



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

Analysis of Decommissioned Adel 6 - 7

September 20, 2012 (Revised June, 2013)

I. Overview

The Site

The site is in a central and highly visible area of Adel and appears to be very well maintained. Some upgrades and maintenance would be required. The plantings and vegetation are in good shape. Site circulation and parking is not ideal for a Middle School program.

The Building (54,000 SF)

The former Adel Middle School 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 to monitor systems. The interior spaces are in fair to good shape.

The gymnasium, bleachers, and locker rooms continue to be used by the athletic program. Academic, administration, food service, and circulation spaces are not in regular use. The food service space and wrestling room above are in need of thorough renovation.

The exterior of the building is in fair to good shape. Some masonry restoration, roof repair, and siding material upgrade is required. All windows should be replaced with energy efficient windows.

Both the 1914 three story and 1952 sections of the building are fine examples of educational architecture for their period. The gymnasium is especially outstanding in its character and building integrity.

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:

- The current storage room is unacceptable.

- Receiving is not adequate
- Size is not adequate
- Finishes are not adequate
- Sanitation provisions are needed.
- 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 cafeteria is currently not code compliant for means of egress

C. The building is in need of a thorough code review. The gymnasium would need to be separated from the rest of the building with a 2-HR fire wall construction in order for the wood construction to remain. Other fire separation walls would likely be required after a thorough code analysis of the building were completed.

D. ADA access is required to connect all levels in the three story building and the two levels in the gymnasium. (Alternatively, the second level of the gymnasium wing could be eliminated, increasing the spatial qualities of the main level below and eliminating the need for an elevator to connect the two levels).

E. Some interior finishes would need to be replaced in order to meet current code requirements.

F. The stair towers serving the three story building would need to be enclosed and be separated by a 1-HR fire rating to meet current egress requirements.

G. 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.

H. A center handrail is required for the main entry stairs.

I. Many classroom entrance doors are not code compliant for ADA access.

J. Asbestos abatement will be required if found in the facility.

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

III. Repair, Replacement, Upgrades, and Restoration

A. Some site repair will be required including paving replacement and restoration.

B. Site improvements would be advisable to make this facility better suited for educational use, particularly use for elementary purposes. This would include addressing bus and parent drop off, parent and visitor parking, and adding a playground.

C. The west gym entrance needs to be upgraded to meet current code standards for egress and finish material.

D. A thorough evaluation of all roof areas would be required and roof replacement undertaken as needed.

E. The food service program space requires a complete reconfiguration.

F. Once a plan for reconfiguration of the food services spaces has been arrived at, likely affecting the toilet rooms adjacent to the cafeteria, a toilet fixture count would be required to be performed to ensure adequate fixtures are provided for the building program. New toilet room facilities would likely be required.

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

H. Carpeting throughout the building should be replaced.

I. Some ceilings are in disrepair and should be replaced.

J. 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
6. Renovation of toilet rooms for code compliance

IV. Costing

A. Sprinkler system	\$297,000
B. Kitchen grease interceptor	\$60,000
C. Kitchen upgrades (dishwash, hoods, equip.)	\$350,000
D. Food service reconfiguration of space (including toilet rooms)	\$1,300,000
E. West Gym entrance	\$25,000
F. Asbestos removal	Unknown

G. Fire separation, egress, general code issues	\$275,000
H. Energy Code compliance	\$324,000
I. Elevator to connect four levels	\$125,000
J. Upgrades to HVAC system (\$30/SF)	\$1,620,000
K. Upgrades to electrical/lighting (\$15/SF)	\$810,000
L. Site maintenance	\$100,000
M. Reconfiguration of site	\$350,000
N. Masonry wall restoration, exterior wall repair	\$150,000
O. Roof renovation	\$130,000
P. New floors	\$150,000
Q. Miscellaneous upgrades	<u>\$540,000</u>
TOTAL	\$6,536,000

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 Adel 6 -7 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