



Adel Desoto Minburn Community School District
Masterplanning Study
frk project number 1047

Analysis of Decommissioned Minburn Elementary School

September 20, 2012 (Revised June, 2013)

I. Overview

The Site

General maintenance is provided for the site, including mowing and minimal snow removal. Some elements of the playfields and playgrounds are falling into disrepair. It appears that the community makes use of the site, but not on a regular basis. The site is showing signs of lack of use (weeds, overgrowth of vegetation, deterioration).

The Building (68,000 SF)

Minburn Elementary has been decommissioned for two years. The building has been kept heated during cold months and air conditioned, where air conditioning is available, during warm months. Periodic visits are made to the building by the district to monitor systems.

The gymnasium and locker rooms continue to be used occasionally by the athletic program. Academic, administration, food service, and circulation spaces are not in regular use. Many academic, athletic, and support spaces were vacated with educational material and supplies left in place.

The old gym on the southeast corner of the building has numerous roof leaks. The floor, walls, and ceiling are in need of significant repair. Alternatively, this space would be razed.

Numerous problems are present on the exterior of the building. There is significant deterioration of the face brick, particularly at areas around the metal siding. The metal siding is damaged in many locations. The wood siding is in need of refinishing and repair. All exterior painted surfaces are in need of repainting.

II. Code Compliance

A. The facility is not sprinklered. In order to re-commission the building for K-12 grade use it would be required to be fully sprinklered.

B. The kitchen has a number of code compliancy issues:

- A grease interceptor would need to be installed
- A new dishwash system would be required (to provide adequate heating for dishwashing)
- A new class I hood would be needed
- The hot water heater cannot be located in the kitchen

C. The sanitary system would need to be either connected to a city sanitary system or the existing septic system would need to be thoroughly upgraded.

D. It is likely that asbestos is present in some areas of the academic wing in floor tile and ceiling decking. This would need to be remediated.

E. A number of spaces are wood construction or have wood finish material (i.e. wall paneling). The building would need to be subdivided into a number of fire areas (separated with 2-HR fire wall construction) in order for the wood construction to remain.

F. ADA access is required for lower level athletic areas. A platform lift or elevator would be required.

G. Lower level egress is not allowed out of an egress area way. Area ways would need to be renovated.

H. Stair guardrails do not meet current code standards for spacing between balustrade members. All non-compliant guardrails would need to be corrected or replaced.

I. The large glass borrow lites in the elementary wing exceed code limitations for area of glass. These borrow lites would need to be infilled.

J. Reactivating the attendance center would likely require International Energy Conservation Code compliance as per the State of Iowa energy code compliance requirements. Energy efficiency updates could include new windows, additional roof and wall insulation, upgrades to the heating and cooling plants, upgrades to the light fixtures, etc.

K. Most classroom entrance doors are not code compliant for ADA access.

L. Toilet rooms would need to be examined for code compliance and number of ADA stalls.

III. Repair, Replacement, Upgrades, and Restoration

A. Significant masonry settlement cracking is evident throughout the building. Masonry wall restoration would be required.

B. Site improvements would be required. Minimally, this would involve general pavement repair, maintenance of plantings and green spaces, signage, improved

storm drainage, etc. A more involved intervention could include overall site circulation improvements.

C. The south gym requires major roof, wall, and floor repair. The structural integrity of this portion of the building should be analyzed. Upon initial examination, the useful life of this portion of this building has been reached. Careful consideration would need to be made to determine the extent of demolition if that option was to be implemented.

D. The metal wall panels wrapping portions of the south part of the facility should be removed. They are preventing the masonry wall system to perform properly by sealing off the ability of the masonry walls to discharge moisture. Significant masonry repair behind these panels would be required.

E. Roof, fascia, wall repair, and exterior painting are required in many locations.

F. A thorough evaluation of all roof areas would be required and roof replacement undertaken as needed. Refer to district roof report by RL Craft.

G. A number of food service equipment items are past their useful life and would need to be replaced, including:

1. Stove
2. Dishwasher
3. Ovens
4. Food storage
5. Much of the stainless steel counters can be salvaged

H. There is evidence of mold in the lower levels. These areas would require a thorough cleaning.

I. Both the HVAC and electrical systems would need extensive upgrades to meet current code and efficiency standards..

J. Carpeting throughout the building should be replaced. Other floor finishes, with the exception of the asbestos floor areas, appear to be in decent shape.

K. Ceilings throughout the building are in disrepair and should be replaced.

L. Miscellaneous renovation and upgrades would be required including such things as:

1. Wall repair and upgrades (painting, etc..)
2. Door hardware upgrades and refurbishing
3. Tackboards, markerboards, classroom items
4. Creating a secure student entrance
5. Complete locker room renovation

IV.	Opinion of Probable Cost	
	A. Sprinkler system	\$342,000
	B. Kitchen grease interceptor	\$60,000
	C. Kitchen upgrades (dishwash, hoods, equip.)	\$350,000
	D. Sanitary system discharge improvements	\$200,000
	E. Asbestos removal	\$70,000
	F. Fire separation, egress, general code issues	\$350,000
	G. Energy Code compliance	\$375,000
	H. Platform lift to lower level	\$40,000
	I. Upgrades to HVAC system (\$30/SF)	\$1,867,000
	J. Upgrades to electrical/lighting (\$20/SF)	\$1,245,000
	K. Site maintenance	\$100,000
	L. Masonry wall restoration, exterior wall repair	\$200,000
	M. South Gym demolition and building patch back	\$130,000
	N. Roof renovation	\$75,000
	O. New floors	\$125,000
	P. Ceilings	\$192,000
	Q. Miscellaneous upgrades	<u>\$450,000</u>
	TOTAL	\$6,021,000

This costing information is very preliminary, is construction cost only, and reflects the full extent of items that would like need to be addressed, with the exception of major site improvements. If Minburn Elementary were to be re-commissioned as a fulltime attendance center a much more thorough evaluation of the facility would be required, programming developed, and more accurate costing numbers derived from that information.