



Below is a running list of questions and responses from the Task Force process.

QUESTION/TOPIC	RESPONSE
1. HVAC Air Quality numbers? (Colo)	Schools follow ASHRAE Standards for air exchanges. At present, the unit vents are all shut; therefore, the school is not meeting current standards for air exchange. ASHRAE standards can't be achieved with the equipment currently in place. An air study has not been completed.
2. Can HVAC be consolidated for efficiency and space? (Colo)	There are pros and cons to having an HVAC unit in every room versus a larger unit on the roof. Utilizing 30 systems results in additional maintenance and is less efficient than using one or two systems. However, if a single larger unit cannot operate, then the school's HVAC system is completely down. However, this inoperability likely wouldn't happen often. Individual units also take up more square footage, and the rooms are already considered to be on the small size.
3. Can the old office be repurposed and the main entry be relocated there with Principal? (Colo)	Repurposing the space is possible but the entire plan would need to be explored to see what makes most sense for the staff and students.
4. More drinking fountains (Colo)	The required ratio for drinking fountains is 1 for every 100 building occupants, and these fountains should be high/low to comply with ADA standards. There are currently four drinking fountains in the building, three of which are bottle fillers, and the existing drinking fountains are not ADA-compliant. Moreover, the locations of the fountains don't necessarily make sense. Lead and water testing is also needed.
5. Restrooms in Science wing area? (Colo)	There are no restrooms currently in the Science Wing. Adding restrooms to this area is possible and would likely require an addition to the facility.
6. A complete list of code violations and how/when they must be met; including but not limited to violations that currently exist and new codes that must be addressed once any building modifications begin.	If it is determined to do nothing, the School is grandfathered in unless a complaint is filed. There are air quality, fire code, asbestos, and ADA issues that would need to be addressed if renovations occur. Any sort of a renovation project will require that 20% of all renovations must be dedicated to ADA improvements.
7. ISG Reports and Recommendations	See Task List presented on September 11.
8. A full analysis of air quality in all areas of each facility: <a href="https://www.epa.gov/iaq-">https://www.epa.gov/iaq-</a>	All unit vents are shut; therefore, the school is not meeting current standards for air exchange. These standards can't be achieved with the



schools/reference-guide-indoor-air-quality-schools	existing equipment. An air study would likely confirm known air quality concerns and issues, but one has not been completed.
9. What is the scope of the task force? How do we make recommendations: Do we consider finances?	The purpose of the Task Force is to develop a recommendation for the School Board regarding facilities. Financial options will be shared and discussed at Meeting 5.
10. What is the current maintenance contract for facility sanitation services?	A one-year contract runs annually from July 1 to June 30. The current contract will expire on June 30, 2020.
11. When are the toilets, floors, sinks, etc. to be cleaned? When is trash in these areas to be removed?	The schools have a daily cleaning schedule while in session.
12. What, if any, checks are in place for the quality of services being provided?	There is a process for reporting maintenance needs in place. A monthly checklist is reviewed by Bill Lytle, and a regional manager checks in regularly. Jim Walker also checks in at least once a week with Bill Lytle.
13. How can issues be made known to appropriate staff from students and addressed?	Principals meet with the student council to review any possible issues that may arise.
14. When are floors throughout buildings washed? When are banisters and door knobs sanitized? (Colo)	Floors are cleaned daily while school is in session.
15. What is our goal as a group and how are we getting there.	The goal is to have a recommendation for the School Board on how to proceed with the facilities. The Task Force will hold six meetings (to start, more as needed) to develop a recommendation following three site tours.
16. Is there a teacher checklist for end of year as to how to leave their room when they head into summer break? (Colo)	There is a checklist for the end of the year, but it does not cover how teachers should leave their room. Teachers are asked to take everything out that they don't want to get broken. If painting is scheduled, teachers are asked to remove pictures from the wall. There is no issue with how the teachers leave their space from a Custodial Team standpoint.



<p>17. Is there enough representation from McCallsburg?</p>	<p>There are five (5) representatives currently on the Task Force in addition to Bill, who is a staff representative.</p>
<p>18. How does community get to see what we see?</p>	<p>The School Board has shared meeting notes following each Task Force meeting. Ideas for additional community engagement opportunities include video tours; a display during open houses, games, and online; and setting up stations for tours where people can go through at their own pace. Additional community engagement opportunities will be further discussed at future meetings.</p>
<p>19. How do community members express concerns and provide input?</p>	<p>Contact Jim Walker, <a href="mailto:jwalker@colo-nesco.k12.ia.us">jwalker@colo-nesco.k12.ia.us</a>.</p>
<p>20. What education needs are there and how that ties into how student curriculum is supported/not support by the facilities?</p>	<p>An educational adequacy assessment was conducted. Below is a summary of findings:</p> <p>Elementary: The preschool rooms aren't big enough. The restrooms aren't designed for preschoolers, and there would ideally be restrooms in the preschool rooms for younger students. A STEM lab is desired to better fit with the curriculum. The curriculum is moving toward more student collaboration with Project-Based Learning, but there isn't collaboration space available. There is a class that has 26 students, and the space is not designed for that many students.</p> <p>High School: Educational spaces are serving the students well. The real challenge is in some non-classroom areas that are too small. The Family Consumer Science Area needs to be modernized to meet today's lifestyle due to limited space and outdated equipment. Many students participate in performances and musicals, and available space for audiences is always a challenge during performances.</p>
<p>21. What other mold is around? (basement mold at Zearing)</p>	<p>A mold test would confirm the extent of any mold in the basement of Zearing. Mold mediation typically includes eliminating the sources of the water, making damage repairs, etc.</p>
<p>22. Zearing class size: is at capacity?</p>	<p>All of the rooms are full, but not all rooms are at maximum capacity. Capacity depends on the grade level. Per the School Board, 26+ students requires an associate (another staff person) and 30+ students requires splitting up the class.</p>
<p>23. Life of boiler/heat in old building. (Zearing)</p>	<p>The boiler was welded 7 years ago and was estimated to last 5-10 years. It checked out for this school year. The boiler will last longer than the pipes, as there are leaks under the floor due to deterioration.</p>

# Questions + Responses

COLO-NESCO FACILITY ASSESSMENT TASK FORCE



24. Is there space to grow here? (Zearing)	The current facility does not have space for growth. The School is utilizing all of the space in the new addition and all but one room on the main floor of the existing building.
25. How long until old building has to go? (Zearing)	Per the structural report, there are unsafe spaces in the building, but a date for demolition is unknown. The School Board included a plan to demolish the unsafe section of the building; however, it was not funded.
26. If the open enrolled kids came back, are facilities large enough?	There are 100 open enrolled students. Depending on the grade levels of the returning students, it is anticipated that space wouldn't be available (due to 30-student maximum per classroom).
27. What was the plan after the addition was put on? (Phase 2-3 etc.) (Zearing)	The Phase 2 plan was to tear down the three-story building and then build a connection from the gym and cafeteria to the new building. This phase was not funded.
28. What are we doing with unused portion? (McCallsburg)	The unused space is empty. The school is only utilizing the boiler in that space.
29. Can we repurpose the 3-story building? (McCallsburg)	The building can be repurposed but not in its current condition. It would require a lot of code updates.
30. Maintain current status? How long Sustainable? (McCallsburg)	It is unknown whether the building can maintain its current status. Any sort of a renovation project will require that 20% of all renovations must be dedicated to ADA improvements.
31. Why do our taxes pay for daycare? Sell building to church or city.	The District can't sell the building until the bond is paid off for the new buildings at Zearing and McCallsburg, and the bond can't be split up. The bond will be paid off in 2029. The daycare also helps keep kids in the District. Many districts are starting to offer this as a recruitment tool.
32. Are we still responsible for maintenance in the daycare? Water leak ceiling of 1 room (McCallsburg)	The District maintains the building, but cleaning is the responsibility of the daycare. The water leak is due to condensation on the tile.
33. How much \$ to pay off loan? (McCallsburg)	Over \$2 million.
34. Can the loan be assumed by another party? (McCallsburg)	Yes, as long as the school is relieved of the loan.
35. How do maintenance costs compare between the 3 buildings?	There is very little maintenance being completed in McCallsburg and Zearing, and very little has been addressed in the old portions of the

# Questions + Responses



	buildings. The system hasn't previously tracked these costs separately; however this year, costs will be separated.
36. Cost to continue with site? What benefits to tax payers? (McCallsburg)	The District pays utilities, miscellaneous maintenance items, and insurance.
37. How do we heal the wounds McCallsburg feels with their school site closed?	The District is trying to utilize all of the available space. One of the goals of the Task Force is to help work together with representation from the surrounding communities to come to a consensus on a recommendation that is best for the District.

# Facility Assessment Task List

COLO-NESCO FACILITY ASSESSMENT TASK FORCE



Facility Name	Space Use Type	Building System	Item Description
Colo	Parking	Civil	Parking lot crack sealing and patching
Colo	Playground	Civil	Add ADA route to playground
Colo	Playground	Civil	Add ADA playground equipment as equipment ages
Colo	Playground	Civil	Consider replacing rubber mulch with ADA compliant surface
Colo	Ingress/Egress	Civil	Replace non-ADA egress - South Side
Colo	Ingress/Egress	Civil	Replace non-ADA compliant, spalling and cracked sidewalks
Colo	Ingress/Egress	Civil	Add ADA landing at egress
Colo	Football Field	Civil	ADA compliant bleachers
Colo	Corridor	ADA	No intermediate landing on either ramp
Colo	Rooms	ADA	(18) Non-ADA compliant door handles - Storage Room, Dark Room and Storage Room in Art Room, Storage Room in Office, Classroom Storage, Band room Storage and Practice, Facility Storage, AD Office to Facility Corridor
Colo	Rooms	ADA	(11) Non-ADA Compliant Push/Pull at door to Classroom at door to Facility Offices
Colo	Corridor	ADA	Non-ADA Compliant Drinking Fountain: 3
Colo	Facility Suite Entry	ADA	Non-ADA Compliant Door - needs to be 32 clearance min.
Colo	Restrooms	ADA	Non-ADA Compliant clearances at girls and boys restrooms
Colo	Teacher's Lounge	ADA	Clearance at entry is 38"
Colo	Facility Hall	ADA	Clearance at entry is 46"
Colo	Weight Room	ADA	Weight Room is only accessible by stairs - install elevator
Colo	25% of building	Architectural	Ceiling tile warping and/or stained - replace
Colo	25% of building	Architectural	Paint Touch-up
Colo	5% of building	Architectural	Touch-up plaster walls
Colo	10% of building	Architectural	Plastic Laminate Counter chipped/damaged
Colo	1% of building	Architectural	Rubber base is missing or damaged
Colo	1% of building	Architectural	Mortar in brick/block needs cleaned
Colo	25% of Building	Electrical	Replace lighting with LED
Colo	50% of Building	Exterior	Tuckpointing, caulking, and lintel repair
Colo	100% of Building	Electrical	Electrical panel upgrades
Colo	100% of Building	Electrical	Electrical wiring upgrades

# Questions + Responses

COLO-NESCO FACILITY ASSESSMENT TASK FORCE



	Building		
Colo		Mechanical	HVAC and controls upgrades
Colo		Roof	Roof replacement
Colo		Exterior	Refinish exterior doors and door frames
Colo	100% of Building	Mechanical	Install sprinkler system
Colo	50% of Building	Asbestos	Asbestos Concerns
McCallsburg	Gymnasium	Architectural	Fix structural issue with flooring
McCallsburg	Demolition	Demolition	Cost to demo original building with asbestos removal
McCallsburg	Gymnasium	Exterior	Gymnasium wall repair / gutter repair
McCallsburg	Gymnasium	Roofing	Roof replacement
McCallsburg	Gymnasium	Electrical	Electrical Updates in Gymnasium Section
McCallsburg		Mechanical	Fire Suppression System new classrooms and gym
McCallsburg		Mechanical	HVAC for Gymnasium, boiler and air handler
McCallsburg	Gymnasium	ADA	Add ADA accessibility gymnasium / lower level
McCallsburg	Asbestos	Asbestos	Asbestos abatement Gymnasium
McCallsburg	Parking	Civil	Parking lot crack sealing and patching
McCallsburg	Ingress/Egress	Civil	Pave Gravel Lot on south side of building
McCallsburg	Ingress/Egress	Civil	Add guardrail at back entrance
McCallsburg	Ingress/Egress	Civil	Replace non-ADA compliant stairs - North Side
McCallsburg	Ingress/Egress	Civil	Replace non-ADA compliant stairs - West Side
McCallsburg	Ingress/Egress	Civil	Replace non-ADA compliant, spalling and cracked sidewalks
McCallsburg	Ingress/Egress	Civil	Add ADA compliant entrance and ramp at Main Entrance
McCallsburg	Playground	Civil	Add ADA route to playground
McCallsburg	Playground	Civil	Add ADA playground equipment
McCallsburg	Playground	Civil	Replace rubber mulch with ADA compliant surface
McCallsburg	Playground	Civil	Remove antiquated equipment on east side of building
McCallsburg	Playground	Civil	Remove gravel playground and parking area on east side of building
McCallsburg	Playground	Civil	Reseal and stripe tennis courts
McCallsburg	Playground	Civil	Replace tennis court fencing
McCallsburg	Baseball Field	Civil	Replace Bleachers with ADA compliant bleachers
McCallsburg	Baseball Field	Civil	Add ADA sidewalks to bleachers
McCallsburg	Baseball Field	Civil	Add ADA Parking spaces

Zearing      Baseball Field      Civil      Replace Bleachers with ADA compliant bleachers

# Questions + Responses

COLO-NESCO FACILITY ASSESSMENT TASK FORCE



Zearing	Baseball Field	Civil	Add ADA sidewalks to bleachers
Zearing	Baseball Field	Civil	Add ADA Parking spaces
Zearing	Ingress/Egress	Civil	Add handrail at platform to south entrance of cafeteria
Zearing	Ingress/Egress	Civil	Add handrail at stairs on south side of building
Zearing	Ingress/Egress	Civil	Add accessible route from ADA spaces on south side of building
Zearing	Ingress/Egress	Civil	Add ADA ramp to cafeteria
Zearing	Ingress/Egress	Civil	Replace asphalt pavement at ADA parking space
Zearing	Ingress/Egress	Civil	Replace non-ADA compliant, spalling and cracked sidewalks
Zearing	Ingress/Egress	Civil	Add ADA compliant entrance and ramp at Main Entrance
Zearing	Ingress/Egress	Civil	Replace non-ADA compliant stairs
Zearing	Parking	Civil	Replace asphalt pavement front drop off
Zearing	Parking	Civil	Pave Gravel Lot on north side of building
Zearing	Parking	Civil	Repair gravel lot on east side of Center Street
Zearing	Playground	Civil	Install new basketball hoop
Zearing	Playground	Civil	Add ADA route to playground
Zearing	Playground	Civil	Add ADA playground equipment
Zearing	Playground	Civil	Replace wood mulch with ADA compliant surface
Zearing	Demolition	Demolition	Cost to demo original building with asbestos removal
Zearing	Demolition	Demolition	Cost to demo gymnasium section with asbestos removal
Zearing	Corridor	ADA	ADA ramps / elevator
Zearing	Gymnasium	Exterior	Tuckpointing, caulking, and lintel repair
Zearing	Gymnasium	Roofing	Roof replacement
Zearing	Gymnasium	Electrical	Electrical Updates in Gymnasium Section. Whole new electrical room
Zearing		Mechanical	Fire Suppression System new classrooms and gym
Zearing		Mechanical	HVAC for Gymnasium. Boiler and air handler. Add boiler room
Zearing	50% of building	Asbestos	Asbestos Concerns gymnasium / lower level