

# Urbandale Community School District

## Facilities Assessment Report

### Introduction

As a continuation of the process of evaluating facility needs of existing school buildings and sites, the Urbandale Community School District has requested the DLR Group to conduct a facilities assessment of their existing facilities to assist in the determination of the District's PPEL needs and funding requirements and goals. Members of the DLR Group evaluation team included design professionals from disciplines including Architecture, Structural, Mechanical, and Electrical Engineering.

The buildings and sites included in the evaluation include Jensen, Karen Acres, Olmsted, Rolling Green, and Valerius Elementary Schools, the existing Gymnasium and Baseball/Softball complexes for the High School. The Urbandale Middle School is currently in the construction document phase of design and the project will be dealing with many of the issues that were evaluated at the other facilities. The Webster Elementary School and High School Building and new Stadium have all been designed, by the DLR Group, and are recently completed or are currently in the final construction phases which have dealt with many of the needs and issues previously determined for the District in earlier Master Planning and facilities analysis. Only minimal items need to be included in the evaluation for these facilities.

The facilities were evaluated with the current building codes, the Americans with Disabilities Act (ADA), current energy codes, and items that were discussed with the District Administration prior to conducting the site tours and evaluations. The site tours were conducted the week of July 6<sup>th</sup> when the facilities were not occupied by students or staff, with the exception of Olmsted Elementary which had its Adventure Time programs in session. Facility tours included assistance and discussions with the Head Custodians at each site, if they were available, and John Lees when the building custodians were not available.

This report is a culmination to the process along with further feedback from the District Administration and should give the Urbandale Community School District a good tool for future planning for facility improvements, deferred and routine maintenance work. This report does not address the program space deficiencies and costs associated with those deficiencies.

A comparative space analysis was completed for all of the existing facilities in 2003 that should be reviewed and confirmed with the current building usage and needs and have costs put together from the final outcome of the revised program and space analysis.

# Urbandale Community School District

## Facilities Assessment Report

### Executive Summary

The DLR Group has produced this report based on the information collected and observed during site surveys of the existing facilities and grounds along with the review, input, and suggestions gathered by the District Administrative Team.

The information that follows provides recommendations for modifications or upgrades which are driven by the need to bring the existing facilities and grounds up to current code and District standards, to replace outdated systems before the end of their useful and to meet the immediate needs/desires of the building users or combination thereof. A ten year timeframe was utilized for determining the extents of the evaluations and recommendations. Many items or systems at these facilities have a life cycle that extends past this timeframe and future evaluations and investigations should be continued to keep the lists current for each facility.

The following criterion was utilized as a basis for evaluating each facility and site:

1. Life Safety and Building Security:
  - Updated Building Keying Systems
  - Camera Surveillance
  - Security Access Control
  - Exiting and Emergency Egress Lighting
  - Fire Suppression Systems
  - Smoke Detection and Addressable Fire Alarms
  - GFCI Protection and Arc-Flash Labeling
2. ADA Accessibility:
  - Building Entrance and Accessible Routes – Exterior and Interior
  - Accessible Parking and Loading Areas
  - Toilet Rooms
  - Fire Alarm Devices
  - Door Hardware Upgrades
3. Site Conditions and Improvements:
  - Pavement and Walks
  - Site Lighting
  - Landscaping Improvements
  - Playground Area and Equipment
  - Site Drainage
  - Routine Maintenance
4. Building Envelope:
  - Windows
  - Roofing and Flashing
  - Exterior Walls
  - Building Structure
  - Exterior Entrance and Egress Systems

# Urbandale Community School District

## Facilities Assessment Report

5. Interior Finishes:
  - Ceiling Finishes
  - Floor Finishes
  - Wall Finishes
  - Fixed Equipment; including Casework, Gym Equipment, Marker and Tack Boards.
  - Interior Doors and Hardware
  - Miscellaneous Special Projects
6. Energy Code and Conservation:
  - Lighting Replacement
  - Lighting Controls
  - Entry Vestibules
  - CO2 Control of Outside Air for Large Volumes
  - Variable Frequency Drives on Hydronic Pumps
  - Variable Frequency Drives on AHU Fans
  - HVAC Commissioning
7. Major Maintenance – HVAC Systems:
  - Motorized Dampers on Gymnasium Exhaust
  - Convert Dual Water piping Systems to 4-Pipe Systems
  - HVAC Systems Upgrade or Replacement
  - Convert Control System to Web Based Interface
  - Boiler Replacement
8. Major Maintenance – Plumbing Systems:
  - Plumbing Fixtures
  - Domestic Water Heaters
  - Hot Water Recirculation Systems
9. Major Maintenance – Electrical Systems (Power and Lighting):
  - Building Service/Distribution Panels
  - Phase Failure Protection
  - TVSS
10. Major Maintenance – Special Systems:
  - Intercom Systems
  - Clocks
  - Technology Distribution Systems
11. Building Renovations/Additions/Construction

# Urbandale Community School District

## Facilities Assessment Report

In general district facilities are in fairly good condition and have been maintained well. It is evident that the original design intent and scope of the other buildings have greatly been diminished with the changes in curriculum and technology, which has led to space issues for both instructional and support spaces. While there is evidence of age in several of the older facilities, it is very evident that there is an ongoing effort being made to keep the facilities functioning and as updated possible on a limited maintenance budget. Because of the limits to the maintenance budget, several architectural, mechanical and electrical repairs or replacements have needed to be deferred. All of the older facilities have needs for updating along with deferred and preventative maintenance items.

Several items in concern and need were noted and provided in discussions and communications with District Staff. Overall there appears to be some space issues that need to be addressed at the five older elementary schools. Storage spaces have been converted to small classroom spaces or office spaces, which limits that storage, and these created spaces do not generally have all of the adequate systems or floor area required to function properly. Though this assessment did not directly review educational needs and requirements for each facility, it is evident that there is a lack of space for the numbers of students at each facility, which could hamper that District's ability to teach certain classes or activities that are needed and/or provided elsewhere in the newer District facilities.

The Elementary School sites are relatively small but typical in an urban setting, with the exception of the Webster Elementary School site. Issues at the five older facility sites include separation of bus/auto and pedestrian traffic for student safety. Off-street parking and outdoor play areas for students at these sites are also limited. Sites range from 5 to 15-acres, with the Webster site being the largest site.

Toilet counts and accessibility in many of the existing elementary toilet facilities are limited and need to be further evaluated. There are also several toilet rooms in the older facilities that have VCT flooring that should be replaced with a more durable and impervious product like ceramic tile for durability and sanitary reasons.

The existing elementary school facilities, with the exceptions of Webster and Olmsted, are provided with single, small multipurpose rooms that are used for both lunch room and PE class functions which provide limits to the schedules and functions in the buildings. Additional multipurpose type spaces and increased kitchen serving areas should be evaluated and planned at the four smaller elementary facilities.

Open classroom areas in many of the elementary facilities should be evaluated and planned to have more permanent enclosures to provide better sound separation between spaces with some operable walls between rooms to accommodate team teaching and larger group settings. Generally classroom sizes that are less than 850 sqft and are occupied by up to 25 students are deficient in size and need further evaluation.

At Jensen, Valerius, and Karen Acres Elementary Schools there has been some minor to moderate concrete slab movement and/or settlement that has caused some cracking of slabs and walls. The slab conditions at Karen Acres are minor and can be remedied with some slab grinding and new flooring. The issues at both Jensen and Valerius are more noticeable and should be monitored for from a time period before any remedies are proposed and initiated. Subsurface investigation should be conducted as well.

# Urbandale Community School District

## Facilities Assessment Report

The Middle School site is currently in construction document phase of design for new additions and renovations of the majority of the existing facility. The sites topography and land features limit potential uses and create some space use issues and difficulties. Separation of bus/auto and pedestrian traffic for student safety is being addressed with new design of the separate parking/parent pickup and bus drop off areas.

The High School site is currently in its last phase of construction that was previously master planned. The major demolition phase of the project is in full swing making way for the new parking lot/parent drop-off and front door access, which has been long in the waiting. The new stadium facility has gone through on full year of activities since its completion in the fall of 2008 and is primed and ready for the 2009/2010 year of activities and schedules. The only areas reviewed for High School facilities for this evaluation included the existing gymnasium structures and the Baseball and Softball complexes. The Baseball complex is located on the 36 acre site of the High School and Stadium and the Softball Complex is located across that street in Lyons Park.