows were either (1) glass block located at the upper 3/4 of the classrooms and the upper windows of the gymnasium, with the remaining windows being (2) steel sash single pane glass. (3) The 1987 science –library –office addition and the 2012 office infill have aluminum operable / fixed windows. The '87 windows were single pane glass and the 2012 windows have insulating glass. (4) The 1990 addition used Pella wood –clad windows at all of the classrooms. (5)More recently, the original small steel sash under the glass block in the 1948 building have been replaced with vinyl fixed and sliding windows. None of the window systems seem to be functioning perfectly, but the 2012 windows are the best of the bunch. Following is an assessment of the windows:

- The 2012 windows are the newest and most energy efficient. The 1987 aluminum windows ae all just a single pane without thermally broken frames. The only issues we saw were that the seal around the windows did not seem to be working very well as evidenced by the excessive amount of caulking that had been applied after the installation. The screens on the '87 windows were missing or damaged. The sills at the 2012 windows had issues and the '87 windows are plain anodized instead of the dark bronze anodized the district has been using for door replacement. Investigating the cause of the leakage around the windows and addressing that cause, is the most pressing issue. Due to the small quantity and size of the 1987 windows, unless you just want to replace them in a bigger window package, there is no long term payback, and I would not recommend replacing them. There are three single pane aluminum windows on the west side of the 1988 addition that appear to be in good condition, and in no need of replacement at this time.

- The Pella Windows on the 1990 addition are deteriorated beyond repair. The wood has been decayed due to moisture infiltration around the frames and internally at the corner joints of the window sashes. In addition, they are oversized casement windows, and in our windy environment, the window sashes have sagged to the point that they cannot be opened or closed and locked, without pulling the sash up from the outside. All of these Pella windows need to be replaced. Preferably with new thermally broken insulated glass aluminum windows.

Representative 2012, and 1978 Window Pictures and Pella Window Picture:



- At the 1948 building, the customary norm at the time was to install large glass block areas installed over smaller steel frame windows. The glass block provided diffused light throughout the classroom and gym without the need for blinds. In the 70's, glass block fell out of favor, and it became difficult to find matching block when one of them was broken. The fix was to either remove the glass block with new windows or infills, or to try to cover them with siding or other materials. In your case, the fix was to adhere EIFS directly to the glass block and glue siding to the inside of the block. It did provide a short term fix, but has now subsequently failed. The smaller steel sash windows below the glass block have more recently been removed with the space roughly filled in with wood and plank paneling and a combination of fixed and sliding, (very small) vinyl windows. What was a bit unusual about the construction detail at the original building, is that instead of a steel tube or beam between the steel sash and glass block, they installed a large steel horizontal 'Z' shaped plate that was flush with the steel columns on the inside, but extended out 2'-0" from the outside face of the windows, creating an overhang and shading device. If the bottom of the glass block had remained perfectly sealed the last 73 years, it would not be presenting an issue, but it did not remain sealed, and now has some real rusting and structural issues. As noted in the preceding EISF section, the solution to these openings will not be easy. The solution(s) are a topic that we need to have with the board before proceeding to Part B of the report. There are some of the original steel sash windows remaining, primarily on the west side into the boys locker room. They are in relatively good shape. They need some paint and all of them need to be re-glazed with fresh putty. They all have single pane obscure glass. Unless there is a desire to replace them, we would recommend the touch-up / fix-up option. This decision may hinge on the disposition of the locker rooms, which will be discussed later in this report.

Representative 1948 Window Pictures:







- At the 1948 building, The smaller steel sash windows below the glass block have recently been removed with the space roughly filled in with wood and plank paneling, and a combination of fixed and sliding, (very small) vinyl windows. Because the EIFS applied over the glass block above, the steel shelf below the glass block has let water infiltrate through and caused issues with rusting to structural members. As noted in the preceding EISF section, the solution to these openings will not be easy. The solution(s) are a topic that we need to have with the board before proceeding to Part B of the report. Aside from the fact that vinyl replacement widows were not the best choice for these areas, If the solution to the glass block and rusting steel shelf includes removal of either, than the decision to leave the vinyl windows is moot. If the shelf and block remain, than a discussion should be had regarding replacement or leaving the windows.

Representative 1948 Vinyl Window Pictures:






- If the steel shelf and their attachment to structural columns did not have a serious rusting issue, the options for re-doing the original window openings in the 1948 building would be better and more valid, but there are some serious rust and related structural issues that need to be addressed, and they cannot be adequately addressed without removal of the glass block. The original details complicate the possible solutions.
  My initial opinion is that for the best long term solution, the block, shelf and vinyl windows should be removed and replaced with new energy efficient, double pane aluminum windows. It solves the rust problem, improves the learning environment in the classrooms, and improves the appearance, especially to the front façade of the school. Your options at the former block windows at the gym are better due to different construction at the gym.

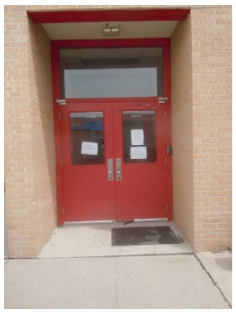
EXTERIOR DOORS AND FRAMES: There are two types of doors and frames in the High School. The doors and frames in the1948 and 1987 buildings have generally had their original doors and frames replaced with dark bronze anodized aluminum doors and frames. The 1988 and 1990 additions generally have their original steel doors and frames. The overall condition of the doors and frames is good with the following exceptions:

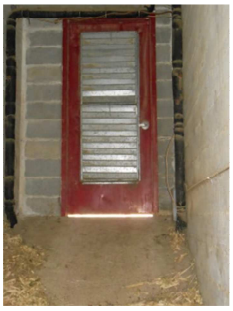
- Both types of doors have issues with missing hardware and missing weather stripping. Some of these can be done as routine maintenance, and some would be better done by workmen experienced in installing door hardware.
- Both types of doors have some issues with normal sagging that occurs over time. In most cases, adjusting the hardware or replacing some of the hardware would improve these issues.
- Many of the steel frames are rusting at the base of the frames. At the Pairs of north doors, the rust has eaten through the metal frames, both at the exterior and the interior. The choice will be to do some serious repair work to the steel, or to replace the doors and frames with Aluminum. Two utility room doors also need to be painted.
- Many of the entrances had recessed floor mats that have either been filled in or covered over, and several have tile / brick that have loose mats covering the flooring. Mats are a maintenance problem, and the recessed areas in some cases present a stumbling issue. It is recommended that all entrances be leveled up and covered with 'Walk-off' style entry carpet squares to improve debris-moisture control and care.

Representative Exterior Door & Frame Pictures:








EXTERIOR BUILDING ELEMENTS: There are some miscellaneous building elements that need some maintenance attention to retain their integrity, and some to improve the overall appearance of the building and help with 'Pride of Place' attitudes.

- Steel post Entry Columns: The entry canopy to the 1948 building has a series of five steel pipe posts supporting the east open side. All of the posts have chipped and faded paint, and most of them have a lot of rust forming. These need to be stripped down to the metal, primed and re-painted before the rust causes structural issues.
- Fascia's: The fascia's and roof trim is in generally good condition, except for the auditorium. That area would need to get new coping and trim if it is re-roofed, otherwise it needs some immediate attention. Other areas simply need to be painted.
- Soffits: The soffit at the main entry to the 1948 building, and the two on the east side are needing some minor repair at the joints and trim, and re-painting.
- MEP Elements: While some of the air condensers and other mechanical equipment is unsightly, the current mechanical systems requires them about where they are located. If new systems are installed, some better options may be available. The issues we found that need addressing is that the foam insulation around refrigerant piping is deteriorated due to weather and UV degradation, and in need of replacement. In addition the holes drilled in the brick for these lines and also electrical conduit, were either not sealed properly or the sealant had dried out leaving gaps. Replacement and re-sealing at these areas should be done soon.

Representative Exterior Elements Pictures:

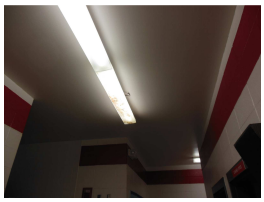
BUILDING INTERIOR:

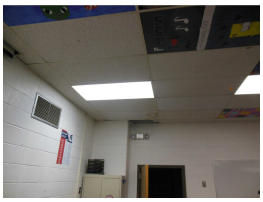
INTERIOR GENERAL: The interiors of the building are in varied condition. The newer 1990 portion is in better shape than the rest of the building, and the 1948 portion has some challenges. The following is a review of the different elements that we observed.

- CEILINGS: The ceilings in most of the building have some staining issues from roof and plumbing leaks. The ceilings suffer from not having the same style / texture of ceiling tile throughout and from being different ages, so the colors have aged at different rates. These two issues are very pronounced when a ceiling tile is replaced and doesn't come close to matching the adjacent tiles. The ceilings in the science room and the FACS room are particularly bad and should probably just be replaced. A good strategy is to establish a standard manufacturer and style of tile, and use that tile for all new replacements of rooms. A phased solution to the different style and different age problem is to change out the tile in an entire room adjacent to these various aged areas, and use the good tiles from that room as replacements for stained or damaged tiles in the adjacent rooms. Over time all rooms would get new replacement tiles.

Representative Interior Ceiling Pictures:







- FLOORS: The floor types include Vinyl Compositions Tile (VCT) in various classrooms and hallways, Sheet vinyl in the FACS, lower locker rooms and sewing, Wood Floors in the both gym, sealed concrete in the new locker rooms and various utility rooms, Ceramic Tile at several entry's and in the new locker shower rooms & toilets, and Carpet throughout the rest of the building. Some of the flooring is in decent condition. And some will need replacement soon. We also observed a couple of rooms that have 8x8 asbestos tile floors that should be addressed if work is done in those rooms. We would recommend that any future carpet replacement be with carpet tiles instead of roll goods due to its better durability, and the ability to replace a damaged tile easily. The stain treads and nosing at the two north entryways are used by students going to lunch at the Elementary school and patrons during events in the new gym. They have become worn and damaged beyond repair and should be replaced. It was reported that both of the gym floors are at or near the point where they cannot be sanded down anymore. At that point, they will need to be budgeted for replacement, and a decision would need to be made to replace the old gym floor with new wood or a synthetic surface.

Representative Interior Floor Pictures:

- WALLS: Walls are generally painted concrete block, pained brick, ceramic tile installed at the toilets and shower areas, and misc. painted drywall walls. Some of the walls in the old gym have carpet on the walls as an acoustical material. All of the walls are in generally good condition. The carpet on the walls of the old gym does not meet any building or fire codes, and should be replaced if possible. There are some minor cracks and dings, and several of the control and expansion joints have dried out and failed. These should be tuck points and replaced with new caulk. Continued general maintenance is all that is recommended. The most pronounced wall cracks are in the auditorium. While they may be old cracks, they may warrant a simple test device across them to monitor if they are stable or still moving.

Representative Interior Wall Pictures:

- WINDOWS: The descriptions in the above Exterior window portion of the report describes in mirror what the windows are doing on the interior of the building. Sills at windows that leak or have been heavily caulked have sometimes been damaged and need replacing. Most of the sills at Pella windows will need replacing. What to do with the old glass block windows in the 1948 classrooms will be one of the more important decisions the board will need to address.

Representative Interior Window Pictures:

- DOORS: The doors on the inside of the building are in generally good condition. Most door hardware is ADA compliant, and most doors and frames only have normal wear and tear, needing only routine maintenance. Entrance doors and floor mats were covered in the Exterior portion of the report. It is worth reiterating that installing walk-off carpet tiles at the entryways will work much better than all of the loose mats, and save the maintenance staff considerable time now spent on maintaining he loose mats. The door hardware at the boys locker room has been changed at some point, but he replacement hardware is inappropriate for the door. The door locking devices at the two toilets near the science room need to be replaced with a compliant type lock. One set of doors in the new gym has damaged and missing pieces on the flush bolt latching devices, and the devices need to be replaced.

Representative Interior Window Pictures:

- TOILETS and LOCKER ROOMS: None of the existing toilets or locker rooms in the entire building are compliant with ADA accessibility guidelines, and except for the pair of toilets east of the new gym, none of them are easily modified to make them compliant. The last addition in 1990 came the year before the ADA became law, so the designs at the time were OK, but Public Accommodation in schools do not get a pass for bring the facility into compliance. What to do to bring the facility into compliance needs to be discussed. A decision will need to be made as to keeping the existing locker rooms and constructing a pair of accessible toilets / locker rooms on the main level, or constructing new locker rooms to accommodate all students for gym class. It may be possible to sacrifice a classroom on the main level to accomplish this or construct a small addition near the old gym.

Representative Interior Toilet and Locker Room Pictures:

- LIGHTING: The lighting was good in some areas and sub-par in other older areas of the building. We would recommend that the staff continue replacing bulbs in the classrooms with LED's so that the light is brighter and all the same color. Some of the fixtures should be replaced with new LED fixtures as the age of the fixture prohibits installation of new ballasts. And some of the fixtures are damaged and inadequate for a good learning environment. Adding motion sensors to the switching of lighting in frequently vacated rooms will save a considerable amount of energy and money. Rooms we thought were poorly lit included the science room, library, FASC Room, the old gym, Locker rooms

Representative Interior Lighting Pictures:

- INTERIOR ELEMENTS AND ADA ISSUES: Most areas of the school are accessible. Some doors are not wide enough, and some but not many, do not have the required clearance by their latch side to be accessible. The lift at the north stair has solved the access issue for students and gym patrons.
- The casework condition varies throughout the school. Most is serviceable, but some has simply worn out. Very little is designed to meet any ADA standards, but there is generally room to fit an accommodating piece into a room if needed.
- The IT guy needs a bigger – better space to work.

Representative Interior Elements Pictures:

BUS BARN FACILITY ASSESSMENT

Bus Barn
803 Beech Street.
Deerfield, KS.67838

Years Built: 1988
Number of Stories: 1 +

Ground Floor: Approx. 5,908 SF
The bus barn is a pre-cast tee building with seven over -head garage doors facing south. While the structure is in generally good condition, there are several areas where some improvements are needed to improve conditions and head off future problems. The following is a general summary of the conditions found during our walk through on June 29 and 30, 2021.

EXTERIOR

GROUNDS: The Bus Barn is set into the hill on its east and west sides, and along the north. The hill slopes south directly into the building. The grounds surrounding the bus barn are in OK condition, however the drainage at the rear and sides is poor and beginning to cause some issues with the building panels. We would recommend that the grade at the north rear of the building be improved to positively drain water away from the building and directed to the east and west. In addition, the grade at the east and west slopes is also causing deterioration to the panels, and should be directed away from the building. The only good way to avoid a reoccurrence of earth grade causing a problem in the future is to pave the new graded areas with concrete pavement, anchored to the panels.

PAVING: The condition of the concrete paving at the parking is good, and the condition of the concrete sidewalks is generally good.

Representative Site and Wall Panel Pictures:




BUILDING EXTERIOR:

ROOF: Staff reported that most of the roof is leak free at this time. It is a built up roof with a gravel topping. It is unknown if it is original or has been re-roofed. The galvanized metal roof edges and caps need to be cleaned and painted to ward off future deterioration and rust issues.

Representative Roof Pictures:

PRE-CAST TEE WALLS: The entire building is constructed with 16" deep pre-cast concrete tee's with the tee's facing out.

- The condition of the walls is good, but all of the caulking joints between panels are dried out, cracked, pulled away from the concrete face and have out-lived their useful life. They should all be replaced at the same time with a more elastic type joint sealant. The panels should continue to protect the building for many decades to come.
- A point of concern has to do with the preceding paragraph on drainage away from the building. Many of the tee's are showing a discolored area between the center tees of the panels, radiating up from the grade. This is the thinnest part of the panel, and the discoloration is an indication that moisture is beginning to infiltrate the concrete panels at this point. The problem of moisture getting into the concrete is that over time it begins to cause the internal steel reinforcing to rust and pop out the concrete and further damage the buildings integrity. The installation of the recommended concrete paving around the building to improve the drainage would eliminate any further damage.
- The two exposed end edges of the panels at the NE and NW corners of the building are both exhibiting cracking and deterioration. Cleaning out the loose concrete, treating any rusted reinforcing and patching with appropriate concrete patch material should be done to stop the damage.

EXTERIOR DOORS AND FRAMES: The building has two exterior steel doors and frames that are in reasonable condition, but are due for a sanding down, patch any rust spots and a re-painting. The seven overhead doors, are also in reasonably good condition, but do not appear to have ever been painted. The factory primer has almost entirely faded. It would be wise to prime and paint these doors to stop any further weathering.

Representative Exterior Door & Frames and interior cracked wall Pictures:




BUS BARN INTERIOR

GENERAL INTERIOR: The interior finish of the building is the exposed face of the pre-cast concrete tee's, and unfinished interior 8" concrete block dividing a couple of the bays. The condition of the walls is good except of the afore mentioned caulking between panels.(light is visible through some of the joints) One of the block walls has apparently settled in the past, as it has developed a separation about 4'-8" above the floor at the short segment of walls by the cased openings at each end of this wall. It does not look to be a danger to the rest of the wall or to occupants. We recommend that the opened joint simply be mortared in to avoid dislodgement in the future.

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PRE SCHOOL FACILITY ASSESSMENT

Pre-School (former Bus Barn)
803 Beech Street.
Deerfield, KS.67838

Years Built: Original 1955, Remodeled in: 1993
Number of Stories: 1
Ground Floor: Approx. 2,368 SF
The old 1955 Bus Barn was remodeled into a Pre-School in 1993. Located at the north central edge of the High School lot, it is recessed into the hill at its northern side. It is in reasonably good condition. The following is a general summary of the conditions found during our walk through on June 29 and 30, 2021.

EXTERIOR GROUNDS: The grounds look to be in good condition as the building is paved on 2+ sides. The only area of concern is that over the years, the dirt slope at the rear has washed down against the back of the building, built up against the brick and doesn't positively drain away from or around the building. The grading when the original building was constructed did both. To avoid water infiltration and damage to the interior of the building, this problem needs to be addressed by removing some of the built up soil and re-instating the positive drainage. A paved drainage swale may be the best solution.

EXTERIOR PAVING: The condition of the concrete paving at the parking is good, and the condition of the concrete sidewalks is generally good.

SITE ELEMENTS: The only site element is the pre-school play ground that is east of the building and enclosed with a 4' high chain link fence. The play elements seem appropriate, but the ground surface is all pea gravel, somewhat retained by old railroad ties. If the Pre-School is retained, you may want to consider an alternative type ground surface for the children's comfort and safer traction.

Representative Site Pictures:




BUILDING EXTERIOR:

ROOF: Staff reported that after a recent patch, the roof is now leak free. The roof is a tar and gravel type roof with no original insulation. The drawings of the 1993 remodeling of the Bus Barn into the pre-school did not include a re-roofing of the building, and it is unknown when the last re-roofing took place. The assumed insulating value of the roof is insignificant. Any future re-roofing should include stripping the roof to the wood deck, adding board foam insulation to the existing structure, and repairing the wood edge/ fascia boards before re-roofing.

Representative Brick, window and Roof Pictures:







BRICK WALLS: The majority of the building is constructed with Blond Brick that has a 'vertical scratch' finish instead of a smooth finish. The condition at most of the brick and mortar is good, with few cracks or loose mortar. The masonry should continue to protect the building for many decades to come. The brick could use a good low pressure spray wash and scrub to remove accumulated grime, stains, mold and mildew.

EIFS WALLS: The EIFS walls where garage doors were in-filled are in good condition.

WINDOWS: All of the windows are Pella Casement, installed in the 1993 remodeling. While better than the Pella windows on the other district buildings, they too are fading, deteriorating and are nearing the end of their service life. The prudent thing to do would be to replace these six windows at the same time the other building Pella windows are replaced.

EXTERIOR DOORS AND FRAMES: The overall condition of the three hollow metal doors and frames is good. Installing better door bottoms or a different threshold would help prevent moisture and dirt infiltration at the bottom of the doors.:

EXTERIOR BUILDING ELEMENTS: The soffit at the south side canopy consists of plywood panels. Some of the joints at the panels are loose and some of the panels are de-

laminating. .To avoid further damage, repairs need to be made at the joints and the soffit should be re-painted..

BUILDING INTERIOR:

GENERAL OBSERVATIONS: The interior appears to be in good condition, with some minor issues as follows.

- The exterior doors are flush with the exterior walk, and the existing thresholds are letting in some moisture and dirt. Adding some gasketing to the bottom of the door or changing the type of threshold would solve this issue.
- The size of the water closet fixtures in the two toilets are adult size. Installing a small child size water closet in the toilet that is accessible from both class rooms would be advisable.
- The range needs to have an exhaust hood installed over it.
- A few damaged ceiling tiles need to be replaced.

Representative Interior Pictures:




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VOCATIONAL BUILDING FACILITY ASSESSMENT

Vocational Building
803 Beech Street.
Deerfield, KS.67838

Years Built: 1987 +/-
Number of Stories: 1 + mezz.
Ground Floor: Approx. 7,660 SF

The Vocational Building was built at the same time as the Library- Science building. It is located directly west of the High School with a concrete parking lot between them. It is an all masonry block building with a brick veneer exterior. The following is a general summary of the conditions found during our walk through on June 29 and 30, 2021.

SITE

GROUNDS: The turf to the north and west are in good condition. Some clean-up and maintenance to the storage yard to the south is needed to remove unused and hazardous materials. (what are all of the steel barrels for?). The east is all paved.

PAVING: The condition of the concrete paving on the east, from the entry door south is showing some deterioration that a top coat may help slow down, and the sealant between the building and the walk along the north side needs to be replaced.

SITE ELEMENTS: There aren't many site elements at the Vocational Building. The only item we saw needing any work was repairs to the small fenced area for the welding tanks. ADA access to the building appears to be in general compliance.

Representative Site Pictures:




BUILDING EXTERIOR:

ROOF: Staff reported that the roof is leak free at this time. It is a built up roof with a gravel topping over 1" of insulation board and a 2" wood fiber/cement deck called Tectum.

- The insulating value of this roof is probably no more than an R-8. Current standards would have a min. R-30, The roof has a barely perceptible slope from the center to the north and south sides of only 1/16" per foot. It is unknown if it is the original roofing or if it has been re-roofed. Any future re-roofing should include stripping the roof to the Tectum deck, adding Tapered board foam insulation to improve the drainage, and replacing the metal edge/ fascia before re-roofing with a single ply membrane.
- There are no roof drains or gutter and downspouts, so the water just runs over the edge. The problems this has caused are discussed later in the Brick section. The metal roof edges and caps are separating and coming loose around the entire roof edge needs to be replaced. At that time, a gutter and downspouts should be installed to direct the water off the face of the brick and channel it to paved areas.
- The roof has many vents and exhaust fans that will need new roof curbs when re-roofed. There are five acrylic dome skylights (2 in the welding area and 3 in the SW shop). The skylights do give some daylight into the shop areas, but it is not enough to work in the areas without turning on the lights. These are now 34 years old, and UV degradation to the acrylic will cause issues with their integrity sooner rather than later. When the building is re-roofed, a decision should be made to either do away with these skylights or to replace them with new skylights. I would not recommend re-using these.

Representative Roof Pictures:




BRICK WALLS: The exterior of the building is constructed with Blond Brick that has a 'vertical scratch' finish instead of a smooth finish. The condition at most of the brick and mortar is good, with few cracks or loose mortar. The masonry should continue to protect the building for many decades to come. There are a few exceptions that need attention and repairs.

- The brick is quite dirty in some locations. It could use a good low pressure spray wash and scrub to remove accumulated grime, stains, mold and mildew.
- All of the joints around openings on the building have reached the end of their useful life. They have dried out, cracked, and have separated from the face of the brick, leaving open cracks and joints that will cause water infiltration and ultimately damage to the interior of the building. These should all be replaced at the same time with a more elastic type joint sealant.
- For whatever reason, this brick absorbs more moisture than most brick. Because of this absorbsion and the raked texture of the brick, the face of the brick at all corners and a good part of the north face has flaked off due to water running off the roof down the face of the wall and causes freeze –thaw action . The pictures in this report don't do

justice to the severity of this problem, and a personal inspection by board members is encouraged to get a better understanding of the problem. There are no simple solutions to fix the problem, but at the very least the entire building should be treated with a siloxane type water repellant.

- There are several locations around the building where holes have been drilled for pipes or conduit. Some simple patch / tuck pointing is all that is required to repair these areas.

Representative Brick Wall Pictures:




WINDOWS: The windows are all single pane anodized aluminum non-thermally broken frames. These are somewhat dated and not very energy efficient, but serviceable. Many of the screens were missing or damaged, and the amount of caulking that has been applied would indicate that there have been leakage issues. Unless you just want to replace them in a bigger window package, there is no long term payback at this building, and I would not recommend replacing them. If retained, they should undergo some concerted fixing, cleaning and re-caulking.

EXTERIOR DOORS AND FRAMES: All of the exterior doors and frames are hollow metal steel, and All have been through some abuse. All of the doors have issues with missing hardware and/or missing weather stripping. Most of the doors and frames have rusting issues at the bottoms, and some of the doors need body putty at holes. All of the doors need to be sanded down, primed and re-painted. For some doors, replacement may be a better option. Some of these repairs can be done as routine maintenance and some would be better done by workmen experienced in installing door hardware.

The east overhead door is dented at its bottom panel but otherwise in good condition. It does not appear to have ever been painted. The factory primer has almost entirely faded so it would be wise to prime and paint the door to stop any further weathering. It also has gaps around the perimeter and could use replacement weather-stripping.

Representative Exterior Door & Frames Pictures:







Exterior Building Elements: There are some miscellaneous building elements that need some maintenance attention to retain their integrity, and some to improve the overall appearance of the building.

- The soffit at the east entry, needs some minor repair at the joints and trim, and re-painting.

BUILDING INTERIOR:

INTERIOR GENERAL: By their very nature, vocational buildings, especially stand-alone vocational buildings, are not the cleanest of places and don't rank high on improvements. This building is no exception, aside from some painted walls, the building has not seen much updating since it was built in 1987. The following are some general observations and areas that need some improvements.

- All of the acoustical grid and ceiling tiles in the front classroom and the entry hall are badly discolored and in dis-repair. Replacing the grid and ceiling tiles in these rooms is recommended.
- Most of the wood and hollow metal doors and hollow metal frames have been scuffed and dinged over the years, but are all in serviceable condition. Except for the two doors into the office and old finish room, all have ADA hardware. Normal touch up is all that is required otherwise.
- The water problem with the brick on the exterior, and more than likely at the roof too, has caused damage to the inside of the block at the NE corner of the front classroom. Until the exterior problem is resolved, the inside damage will continue. Similar damage is visible in the SW corner and the south and west wall of the wood shop, and the SE corner of the welding shop.
- While serviceable, neither of the two toilets are or could be made ADA accessible. The only room in the building that can readily be made into a unisex accessible toilet is the storage room within the NE classroom, but since the door into that classroom is also non-compliant, it will require some remodeling too.
- There are some minor items such as maintaining unobstructed clearance in front of electrical panels, number of and working fire extinguishers, compliant exit lights and emergency lights that are easily fixable. An observation is that since the wood working shop has not been used, the area has become cluttered with a lot of 'stuff', and could

use a good going through to eliminate unused and unwanted 'stuff' to maintain compliant exiting.

Representative Interior Pictures:

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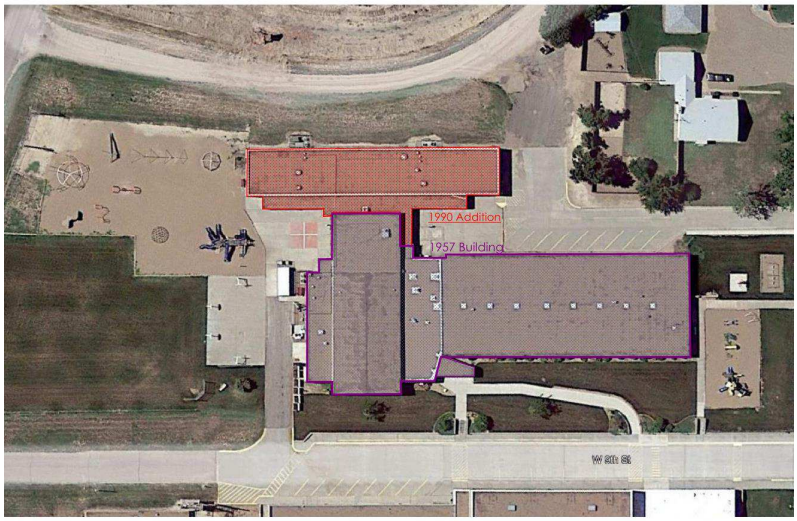
ELEMENTARY SCHOOL FACILITY ASSESSMENT



Elementary School
803 Beech Street.
Deerfield, KS.67838

Years Built: 1957, Addition: 1990
Number of Stories: 1

Ground Floor:	Approx.	26,624 SF
Basement:	Approx.	1,760 SF

The current Elementary School was constructed in 1957 and expanded in 1990, the newest addition is now 31 years old and the original structure 64 years old. While the structures are in generally good condition, there are several areas where some improvements are needed to improve conditions, and also areas and issues where improvements absolutely need to be addressed. There are no plans of the original 1957 building available to view, so our review of methods of construction is incomplete and we have used our best judgment and knowledge of similar construction in this era when rendering comments. The following is a general summary of the conditions found during our walk through on June 29 and 30, 2021.

SITE

GROUNDS: The grounds look to be in good condition, with some maintenance to weed out over growth along the front of the school.

- The only area of concern is a lack of good drainage along the north side of the '90 addition. Some re-grading needs to be done and preferably a paved swale installed to direct the flow of water away from and around the sides of the north façade to ward off potential moisture infiltration and damage to the interior of the building.
- The semi-enclosed court yard area with a pre-fab greenhouse is pretty barren and un-inviting for casual use.

PLAYGROUNDS: There are two playground areas, the larger being at the west side of the building and smaller areas on the east side of the building. Both areas use Pea Gravel as the play base, somewhat retained by old railroad ties. Both playgrounds are somewhat enclosed with a 4' high chain link fence. The play elements are a

mix of old and new … appropriate and inappropriate. If playground improvements are desired, you may want to consider an alternative type ground surface and containment element for the children's comfort and safer traction.

PAVING: The condition of the concrete paving at the parking is good, and the condition of the concrete sidewalks is generally good with a few exceptions as follows:

- Some of the sidewalks have settled next to or pulled away from the building in numerous locations. Although not as bad as at other buildings, maintaining joint sealant at these locations is needed to avoid future problems.
- The Main entrance and the '57 east and west entrances all had recessed matts in the floor. The usefulness of and condition of the matts have lead the staff to either remove and try to fill them in , or to insert cardboard / plywood to fill them in, than cover them with throw matts. These temporary fixes aren't working very well, and it is recommended that the old mats and frames be removed, the space filled in with appropriate floor patch, and new 'walk-off' carpet squares be installed through the first 10 feet of vestibule / corridor.
- The single step concrete stoop and adjacent paving at the '57 east entry door is not fully ADA compliant, and with one low step, is a trip fall hazard to children and adults. This entry should be re-done to eliminate the single step and better address ADA access. handicapped curb cut on the north side has deteriorated to the point that it needs to be cut out and replaced.
- The sidewalk and entry paving at the main south entry is in poor condition and needs to be replaced.
- The concrete retaining wall and stairs installed after 1990 are showing deterioration. Top step if the main entry stair has separated from the rest of the stairs and the new upper paving and should be replaced and tied into the adjacent concrete. The post connection of the center steel handrail is rusting badly and discolor the adjacent concrete. Replacement or elimination of the center handrail is recommended. The retaining wall has abundant PVC weep holes along the bottom, however, the concrete is exhibiting pronounced discoloration due to moisture absorption. Damp proofing the back side of the wall and adequate granular drainage mater used in the back fill when it was built would have prevented much of this problem. It would be difficult to fit it completely now, so some alternative remedies may want to be considered. The wall is not in danger for falling over at this time.
- There are a few broken curbs and patches of sidewalk that should be replaced as part of any bigger improvement package. And the asphalt on the west service entry should be topped with a good quality coating to extend its life.

SITE ELEMENTS: The condition of site elements was generally OK. Some of the fencing needs minor repair. The short brick wall and gate near the '57 east entrance is in disrepair and doesn't do anything now, so removal would be the best solution. (in conjunction to the re-paving at the entry.) Except for the east entry, ADA access to the building appears to be in general compliance.

Representative Site Pictures:

BUILDING EXTERIOR:

ROOF: Staff reported that the roofs were re-done with spray foam and vinyl coating two years ago, and are leak free at this time.

- The 1957 roofs all drain to the sides. The building has gutters and downspouts that work reasonably well. Some Gutter and downspout in the courtyard area is PVC and was damaged during the recent hail storm. It is recommended that replacement be with metal gutters and downspouts.
- The metal flashing and roof edges are generally good, with some just needing paint. The spray foam has in places caused a messy look and overspray of topping at several location.
- There are a few old deteriorating skylights in the '57 portion of the building that may want to be either eliminated or replaced.

Representative Roof Pictures:

BRICK WALLS: The majority of the building is constructed with Blond and Deep Red Brick that has a 'vertical scratch' finish instead of a smooth finish. The condition at most of the brick and mortar is good, with few cracks or loose mortar. The masonry should continue to protect the building for many decades to come. There are a few exceptions that need some attention or repairs. Observed areas needing attention include the following:

- All of the brick could use a good low pressure spray wash and scrub to remove accumulated grime, stains, mold and mildew. The lower half of the south and east walls of the '57 building were washed by sprinklers for years and which left whitish calcium staining. These areas will need additional acidic cleaners and scrubbing to clean off the residue.
- All of the control and expansion joints on the building have reached the end of their useful life. They are dried out, cracked, and have separated from the face of the brick, leaving open cracks and joints that will cause water infiltration and ultimately damage to the interior of the building. The should all be replaced at the same time with a more elastic type joint sealant.
- The brick on the south face just west of the main entry at the signage has been damaged by the sign studs and various efforts to re-attach loose sigh letters façade. The letters need to be removed and the brick repaired. Some patch / tuck pointing is required and salvaging a few red brick from less viewed areas of the building (or the short wall on the east) may be necessary to properly repair these areas.

Representative Brick Wall Pictures:



EIFS WALLS: Some of the 1957 building's windows were covered in the past with foam panels and a thin synthetic stucco finish that is called Exterior Finish and Insulation System (EIFS). Many know it as Dryvit as that company was one of the first to introduce it to the US in the 80's. When installed correctly to appropriate substrates, it does its job well. It was installed correctly at the Elementary School and is in good shape with just a few patches at occupant drilled holes, and some re-sealing around the perimeters to ensure water tightness.

Representative EIFS Wall Pictures:


WINDOWS: There are three general types of windows remaining in the Elementary School. The 1957 building's original classroom wing windows were single pane wood framed

operable windows at the lower third with fixed wood framed units above. The gym and north extension had single pane steel sash Windows. The 1990 addition used Pella wood –clad windows at all of the classrooms.

- More recently, the original wood operable windows were replaced with thermally broken insulated glass dark bronze anodized aluminum windows. These are in good shape and working order. The upper fixed wood windows were framed in and paneled on the inside. The exterior was finished with new EIFS on the south and Mapes pre-finished metal faced plywood panels on the north. This material is generally in good shape. The Mapes panes need some sealant at some loose trim joints.
- The 1957 steel sash windows at the upper part of the gym have been covered over inside with drywall and painted. The outside has been covered over with horizontal lap siding and painted. It unknown if the steel sash is still in place or if they were removed. Unless daylighting is desired in the gym, the infills are OK.
- Some of the steel sash remains on the west side of the building. The lower windows in the kitchen area have been framed on the outside and covered with siding. A few original windows are still used in service areas. They need to be re-painted and re-puttied, but otherwise are in good condition unless you just want to replace them.
- The Pella Windows on the 1990 addition are deteriorated beyond repair. The wood has been decayed due to moisture infiltration around the frames and internally at the corner joints of the window sashes. In addition, they are oversized casement windows, and in our windy environment, the window sashes have sagged to the point that they cannot be opened or closed and locked. All of these Pella windows need to be replaced. Preferably with new thermally broken insulated glass aluminum windows.

Representative 1957 era Window Pictures Picture:




Representative Pella Window Pictures:




EXTERIOR DOORS AND FRAMES: There are two types of doors and frames in the High School.

- The Entrance building have been replaced with dark bronze anodized aluminum doors and frames. They are in good condition, with only minor trim and weather stripping maintenance needed. The rest of the doors on the building are hollow metal steel doors and frames. Some of the doors need paint and some replacement trim / weather stripping, but no severe issues with rust was noted.

Many of the entrances had recessed floor mats that have either been filled in or covered over, and several have tile / brick that have loose mats covering the flooring. Mats are a maintenance problem, and the recessed areas in some cases present a stumbling issue. It is recommended that all entrances be leveled up and covered with 'Walk-off' style entry carpet squares to improve debris-moisture control and care.

Representative Exterior Door & Frame Pictures:

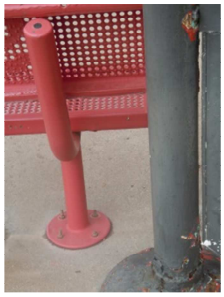



EXTERIOR BUILDING ELEMENTS: There are some miscellaneous building elements that need repair or some maintenance to retain their integrity. Some are needed to improve the overall appearance of the building and help with 'Pride of Place' attitudes.

- Steel post Entry Columns: The entry canopy to the 1957 building has a series of five steel pipe posts supporting the overhang roof. All of the posts have chipped and have faded paint. Most of them have a lot of rust forming. Some of them have extreme rust damage at the base that needs to be addressed very soon. From observation, two of the posts have had structural issues before and repairs were unsuccessfully attempted. Our recommendation is that these two posts be replaced or have a large section cut out and replaced. All of the posts need to be stripped down to the metal, primed and re-painted before the rust causes structural issues.
- Soffits: The metal soffit at the main entry to the 1957 building has detached at the rear and needs attention, and the soffits at the SW corner of the court yard, and the east '57 entrance needs some repairs and re-painting.
- MEP Elements: While some of the air condensers and other mechanical equipment is unsightly, the current mechanical systems need them about where they are. If new systems are installed, some better options may be available. The issues we found that need addressing is that the foam insulation around refrigerant piping is deteriorated due to weather and UV degradation, and in need of replacement. The condensing unit at the front of the building directly under the school sign has settled and is tilting, and has a tree growing behind it. If it is to be retained, the pad needs to be re-poured and the unit re-set. In addition the holes drilled in the brick for these lines and also electrical conduit, were either not sealed properly or the sealant had dried out leaving gaps. Replacement and re-sealing at these areas should be done soon.

Representative Exterior Elements Pictures:







BUILDING INTERIOR:

INTERIOR GENERAL: The interiors of the building are well maintained, if a bit dated in some areas. The following is a review of the different elements that we observed.

- CEILINGS: The 1957 portion of the building had both original 12 x 12 ceiling tiles, original 'Homosote' wood fiber roof deck panels and newer 2' x 4' dropped acoustical tile ceilings. Some of the Homosote panes in the gym have stains from previous water leaks, as do some of the exposed 12 x 12 tiles. If painting in the future, a stain prevention primer should be used before the final paint coat. Generally, the 2x4 tiles throughout the building are in good condition. There are some dings and some of the 2x4 ceiling tiles have water stains and should be replaced. The tiles in the kitchen are generally the 12 x 12 tiles. Some are missing and the rest are severely stained and dirty. They should be replaced with washable type ceiling tiles for sanitary reasons.

- FLOORS: The floor types include Terrazzo in the entry, toilets and halls of the '57 building, Vinyl Compositions Tile (VCT) in the gym and several other areas, Ceramic tile in other toilets, and the kitchen area, and carpet throughout the rest of the building. All flooring is in decent condition. The terrazzo has some normal non-structural cracking. It was noted by staff that the '57 hallways become very noisy at times, and that carpeting them might be a consideration.

- WALLS: Walls are generally ground face block or painted concrete block, with ceramic tile installed at the '90's toilets. Some of the walls in the '57 building are

plastered. All of the walls are in generally god condition. There are some minor cracks and dings, and the block in the basement has shown signs of water damage in the past. Continued general maintenance is all that is recommended.

- WINDOWS AND DOORS: The windows and doors on the inside of the building are in generally good condition. Most door hardware is ADA compliant, and the doors and frames only have normal wear and tear, needing only routine maintenance. Some window sills are damaged, especially in the 1990 addition will need to be repaired or replaced when the Pella windows are replaced.

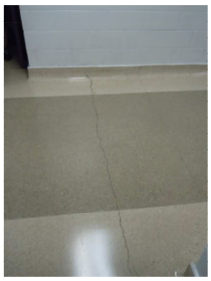
- TOILETS: None of the existing toilets are compliant with ADA accessibility guidelines. The easiest and least expensive option is to do some remodeling to the 1990 toilets in order to provide an accessible toilet stall in each toilet. There are several individual toilets in the lower grade level classrooms that don't meet current ADA standards, so it may be that at least one of them is upgrade in size to meet the intent of the code, and policy for its use would suffice for the rest.

- LIGHTING: The lighting was generally good. We were glad to see that the staff was replacing bulbs in the classrooms with LED's so that the light was brighter and all the same color. The gym had recently ben retrofitted with new LED lights. A continuation of the replacement program throughout the school will enhance the light levels.

- BASEMENT LEVEL: The basement is not a very finished space, and is also used as a tornado shelter. While it is the safest place to be in severe weather, it is not build to current ICC-500 or FEMA tornado shelter standards, nor could it be retro fitted to be compliant. We would recommend that it just be referred to as a shelter in all signage and written documents.

Representative Interior Elements Pictures:









THE ARCHITECT, LLC
BRUCE GLASS, AIA

Attention: Board and Building Committee

USD 216 Deerfield, Kansas

Building Improvement Preliminary Priorities Report

The following report will coordinate with the 2021assessment in its review of each building and its elements, and list those findings into a preliminary ranking of priorities. The listings do not try to assign costs or final solutions at this point, as those points are too fluid to be considered, but rather this is a process to formalize what the district should focus on in order to repair, improve and maintain its physical campus for the next 20 years. *It should be noted that the 2021 assessment only dealt with the structures north of the parking lot, and did not address any issues with the athletic fields south of the parking lot. If any improvements to those fields and the track need to be included in the proposed bond issue, an addendum to the assessment should be completed soon.*

The purpose of prioritizing these elements is to help the building committee and the Board focus on the known needs first, then add in improvements for future growth and or new / different curriculum based programs. Together, this will help determine how much to try to accomplish.

In addition to the existing Campus building inventory, this is the time you should discuss if any of the buildings are in need of additions to accommodating projected enrollment, other needs, or changes to curriculum.

Your final ranking of these priorities will form the basis of your bond issue campaign. For any district to pass a bond issue, it is incumbent to educate your patrons of the real <u>needs</u> that you have and face. Your ability to successfully communicate these <u>needs</u> is the thing that will overcome the natural tendency for voters to just say they "don't want to raise their taxes".

Please remember that this is a Preliminary document… the purpose is to provide you with an outline to discuss, change, add or subtract, or to modify as you see fit in order to come to a consensus.

Respectfully, Bruce Glass AIA and Manuel Ortiz

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USD 216 DEERFIELD BUILDING IMPROVEMENT PRIORITIES

USD 216 Deerfield
803 Beech Street Deerfield, KS

Report Prepared for the
Board Of Education
and the Building Committee

By The Architect LLC, Garden City, Ks.

March 14, 2022

While the district structures are in generally good condition, some areas are in non-reparable condition or are simply obsolete, and need to be addressed to keep from further deteriorating. Some areas are worn out or nearing the end of their useful life and should be repaired or replaced. Some areas simply are in need of updating to keep the district current with 21st century technology and needs.

The proposed Improvement Rankings are as follows:

Priority One: These items are the ones that are non-repairable, are obsolete and need to be replaced, demolished, changed out, or corrected to avoid further deterioration or damage to the rest of the structure. It is recommended that these items be included in the forthcoming Bond Issue.

Priority Two: These items are the ones that are worn out, damaged, or nearing the end of their useful life (physically and/or functionally). These are not meeting the needs of the district, and should be replaced, changed out, or corrected to maintain a good physical plant, working environment, and efficiency level. It is recommended that these items be included in the forthcoming Bond Issue.

Priority Three: These items are the ones that are worn out, damaged, on the wish list or cosmetically deficient. These are generally non-critical in nature and may want to be replaced, changed out, or corrected to maintain a good physical plant, working environment, and efficiency level. It is recommended that these items be included in the forthcoming Bond Issue if the budget allows.

HIGH SCHOOL – MIDDLE SCHOOL IMPROVEMENT RANKING

High School – Middle School
Campus and District Office
803 Beech Street.
Deerfield, KS.67838

Years Built: High School 1948,
Additions: 1987, 1988?, 2012

Years Built: New Gym & Middle School 1990
Number of Stories: 1 +

Ground Floor:	Approx.	67,930 SF
Second Floor:	Approx.	2,180 SF
Basement:	Approx.	3,190 SF

The proposed ranking of improvement needs for the High School – Middle School campus is as follows.

EXTERIOR

I. GROUNDS AND PAVING

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Correct the drainage along the east side to prevent further damage to the brick.
2. Clean out the existing dried out sealant between sidewalks and the building and replace with new more elastic sealant.
3. Replace the HC cut-out and walk in front of the W. stair at north side of building.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Improve the drainage at the north of the '48 building by the boiler room.
2. Install rails at the newly terraced walls at the North of the building.

Priority Three: *It is recommended that these items be considered in the Bond Issue.*

1. Improve the courtyard area.
2. Replace / repair the deteriorating S. piers and stair to the '48 building.

II. BUILDING ROOFS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Strip and re-roof the auditorium and replace it's fascia's, flashing & trim.
2. Remove and replace areas of foam sprayed roofing that is detrimental to the good drainage of roofs.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Re-roof the '90's gym roof with better insulation and single ply roofing.

Priority Three: *It is recommended that these items be considered in the Bond Issue.*

1. In some of the areas that might receive new HVAC systems, consider re-roofing after adding substantially more insulation, thus reducing the size and cost of the replacement HVAC and reducing the ongoing energy expense to heat and cool the facility.
2. For some of the roofs that could be identified as needing to be replaced during the life of the bond, is to retro-fit the low slope roof with steeper pitched roof systems using metal roofing. This may have a benefit of re-directing drainage away from the interior courtyard and existing roof drains. This option is dependent on the underlying structure being able to support the dead load of the retro-fit.

III. EXTERIOR BRICK

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. All of the control and expansion joints on the building have reached the end of their useful life and should be replaced with high grade elastic type joint sealant.
2. Address the deteriorated brick along the east side of the building and at several of the building entrances. Options include replacing the low brick, leaving the brick and treating it with water repellent every couple of years, covering it with a different material…

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Clean the entire building using low pressure water spray and scrub to remove accumulated grime, stains, mold and mildew.
2. Repair and tuck-point the brick at the NW corner of the old gym near the roof, and the SE corner of the science near the District office entrance, and at numerous locations around the building.

IV. EXTERIOR EIFS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Remove and replace the decaying EIFS on the south and north sides of the '48 building with alternate materials or new EIFS attached to a different sheathing and wall system. See the window section following this section.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Clean the reseal the joints on the EIFS covering the high windows of the old gym.

Priority Three: *It is recommended that these items be considered in the Bond Issue.*

1. NA.

V. EXTERIOR WINDOWS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Remove and replace the original glass block windows, inappropriate vinyl windows and decaying EIFS on the south and north sides of the '48 building with new thermally efficient insulated aluminum windows. Portions of the window wall could be a different sheathing and wall system. Repair the underlying structural system where rust has caused any significant damage. Also remove the sloped overhanging fascia and the projecting steel sunscreen/ structural shelf.
2. Remove and replace the original Pella windows, on the east and north sides of the '90 and '87 buildings with new thermally efficient insulated aluminum windows.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Clean the reseal the joints on the EIFS covering the high windows of the old gym.
2. Repair the west steel sash windows to the lower level locker room if no additions are to be considered along this wall.

Priority Three: *It is recommended that these items be considered in the Bond Issue.*

1. Replace the single pane aluminum 2012 addition windows with new thermally efficient insulated aluminum windows, or leave and repair the sealants and screens.
2. Replace the single pane aluminum windows on the west side of the north '87 addition with new thermally efficient insulated aluminum windows, or leave and repair the sealants and screens.

VI. EXTERIOR DOORS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Repair and replace hardware that is damaged.
2. Replace the steel doors and frames on the '90s addition that are rusted out along the bottom with new aluminum doors and frames that match the other replacement doors.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Remove any recessed floor mats and re-pour those pavement panels.
2. Consider the types of door hardware presently on the doors and if any changes to increase security are warranted.

Priority Three: *It is recommended that these items be considered in the Bond Issue.*

1. Clean, repair and paint the remaining secondary steel doors and frames.

VII. EXTERIOR BUILDING ELEMENTS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Strip down to the metal, prime and re-painted the 5 steel post Entry Columns at the South '48 entry before the rust causes structural issues.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Repair and paint soffits, fascia's and roof trim.
2. If not being replaced with newer systems, repair and paint Mechanical and electrical equipment and piping on the exterior. Seal all penetrations thru the walls.

Priority Three: *It is recommended that these items be considered in the Bond Issue.*

1. NA.

INTERIOR

VIII. CEILINGS, FLOORS, DOORS AND WALLS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Replace the severely stained and damaged ceilings, primarily in the '87 and before buildings. An example is the ceiling in the science room.
2. Remove all existing recessed floor mats at exterior doors, fill in to level. Install new walk off carpet at all exterior entrances to eliminate all loose floor mats.
3. Replace the old doors in the '48 building that do not meet current fire ratings or codes.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Replacement of ceiling tiles in some of the corridors may be necessary to gain access for new fire alarm, electrical and or mechanical system replacements.
2. Repair the damaged drywall ceilings in the varsity locker rooms.
3. Plan on a new floor in the old gym, either wood or synthetic.
4. Remove the remaining 8x8" asbestos floor tiles.
5. Replace the stair tread and risers, and associated landing vinyl at the two north stairs.
6. Replace the worn carpet in various rooms with new carpet tiles instead of broadloom carpet.
7. Remove the non-code compliant carpet from the walls of the old gym. Replace with fire rated carpet or an alternative sound deadening material.
8. Walls associated with and near the removal and replacement of the glass block windows in the '48 building will need various types of repair and re-finishing. Adding some additional insulation to selected walls should be considered during this repair process.
9. Repair or Replace various door hardware for compliance with ADA and safety.

10. Gut and re-model the existing FACS and sewing rooms. (This area would most likely reconfigure if new locker rooms / toilets are constructed on the west side of the old gym.)

Priority Three: *It is recommended that these items be considered in the Bond Issue.*

1. Replace all ceiling tiles except for those in the '90s addition.
2. Investigate if the wood floor in the new gym is serviceable for the next 20 years. If not, consider replacement in the bond issue.
3. Investigate if the cracks in the walls of the auditorium are stable or still moving. If stable, patch and repaint, if still moving, investigate the SE foundation for causes.
4. The auditorium walls are dated and dingy, and do not have any acoustical baffling materials or shapes. Consider an update to the interior walls, ceiling and lighting in this area.

IX. INTERIOR BUILDING ELEMENTS/ ADA ISSUES

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Modify the '90s public toilets in the middle school, east of the new gym to bring that area into compliance with ADA.
2. Abandon the lower level toilets and locker rooms under the old gym bleachers, and construct new toilets and lockers to the west side of the old gym. Determine what the possible uses for the old space best meets the district's needs.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Make minor modifications to the varsity locker rooms. Carve out an area in that vicinity for a single unisex toilet that could double as a dressing room to satisfy ADA guidelines.
2. Replace various casework elements that are non-functional or damaged.

X. MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Mechanically; add fresh air to all the classrooms and other areas to reach code compliance.
2. Eliminate the boiler that only serves the auditorium and re- configure that system. Move the boiler room electrical panels to a new location.
3. Repair the leaking pumps serving the '90's gym and addition.
4. Replace the roof top systems servicing '87 science and library addition.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Evaluate all other mechanical, plumbing and electrical systems for age, efficiency and appropriateness. Replace those that no longer fit the needs of the district or are near their replacement life.
2. Evaluate all of the light fixtures. for age, efficiency and appropriateness. Replace those that are at or near obsolescence with new LED lighting.

BUS BARN IMPROVEMENT RANKING

Bus Barn: Year Built: 1988; 5,908 SF

EXTERIOR

I. GROUNDS AND PAVING

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Correct the drainage along the north, east, and west sides to prevent further water damage to the precast.
2. Replace the existing dried out sealant between pre-cast panels.

II. BUILDING ROOF and DOORS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Paint the roof fascia, the overhead doors and the people doors to maintain good condition.

DAYCARE *IMPROVEMENT RANKING*

Day Care (former Bus Barn): Years Built: Original 1955, Remodeled in: 1993 ; 2,368 SF

EXTERIOR

I. GROUNDS & PAVING, BUILDING BRICK, ROOF, WINDOWS and DOORS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Correct the drainage along the north and west sides to prevent further water damage to the brick.
2. Relocate the Playground equipment to the west side of the building.
3. Replace deteriorated wood roof trim and paint.
4. Re-roof and add polyiso board insulation.
5. Replace the existing dried out sealant at brick joints and power wash the brick.
6. Replace the Pella Windows with new Aluminum.

VOCATIONAL BUILDING *IMPROVEMENT RANKING*

Vocational Building: Years Built: 1987 +/- 7,660 SF

EXTERIOR

I. GROUNDS AND PAVING

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Improve the drainage along the north side to prevent further water damage to the Brick.
2. Replace the existing dried out sealant in brick joints.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Repair or replace the deteriorating paving on the east side of the building.

II. BUILDING ROOF

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Re-roof the building, adding polyiso board base insulation and tapered insulation to improve the drainage. Add gutters around the building to direct water off the brick and away from the building.

III. EXTERIOR BRICK

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. All of the control and expansion joints on the building have reached the end of their useful life and should be replaced with high grade elastic type joint sealant.
2. Address the deteriorated brick along the north, east and west sides of the building. Options include replacing the brick, leaving the brick and treating it with water repellent every couple of years, or covering it with a different material.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Clean the entire building using low pressure water spray and scrub to remove accumulated grime, stains, mold and mildew.

IV. EXTERIOR WINDOWS and DOORS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Remove and/or replace the original roof skylights.
2. Repair or replace the steel people doors and frames.
3. Replace the damaged panel and paint the overhead door.

Priority Three: *It is recommended that these items be considered in the Bond Issue.*

1. Replace the single pane aluminum 1987 windows with new thermally efficient insulated aluminum windows, or leave and repair the sealants and screens.

INTERIOR

V. CEILINGS, FLOORS, DOORS AND WALLS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Replace the grid ceilings in the class room and hall.
2. Repair the water damaged masonry / paint after re-roofing.
3. Repair and re-paint existing doors and frames.

VI. INTERIOR BUILDING ELEMENTS/ ADA ISSUES

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Create a single unisex accessible toilet and replace the drinking fountain.

VII. MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Mechanically; add fresh air to the classrooms and other areas to reach code compliance.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Evaluate all other mechanical, plumbing and electrical systems for age, efficiency and appropriateness. Replace those that no longer fit the needs of the district or are near their replacement life.
2. Evaluate all of the light fixtures for age, efficiency and appropriateness. Replace those that are at or near obsolescence with new LED lighting.

ELEMENTARY SCHOOL IMPROVEMENTS RANKING

Elementary School
Years Built: 1957, Addition: 1990
Ground Floor: 26,624 SF
Basement: 1,760 SF

EXTERIOR

I. GROUNDS AND PAVING

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Correct the drainage along the north and west sides to prevent further water damage to the brick.
2. Replace the existing sealant at open sidewalk joints.
3. Replace the sidewalks at the East and main entry.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Improve the west asphalt drive to prolong its life.
2. Correct minor areas of damaged curbs, walks and stairs.
3. Improve the playground surfaces and the containment perimeter.
4. Repair or Remove the greenhouse.

II. BUILDING ROOF

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Paint the roof fascia, replace old skylights and fix broken gutters.

III. EXTERIOR BRICK and EIFS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. All of the control and expansion joints on the building have reached the end of their useful life and should be replaced with high grade elastic type joint sealant.
2. Address the deteriorated brick at the south sign by the entry

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Clean the entire building using low pressure water spray and scrub to remove accumulated grime, stains, mold and mildew.
2. Repair and seal minor holes in the brick and EIFS.

IV. EXTERIOR WINDOWS and DOORS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Remove and replace all Pella windows, with new aluminum windows.
2. Repair and replace damaged door hardware.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Repair the west steel sash windows. Paint the steel doors and frames.

V. EXTERIOR BUILDING ELEMENTS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Strip down primed and re-painted the salvageable steel posts, and remove and replace (2) damaged posts at the Main Entry.
2. Repair and paint soffits, fascia's and roof trim.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. If not being replaced with newer systems, repair and paint Mechanical and electrical equipment and piping on the exterior.

INTERIOR

VI. CEILINGS, FLOORS, DOORS AND WALLS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Replace the damaged kitchen ceilings tile with washable panels.
2. Remove all existing recessed floor mats at exterior doors, fill in to level. Install new walk off carpet at all exterior entrances to eliminate all loose floor mats.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Replacement of ceiling tiles in some of the corridors may be necessary to gain access for new fire alarm, electrical and or mechanical system replacements.
2. Replace the worn carpet in various rooms with new carpet tiles instead of broadloom carpet. Carpet the '57 corridor to reduce noise.

VII. INTERIOR BUILDING ELEMENTS/ ADA ISSUES

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Modify the toilets in the nurse area to be a unisex HC toilet for ADA compliance.
2. Re-place the 'Tornado Shelter' signs with 'Shelter' signs leading to the lower level

VIII. MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Mechanically; add fresh air to all the classrooms and other areas to reach code compliance.
2. Upgrade several electrical panels in the '58 building and add a door out of the main distribution panel room to bring it into code compliance.

Priority Two: *It is recommended that these items be included in the Bond Issue.*

1. Evaluate all other mechanical, plumbing and electrical systems for age, efficiency and appropriateness. Replace those that no longer fit the needs of the district or are near their replacement life.

ALL SCHOOLS - IMPROVEMENT RANKING

I. MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

Priority One: *It is recommended that these items be included in the Bond Issue.*

1. Replace the fire alarm system in All of the buildings. The current system does not meet codes and is not supported by Simplex anymore.