



**Council Bluffs
Community**
SCHOOL DISTRICT

FACILITY MASTER PLAN

**Presented to the Board and Community
May 2020**

**To ensure well-maintained facilities and to address
maintenance and improvement needs in a timely,
efficient and cost-effective manner.**



May, 2020

On behalf of the Council Bluffs Community School District, I am presenting this 2020 Facility Master Plan to the Board of Education and community. The plan will be used to continue to ensure well-maintained facilities and to address maintenance and improvement needs in a timely, efficient and cost-effective manner.

The school district has made significant financial investments in its school buildings and operations facilities throughout the past 17 years. These improvements have been funded by the revenue from the Physical Plant and Equipment property tax levy and the Statewide One-Cent Sales Tax for School Infrastructure. We will use the data in this plan to make strategic decisions about allocation of resources to maintain and update the buildings and to protect the investments made.

This plan details the current status of our school district buildings, including:

- Current condition of each building's educational environment, safety & security, technology, facility infrastructure and athletic facilities & playgrounds
- Analysis of each building system's capacity to adequately meet current needs
- Categorization of each building's critical, necessary, beneficial, or future priorities
- Estimated 1-5 year costs

Members of the school district's Technology and Facilities, Maintenance and Custodial Services departments were instrumental in compiling information for this plan. The following organizations partnered in the creation of this plan:

- Meyer Building Solutions
- HGM
- Engineering Technologies, Inc

Under my leadership, the Council Bluffs Community School District's Technology and Facilities, Maintenance and Custodial Services Departments will plan and facilitate annual projects to meet the needs outlined in the Facility Master Plan.

Sincerely,

Dr. Vickie Murillo
Superintendent

FACILITY MASTER PLAN

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CRITERIA LEGEND

FACILITY MASTER PLAN

CONDITION

Excellent - Spare capacity, extended useful life. Does not require repair/renovation.

Good - Capacity is adequate, at least 5+ years of life remaining. Will require minor repair/renovation in near future.

Fair - Capacity is adequate, system requires yearly repairs.

Poor – Capacity is marginal, requires minor renovation/renovation now.

Unsatisfactory – Capacity is inadequate, does not meet Code Requirement or is unreliable. Requires major repair/renovation immediately.

CAPACITY

Adequate – Currently meeting needs, may require future evaluation to expand system.

>Adequate – Currently meeting needs, has expansion capability.

Inadequate – Not meeting current needs, requires and upgrade.

PRIORITY

1. Critical – there is a significant possibility that failing to make the listed repair or improvement will result in a safety issue or an interruption of services that could impact the pursuit of the districts mission.
2. Necessary – although less critical than priority level one, if the listed repair or improvement is not completed in a timely manner it may result in higher costs or emergency repair at a later time.
3. Beneficial – the item is functioning properly and not predicted to be in danger of failure, but the listed repair or improvement would benefit the district. Examples would be projects that avoid future costs by saving energy; or affect student learning by improving the comfort, convenience or beauty of the school building/property.
4. Future – the item is in good repair and performing its function adequately at this time, but is budgeted based on the average life cycle for that particular item.

SUMMARY OF COSTS

FACILITY MASTER PLAN
MAY 2020

COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT

MAJOR COMPONENTS	HIGH SCHOOLS			MIDDLE SCHOOLS		ELEMENTARY SCHOOLS											SUPPORT FACILITIES				TOTAL
	ABRAHAM LINCOLN	THOMAS JEFFERSON	KIRN	WILSON	BLOOMER	CARTER LAKE	COLLEGE VIEW	CRESCENT	EDISON	FRANKLIN	HOOVER	LEWIS & CLARK	LONGFELLOW	ROOSEVELT	RUE	KANESVILLE	MADISON	FMCS	WICKERSHAM		
ATHLETICS																					
Athletic Fields	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500	
Locker Rooms	\$5,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,000	
Playgrounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500	
Tracks	\$276,000	\$0	\$287,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$563,778	
EDUCATIONAL ENVIRONMENT																					
Auditoriums	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	
Ceilings	\$34,718	\$30,003	\$8,116	\$7,687	\$8,324	\$7,626	\$8,163	\$2,155	\$7,217	\$7,248	\$7,668	\$4,539	\$11,142	\$7,417	\$6,434	\$4,899	\$0	\$0	\$1,787	\$165,142	
Dining Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Flooring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Gym	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lockers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Paint	\$69,437	\$60,005	\$20,291	\$19,219	\$16,648	\$15,251	\$16,325	\$4,311	\$14,435	\$14,495	\$15,336	\$9,078	\$22,284	\$14,834	\$12,868	\$9,798	\$0	\$0	\$3,574	\$338,185	
Restrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
SAFETY & SECURITY																					
Electrical Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fire Alarm Systems	\$97,211	\$180,016	\$0	\$0	\$0	\$21,352	\$22,855	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$336,434	
Generator	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	
Security Access Control	\$100,000	\$100,000	\$0	\$0	\$60,000	\$60,000	\$30,000	\$25,000	\$60,000	\$60,000	\$60,000	\$50,000	\$70,000	\$60,000	\$60,000	\$60,000	\$0	\$15,000	\$0	\$870,000	
Video Surveillance System	\$75,000	\$75,000	\$0	\$0	\$30,000	\$30,000	\$60,000	\$10,000	\$30,000	\$30,000	\$30,000	\$25,000	\$35,000	\$30,000	\$30,000	\$30,000	\$0	\$15,000	\$0	\$535,000	
TECHNOLOGY																					
Classroom Technology	\$141,000	\$141,000	\$0	\$0	\$58,750	\$58,750	\$58,750	\$0	\$0	\$58,750	\$58,750	\$0	\$58,750	\$58,750	\$0	\$23,500	\$0	\$0	\$0	\$716,750	
Clock Systems	\$0	\$0	\$0	\$0	\$26,636	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,636	
Network	\$0	\$50,000	\$0	\$0	\$25,000	\$25,000	\$25,000	\$5,000	\$25,000	\$25,000	\$25,000	\$15,000	\$25,000	\$25,000	\$20,000	\$10,000	\$0	\$15,000	\$0	\$315,000	
Paging/Intercom Systems	\$0	\$0	\$0	\$0	\$49,943	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,943	
Telecom Closets	\$10,000	\$5,000	\$0	\$0	\$1,000	\$7,000	\$7,000	\$500	\$2,000	\$2,000	\$1,000	\$1,000	\$2,000	\$2,000	\$2,000	\$3,000	\$0	\$1,000	\$0	\$46,500	
Telephone Systems	\$75,000	\$75,000	\$0	\$0	\$25,000	\$25,000	\$25,000	\$5,000	\$25,000	\$25,000	\$25,000	\$15,000	\$25,000	\$25,000	\$15,000	\$10,000	\$0	\$5,000	\$0	\$400,000	
FACILITY INFRASTRUCTURE																					
Building Controls	\$140,000	\$0	\$0	\$0	\$115,000	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$85,000	\$55,000	\$0	\$75,000	\$0	\$0	\$0	\$500,000	
Building Exteriors	\$0	\$28,500	\$0	\$0	\$30,001	\$105,750	\$108,001	\$8,501	\$4,001	\$68,000	\$41,501	\$25,001	\$110,001	\$30,001	\$9,501	\$30,001	\$0	\$37,501	\$0	\$636,261	
HVAC	\$0	\$444,500	\$0	\$0	\$994,500	\$4,500	\$4,500	\$0	\$350,000	\$91,000	\$6,000	\$0	\$219,500	\$274,500	\$165,000	\$238,000	\$0	\$15,000	\$15,000	\$2,822,000	
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Parking Lots	\$22,830	\$0	\$653,180	\$248,083	\$19,839	\$52,768	\$246,021	\$0	\$0	\$6,500	\$6,500	\$0	\$0	\$0	\$0	\$76,214	\$1,258,271	\$114,186	\$0	\$2,704,392	
Plumbing	\$45,000	\$36,000	\$0	\$0	\$0	\$0	\$3,000	\$0	\$4,500	\$0	\$0	\$0	\$16,000	\$32,000	\$0	\$3,500	\$0	\$10,000	\$0	\$150,000	
Roofs	\$0	\$200,000	\$0	\$1,237,500	\$0	\$8,500	\$0	\$0	\$6,500	\$0	\$2,000	\$0	\$12,500	\$82,500	\$251,250	\$243,750	\$0	\$0	\$0	\$2,044,500	
Sidewalks/Retaining Walls	\$1,500	\$1,500	\$0	\$1,500	\$0	\$0	\$5,000	\$2,000	\$34,104	\$1,500	\$2,500	\$13,650	\$5,000	\$1,500	\$0	\$137,995	\$1,500	\$0	\$0	\$209,249	
TOTAL	\$1,142,697	\$1,634,024	\$969,366	\$1,513,989	\$1,460,640	\$436,497	\$634,615	\$69,967	\$577,757	\$389,493	\$291,254	\$158,267	\$712,177	\$698,502	\$572,053	\$955,656	\$1,259,771	\$227,687	\$20,360	\$13,724,770	



Abraham Lincoln High School

School History and Overview

712-328-6481

• 1205 Bonham Avenue, Council Bluffs, IA 51503

Namesake & Mascot

Abraham Lincoln High School is named for the 16th President of the United States. The mascot is the Lynx; sometimes called Abe Lynx.

Building Statistics

Approximately 1,240 students in grades 9-12 attend school at AL. The building has 277,747 square footage on multiple levels.

Building Updates

1960: Building constructed on Bonham Ave, originally as Eastside Junior High

1962: Addition #1

1966: Addition #2

1967: Building became home to Abraham Lincoln High School when Eastside Junior High (named Kirn Junior High upon the move) switched locations to the old building on Bluff Street.

1985: Additions to accommodate 9th grade in the high schools.

2002-04: Updated Main Electrical System; replaced exit signs and emergency egress lighting; resurfaced running track

2004-05: Upgrade HVAC System, New windows

2008: Gymnasium and Auditorium Renovation - completed to accommodate classrooms during upcoming renovation

2009: Major Renovation approx \$19 million: Replace HVAC system/ geothermal heat pump; Replace all ceilings and install energy efficient lighting; Install new floor coverings and pain all walls;



Remodel east wing of second floor into 9th grade team area; Remodel rooms in second floor west wing into enhanced engineering academy; Remodel science rooms; Remodel kitchen, serving area, dining area; Install new electrical service to all rooms; provide enhanced ADA accessibility to entire building; Replace all windows; Relocate counseling center; Remodel restrooms to meet plumbing codes.

2019 & 2020: Parking lot replacement

More Information

[AL Website](#)



**Council Bluffs
Community
SCHOOL DISTRICT**

MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Abraham Lincoln		Good	Adequate		Future	\$ -		
Locker Rooms	Abraham Lincoln	2011	Fair	Adequate	2036	Beneficial	\$ 5,000.00		repair locker doors in boy's locker room
Playgrounds	Abraham Lincoln	na	na	na	na	na	\$ -		
Tracks	Abraham Lincoln		Poor	Adequate		Necessary	\$ 276,000.00		Needs replaced in 1-5 years
Educational Enviroment									
Auditoriums	Abraham Lincoln	2007-2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Ceilings	Abraham Lincoln	2007-2011	Fair	Adequate	2036	Beneficial	\$ 34,718.38		Maintenance of damaged ceiling over five years
Dining Areas	Abraham Lincoln	2007-2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Abraham Lincoln	2007-2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Abraham Lincoln	2007-2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Abraham Lincoln	2007-2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Abraham Lincoln	2007-2011	Fair	Adequate	2036	Beneficial	\$ 69,436.75		Maintenance of walls, metals over five years
Restrooms	Abraham Lincoln	2007-2011	Good	Adequate	2036	Future	\$ -		Restrooms renovated in 2011
Safety & Security									
Electrical Service	Abraham Lincoln	2002, 2009	Good	Adequate		Future	\$ -		
Elevators	Abraham Lincoln		Good	Adequate	2036	Future	\$ -		State ID #5868, #12937, #12936 all hydraulic, Wheel Chair Lift State ID #12807
Fencing	Abraham Lincoln		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Abraham Lincoln		Fair	Inadequate		Necessary	\$ 97,211.45		Notifier NFS2-3030, Additional smoke detection required by Iowa code
Generator	Abraham Lincoln	2003	Poor	Inadequate		Necessary	\$ 50,000.00		15kw Cummins Onan - need more in depth investigation of emergency lighting
Security Access Control	Abraham Lincoln	n/a	n/a	n/a	2021	Necessary	\$ 100,000.00		Currently alarm system for front door only
Video Surveillance System	Abraham Lincoln	2013	Good	>Adequate	2021	Necessary	\$ 75,000.00		Luxriot (57 Axis Cameras)
Technology									
Classroom Technology	Abraham Lincoln	2011-2017	Fair	Adequate	2025	Necessary	\$ 141,000.00		
Clock Systems	Abraham Lincoln	2009	Good	Adequate		Future	\$ -		American Time Signal (IQSync)
Network	Abraham Lincoln	2018	Excellent	Adequate	2023	Future	\$ -	\$ 50,000.00	Ruckus R710
Paging/Intercom Systems	Abraham Lincoln	2009	Good	Adequate		Future	\$ -		Rauland system 21
Telecom Closets	Abraham Lincoln	2015	Excellent	Adequate	2022	Future	\$ 10,000.00	\$ 10,000.00	
Telephone Systems	Abraham Lincoln		Excellent	Adequate	2022	Future	\$ 75,000.00		Cox VOIP (leased service/analog-security and elevator only)
Facility Infrastructure									
Building Controls	Abraham Lincoln	2009	Poor	Inadequate		Necessary	\$ 140,000.00		Upgrade Mitsubishi AD150 controls system
Building Exteriors	Abraham Lincoln		Fair	Adequate		Necessary	\$ -		Maintenance in 1-5 years
HVAC	Abraham Lincoln	2009	Good	Adequate		Future	\$ -		
Lighting	Abraham Lincoln		Good	Adequate		Future			LED with occupancy sensor control
Parking Lots	Abraham Lincoln		Fair	Adequate		Necessary	\$ 22,830.28		Needs some work for dropoff lanes and parking lots in 2020
Plumbing	Abraham Lincoln	2009	Fair	Adequate		Necessary	\$ 45,000.00		see ETI report
Roofs	Abraham Lincoln		Fair	Adequate		Future	\$ -		Maintenance
Sidewalks/Retaining Walls	Abraham Lincoln		Fair	Adequate		Necessary	\$ 1,500.00		Needs some sidewalk work in 2020
Total							\$ 1,142,696.86	\$ 60,000.00	

Gross Square Feet **277,747**
Original Year Built **1960**
Recent Renovation **2007-2011**
Replacement Cost **\$83,324,100**
Student Population 2019-2020 **1242**
Students and Staff **1372**

HGM Associates
ETI
MBS
CBCSD Technology
Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Parking lot repairs on-going
Southeast side of property may need a retaining wall to protect building foundation
Bus drive reconstruction should be considered
Some classrooms need new furniture



Thomas Jefferson High School

School History and Overview

712-328-6493



2501 W Broadway, Council Bluffs, IA 51501

Namesake & Mascot

Thomas Jefferson High School is named for the 3rd President of the United States. The Yellow Jacket is the mascot; Tee Jay is also uniquely used.

Building Statistics

Approximately 1,266 students in grades 9-12 attend Thomas Jefferson. The building has 240,021 square footage.

Building Updates

1921: Thomas Jefferson High School was constructed at 25th Street and West Broadway.

1953: Addition #1 Field House

1962: Addition #2 shop area

1966: Addition #3 West Wing

1985: Significant renovation and addition increased the size of the building to accommodate 9th grade in the high school

2005-2006-2007: Improvements of \$15.5 million included:

- Relocate cafeteria from the basement into the former courtyard;
- Add kitchen, serving area, dining area in the former courtyard
- Add classrooms
- Remodel east wing second floor into 9th grade team area
- Remodel rooms in second floor west wing into enhanced engineering academy;
- Remodel science rooms;
- Install new electrical service to all rooms;
- Provide enhanced ADA accessibility to entire building;



- Replace all windows for energy efficiency;
- Relocate counseling center;
- Remodel restrooms to meet plumbing codes
- Create new entrance on east side of building
- Build student services offices at main building entry on the south side of the building.
- Update wrestling room and other areas of the separate activities center building.

2019: Update student entrance to add safety vestibule.

More Information

Thomas Jefferson Website



THOMAS JEFFERSON HIGH SCHOOL

2501 W BROADWAY, COUNCIL BLUFFS, IA

FACILITY MASTER PLAN

MAY 2020

COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT

MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Thomas Jefferson		Fair	Adequate		Future	\$ 7,500.00		replace football goal posts on practice field
Locker Rooms	Thomas Jefferson	2009	Fair	Inadequate		Necessary	\$ 150,000.00		floor coating, paint, locker repair, girls locker room designed for boys (showers, urinals)
Playgrounds	Thomas Jefferson	na	Good	Adequate	2031	Future	\$ -		nothing projected in 1-5 years
Tracks	Thomas Jefferson		Fair	Adequate		Future	\$ -		
Educational Enviroment									
Auditoriums	Thomas Jefferson	2009	Good	Adequate	2034	Future	\$ -		No repairs/replacement projected in 1-5 years
Ceilings	Thomas Jefferson	2009	Fair	Adequate	2034	Beneficial	\$ 30,002.63		Maintenance of damaged ceiling over five years
Dining Areas	Thomas Jefferson	2009	Good	Adequate	2034	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Thomas Jefferson	2009	Good	Adequate	2034	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Thomas Jefferson	2009	Good	Adequate	2034	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Thomas Jefferson	2009	Good	Adequate	2034	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Thomas Jefferson	2009	Fair	Adequate	2034	Beneficial	\$ 60,005.25		Maintenance of walls, metals over five years
Restrooms	Thomas Jefferson	2009	Good	Adequate	2034	Future	\$ -		Restrooms renovated in 2011
Safety & Security									
Electrical Service	Thomas Jefferson	2005-2009	Fair	Adequate		Beneficial	\$ -		Recommend a more comprehensive review of electrical service
Elevators	Thomas Jefferson		Good	Adequate	2036	Future	\$ -		State ID #6924, #11817 both hydraulic, Wheel Chair Lift State ID #12269, #12466
Fencing	Thomas Jefferson		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Thomas Jefferson	2014	Fair	Inadequate		Critical	\$ 180,015.75		Additional smoke detection required by Iowa code, see ETI report
Generator	Thomas Jefferson	2002	Poor	Inadequate		Beneficial	\$ 50,000.00		15kw Cummins Onan - need more in depth investigation of emergency lighting
Security Access Control	Thomas Jefferson	2018	Fair	Inadequate	2020	Necessary	\$ 100,000.00		student service, main office staff parking, Kitechen access door, and TJAC N.
Video Surveillance System	Thomas Jefferson	2013	Good	>Adequate	2020	Necessary	\$ 75,000.00		Luxriot (51 Axis /dlink Cameras)
Technology									
Classroom Technology	Thomas Jefferson	2011-2017	Fair	Adequate	2024	Necessary	\$ 141,000.00	\$ -	
Clock Systems	Thomas Jefferson	2007	Good	Adequate		Future	\$ -		Primex
Network	Thomas Jefferson	2018	Excellent	Adequate	2023	Future	\$ 50,000.00	\$ -	Ruckus R710
Paging/Intercom Systems	Thomas Jefferson	2007	Good	Adequate		Future	\$ -		Rauland system 21
Telecom Closets	Thomas Jefferson	2015	Excellent	Inadequate	2022	Future	\$ 5,000.00	\$ 5,000.00	
Telephone Systems	Thomas Jefferson		Excellent	Adequate	2022	Future	\$ 75,000.00		Cox VOIP (leased service/analog-security and elevator only)
Facility Infrastructure									
Building Controls	Thomas Jefferson	2005	Good	Adequate		Future	\$ -		Controls up-to-date
Building Exteriors	Thomas Jefferson		Fair	Adequate		Necessary	\$ 28,500.00		Cast stone/Maintenance
HVAC	Thomas Jefferson	2005	Good	Adequate		Beneficial	\$ 444,500.00		See ETI report
Lighting	Thomas Jefferson		Fair	Adequate		Future	\$ -		
Parking Lots	Thomas Jefferson		Good	Adequate		Future	\$ -		Nothing projected in 1-5 years
Plumbing	Thomas Jefferson		Fair	Adequate		Necessary	\$ 36,000.00		See ETI report (sump pumps)
Roofs	Thomas Jefferson		Poor	Adequate		Necessary	\$ 200,000.00		2020 Under Contract/Maintenance
Sidewalks/Retaining Walls	Thomas Jefferson		Fair	Adequate		Necessary	\$ 1,500.00		Small amount of work in 1-5 years
Total							\$ 1,634,023.63	\$ 5,000.00	

Gross Square Feet **240,021**
 Original Year Built **1921**
 Recent Renovation **2005-2009**
 Replacement Cost **\$72,006,300**
 Student Population 2019-2020 **1266**
 Students and Staff **1397**

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Basement floods when water table is high or periods of heavy rain
 C Wing sometimes floods where sidewalk meets building
 Need an enclosed connection between the main building and athletic center for safety reasons
 Some classrooms need new furniture
 Consider roof replacement of older gym
 Fair number of stained ceiling tile in building



Kirn Middle School

School History and Overview

712-328-6540



3326 6th Avenue, Council Bluffs, IA 51501

Namesake & Mascot

Kirn Middle School is named after Gerald W. Kirn, who had served as the principal of Abraham Lincoln High School from 1921-1946, and served as Superintendent of the school district from 1945-47. The Lynx mascot is the same mascot as Abraham Lincoln, where Kirn students will attend high school.

Building Statistics

Approximately 1,072 students in grades 6-8 attend Kirn. The building has 162,328 square footage. It is the home of the school district's only pool facility. CURRENTLY UNDER CONSTRUCTION AND RENOVATION.

Building Updates

1976: The former Kirn building on Bluff Street was destroyed by fire

1977: Bond issue was passed to build the new school.

1978: Kirn students were accommodated at Wilson Junior High in a split-shift arrangement in which Wilson students started classes at 6:25 a.m. When the Wilson students were dismissed, those from Kirn took their places for classes that lasted until 5:15 p.m.

1979: Building was constructed after a fire destroyed the existing junior high school building on Bluff Street.

1985: Ninth grade students moved out of junior high buildings to the high schools,



and 7th and 8th graders from Longfellow and Bloomer began attending Kirn.

2009: Sixth grade was moved to Kirn, and junior highs became middle schools.

2011: Kirn pool and natatorium were updated, including updated fire suppression feature, new environmental control system for heating, ventilation and cooling equipment.

2018: Voters approved a \$37 million bond to renovate Kirn and Wilson Middle Schools.

Online Information

Kirn Website



MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Kirn		Fair	Adequate		Future	\$ -		
Locker Rooms	Kirn	2020	Excellent	Adequate	2045	Future	\$ -		
Playgrounds	Kirn	na	na	na	na	na	\$ -		
Tracks	Kirn		Poor	Adequate		Necessary	\$ 287,778.44		Needs replaced in 1-2 years
Educational Enviroment									
Auditoriums	Kirn	2020	Excellent	Adequate	2045	Future	\$ -		No repairs/replacement projected in 1-5 years
Ceilings	Kirn	2020	Excellent	Adequate	2045	Beneficial	\$ 8,116.40		Maintenance of damaged ceiling over five years
Dining Areas	Kirn	2020	Excellent	Adequate	2045	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Kirn	2020	Excellent	Adequate	2045	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Kirn	2020	Excellent	Adequate	2045	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Kirn	2020	Excellent	Adequate	2045	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Kirn	2020	Excellent	Adequate	2045	Beneficial	\$ 20,291.00		Maintenance of walls, metals over five years
Restrooms	Kirn	2020	Excellent	Adequate	2045	Future	\$ -		Restrooms renovated in 2020
Safety & Security									
Electrical Service	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Elevators	Kirn		Good	Adequate	2036	Future	\$ -		State ID #6924, #1300/hydraulic
Fencing	Kirn		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Kirn		Good	Adequate		Future	\$ -		Updated a few years ago before 2020 renovation
Generator	Kirn		na	na		na	\$ -		
Security Access Control	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Video Surveillance System	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Technology									
Classroom Technology	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Clock Systems	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Network	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Paging/Intercom Systems	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Telecom Closets	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Telephone Systems	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Facility Infrastructure									
Building Controls	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Building Exteriors	Kirn		Fair	Fair		Necessary	\$ -		Masonry Brick and CMU/Painting in 1-5 years
HVAC	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Lighting	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Parking Lots	Kirn		Poor	Adequate		Necessary	\$ 653,180.09		Needs some work in 1-5 years
Plumbing	Kirn	2020	Excellent	Adequate		Future	\$ -		Updated in 2020
Roofs	Kirn		Fair	Adequate		Future	\$ -		Nothing projected in 1-5 years
Sidewalks/Retaining Walls	Kirn		Poor	Adequate		Necessary	\$ -		Evaluate after renovation
Total							\$ 969,365.93	\$ -	

Gross Square Feet **162,328**
 Original Year Built **1977**
 Recent Renovation **2020**
 Replacement Cost **\$48,698,400**
 Student Population 2019-2020 **under renovation**
 Students and Staff **under renovation**

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Kirn renovation and construction for 14,690,000 to completed in July 2020
 Parking lots and drives need repair replacement 1-5 years
 Athletic field/track need to be replaced
 Annual maintenance required for paint, ceilings, roofing, exterior brick and sealants



Wilson Middle School

School History and Overview

712-328-6476



715 N 21st Street, Council Bluffs, IA 51501

Namesake & Mascot

Wilson Middle School is named for Woodrow Wilson, the 28th President of the United States. The Yellow Jacket mascot is the same as Thomas Jefferson High School where Wilson students will attend high school.

Building Statistics

Approximately 954 students in grades 6-8 attend Wilson. The building has 153,749 square footage.

Building Updates

1961: Building was constructed.

1975: Two portable classrooms were added to accommodate students

1978-79: After a fire destroyed Kim Middle School, Kim students were accommodated at Wilson in a split shift arrangement in which Wilson students started classes at 6:25 a.m. When the Wilson students were dismissed those from Kim took their places for classes that lasted until 5:15 p.m.

1985: Ninth grade students moved out of junior high buildings to the high schools, and 7th and 8th graders from Edison began attending Wilson.

1998: Wilson was renovated, as part of the district project funded by a \$14.5 million bond passed in 1996

2009: Sixth grade was moved to Wilson, and junior highs became middle schools.



2018: Voters approved a \$37 million bond to renovate Wilson and Kim Middle Schools.

2020: Students from Wilson will attend school during the 2020-21 school year at the Madison Campus while the Wilson building is renovated.

Online Information

Wilson Website



MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Wilson		na	na	na	na	\$ -		Uses athletic facilities at Wickersham Complex
Locker Rooms	Wilson	2021	Excellent	Adequate	2045	Future	\$ -		Will be renovated during 2020-2021 school year
Playgrounds	Wilson		na	na	na	na	\$ -		
Tracks	Wilson		na	na	na	na	\$ -		Uses athletic facilities at Wickersham Complex
Educational Environment									
Auditoriums	Wilson	2021	Excellent	Adequate	2046	Future	\$ -		No repairs/replacement projected in 1-5 years
Ceilings	Wilson	2021	Excellent	Adequate	2046	Beneficial	\$ 7,687.45		Maintenance of damaged ceiling over five years
Dining Areas	Wilson	2021	Excellent	Adequate	2046	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Wilson	2021	Excellent	Adequate	2046	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Wilson	2021	Excellent	Adequate	2046	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Wilson	2021	Excellent	Adequate	2046	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Wilson	2021	Excellent	Adequate	2046	Beneficial	\$ 19,218.63		Maintenance of walls, metals over five years
Restrooms	Wilson	2021	Excellent	Adequate	2046	Future	\$ -		Restrooms renovated in 2021
Safety & Security									
Electrical Service	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Elevators	Wilson		na	na		na	\$ -		single story, no elevator
Fencing	Wilson		Good	Adequate		Future	\$ -		Scheduled to be updated in 2021
Fire Alarm Systems	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Generator	Wilson		na	na		na	\$ -		Scheduled to be updated in 2021
Security Access Control	Wilson		Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Video Surveillance System	Wilson		Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Technology									
Classroom Technology	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Clock Systems	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Network	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Paging/Intercom Systems	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Telecom Closets	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Telephone Systems	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Facility Infrastructure									
Building Controls	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Building Exteriors	Wilson		Fair	Adequate		Future	\$ -		See HGM report
HVAC	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Lighting	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Parking Lots	Wilson		Poor	Adequate		Necessary	\$ 248,083.00		flooding occurs during heavy rain
Plumbing	Wilson	2021	Excellent	Adequate		Future	\$ -		Scheduled to be updated in 2021
Roofs	Wilson		Fair	Adequate		Future	\$ 1,237,500.00		Approximately 50% of roof needs to be replaced in 1-5 years
Sidewalks/Retaining Walls	Wilson		Fair	Adequate		Future	\$ 1,500.00		See HGM report
Total							\$ 1,513,989.08	\$ -	

Gross Square Feet 153,749
Original Year Built 1961
Recent Renovation 2020
Replacement Cost \$46,124,700
Student Population 2019-2020 954
Students and Staff 1084

HGM Associates
ETI
MBS
CBCSD Technology
Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Wilson renovation and construction for \$15,036,190 to be completed in July 2021
Parking lots and drives need repair replacement 1-5 years
Annual maintenance required for paint, ceilings, roofing, exterior brick and sealants



Bloomer Elementary School

School History and Overview

712-328-6519



210 South 7th Street, Council Bluffs, IA 51503

Namesake & Mascot

Bloomer Elementary School was named after Dexter Bloomer, who was president of the school board, was mayor of Council Bluffs and helped establish the city's public library. Some believe the school is named after his wife, famous suffragist Amelia Bloomer. The Little Lynx mascot is related to the Abraham Lincoln High School Lynx, where Bloomer students will attend high school.



Building Statistics

Approximately 410 students in grades PreK-5 attend school at Bloomer. The building has 66,590 square footage on three occupied floors. The gymnasium with a stage is uniquely located on the third floor.



Building Updates

1923: Building constructed at a cost of \$225,000 to replace the original 1880 Bloomer school building.

1985: Students in grades 7 and 8 were moved out of Bloomer, making it a K-6 building.

1991: The Elementary School Improvement Plan (ESIP), Phase 1, included the addition of a new media center and early childhood classrooms.

2011: Some students from Washington Elementary were re-assigned to attend Bloomer when Washington closed as an elementary attendance center.

2014: Renovation of \$2.3 million included:

- Remodeled entryway
- New flooring and paint
- Refinished gym floor

- New classroom marker and tack boards, furniture and technology
- Improvements to increase accessibility
- Updated sprinkler and fire suppression systems
- Main office update, including health office
- Restroom updates
- Some roof replacements
- Bus drop off lane improvements
- Additional parking lot
- Electrical and HVAC updates

Online Information

Bloomer Website



Council Bluffs
Community
SCHOOL DISTRICT

MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITON	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Bloomer		na	na	na	na	\$ -		
Locker Rooms	Bloomer		na	na	na	na	\$ -		
Playgrounds	Bloomer		Good	Adequate		Future	\$ -		nothing projected in 0-5 years
Tracks	Bloomer		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Bloomer	2014	Good	Adequate	2039	Future	\$ -		Shared with gym
Ceilings	Bloomer	2014	Fair	Adequate	2039	Beneficial	\$ 8,323.75		Maintenance of damaged ceiling over five years
Dining Areas	Bloomer	2014	Excellent	Adequate	2039	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Bloomer	2014	Good	Adequate	2039	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Bloomer	2014	Good	Adequate	2039	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Bloomer	2014	Good	Adequate	2039	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Bloomer	2014	Fair	Adequate	2039	Beneficial	\$ 16,647.50		Maintenance of walls, metals over five years
Restrooms	Bloomer	2014	Excellent	Adequate	2039	Future	\$ -		Restrooms renovated in 2014
Safety & Security									
Electrical Service	Bloomer	1991	Good	Adequate		Future	\$ -		
Elevators	Bloomer		Good	Adequate		Future	\$ -		State ID # 7375/Hydraulic
Fencing	Bloomer		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Bloomer		Good	Adequate		Future	\$ -		Simplex 4010
Generator	Bloomer	1996	Good	Future		Future	\$ -		Cummins Onan 15kW Natural Gas
Security Access Control	Bloomer	n/a	n/a	n/a	2022	Necessary	\$ 60,000.00		Currently alarm system for front door only
Video Surveillance System	Bloomer	2017	Fair	>Adequate	2022	Necessary	\$ 30,000.00		Luxriot (Axis Cameras -21)
Technology									
Classroom Technology	Bloomer	2014	Fair	Adequate	2023	Necessary	\$ 58,750.00	\$ -	
Clock Systems	Bloomer	unknown	Poor	Inadequate		Beneficial	\$ 26,636.00		Old noname system
Network	Bloomer	2018	Excellent	Adequate	2023	Future	\$ 25,000.00	\$ -	Ruckus R710
Paging/Intercom Systems	Bloomer	unknown	Poor	Inadequate		Beneficial	\$ 49,942.50		Old Bogen System / only in hallways, new system would be (Rauland Telecenter)
Telecom Closets	Bloomer	2015	Excelllent	Adequate	2022	Future	\$ 1,000.00	\$ 5,000.00	
Telephone Systems	Bloomer		Excellent	Adequate	2022	Future	\$ 25,000.00		Cox VOIP (leased service/analog-security and elevator)
Facility Infrastructure									
Building Controls	Bloomer	1990-2000	Pooe	Inadequate		Necessary	\$ 115,000.00		Existing controls system is obsolete
Building Exteriors	Bloomer		Fair	Adequate		Necessary	\$ 30,001.00		Masonry brick for chimney/maintenance
HVAC	Bloomer	1991/1996	Poor	Inadequate		Necessary	\$ 994,500.00		See ETI report
Lighting	Bloomer		Good	Adequate		Future	\$ -		
Parking Lots	Bloomer		Fair	Adequate		Necessary	\$ 19,839.00		Replace section in 1-5 years
Plumbing	Bloomer	1996/2014	Fair	Adequate		Future	\$ -	\$ 20,000.00	Future replacement of water heaters
Roofs	Bloomer		Good	Adequate		Future	\$ -		Annual Maintenance
Sidewalks/Retaining Walls	Bloomer		Fair	Adequate		Future	\$ -		
Total							\$ 1,460,639.75	\$ 25,000.00	

Gross Square Feet 66,590
 Original Year Built 1923
 Recent Renovation 2014
 Replacement Cost \$19,977,000
 Student Population 2019-2020 410
 Students and Staff 493

HGM Associates na - not applicable
 ETI
 MBS
 CBCSD Technology

Notes: Various sizes of classroom not conducive to instruction
 Radon needs to be remediated in basement
 Gym basketball goals do not raise
 Gym/Auditorium are shared space, stage area provided



Carter Lake Elementary School

School History and Overview

712-347-5876



1000 Willow Drive, Carter Lake, IA 51510

Namesake & Mascot

Carter Lake Elementary is proudly named for the city in which it is located. The Junior Jacket mascot is related to the Yellow Jackets of Thomas Jefferson High School where Carter Lake students will attend high school.

Building Statistics

Approximately 374 students in grades Preschool-5 attend Carter Lake Elementary. The building has 61,005 square footage on two floors, and was opened in 2011 as a replacement to the original Carter Lake Elementary School, located just east of the current building.

Building Updates

1950: Original building was constructed

1966: Carter Lake Elementary became part of the Council Bluffs Community School District by mandate of the State Legislature and vote of the residents. Elementary schools were now required to be part of a school district with a high school.

2011: New building construction at a cost of approximately \$10 million was completed and the old building was torn down and used by the City of Carter Lake for recreational fields.

Features of the new building included:

- Safety vestibule
- Efficient plumbing



- Energy efficient heating, cooling, lighting, electrical and mechanical systems.
- Outside terrace on second floor for outdoor learning
- Separate preschool playground area
- Bus drop off lane and staff/ visitor parking
- Multi-Purpose gym, auditorium & cafeteria
- Dedicated conference room space for staff and parents

More Information

Carter Lake Website



MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Carter Lake		na	na	na	na	\$ -		
Locker Rooms	Carter Lake		na	na	na	na	\$ -		
Playgrounds	Carter Lake	2011	Good	Adequate	2031	Future	\$ -		nothing projected in 0-5 years
Tracks	Carter Lake		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Carter Lake	2011	Excellent	Adequate	2036	Future	\$ -		Shared with gym and dining
Ceilings	Carter Lake	2011	Fair	Adequate	2036	Beneficial	\$ 7,625.63		Maintenance of damaged ceiling over five years
Dining Areas	Carter Lake	2011	Excellent	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Carter Lake	2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Carter Lake	2011	Excellent	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Carter Lake	2011	Excellent	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Carter Lake	2011	Fair	Adequate	2036	Beneficial	\$ 15,251.25		Maintenance of walls, metals over five years
Restrooms	Carter Lake	2011	Excellent	Adequate	2036	Future	\$ -		
Safety & Security									
Electrical Service	Carter Lake	2011	Excellent	>Adequate		Future	\$ -		2000A, 480/277V, 3-phase
Elevators	Carter Lake	2011	Good	Adequate	2036	Future	\$ -		State ID # 13016/Hydraulic
Fencing	Carter Lake	2011	Good	Adequate		Future	\$ -		
Fire Alarm Systems	Carter Lake	2011	Good	>Adequate		Beneficial	\$ 21,351.75		Siemens Fire Finder, XLS Voice Evacuation, requires additional smoke detection
Generator	Carter Lake	2011	na	na		na	\$ -		
Security Access Control	Carter Lake	2012	n/a	n/a	2021	Necessary	\$ 60,000.00		Currently alarm system for front door only
Video Surveillance System	Carter Lake	n/a	Fair	>Adequate	2021	Necessary	\$ 30,000.00		Luxriot (iqvision Axis Cameras -20)
Technology									
Classroom Technology	Carter Lake	2017	Good	Adequate	2022	Necessary	\$ 58,750.00	\$ -	
Clock Systems	Carter Lake	2012	Excellent	Adequate		Future	\$ -		Primex
Network	Carter Lake	2018	Excellent	Adequate	2023	Future	\$ 25,000.00	\$ -	Ruckus R710
Paging/Intercom Systems	Carter Lake	2012	Excellent	Adequate		Future	\$ -		Rauland system 21
Telecom Closets	Carter Lake	2015	Excelllent	Adequate	2022	Future	\$ 7,000.00	\$ -	
Telephone System	Carter Lake	2013	Excellent	Adequate	2022	Future	\$ 25,000.00		Cox VOIP (leased service/analog-security and elevator)
Facility Infrastructure									
Building Controls	Carter Lake	2011	Good	Adequate		Necessary	\$ 15,000.00		Main building controler needs to be replaced, controls for kitchen hood
Building Exteriors	Carter Lake	2011	Fair	Adequate		Necessary	\$ 105,750.00		EFIS/Painting/OH Sectional Doors
HVAC	Carter Lake	2011	Good	Adequate		Beneficial	\$ 4,500.00		Replace and repipe vault sump pump, see ETI report
Lighting	Carter Lake	2011	Good	Adequate		Future	\$ -		
Parking Lots	Carter Lake	2011	Fair	Adequate		Necessary	\$ 52,768.00		
Plumbing	Carter Lake	2011	Excellent	Adequate		Future			
Roofs	Carter Lake	2011	Fair	Adequate		Necessary	\$ 8,500.00		Annual maintenance needed
Sidewalks/Retaining Walls	Carter Lake	2011	Fair	Adequate		Future	\$ -		PCC stairs, sidewalk
Total							\$ 436,496.63	\$ -	

Gross Square Feet 61,005
Original Year Built 2011
Recent Renovation
Replacement Cost \$18,301,500
Student Population 2019-2020 374
Students and Staff 449

HGM Associates
ETI
MBS
CBCSD Technology
Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Roof leaks have occurred since building opened in 2011 - need a roof maintenance program
Gym/Dining/Auditorium are one shared space, stage area provided



College View Elementary School

School History and Overview

712-328-6452



1225 College Road, Council Bluffs, IA 51503

Namesake & Mascot

College View Elementary School was named for the street upon which it sits and for the proximity to Iowa Western Community College. The college is in the view of the school. The Little Lynx mascot is related to the Abraham Lincoln High School Lynx, where Bloomer students will attend high school.

Building Statistics

Approximately 563 students in grades PreK-5 attend school at College View Elementary. The building has 65,300 square footage on two floors.

Building Updates

2010: Land for the new building was purchased

2011: New building construction at a cost of approximately \$10 million was completed and the old building was torn down and used by the City of Carter Lake for recreational fields.

Features of the new building included:

- Safety vestibule
- Efficient plumbing
- Energy efficient heating, cooling, lighting, electrical and mechanical systems.
- Outside terrace on second floor for outdoor learning
- Separate preschool playground area
- Bus drop off lane and staff/ visitor parking



- Multi-Purpose gym, auditorium & cafeteria
- Dedicated conference room space for staff and parents
- Classroom wing for specialized programs

Online Information

College Website

View



MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	College View		na	na	na	na	\$ -		
Locker Rooms	College View		na	na	na	na	\$ -		
Playgrounds	College View	2011	Fair	Adequate		Future	\$ -		nothing projected in 0-5 years
Tracks	College View		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	College View	2011	Excellent	Adequate	2036	Future	\$ -		Shared with gym and dining
Ceilings	College View	2011	Fair	Adequate	2036	Beneficial	\$ 8,162.50		Maintenance of damaged ceiling over five years
Dining Areas	College View	2011	Excellent	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	College View	2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	College View	2011	Excellent	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	College View	2011	Excellent	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	College View	2011	Fair	Adequate	2036	Beneficial	\$ 16,325.00		Maintenance of walls, metals over five years
Restrooms	College View	2011	Excellent	Adequate	2036	Future	\$ -		
Safety & Security									
Electrical Service	College View	2011	Excellent	>Adequate		Future	\$ -		2000A, 480/277V, 3-phase
Elevators	College View	2011	Good	Adequate	2036	Future	\$ -		State ID # 13015/Hydraulic
Fencing	College View	2011	Good	Adequate		Future	\$ -		
Fire Alarm Systems	College View	2011	Good	>Adequate		Necessary	\$ 22,855.00		Siemens Fire Finder, XLS Voice Evacuation, requires additional smoke detection
Generator	College View	2011	na	na		na	0		
Security Access Control	College View	n/a	Fair	>Adequate	2021	Necessary	\$ 30,000.00		Currently alarm system for front door only
Video Surveillance System	College View	2012	n/a	n/a		Necessary	\$ 60,000.00		Luxriot (iqvision Axis Cameras -30)
Technology									
Classroom Technology	College View	2017	Good	Adequate	2025	Necessary	\$ 58,750.00		
Clock Systems	College View	2012	Excellent	Adequate		Future	\$ -		Primex
Network	College View	2018	Excellent	Adequate	2023	Future	\$ 25,000.00		Ruckus R710
Paging/Intercom Systems	College View	2012	Excellent	Adequate		Future	\$ -		Rauland system 21
Telecom Closets	College View	2020	Excelllent	Adequate	2022	Future	\$ 7,000.00		
Telephone System	College View	2014	Excellent	Adequate	2022	Future	\$ 25,000.00		Cox VOIP (leased service/analog-security and elevator)
Facility Infrastructure									
Building Controls	College View	2011	Good	Adequate		Necessary	\$ 15,000.00		Main building controler needs to be replaced, controls for kitchen hood
Building Exteriors	College View	2011	Poor	Adequate		Necessary	\$ 108,001.00		EFIS/Painting/Windows
HVAC	College View	2011	Good	Adequate		Beneficial	\$ 4,500.00		Replace/repipe vault sump pump (requires additional verification)
Lighting	College View	2011	Good	Adequate		Future	\$ -		
Parking Lots	College View	2011	Poor	Adequate		Necessary	\$ 246,021.00		
Plumbing	College View	2011	Good	Adequate		Necessary	\$ 3,000.00		Thermal mixing valve check valve have failed and need replacement
Roofs	College View	2011	Fair	Adequate		Necessary	\$ -		Annual maintenance needed
Sidewalks/Retaining Walls	College View	2011	Poor	Adequate		Necessary	\$ 5,000.00		Sidewalks need repair in 1-5 years
Total							\$ 634,614.50	\$ -	

Gross Square Feet 65,300
 Original Year Built 2011
 Recent Renovation
 Replacement Cost \$19,590,000
 Student Population 2019-2020 563
 Students and Staff 624

HGM Associates
 ETI
 MBS
 CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Lower level of parking lot is in a flood plain
 Consider adding a cafeteria addition in the future
 Gym/Dining/Auditorium are one shared space, stage area provided



Crescent Elementary School

School History and Overview

712-545-3566

• 401 E Welch, Crescent, IA 51526

Namesake & Mascot

Crescent Elementary is proudly named for the city in which it is located. The roadrunner has been the longtime mascot.

Building Statistics

Approximately 70 students in grades PreK-5 attend school at Crescent Elementary. The building has 17,242 square footage on one floor. It sits on a large lot.

Building History

1958: Building constructed on E. Welch Street. It replaced the original 4-room school building constructed in 1902

1966: Addition #1 when Crescent Elementary became part of the Council Bluffs Community School District by mandate of the State Legislature and vote of the residents. Elementary schools were now required to be part of a school district with a high school.

2006: School was severely damaged in July of 2006, when an arsonist broke into the building and started a fire in a reading materials library. The 120 Crescent students were served the following two years at Washington Elementary School.

2008: A reconstruction and expansion project completed at a cost of \$1,934,000

Project included:

- a full-size gymnasium with PE storage and office as well as adult restrooms in that addition for use after school hours by persons using the gymnasium
- a computer lab/library combination room



- an improved safety vestibule, administrative office to include adult restrooms, parent meeting space, student health services and a teacher mailbox area, and
- a renovated teacher workroom and academic materials storage space in the school's basement

2012: School Named a National Blue Ribbon School

Online Information

Crescent Website



Council Bluffs
Community
SCHOOL DISTRICT

MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Crescent		na	na	na	na	\$ -		
Locker Rooms	Crescent		na	na	na	na	\$ -		
Playgrounds	Crescent		Fair	Adequate		Necessary	\$ 7,500.00		Playground not ADA - see HGM Plan
Tracks	Crescent		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Crescent	2008	Good	Adequate	2033	Future	\$ -		Shared with gym and dining
Ceilings	Crescent	2008	Fair	Adequate	2033	Beneficial	\$ 2,155.25		Maintenance of damaged ceiling over five years
Dining Areas	Crescent	2008	Good	Adequate	2033	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Crescent	2008	Good	Adequate	2033	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Crescent	2008	Good	Adequate	2033	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Crescent	2008	Good	Adequate	2033	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Crescent	2008	Fair	Adequate	2033	Beneficial	\$ 4,310.50		Maintenance of walls, metals over five years
Restrooms	Crescent	2008	Good	Adequate	2033	Future	\$ -		Restrooms renovated in 2008
Safety & Security									
Electrical Service	Crescent	2008	Good	Adequate		Future	\$ -		1200A, 120/208V, 3-phase
Elevators	Crescent	2008	Good	Adequate	2033	Future	\$ -		Wheel chair lift, State ID #12288
Fencing	Crescent		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Crescent		Good	Adequate		Future	\$ -		
Generator	Crescent		na	na		na	\$ -		
Security Access Control	Crescent	n/a	n/a	n/a	2022	Necessary	\$ 25,000.00		Currently alarm system for front door only
Video Surveillance System	Crescent	2017	Fair	>Adequate	2022	Necessary	\$ 10,000.00		Luxriot (Axis and dlink Cameras -13)
Technology									
Classroom Technology	Crescent	2010	Good	Adequate	2021	Necessary	\$ -		No cost (move from Madison)
Clock Systems	Crescent	2007	Excellent	Adequate		Future	\$ -		American Time Signal (IQSyn)
Network	Crescent	2018	Excellent	Adequate	2023	Future	\$ 5,000.00		Ruckus R710
Paging/Intercom Systems	Crescent	2007	Excellent	Adequate		Future	\$ -		Rauland System 2SC
Telecom Closets	Crescent	2020	Poor	Inadequate	2022	Future	\$ 500.00	\$ 1,000.00	
Telephone System	Crescent	2012	Excellent	Adequate	2022	Future	\$ 5,000.00		Cox VOIP (leased service/analog-security)
Facility Infrastructure									
Building Controls	Crescent	2008	Good	Adequate		Future	\$ -		
Building Exteriors	Crescent		Fair	Adequate		Necessary	\$ 8,501.00		Brick staining/Painting/Maintenance
HVAC	Crescent	2008	Good	Adequate		Future	\$ -		
Lighting	Crescent	2008	Good	Adequate		Future	\$ -		Fluorecent with occupancy sensor controls, consider upgrading to LED
Parking Lots	Crescent		Fair	Adequate		Future	\$ -		Nothing projected in 0-5 years
Plumbing	Crescent	2008	Good	Adequate		Future	\$ -		
Roofs	Crescent		Good	Adequate		Future	\$ -		Nothing projected in 0-5 years
Sidewalks/Retaining Walls	Crescent		Fair	Adequate		Necessary	\$ 2,000.00		Needs some work on sidewalks
Total							\$ 69,966.75	\$ 1,000.00	

Gross Square Feet **17,242**
 Original Year Built **1958**
 Recent Renovation **2008**
 Replacement Cost **\$5,172,600**
 Student Population 2019-2020 **70**
 Students and Staff **85**

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Basketball goals are stationary
 Auditorium, Dining and Gym are all shared spaces
 Playground not ADA accessible



Edison Elementary School

School History and Overview

712-328-6516



2218 3rd Avenue, Council Bluffs, IA 51501

Namesake & Mascot

Edison Elementary School is named for Thomas Edison, an American inventor in the late 19th and early 20th centuries. The eagle is the school's mascot.

Building Statistics

Approximately 466 students in grades PreK-5 attend school at Edison. The building has 57,738 square footage on three floors.

Building Updates

1951: Building was constructed.

1985: Students in grades 7 and 8 were moved out of Edison, making it a K-6 building.

2014: Addition and renovation included:

- New floor covering throughout with the exception of existing terrazzo floor areas. Vinyl tile to be added to corridors, portions of all classrooms and gymnasium. Porcelain tile will be provided at new restrooms and quarry tile at new kitchen. Carpet tiles will be used at offices, conference rooms and classrooms.
- New wall finishes throughout. Porcelain tile shall be provided at existing corridor glazed block locations.
- New ceilings at new spaces and some renovated spaces and replacement or patching of damaged ceilings at existing renovated areas.
- New cabinets, markerboards, tackboards, doors and room signage throughout.
- New elevator to serve all floors, excluding basement, and chair lift to serve stage.
- Site modifications needed for new construction.



- New main basketball goals, some new kitchen equipment, library casework/ shelving and main stage curtain. Existing playground equipment shall be relocated as needed for new construction.
- Site modifications needed for new construction.
- Expansion of existing geothermal well field as needed for new construction.
- New telecommunications wiring, intercom, clock and public address systems.

Online Information

Edison Website



MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Edison		na	na	na	na	\$ -		
Locker Rooms	Edison		na	na	na	na	\$ -		
Playgrounds	Edison		Good	Adequate	2031	Future	\$ -		nothing projected in 0-5 years
Tracks	Edison		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Edison	2012	Good	Adequate	2037	Future	\$ -		Shared with gym and dining
Ceilings	Edison	2012	Fair	Adequate	2037	Beneficial	\$ 7,217.25		Maintenance of damaged ceiling over five years
Dining Areas	Edison	2012	Good	Adequate	2037	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Edison	2012	Good	Adequate	2037	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Edison	2012	Good	Adequate	2037	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Edison	2012	Good	Adequate	2037	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Edison	2012	Fair	Adequate	2037	Beneficial	\$ 14,434.50		Maintenance of walls, metals over five years
Restrooms	Edison	2012	Good	Adequate	2037	Future	\$ -		Restrooms renovated in 2012
Safety & Security									
Electrical Service	Edison		Good	Adequate		Future	\$ -		2000A, 120/208V, 3-phase
Elevators	Edison		Good	Adequate	2037	Future	\$ -		State ID #13346/Hydraulic, Wheel Chair Lift State ID #13285
Fencing	Edison		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Edison		Fair	Adequate		Beneficial	\$ 15,000.00		Simplex 4100 with voice evacuation, parts of building not upgraded yet
Generator	Edison		na	na		na	\$ -		
Security Access Control	Edison	n/a	n/a	n/a	2022	Necessary	\$ 60,000.00		Currently alarm system for front door only
Video Surveillance System	Edison	2013	Fair	>Adequate	2022	Necessary	\$ 30,000.00		Luxriot (Axis and dlink Cameras -28)
Technology									
Classroom Technology	Edison	2015	Good	Adequate	2021	Future	\$ -		No cost (move from Madison)
Clock Systems	Edison	2012	Excellent	Adequate		Future	\$ -		Primex
Network	Edison	2018	Excellent	Adequate	2023	Future	\$ 25,000.00		Ruckus R710
Paging/Intercom Systems	Edison	2012	Excellent	Adequate		Future	\$ -		Rauland system 21
Telecom Closets	Edison	2015	Execellent	Adequate	2022	Future	\$ 2,000.00	\$ 2,000.00	
Telephone System	Edison	2014	Excellent	Adequate	2022	Future	\$ 25,000.00		Cox VOIP (leased service/analog-security)
Facility Infrastructure									
Building Controls	Edison	2000-2012	Fair	Adequate		Necessary	\$ -		LON control to be replaced with older equipment
Building Exteriors	Edison		Poor	Adequate		Necessary	\$ 4,001.00		Maintenance for Windows/Masonry Brick/Leaks
HVAC	Edison	2000-2012	Unsatisfactory	Adequate		Critical	\$ 350,000.00		See ETI, humidity control is an issue for occupancy comfort
Lighting	Edison	2012	Good	Adequate		Beneficial	\$ -		Consider updating from fluorescent to LED
Parking Lots	Edison		na	na		na	\$ -		No parking lots on school property
Plumbing	Edison	2000-2012	Fair	Adequate		Critical	\$ 4,500.00	\$ 16,000.00	Basement sump pump has failed, future hot water heater
Roofs	Edison		Fair	Adequate		Future	\$ 6,500.00		Maintenance
Sidewalks/Retaining Walls	Edison		Fair	Adequate		Necessary	\$ 34,104.02		Needs a small section replaced in 0-5 years
Total							\$ 577,756.77	\$ 18,000.00	

Gross Square Feet **57,738**
 Original Year Built **1951**
 Recent Renovation **2012**
 Replacement Cost **\$17,321,400**
 Student Population 2019-2020 **466**
 Students and Staff **540**

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Auditorium, Dining and Gym are all shared spaces
 Basement floors during periods of high ground water and rain
 Some cracking of walls/moisture damage in stairwells
 Humidity control needed
 Check energy recovery ventilators



Franklin Elementary School

School History and Overview

712-328-6469



3130 Avenue C, Council Bluffs, IA 51501

Namesake & Mascot

Franklin Elementary School is named after Benjamin Franklin, one of our country's founding fathers, who is also well known as a scientist, writer and inventor. The mascot is the Flyers, a reference to the kite and key experiment that led to the invention of the lightning rod.

Building Statistics

Approximately 511 students in grades PreK-5 attend school at Franklin. The building has 57,980 square footage on one floor.

Building Updates

1975: Building was constructed.

1998: Franklin was renovated, as part of the district's project funded by a \$14.5 million bond passed in 1996

2014: \$2 million project included:

- Addition for a stage in the gymnasium
- New entryway with safety vestibule
- New school office, with work room and health office
- Parking lot improvements
- Updated electrical and mechanical systems
- Updated fire safety alarm and sprinkler systems
- Energy efficient lighting
- New flooring and paint
- Updated classrooms with storage and whiteboards and some new furniture



- Sign features that designate areas of the building after Benjamin Franklin's many titles, such as inventor, philosopher, etc.
- Updated media center
- Addition of preschool classrooms to meet elementary specifications

Online Information

Franklin Website



Council Bluffs
Community
SCHOOL DISTRICT

MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Franklin		na	na	na	na	\$ -		
Locker Rooms	Franklin		na	na	na	na	\$ -		
Playgrounds	Franklin		Good	Adequate	2031	Future	\$ -		nothing projected in 0-5 years
Tracks	Franklin		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Franklin	2014	Good	Adequate	2039	Future	\$ -		Shared with gym and dining
Ceilings	Franklin	2014	Fair	Adequate	2039	Beneficial	\$ 7,247.50		Maintenance of damaged ceiling over five years
Dining Areas	Franklin	2014	Good	Adequate	2039	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Franklin	2014	Good	Adequate	2039	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Franklin	2014	Good	Adequate	2039	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Franklin	2014	Good	Adequate	2039	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Franklin	2014	Fair	Adequate	2039	Beneficial	\$ 14,495.00		Maintenance of walls, metals over five years
Restrooms	Franklin	2014	Good	Adequate	2039	Future	\$ -		Restrooms renovated in 2012
Safety & Security									
Electrical Service	Franklin	1998	Good	>Adequate		Future	\$ -		1600A, 277/480V, 3-phase
Elevators	Franklin	na	na	na	na	na	\$ -		single story, no elevator
Fencing	Franklin		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Franklin	2014	Good	Adequate		Future	\$ -		Notifier NFS2-3030
Generator	Franklin	1998	Good	Adequate		Futue	\$ -		7.5kW Cummins Onan natural gas
Security Access Control	Franklin	n/a	n/a	n/a	2023	Necessary	\$ 60,000.00		Currently alarm system for front door only
Video Surveillance System	Franklin	2017	Fair	>Adequate	2023	Necessary	\$ 30,000.00		Luxriot (Axis and dlink Cameras -22
Technology									
Classroom Technology	Franklin	2017	Good	Adequate	2022	Necessary	\$ 58,750.00	\$ -	
Clock Systems	Franklin	2017	Excellent	Adequate		Future	\$ -		IQSync
Network	Franklin	2018	Excellent	Adequate	2023	Future	\$ 25,000.00	\$ -	Ruckus R710
Paging/Intercom Systems	Franklin	2017	Excellent	Adequate		Future	\$ -		Telecenter Rauland
Telecom Closets	Franklin	2015	Execellent	Adequate	2022	Future	\$ 2,000.00	\$ 5,000.00	Currently alarm system for front door only
Telephone System	Franklin	2017	Excellent	Adequate	2022	Future	\$ 25,000.00		Cox VOIP (leased service/analog-security)
Facility Infrastructure									
Building Controls	Franklin	2014	Good	Adequate		Future	\$ -		
Building Exteriors	Franklin		Fair	Adequate		Necessary	\$ 68,000.00		Masonry Brick/Stone/Eifs/Maintenance
HVAC	Franklin	1997/2014	Fair	Adequate		Necessary	\$ 91,000.00		RTU replacement and duct mounted coils, see ETI report
Lighting	Franklin		Good	Adequate		Future	\$ -		LED
Parking Lots	Franklin		Fair	Adequate		Future	\$ 6,500.00		
Plumbing	Franklin	1997/2014	Good	Adequate		Future	\$ -		
Roofs	Franklin		Fair	Adequate		Necessary	\$ -		Maintenance for roofing accessories, roof drain covers broken or missing
Sidewalks/Retaining Walls	Franklin		Fair	Adequate		Necessary	\$ 1,500.00		Needs some sidewalk work in 1-5 years
Total							\$ 389,492.50	\$ 5,000.00	

Gross Square Feet **57,980**
 Original Year Built **1975**
 Recent Renovation **2014**
 Replacement Cost **\$17,394,000**
 Student Population 2019-2020 **511**
 Students and Staff **598**

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Auditorium, Dining and Gym are all shared spaces
 Furniture has been replaced in the past few years



Hoover Elementary School

School History and Overview

712-328-6537



1205 N Broadway, Council Bluffs, IA 51503

Namesake & Mascot

Hoover Elementary School is named for the 31st President of the United States. The mascot is the bulldog.

Building Statistics

Approximately 470 students in grades PreK-5 attend school at Hoover. The building has 61,342 square footage on two occupied floors.

Building History

1950: Building constructed

1991: The Elementary School Improvement Plan (ESIP), Phase 1, included the addition of a new media center and early childhood classrooms

2010: Hoover was closed for one year for major renovation and expansion. The \$6.65 million renovation included:

- Two building additions: one on the west side that wraps around to the north and the other at the inside corner on the southeast part of the existing building. Both additions are a one story addition.
- New sidewalks adjacent to the new building additions.
- Removal of parking west of the Multi-Purpose Room.
- Addition of sidewalk and stair at north end along new building addition.
- Additional concrete parking added at south end of property at existing playground.
- Revision of retaining wall adjacent to the main entry for new stairs.
- New landscaping



- Addition of retaining wall that carves into the hill on the east side of the hard surface play area to relocate the playground equipment.
- New geo-thermal loop field located under the new concrete play area and parking on the south and east of the existing building.

2010-11: All Hoover students attended school in the former Washington building during the 2010-11 school year.

2011: Hoover re-opened. Some students from Washington Elementary were re-assigned to attend Hoover when Washington closed as an elementary attendance center.

Online Information

Hoover Website



MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Hoover		na	na	na	na	\$ -		
Locker Rooms	Hoover		na	na	na	na	\$ -		
Playgrounds	Hoover		Good	Adequate	2031	Future	\$ -		nothing projected in 1-5 years
Tracks	Hoover		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Hoover	2011	Good	Adequate	2036	Future	\$ -		Shared with gym and dining
Ceilings	Hoover	2011	Fair	Adequate	2036	Beneficial	\$ 7,667.75		Maintenance of damaged ceiling over five years
Dining Areas	Hoover	2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Hoover	2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Hoover	2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Hoover	2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Hoover	2011	Fair	Adequate	2036	Beneficial	\$ 15,335.50		Maintenance of walls, metals over five years
Restrooms	Hoover	2011	Good	Adequate	2036	Future	\$ -		Restrooms renovated in 2011
Safety & Security									
Electrical Service	Hoover	2011	Good	Adequate		Necessary	\$ 10,000.00		2000A, 277/480V, 3-phase, need to investigate surge events
Elevators	Hoover		Good	Adequate	2036	Future	\$ -		State ID #7377/Hydraulic
Fencing	Hoover		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Hoover	2011	Good	Adequate		Future	\$ -		Siemens FireFinder XLS with smoke detection throughout
Generator	Hoover		na	na		na	\$ -		
Security Access Control	Hoover	n/a	n/a	n/a	2023	Necessary	\$ 60,000.00		Currenty alarm system for front door only
Video Surveillance System	Hoover	2012	Fair	>Adequate	2023	Necessary	\$ 30,000.00		Luxriot (Iqvision Axis, and dlink Cameras -19)
Technology									
Classroom Technology	Hoover	2017	Good	Adequate	2022	Necessary	\$ 58,750.00		
Clock Systems	Hoover	2008	Excellent	Adequate		Future	\$ -		Primex
Network	Hoover	2018	Excellent	Adequate	2023	Future	\$ 25,000.00		Ruckus R710
Paging/Intercom Systems	Hoover	2008	Excellent	Adequate		Future	\$ -		Rauland system 21
Telecom Closets	Hoover	2015	Execellent	Adequate	2022	Future	\$ 1,000.00	\$ 3,000.00	
Telephone System	Hoover	2014	Excellent	Adequate	2022	Future	\$ 25,000.00		Cox VOIP (leased service/analog-security)
Facility Infrastructure									
Building Controls	Hoover	2012	Good	Adequate			\$ -		
Building Exteriors	Hoover		Fair	Adequate		Necessary	\$ 41,501.00		Maintenance for Masonry Brick/Eifs/Paint/Cast Stone
HVAC	Hoover	2012	Good	Adequate		Necessary	\$ 6,000.00		Replace/repipe vault sump pump
Lighting	Hoover		Good	Adequate		Future	\$ -		LED
Parking Lots	Hoover		Fair	Adequate		Necessary	\$ 6,500.00		Needs some work in 0-5 years
Plumbing	Hoover	2012	Good	Adequate		Future	\$ -		
Roofs	Hoover		Poor	Adequate		Necessary	\$ 2,000.00		Skylights need fixed in 2020/Maintenance for roofing accessories
Sidewalks/Retaining Walls	Hoover		Fair	Adequate		Necessary	\$ 2,500.00		Needs some work in 0-5 years
Total							\$ 291,254.25	\$ 3,000.00	

Gross Square Feet **61,342**
 Original Year Built **1950**
 Recent Renovation **2011**
 Replacement Cost **\$18,402,600**
 Student Population 2019-2020 **470**
 Students and Staff **529**

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Extended parking at front entrance (west side) is needed
 Playground needs to be updated
 Geothermal is under the playground in the back of building
 Issue with children getting on lower roof and causing damage
 Gym/Dining/Auditorium are one shared space, stage area provided



Lewis & Clark Elementary School

School History and Overview

712-328-6471



1603 Grand Avenue, Council Bluffs, IA 51503

Namesake & Mascot

Lewis & Clark Elementary School is named for Meriwether Lewis and William Clark, the leaders of the 1804-1806 Corps of Discovery commissioned by then president Thomas Jefferson. The mascot honors the namesakes, who famously explored the American West.

Building Statistics

Approximately 260 students in grades PreK-5 attend school at Lewis & Clark. The building has 36,310 square footage on one floor.

Building Updates

1957: Building was constructed

2002: Two preschool rooms added with grant from the Iowa West Foundation

2011: Some students from Washington Elementary were re-assigned to attend Lewis & Clark when Washington closed as an elementary attendance center.

2014-15: Students attend classes at former Washington Elementary during the L&C renovation

2015: Building renovation and additions:

- renovation of the existing structure, new entrance with safety vestibule and administration wing
- renovated kitchen
- updated classroom space, as well
- additional restrooms.
- mechanical and electrical upgrades throughout the building – including occupancy sensors, fire alarms, and geothermal heat pump system.
- addition of bus drop off lane
- new accessible playground



- addition to the south side of the building for new stage and additional storage
- addition of computer storage cabinets in all classrooms.
- re-roofing over several sections of the existing building

Online Information

[Lewis & Clark Website](#)



Council Bluffs
Community
SCHOOL DISTRICT

MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Lewis & Clark	na	na	na	na	na	\$ -		
Locker Rooms	Lewis & Clark	na	na	na	na	na	\$ -		
Playgrounds	Lewis & Clark		Good	Adequate		Future	\$ -		nothing projected in 0-5 years
Tracks	Lewis & Clark	na	na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Lewis & Clark	2015	Good	Adequate	2040	Future	\$ -		shared space with gym and dining
Ceilings	Lewis & Clark	2015	Fair	Adequate	2040	Beneficial	\$ 4,538.75		Maintenance of damaged ceiling over five years
Dining Areas	Lewis & Clark	2015	Good	Adequate	2040	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Lewis & Clark	2015	Good	Adequate	2040	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Lewis & Clark	2015	Good	Adequate	2040	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Lewis & Clark	2015	Good	Adequate	2040	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Lewis & Clark	2015	Fair	Adequate	2040	Beneficial	\$ 9,077.50		No repairs/replacement projected in 1-5 years
Restrooms	Lewis & Clark	2015	Good	Adequate	2040	Future	\$ -		Restrooms renovated in 2015
Safety & Security									
Electrical Service	Lewis & Clark	2015	Excellent	>Adequate		Future	\$ -		1600A, 120/208V, 3-phase
Elevators	Lewis & Clark	na	na	na	na	na	\$ -		single story, no elevator
Fencing	Lewis & Clark		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Lewis & Clark	2015	Good	Adequate		Future	\$ -		Simplex 4010 System w/voice notification and smoke detection throughout
Generator	Lewis & Clark		na	na		na	\$ -		
Security Access Control	Lewis & Clark	n/a	n/a	n/a	2023	Necessary	\$ 50,000.00		Currenty alarm system for front door only
Video Surveillance System	Lewis & Clark	2015	Fair	>Adequate	2023	Necessary	\$ 25,000.00		Luxriot (IAxis, and dlink Cameras -24)
Technology									
Classroom Technology	Lewis & Clark	2015	Good	Adequate	2021	Necessary	\$ -	\$ -	No cost (move from Madison)
Clock Systems	Lewis & Clark	2015	Excellent	Adequate		Future	\$ -		Primex
Network	Lewis & Clark	2018	Excellent	Adequate	2023	Future	\$ 15,000.00	\$ -	Ruckus R710
Paging/Intercom Systems	Lewis & Clark	2015	Excellent	Adequate		Future	\$ -		Rauland system 21
Telecom Closets	Lewis & Clark	2015	Excelllent	Adequate	2022	Future	\$ 1,000.00	\$ 4,000.00	
Telephone Systems	Lewis & Clark	2015	Excellent	Adequate	2022	Future	\$ 15,000.00		Cox VOIP (leased service/analog-security)
Facility Infrastructure									
Building Controls	Lewis & Clark	2015	Good	Adequate		Future	\$ -		
Building Exteriors	Lewis & Clark		Fair	Adequate		Necessary	\$ 25,001.00		Masonry Brick storage repair/Maintenance
HVAC	Lewis & Clark	2015	Excellent	Adequate		Future	\$ -		
Lighting	Lewis & Clark		Good	Adequate		Future	\$ -		
Parking Lots	Lewis & Clark		Fair	Adequate		Future	\$ -		
Plumbing	Lewis & Clark		Excellent	Adequate		Future	\$ -		
Roofs	Lewis & Clark		Good	Adequate		Future	\$ -		
Sidewalks/Retaining Walls	Lewis & Clark		Poor	Adequate		Necessary	\$ 13,650.00		Needs some retaining wall work in 0-5 years
Total							\$ 158,267.25	\$ 4,000.00	

Gross Square Feet **36,310**
Original Year Built **1957**
Recent Renovation **2015**
Replacement Cost **\$10,893,000**
Student Population 2019-2020 **260**
Students and Staff **366**

HGM Associates
ETI
MBS
CBCSD Technology

na - not applicable

Notes: Hill behind property should have a retaining wall
Children can access roof from back retaining wall
Parking lot on northeast side needs repair
Gym/Dining/Auditorium are one shared space, stage area provided
Older exterior doors/thresholds may need to be replace in 5-10 years



Longfellow Elementary School

School History and Overview

712-328-6522



2011 S 10th Street, Council Bluffs, IA 51501

Namesake & Mascot

Longfellow Elementary School is named for the 19th century poet and educator, Henry Wadsworth Longfellow. The mascot is the Lion.

Building Statistics

Approximately 552 students in grades PreK-5 attend school at Longfellow. The building has 89,135 square footage on three floors. The only elementary building auditorium in the school district is located at Longfellow.

Building Updates

1939: Building was constructed to replace the original 1883 building.

1957: Gymnasium was added

1985: Students in grades 7 and 8 were moved out of Longfellow, making it a K-6 building.

1999: School was remodeled.

2010-2011: Renovation and addition project included:

- Add a new parking lot in the northeast corner and construct a new ramp and stairs at the main entrance.
- Add two-story addition for four primary classrooms, cafeteria/ commons space, counselor and speech therapist offices, P.E. office/storage area, mechanical/ electrical room, media center, computer lab, multi-purpose room.
- Add East addition for a preschool classroom, restrooms and vestibule.
- Add West addition for teacher workroom, health office, and administrative office.
- Renovate the lower level creating art, instrumental music, AEA and community rooms.
- Renovate the existing library and computer lab on the second floor turning the area into classrooms



and renovate library and computer lab areas on the first floor turning it into vocal music and ELL/Special Education classrooms.

- Reconfigure the entryway safety vestibule to enhance the visibility from the office area.
- Replace doors/frames/hardware and reconfigure classroom entries to meet ADA standards.
- Provide new wall finishes, install new ceilings and student lockers.
- Upgrade/extend mechanical systems, fire sprinkler system, electrical/cabling infrastructure and lighting.
- Renovate auditorium including stage floor, curtains, seats

2011: \$5.9 million renovation was completed

Online Information

Longfellow Website



Council Bluffs
Community
SCHOOL DISTRICT

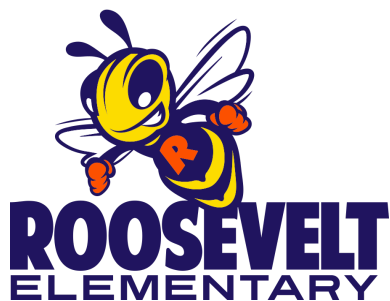
MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Longfellow		na	na	na	na	\$ -		
Locker Rooms	Longfellow		na	na	na	na	\$ -		
Playgrounds	Longfellow		Good	Adequate	2031	Future	\$ -		nothing projected in 1-5 years
Tracks	Longfellow		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Longfellow	2011	Good	Adequate	2036	Critical	\$ 15,000.00		Raise guardrail in balcony to meet current code
Ceilings	Longfellow	2011	Fair	Adequate	2036	Beneficial	\$ 11,141.88		Maintenance of damaged ceiling over five years
Dining Areas	Longfellow	2011	Excellent	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Longfellow	2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Longfellow	2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Longfellow	2011	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Longfellow	2011	Fair	Adequate	2036	Beneficial	\$ 22,283.75		Maintenance of walls, metals over five years
Restrooms	Longfellow	2011	Excellent	Adequate	2036	Future	\$ -		Restrooms renovated in 2011
Safety & Security									
Electrical Service	Longfellow	2011	Good	Adequate		Future	\$ -		2000A, 2778/408V, 3-phase
Elevators	Longfellow		Good	Adequate	2036	Future	\$ -		State ID #8270/Hydraulic
Fencing	Longfellow		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Longfellow	2011	Good	Adequate		Future	\$ -		Siemens Fire Finder, smoke detection throughout
Generator	Longfellow		na	na		na	\$ -		
Security Access Control	Longfellow	n/a	n/a	n/a	2024	Necessary	\$ 70,000.00		Currenty alarm system for front door only
Video Surveillance System	Longfellow	2013	Good	>Adequate	2024	Necessary	\$ 35,000.00		Luxriot (27 Axis Cameras)
Technology									
Classroom Technology	Longfellow	2011-2017	Fair	Adequate	2025	Necessary	\$ 58,750.00	\$ -	
Clock Systems	Longfellow	2001	Good	Adequate		Future	\$ -		American Time Signal (IQSync)
Network	Longfellow	2018	Excellent	Adequate	2023	Future	\$ 25,000.00	\$ -	Ruckus R710
Paging/Intercom Systems	Longfellow	2001	Good	Adequate		Future	\$ -		Rauland system 21
Telecom Closets	Longfellow	2015	Excelllent	Adequate	2022	Future	\$ 2,000.00	\$ 4,000.00	
Telephone System	Longfellow	2014	Excellent	Adequate	2022	Future	\$ 25,000.00		Cox VOIP (leased service/analog-security and elevator only)
Facility Infrastructure									
Building Controls	Longfellow	pre-2002/2010	Poor	Inadequate		Necessary	\$ 85,000.00		Half of existing controls are obsolete
Building Exteriors	Longfellow		Poor	Adequate		Necessary	\$ 110,001.00		Masonry, stone, CMU, stairs need repairs
HVAC	Longfellow	pre-2002/2010	Fair	Adequate		Beneficial	\$ 219,500.00		ERV's, heat pumps, geothermal vault sump pump, see ETI report
Lighting	Longfellow	2011	Good	Adequate		Future	\$ -		LED
Parking Lots	Longfellow		Fair	Adequate	2026	Future	\$ -		No repairs/replacement projected in 1-5 years
Plumbing	Longfellow	pre-2002/2010	Fair	Adequate		Beneficial	\$ 16,000.00		Water heater replacement in basement
Roofs	Longfellow		Fair	Adequate	2020	Necessary	\$ 12,500.00		SPMR under contract
Sidewalks/Retaining Walls	Longfellow		Poor	Adequate		Necessary	\$ 5,000.00		PCC stairs, sidewalk
Total							\$ 712,176.63	\$ 4,000.00	

Gross Square Feet 89,135
Original Year Built 1939
Recent Renovation 2011
Replacement Cost \$26,740,500
Student Population 2019-2020 552
Students and Staff 615

HGM Associates
ETI
MBS
CBCSD Technology
Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Roof leaks around elevator area
Paint stair handrails
Two basketball goals are stationary
Auditorium, Dining and Gym are all separate spaces



Roosevelt Elementary School

School History and Overview

712-328-6528



517 N 17th Street, Council Bluffs, IA 51501

Namesake & Mascot

Roosevelt Elementary School is named for the 26th President of the United States. The Junior Jacket mascot is related to the Yellow Jackets of Thomas Jefferson High School where Roosevelt students will attend high school.



Building Statistics

Approximately 478 students in grades PreK-5 attend school at Roosevelt. The building has 59,336 square footage on three floors.

Building Updates

1907: Building was originally constructed on this site, with additions in 1913 and 1925.

1952: Current structure was built.

1966: Addition to the building

2012: Building renovation included:

- Two-story addition to the front of the building to accommodate a new safety vestibule, school lobby, administrative and health offices on the first floor. Second floor features a new media center and classrooms.
- New landscaping
- Updated interior finishes, including flooring, painting and ceilings
- Energy efficient lighting and windows
- Updated fire alarms and sprinkler systems
- Updated classrooms with white boards and some new furniture
- New geo-thermal loop field for updated heating and cooling system
- New playground area



- Exterior masonry and tuck-pointing improvements
- Updated HVAC and plumbing, including updated restrooms
- Re-installation of sidewalk and front steps
- Multi-purpose room updates

Online Information

Roosevelt Website



MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Roosevelt		na	na	na	na	\$ -		
Locker Rooms	Roosevelt		na	na	na	na	\$ -		
Playgrounds	Roosevelt		Good	Adequate	2031	Future	\$ -		nothing projected in 0-5 years
Tracks	Roosevelt		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Roosevelt	2012	Good	Adequate	2037	Future	\$ -		shared space with gym and dining
Ceilings	Roosevelt	2012	Fair	Adequate	2037	Beneficial	\$ 7,417.00		Maintenance of damaged ceiling over five years
Dining Areas	Roosevelt	2012	Excellent	Adequate	2037	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Roosevelt	2012	Good	Adequate	2037	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Roosevelt	2012	Good	Adequate	2037	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Roosevelt	2012	Good	Adequate	2037	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Roosevelt	2012	Fair	Adequate	2037	Beneficial	\$ 14,834.00		Maintenance of walls, metals over five years
Restrooms	Roosevelt	2012	Good	Adequate	2037	Future	\$ -		Restrooms renovated in 2012
Safety & Security									
Electrical Service	Roosevelt	2012	Good	Adequate		Future	\$ -		
Elevators	Roosevelt		Good	Adequate	2037	Future	\$ -		State ID #13295/Hydraulic, Wheel Chair Lift State ID #13525
Fencing	Roosevelt		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Roosevelt	2012	Good	Adequate		Future	\$ -		Simplex 4010 w/voice notification
Generator	Roosevelt		na	na		na	\$ -		
Security Access Control	Roosevelt	n/a	n/a	n/a	2024	Necessary	\$ 60,000.00		Currenty alarm system for front door only
Video Surveillance System	Roosevelt	2015	Fair	>Adequate	2024	Necessary	\$ 30,000.00		Luxriot (Iqvisioni, Axis Cameras -31)
Technology									
Classroom Technology	Roosevelt	2015	Good	Adequate	2025	Necessary	\$ 58,750.00	\$ -	
Clock Systems	Roosevelt	2012	Excellent	Adequate		Future	\$ -		Primex
Network	Roosevelt	2018	Excellent	Adequate	2023	Future	\$ 25,000.00	\$ -	Ruckus R710
Paging/Intercom Systems	Roosevelt	2012	Excellent	Adequate		Future	\$ -		Rauland system 21
Telecom Closets	Roosevelt	2015	Excelllent	Adequate	2022	Future	\$ 2,000.00	\$ 2,000.00	
Telephone System	Roosevelt	2012	Excellent	Adequate	2022	Future	\$ 25,000.00		Cox VOIP (leased service/analog-security)
Facility Infrastructure									
Building Controls	Roosevelt	pre-2002/2011	Poor	Inadequate		Necessary	\$ 55,000.00		Half of building controls are obsolete
Building Exteriors	Roosevelt		Fair	Adequate		Necessary	\$ 30,001.00		Masonry Brick for chimney in 1-5 years
HVAC	Roosevelt	pre-2002/2010	Fair	Adequate		Unsatisfactory	\$ 274,500.00		Replace ERV's, heat pumps, vault sump pump, see ETI report
Lighting	Roosevelt	2012	Good	Adequate		Future	\$ -		LED
Parking Lots	Roosevelt		Fair	Adequate		Future	\$ -		Nothing projected in 0-5 years
Plumbing	Roosevelt	pre-2002/2010	Fair	Adequate		Necessary	\$ 32,000.00		Replace water heaters
Roofs	Roosevelt		Fair	Adequate		Necessary	\$ 82,500.00		Maintenance in 0-5 years
Sidewalks/Retaining Walls	Roosevelt		Fair	Adequate		Necessary	\$ 1,500.00		Needs some sidewalk work in 0-5 years
Total							\$ 698,502.00	\$ 2,000.00	

Gross Square Feet **59,336**
 Original Year Built **1952**
 Recent Renovation **2012**
 Replacement Cost **\$17,800,800**
 Student Population 2019-2020 **478**
 Students and Staff **549**

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Basement gets water in it during heavy rain
 Possible masonry tuck-pointing and window caulking
 Auditorium, Dining and Gym are all separate spaces



Rue Elementary School

School History and Overview

712-328-6540

• 3326 6th Avenue, Council Bluffs, IA 51501

Namesake & Mascot

Rue Elementary School is named after James B. Rue, an educator who was instrumental in starting the schools in the Council Bluffs area. He served as the first principal of Council Bluffs High School.



Building Statistics

Approximately 371 students in grades PreK-5 attend school at Rue. The building has 51,473 square footage on two floors. On the North side of the building, the original entrance can be seen.



Building Updates

1924: Building was constructed.

1951: Addition #1

1991: The Elementary School Improvement Plan (ESIP), Phase 1, included the addition of a new media center and early childhood classrooms at Rue.

2009-10: Rue students attended school at the Ninth Avenue building during renovation of the school. The building had been purchased from St. Albert Catholic Schools with a grant from the Iowa West Foundation for the purpose of temporary space for students during school renovations.

2010: Rue was reopened after renovations to comply with elementary specifications, including:

- New entryway with safety vestibule
- Updated lighting
- Updated school lobby and administrative offices
- Addition for preschool classrooms

- Geothermal well system for heating and cooling
- New interior finishings on floors, ceilings and walls.
- Reconfiguration of front entrance stairs and sidewalk/ramp.

Online Information

Rue Website



MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Rue		na	na	na	na	\$ -		
Locker Rooms	Rue		na	na	na	na	\$ -		
Playgrounds	Rue		Good	Adequate	2031	Future	\$ -		nothing projected in 1-5 years
Tracks	Rue		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Rue	2010	Good	Adequate	2035	Future	\$ -		shared space with gym and dining
Ceilings	Rue	2010	Fair	Adequate	2035	Beneficial	\$ 6,434.13		Maintenance of damaged ceiling over five years
Dining Areas	Rue	2010	Excellent	Adequate	2035	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Rue	2010	Good	Adequate	2035	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Rue	2010	Good	Adequate	2035	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Rue	2010	Good	Adequate	2035	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Rue	2010	Fair	Adequate	2035	Beneficial	\$ 12,868.25		Maintenance of walls, metals over five years
Restrooms	Rue	2010	Good	Adequate	2035	Future	\$ -		Restrooms renovated in 2012
Safety & Security									
Electrical Service	Rue	2006	Good	>Adequate		Future	\$ -		2000A, 120/208A, 3-phase
Elevators	Rue		Good	Adequate	2035	Future	\$ -		State ID #12875/Hydraulic, Wheel Chair Lift State ID #12844
Fencing	Rue		Good	Adequate		Future	\$ -		
Fire Alarm Systems	Rue		Good	Adequate		Future	\$ -		FCI 7100 Series w/ smoke detection throughout
Generator	Rue	1991	Poor	Inadequate		Beneficial	\$ -		May not need to be replace since emergency lighting powered by batteries
Security Access Control	Rue	n/a	n/a	n/a	2024	Necessary	\$ 60,000.00		Currenty alarm system for front door only
Video Surveillance System	Rue	2017	Fair	>Adequate	2024	Necessary	\$ 30,000.00		Luxriot (Axis Cameras -24)
Technology									
Classroom Technology	Rue	2015	Good	Adequate	2021	Necessary	\$ -	\$ -	No cost (move from Madison Campus)
Clock Systems	Rue	2011	Fair	Adequate		Future	\$ -		American Time Signal (IQSync)
Network	Rue	2018	Excellent	Adequate	2023	Future	\$ 20,000.00	\$ -	Ruckus R710
Paging/Intercom Systems	Rue	2011	Fair	Adequate		Future	\$ -		Archetechtural Acustics Model UMA1502
Telecom Closets	Rue	2015	Excelllent	Adequate	2022	Future	\$ 2,000.00	\$ 1,000.00	
Telephone System	Rue	2014	Excellent	Adequate	2022	Future	\$ 15,000.00		Cox VOIP (leased service/analog-security)
Facility Infrastructure									
Building Controls	Rue	2006/2010	Good	Adequate		Future	\$ -		No known issues, investigate to see if system is completely up to date.
Building Exteriors	Rue		Fair	Adequate		Necessary	\$ 9,501.00		Stone needs replaced in 2020/Maintenance
HVAC	Rue	2006/2010	Good	Adequate		Beneficial	\$ 165,000.00		Replace ERV's and heat pumps, see ETI report
Lighting	Rue	2006	Good	Adequate		Future	\$ -		Consider updating from fluorescent to LED
Parking Lots	Rue		Fair	Adequate		Future	\$ -		Nothing projected in 0-5 years
Plumbing	Rue	2006/2010	Good	Adequate		Future	\$ -		Recent project to replace sewer line to outside main
Roofs	Rue		Poor	Adequate		Critical	\$ 251,250.00		Roofing needs some parts replaced in 2020/Future replacements
Sidewalks/Retaining Walls	Rue								
Total							\$ 572,053.38	\$ 1,000.00	

Gross Square Feet **51,473**
 Original Year Built **1924**
 Recent Renovation **2010**
 Replacement Cost **\$15,441,900**
 Student Population 2019-2020 **371**
 Students and Staff **437**

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Sewer backups
 Roofing replacement/repairs needed
 Auditorium, Dining and Gym are all separate spaces
 Gym/Dining needs sound attenuation



Kanesville Alternative Learning Center

School History and Overview

712-328-6493

• 2501 W Broadway, Council Bluffs, IA 51501

Namesake

Kanesville Alternative Learning Center is named after the city's original name of Kanesville before it became Council Bluffs.

Building Statistics

Approximately 150 students in grades 6-12 attend Kanesville Alternative Learning Center. The building has 39,190 square footage. The school district's central office was located in the basement of the building for many years.

Building Updates

1954: Building constructed as Washington Elementary School, replacing the original 1866 building on the adjacent property.

2001: Building remodel included an updated heating and cooling system

2003: Renovation included updates to the infrastructure, including heating and cooling system, new windows for energy efficiency and projects to improve accessibility.

2006: 120 Crescent students joined Washington students for two years in this building while their school was re-built following a fire.

2011: Building closed as an attendance center, and students were reassigned to attend school at Hoover, Lewis & Clark and Bloomer Elementary Schools.

2011: Hoover Elementary students attended school in this former Washington school building during renovation of the Hoover school.



2015: Lewis & Clark Elementary students attended school in this former Washington school building during renovation of the Lewis & Clark school.

2017: Kanesville Alternative Learning Center in the former Tinley building was moved mid-year to this building. The Tinley boiler had failed and could not be turned on for the winter.

Online Information

Want to learn more? [Link here](#)



MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Kanesville		na	na		na	\$ -		
Locker Rooms	Kanesville		na	na	na	na	\$ -		
Playgrounds	Kanesville		Good	Adequate		Future	\$ -		nothing projected in 1-5 years
Tracks	Kanesville		na	na		na	\$ -		
Educational Enviroment									
Auditoriums	Kanesville	2003	Fair	Adequate	2036	Future	\$ -		Shared with gym and dining
Ceilings	Kanesville	2003	Fair	Adequate	2036	Beneficial	\$ 4,898.75		Maintenance of damaged ceiling over five years
Dining Areas	Kanesville	2003	Fair	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Flooring	Kanesville	2003	Fair	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Kanesville	2003	Fair	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Kanesville	2003	Fair	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Paint	Kanesville	2003	Fair	Adequate	2036	Beneficial	\$ 9,797.50		Maintenance of walls, metals over five years
Restrooms	Kanesville	2003	Fair	Adequate	2036	Future	\$ -		
Safety & Security									
Electrical Service	Kanesville		Good	Adequate		Future	\$ -		1200A, 120/208, 3-phase
Elevators	Kanesville			Inadequate			\$ -		no elevator/three level building
Fencing	Kanesville						\$ -		see HGM report - retaining wall/fence
Fire Alarm Systems	Kanesville		Good	Adequate		Future	\$ -		FCI S3 Series with smoke detection throughout
Generators	Kanesville		na	na		na	\$ -		none present
Security Access Control	Kanesville	n/a	n/a	n/a	2024	Necessary	\$ 60,000.00		Currently alarm system for front and back door
Video Surveillance System	Kanesville	2016	Fair	>Adequate	2024	Necessary	\$ 30,000.00		Luxriot (Axis, and dlink Cameras -15)
Technology									
Classroom Technology	Kanesville	2003	Fair	Adequate	2036	Future	\$ 23,500.00		
Clock Systems	Kanesville	2000	Excellent	Adequate	0	Future	\$ -		
Network	Kanesville	2018	Excellent	Adequate	2023	Future	\$ 10,000.00		Ruckus R710
Paging/Intercom Systems	Kanesville	n/a	n/a	Inadequate		Necessary	\$ -		Have no system
Telecom Closets	Kanesville	2015	Excellent	Adequate	2022	Future	\$ 3,000.00		
Telephone System	Kanesville	2016	Excellent	Adequate	2022	Future	\$ 10,000.00		Cox VOIP (leased service/analog-security)
Facility Infrastructure									
Building Controls	Kanesville	2004	Poor	Inadequate		Necessary	\$ 75,000.00		See ETI report
Building Exteriors	Kanesville		Fair	Adequate		Necessary	\$ 30,001.00		Masonry tuckpoint - chimney
HVAC	Kanesville	2004	Good	Adequate		Beneficial	\$ 238,000.00		See ETI report
Lighting	Kanesville		Good	Adequate		Future	\$ -		Has LED with occupancy sensors
Parking Lots	Kanesville		Poor	Poor		Necessary	\$ 76,213.80		Needs significant work in 2020
Plumbing	Kanesville	2004	Good	Adequate		Necessary	\$ 3,500.00		Replace instaneous hot wate heater in kitchen
Roofs	Kanesville		Fair	Fair		Necessary	\$ 243,750.00		Roofing/Maintenance
Sidewalks/Retaining Walls	Kanesville		Poor	Adequate		Necessary	\$ 137,994.62		Retaining Wall/Needs significant work in 2020
Total							\$ 955,655.67	\$ -	

Gross Square Feet **39,190**
Original Year Built **1954**
Recent Renovation **2003**
Replacement Cost **\$11,757,000**
Student Population 2019-2020 **150**
Students and Staff **181**

HGM Associates
ETI
MBS
CBCSD Technology
Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Building needs renovation
Not ADA compliant
Basement floods when drain in back stairwell is plugged
Back parking lot/playground need to be repaired/replaced



Madison Campus

School History and Overview

1751 Madison Avenue, Council Bluffs, IA 51503

Namesake

The Madison Campus name was chosen based on the street address. In 2019-20, it served as the temporary location of Kirn Middle School; In 2020-21 it will serve as the temporary location of Wilson Middle School.



Building Statistics

Was renovated to accommodate approximately 1,075 students in grades 6-8. The building has 93,355 square footage, and was opened in 2019.



Building Updates

2018: Building was purchased for \$1.9 million
2019: From January to August, the building transformation was completed, including:

- 60 classrooms
- art rooms
- library resource room
- three large music rooms
- a lunch room, and multi-purpose space for p.e.
- secure entrance, with no internal access to the public mall areas
- updated heating and cooling system
- additional restrooms
- all new flooring, paint and ceilings
- lobby and administrative offices, offices for health and the school resource officer
- parking lot configuration
- new exterior signs

- updated fire alarm system, including fire alarm systems
- organized the large one-story space into hallways for each of the three grade levels, with elective classrooms centralized

2020: Facility will be refreshed to prepare for Wilson Middle School students to occupy the building for the 2020-21 school year.

Online Information

Council Bluffs Schools Website

MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Madison	na	na	na	na	na	\$ -		
Locker Rooms	Madison	na	na	na	na	na	\$ -		
Playgrounds	Madison	na	na	na	na	na	\$ -		
Tracks	Madison	na	na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	Madison	2019	na	na	na	na	\$ -		
Ceilings	Madison	2019	Good	Adequate	2044	Beneficial	\$ -		Maintenance of damaged ceiling over five years
Dining Areas	Madison	2019	Good	Adequate	2044	Future	\$ -		No food preparation at this location
Flooring	Madison	2019	Good	Adequate	2044	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	Madison	2019	Good	Adequate	2044	Future	\$ -		No repairs/replacement projected in 1-5 years
Lockers	Madison	2019	na	na	na	na	\$ -		
Paint	Madison	2019	Good	Adequate	2044	Beneficial	\$ -		Maintenance of walls, metals over five years
Restrooms	Madison	2019	Good	Adequate	2044	Future	\$ -		Restrooms renovated in 2019
Safety & Security									
Electrical Service	Madison	2019	Good	Adequate	2044	Future	\$ -		
Elevators	Madison		na	na	na	na	\$ -		single story, no elevator
Fencing	Madison	na	na	na	na	na	\$ -		
Fire Alarm Systems	Madison	2019	Good	Adequate	2044	Future	\$ -		
Generator	Madison						\$ -		
Security Access Control	Madison	2019	Excellent	Adequate		Future	\$ -		Installed in 2019
Video Surveillance System	Madison	2019	Good	Adequate		Future	\$ -		Installed in 2019
Technology									
Classroom Technology	Madison	2019	Good	Adequate		Future	\$ -		Swing school 2019-2021
Clock Systems	Madison		na	na		na	\$ -		Swing school 2019-2021
Network	Madison	2019	Good	Adequate		Future	\$ -		Swing school 2019-2021
Paging/Intercom Systems	Madison	2019	Good	Adequate		Future	\$ -		Paging system only, no intercom
Telecom Closets	Madison	2019	Good	Adequate		Future	\$ -		Swing school 2019-2021
Telephone Systems	Madison	2019	Good	Adequate		Future	\$ -		Telephone in offices only
Facility Infrastructure									
Building Controls	Madison	2019	Good	Adequate		Future	\$ -		Zone control for up to six rooms
Building Exteriors	Madison	1986	Fair	Adequate		Future	\$ -		See HGM Report - patch and paint in 2019
HVAC	Madison	2019	Good	Adequate		Future	\$ -		Package rooftop units replaced in 2019
Lighting	Madison	2019	Good	Adequate		Future	\$ -		
Parking Lots	Madison		Fair	Adequate		Future	\$ 1,258,271.00		No repairs/replacement projected in 0-5 years
Plumbing	Madison		Fair	Adequate		Future	\$ -		Some new lines installed, some original underslab
Roofs	Madison	2011	Fair	Adequate		2027	\$ -	\$ 1,000,000.00	Projected replacement in 7 years
Sidewalks/Retaining Walls	Madison		Fair	Adequate		Necessary	\$ 1,500.00		PCC stairs, sidewalk
Total							\$ 1,259,771.00	\$ 1,000,000.00	

Gross Square Feet 95,355
 Original Year Built 1986
 Recent Renovation 2020
 Replacement Cost \$19,071,000
 Student Population 2019-2020 1072
 Students and Staff 1174

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Served as a temporary school for Kirn Middle in 2019-2020 school year
 Building was renovated in 2019 at a cost of \$3,817,842
 Building was purchased in 2018 at a cost of \$1,883,344
 Use of facility undetermined after 2021-21 school year



**Council Bluffs
Community**
SCHOOL DISTRICT

Facilities, Maintenance & Custodial Services

History and Overview

815 N 18th Street, Council Bluffs, Iowa 51501

Namesake

This building was formerly known as the Tucker Career and College Center. It is now appropriately named for the department that occupies the building.

Building Statistics

The building has 14,294 square footage and served as a Career & Technical Education Center until 2019, when CTE classes were moved into the high schools and onto the Iowa Western Community College campus. The Facilities, Maintenance and Custodial Services department moved into the facility in 2019.

Building History

1972: Building was constructed as a career center

1996: HVAC and Plumbing updates

2006: Renovation included the addition of a wing to house the broadcasting and health sciences classrooms

2007: HVAC and Plumbing updates

2019: Renovate restrooms, and update painting, flooring and ceilings



Online Information

Council Bluffs Schools Website



FACILITIES MAINTENANCE & CUSTODIAL SERVICES

815 NORTH 18TH STREET, COUNCIL BLUFFS, IA

FACILITY MASTER PLAN

May-20

COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT

MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	FMCS		na	na	na	na	\$ -		
Locker Rooms	FMCS		na	na	na	na	\$ -		
Playgrounds	FMCS		na	na	na	na	\$ -		
Tracks	FMCS		na	na	na	na	\$ -		
Educational Enviroment									
Auditoriums	FMCS		na	na		na	\$ -		
Ceilings	FMCS	2019	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Dining Areas	FMCS	2019	na	na		na	\$ -		
Flooring	FMCS	2019	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Gym	FMCS		na	na		na	\$ -		
Lockers	FMCS		Good	Adequate		Future	\$ -		Locker could be moved to another school if needed
Paint	FMCS	2019	Good	Adequate	2036	Future	\$ -		No repairs/replacement projected in 1-5 years
Restrooms	FMCS	2019	Fair	Adequate	2036	Future	\$ -		Restrooms renovated in 2011
Safety & Security									
Electrical Service	FMCS		Fair	Adequate		Future	\$ -		1600A, 277/480V, 3-phase
Elevators	FMCS		na	na	na	na	\$ -		single story, no elevator
Fencing	FMCS		Good	Adequate		Future	\$ -		
Fire Alarm Systems	FMCS		Good	Adequate		Future	\$ -		FCI 7100 Series
Generator	FMCS		na	na		na	\$ -		
Security Access Control	FMCS	n/a	n/a	n/a	2020	Necessary	\$ 15,000.00		
Video Surveillance System	FMCS	2017	Fair	>Adequate	2020	Necessary	\$ 15,000.00		
Technology									
Classroom Technology	FMCS	n/a	n/a	n/a	n/a	n/a	\$ -		
Clock Systems	FMCS	n/a	n/a	n/a		n/a	\$ -		
Network	FMCS	2018	Excellent	Adequate	2023	Future	\$ 15,000.00		Ruckus R710
Paging/Intercom Systems	FMCS	n/a	n/a	n/a		n/a	\$ -		
Telecom Closets	FMCS	2015	Excelllent	Adequate	2022	Future	\$ 1,000.00	\$ 2,000.00	
Telephone System	FMCS	2020	Excellent	Adequate	2022	Future	\$ 5,000.00		Cox VOIP (leased service/analog-security)
Facility Infrastructure									
Building Controls	FMCS		Fair	Adequate		Future	\$ -		
Building Exteriors	FMCS		Fair	Adequate		Necessary	\$ 37,501.00		Maintenance/Masonry Brick/Metal Wall Panel
HVAC	FMCS	1996/2007	Fair	Adequate		Beneficial	\$ 15,000.00		See ETI report
Lighting	FMCS		Good	Adequate		Future	\$ -		LED
Parking Lots	FMCS		Fair	Adequate		Necessary	\$ 114,185.98		Needs work in 1-5 years
Plumbing	FMCS	1996/2007	Fair	Adequate		Beneficial	\$ 10,000.00		See ETI report
Roofs	FMCS		Fair	Adequate		Future	\$ -		Maintenance
Sidewalks/Retaining Walls	FMCS		Good	Adequate		Future	\$ -		
Total							\$ 227,686.98	\$ 2,000.00	

Gross Square Feet **14,294**
 Original Year Built **1972**
 Recent Renovation **2019**
 Replacement Cost **\$4,288,200**
 Student Population 2019-2020 **0**
 Students and Staff **0**

HGM Associates
ETI
MBS
CBCSD Technology
 Highlighted cells have individual items under \$10,000. These item costs may fluctuate significantly depending upon how the repairs are packaged

na - not applicable

Notes: Building renovated and occupied by district facilities, maintenance and custodial services in 2019



Gale Wickersham Athletic Complex

History and Overview

Namesake

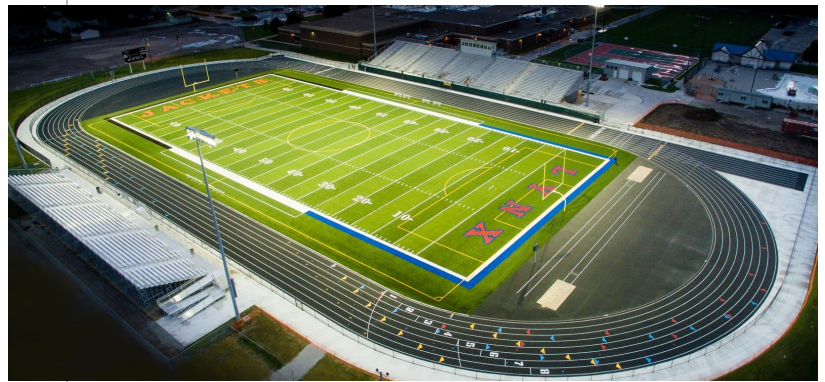
The renovation of the former CB Stadium is a proud reflection of the financial generosity of many community foundation, business and individual donors. Abraham Lincoln alumnus Gale Wickersham provided a lead gift of more than \$1 million to make the multi-million dollar project happen. The complex is often called The Wick.

Other namesakes at the complex include other notable donors and alumni.

- Dr. Ted Hoff Soccer Fields
- Ann Kmezich Fatovich Softball Fields
- Paul & Evan Hamilton and Family Donor Plaza
- Fred Maher Team Building
- Bruce Rasmussen Baseball Field
- Bob Nielsen Track
- Rod Rhoden Field Event Plaza
- Gale Wickersham Stadium

Facility Statistics

The Athletic Complex includes a new grand entrance on 16th Street, and a secondary entrance on Avenue G. The Complex includes fields for soccer, softball, baseball, as well as a team locker room building, stadium concession stand with outdoor covered seating, soccer and softball concession stands with restrooms, new eight-lane competition track, field event area, new parking lots, updated drainage, a donor recognition plaza, updated lighting and an impressive video scoreboard, operated by students.



Facility Updates

- 1965:** Council Bluffs Stadium was constructed.
- 1971:** Track installed
- 1988:** Bleacher, concession stand and restrooms added to baseball/softball area.
- 1989:** Football field/track grandstand built and soccer field irrigation installed
- 2009:** Football field re-crowned
Softball field lights upgraded
- 2010:** Baseball field, concession stand remodeled.
- 2015-2017:** Major renovation completed in phases

Online Information

CB Schools Website

MAJOR COMPONENTS	BUILDING	INSTALL DATE	CONDITION	CAPACITY	PLANNED REPLACE DATE	PRIORITY	1-5 YEAR COST	DEFERRED COST	COMMENTS
Athletics									
Athletic Fields	Wickersham	2016	Good	Adequate		Future	\$ -		nothing projected in 1-5 years
Locker Rooms	Wickersham	2016	Good	Adequate		Future	\$ -		nothing projected in 1-5 years
Playgrounds	Wickersham	2016	Good	Adequate		Future	\$ -		nothing projected in 1-5 years
Tracks	Wickersham	2016	Good	Adequate		Future	\$ -		nothing projected in 1-5 years
Educational Enviroment									
Auditoriums	Wickersham	2016	na	na		na	\$ -		Fred Maher Team Building
Ceilings	Wickersham	2016	Good	Adequate		Future	\$ 1,786.75		Fred Maher Team Building
Dining Areas	Wickersham	2016	na	na		na	\$ -		
Flooring	Wickersham	2016	Good	Adequate		Future	\$ -		Fred Maher Team Building
Gym	Wickersham	2016	na	na		na	\$ -		
Lockers	Wickersham	2016	Good	Adequate		Future	\$ -		Fred Maher Team Building
Paint	Wickersham	2016	Good	Adequate		Future	\$ 3,573.50		Fred Maher Team Building
Restrooms	Wickersham	2016	Good	Adequate		Future	\$ -		Fred Maher Team Building
Safety & Security									
Electrical Service	Wickersham	2016	Good	Adequate		Future	\$ -		Multiple systems for each facility in good condition
Elevators	Wickersham		na	na	na	na	\$ -		
Fencing	Wickersham	2016	Good	Adequate		Future	\$ -		
Fire Alarm Systems	Wickersham		na	na		na	\$ -		
Generator	Wickersham		na	na		na	\$ -		
Security Access Control	Wickersham						\$ -		Included with FMCS
Video Surveillance System	Wickersham						\$ -		Included with FMCS
Technology									
Classroom Techology	Wickersham						\$ -		Included with FMCS
Clock Systems	Wickersham						\$ -		Included with FMCS
Network	Wickersham						\$ -		Included with FMCS
Paging/Intercom Systems	Wickersham						\$ -		Included with FMCS
Telecom Closets	Wickersham						\$ -		Included with FMCS
Telephone System	Wickersham						\$ -		Included with FMCS
Facility Infrastructure									
Building Controls	Wickersham	2016	Good	Adequate		Future	\$ -		
Building Exteriors	Wickersham		na	na		na	\$ -		
HVAC	Wickersham	2016	Good	Adequate		Beneficial	\$ 15,000.00		See ETI report
Lighting	Wickersham	2016	Good	Adequate		Future	\$ -		Fred Maher Team Building has LED with occupancy control
Parking Lots	Wickersham		Fair	Adequate		Future	\$ -		Nothing projected in 1-5 years
Plumbing	Wickersham	2016	Good	Adequate		Beneficial	\$ -		See ETI report
Roofs	Wickersham		na	na		na	\$ -		
Sidewalks/Retaining Walls	Wickersham		Good	Adequate		Future	\$ -		Nothing projected in 1-5 years
Total							\$ 20,360.25	\$ -	

Gross Square Feet **14,294**
 Original Year Built **2016**
 Recent Renovation
 Replacement Cost **\$19,133,650**
 Student Population 2019-2020 **na**
 Students and Staff **na**

HGM Associates
ETI
MBS
CBCSD Technology

na - not applicable

Notes:

RECOMMENDATIONS - FACILITY MASTER PLAN

Consultants were hired by the District late in 2019 to develop a five-year facility master plan to identify facility needs and make recommendations to ensure that district facilities provide an excellent learning environment through efficiency, modernization and preservation. Meyer Building Solutions developed the format for summarizing the facility data in five major categories of building components rated by condition, capacity, priority and cost for a period of five years. The five categories include athletics, educational environment, safety & security, technology and facility infrastructure. The buildings and grounds were surveyed by the District Technology Department, Engineering Technologies, Inc., HGM Associates, and Meyer Building Solutions. BVH Architects updated floor plans for each building.

All schools with the exception of Kanesville Alternative Learning Center and Wilson Middle School received major renovation during the past 12 years so buildings are largely in good condition. Carter Lake and College View were newly constructed and opened in 2011. Kirn Middle School is being renovated and will be ready for students in August 2020. Wilson Middle is scheduled for a complete renovation starting in June 2020 and scheduled to be complete before the start of the 2021-2022 school year. The Facility Master Plan identifies \$13,724,770 in expected cost for district facilities over the next five years with much of that in facility components relating to safety & security, technology, heating/ventilation/air conditioning, parking lots and roofs. Detailed reports and recommendations for components are available in the district office as listed in the Appendix of Data.

ATHLETICS

Athletic Fields – Wickersham Athletic Complex was opened in 2016 and is very good condition. Fields should be groomed and maintained on a schedule as needed. Fields should be thoroughly inspected annually.

Locker Rooms – Locker rooms located at Wickersham Athletic Complex are in excellent condition and should only require regular maintenance over the next 1-5 years. The locker rooms at Abraham Lincoln High School and Thomas Jefferson High School will require some upgrades in flooring, painting and locker repair over the next 1-5 years. The girl's locker room at Thomas Jefferson High School is below grade and susceptible to flooding in periods of heavy rain and was originally constructed for boys so gang showers and urinals are still present. The location of this locker room should be evaluated.

Playgrounds – Playgrounds have been improved over the past several years across the district and are in good condition. The playground at Crescent Elementary is not ADA accessible as shown in HGM's report. Playgrounds should have pea gravel / wood chips filled annually and inspected every six months by a member of staff; issues should be addressed immediately

Tracks – The track at Abraham Lincoln and Kirn Middle School will need extensive repairs as shown in the HGM report and on the summary sheet. Running tracks should be inspected every five years with repairs made based on recommendations.

RECOMMENDATIONS - FACILITY MASTER PLAN

EDUCATIONAL ENVIRONMENT

Auditoriums – Abraham Lincoln High School, Thomas Jefferson High School and Longfellow Elementary are the schools that have dedicated auditoriums. The other schools have multi-use space that shares auditorium functions with gymnasiums and student dining. The condition of the district auditorium and shared space are generally in good condition and adequate in capacity for the use they were intended. Longfellow should have the balcony handrail raised to meet current code.

Ceilings – Ceilings in district school are in fair to good condition. Water damage from roof leaks mechanical equipment and plumbing lines is evident in nearly every building along with normal wear and tear from building use. The district should budget approximately \$34,000 annually to repair and replaced damaged ceilings.

Flooring – Flooring in district school is generally in good shape as this was a focus in the renovations that occurred over the past 12 years. Recommend the district custodial department develop an annual cleaning and maintenance plan to care and preserve district flooring.

Gymnasium – Gymnasiums have been renovated and are in good condition so no major expenses are expected in the next five years. District facilities, maintenance and custodial should continue to implement a floor care plan for wood and tiled floors along with periodic paint touch-up as required.

Lockers – Student lockers across the district school are in good condition so no major expense is anticipated over the next five years. Lockers should be annually cleaned, inspected and repaired as required to maintain their good condition.

Paint – Paint condition in district buildings is generally in fair condition due to normal school use. This component should receive funding to preserve the educational environment and promote a culture of pride and care for students that use the building. Recommend the district allocate a minimum of \$70,000 annually for painting interior and exterior surfaces.

Restrooms – Restrooms were a focus in past renovations so they are in generally good condition in district schools. Student restrooms have tiled floors and walls with modern ADA compliant fixtures. No major expenditures are foreseen over the next five years with the exception of Wilson Middle school that will be renovated over the next 13 months.

SAFETY & SECURITY

Electrical Service - District facilities were surveyed by Engineering Technologies, Inc (ETI). The findings report no major deficiencies for electrical service in district buildings. The report for Hoover Elementary recommends an investigation be done to determine the cause of electrical

RECOMMENDATIONS - FACILITY MASTER PLAN

surge events that occurred in the building. Summary reports and recommendations for each building are available in the Appendix of Data

Elevators – The district has a current contract with O’Keefe Elevator Company to provide elevator service and maintenance for approximately 21 elevators and lifts. All elevators are inspected the State of Iowa Division of Labor, Elevator Safety annually. Deficiencies are corrected by issuing work orders to O’Keefe Elevator Company.

- Recommend the district issue a request for proposal (RFP) for Elevator Service and Maintenance. The RFP would provide a clear direction for the district in working fairly and competitively with an elevator vendor. The successful vendor would be required to provide an elevator condition plan and costs for planning purposes. Another option would be to contract with an elevator consultant to assess the condition of district elevators and develop an RFP for Elevator Service and Maintenance.

Fencing – Fencing at district schools is in generally good condition with no major repairs anticipated in the next 1-5 years. Fences should be inspected annually and repaired based on recommendations.

Fire Alarm Systems - District facilities were surveyed by Engineering Technologies, Inc (ETI). The findings report that \$348,000 should be allocated over the next 1-5 years to repair/replace fire alarm systems. Summary reports and recommendations for each building are available in the Appendix.

- Iowa Administration code has special smoke detection requirements that are not met in most buildings. Recommend expanding systems to meet current code for Life Safety.
- Standardize on 2 or 3 Fire Alarm systems.
- Create design requirements to ensure buildings are more uniform in the future.

Generators - District facilities were surveyed by Engineering Technologies, Inc (ETI). The findings report that \$100,000 should be allocated over the next 1-5 years to replace generators in the two high schools. If additional battery operated emergency lighting were installed the generators could be removed. Generators are also present in Bloomer, Franklin and Rue. A study should be done to determine if emergency generators are needed since the emergency lighting are battery operated. Summary reports and recommendations for each building are available in the Appendix.

Security Access Control – Security access control was standardized at Madison Campus and Kirn Middle School to provide secure entry into the schools to monitor visitor access at a single entrance. District employees can enter these schools using access control cards that are programmed based on need and standard protocol. The district technology department is in process of bidding security access control for Wilson Middle School and Thomas Jefferson High

RECOMMENDATIONS - FACILITY MASTER PLAN

School. The Summary of Costs show \$870,000 is needed to complete installation of security access control in all district schools.

Video Surveillance System – Video Surveillance was standardized at Madison Campus and Kirn Middle School to provide video monitoring of district hallways, entrances and parking lots. District technology department purchases the video monitoring cameras and equipment then installs the systems with district technology staff. Some level of video surveillance is available at all district schools. The Summary of Costs show \$535,000 is needed to complete installation of video surveillance systems in all district schools.

TECHNOLOGY

Classroom Technology – District facilities were surveyed by the district technology department for classroom technology needs. The findings report that \$717,000 should be allocated over the next 1-5 years to repair/replace/upgrade classroom technology. Summary reports and recommendations for each building are available in the Appendix of Data.

Clock Systems - The district technology department conducted an assessment of clock systems in district schools. The findings report that \$26,636 should be allocated over the next 1-5 years to install a clock system at Bloomer Elementary. Summary reports and recommendations for each building are available in the Appendix of Data.

Network - District facilities were surveyed by the district technology department for network needs. The findings report that \$315,000 should be allocated over the next 1-5 years to repair/replace/upgrade data network equipment and cabling. Summary reports and recommendations for each building are available in the Appendix of Data.

Paging/Intercom Systems - The district technology department conducted an assessment of paging/intercom systems in district schools. The findings report that \$50,000 should be allocated over the next 1-5 years to install a paging/intercom system at Bloomer Elementary. Summary reports and recommendations for each building are available in the Appendix of Data.

Telecom Closets - District facilities were surveyed by the district technology department for needs to equip telecom closets. The findings report that \$46,500 should be allocated over the next 1-5 years to repair/replace/upgrade school telecom closets. Summary reports and recommendations for each building are available in the Appendix of Data.

Telephone Systems - The district technology department conducted an assessment of telephone systems in district schools. The findings report that \$400,000 should be allocated over the next 1-5 years to install or upgrade telephone systems in schools. Summary reports and recommendations for each building are available in the Appendix of Data.

RECOMMENDATIONS - FACILITY MASTER PLAN

FACILITY INFRASTRUCTURE

Building Controls - District facilities were surveyed by Engineering Technologies, Inc (ETI). The findings report that \$500,000 should be allocated over the next 1-5 years to repair/replace building controls. Summary reports and recommendations for each building are available in the Appendix of Data.

- Recommend the district issue a request for proposal (RFP) for direct digital controls (DDC) for building HVAC equipment. CMI is currently installing the DDC system for the Kirn and Wilson renovation projects. The RFP would provide a clear direction for the district in working fairly and competitively with a controls vendor. Pricing would be established through the RFP and an open book method would be utilized for future building control work.
- Recommend the district purchase an energy dashboard that will establish communication connections to gas, water and electrical meters installed in schools to read the continuous flow and capture consumption data as needs for energy management. The dashboard will allow for real-time energy monitoring in district facilities that will enhance the educational environment while providing savings in utility cost.

Building Exteriors – Building exteriors are a critical component of the building structure and lack of regular maintenance can affect the long-term life of the building and affect the educational environment. Moisture must not be allowed to enter the building through wall surfaces, sealant joints and windows. Sealants, masonry, windows and other exterior materials should be annually inspected by an engineer and repaired based on recommendations. HGM's report provides details for each building and recommendations for repairs in 1-5 years. The maintenance and repair of building exteriors should be a priority for district maintenance funding.

Heating, Ventilation and Air Conditioning (HVAC) – District facilities were surveyed by Engineering Technologies, Inc (ETI). The findings report that \$2.8M should be allocated over the next 1-5 years to repair/replace equipment. Summary reports and recommendations for each building are available in the Appendix of Data.

The district should develop a preventative maintenance (PM) program using School Dude, a computerized maintenance management software, already used by the district to report and track work orders. A PM program will identify equipment maintenance tasks by week, month, semi-annual and annual necessary to maintain and extend the life of major heating and air conditioning equipment. Some PM tasks can be performed by district staff that have the expertise and some tasks may need to be outsourced.

RECOMMENDATIONS - FACILITY MASTER PLAN

- Many facilities in the district incorporate geothermal systems with water-source heat pumps and dedicated outdoor air units. Geothermal systems are efficient and have a long-life span. The main issue is that most of the heat pumps are located above ceilings which incur a significant maintenance effort to change filters, repair or replace components, or replace the heat pump altogether. It is recommended that future projects continue to implement the current system configuration, but carve out mechanical rooms throughout the buildings to house vertical heat pumps. This will greatly simplify maintenance and be less disruptive to the classrooms. Alternatively, there are other system options available such as a central heat pump VAV air handler connected to VAV boxes. A water-to-water heat pump can be tied to the geothermal system to provide VAV reheat. This system type would have more upfront cost but would centralize maintenance to a central air handler and provide increase comfort control while still being efficient.
- Mechanical systems appear to be designed to different set-points and design criteria. It is recommended that the district develop a design standard for all new/renovations.
- Recommend standardizing labelling of heat pumps and equipment.
- Recommend tagging ceiling grids for heat pump and fire/smoke damper locations. This has been implemented in some buildings but not district-wide.
- Recommend implementing demand control ventilation strategies in high occupancy spaces.
- Replace existing CO2 sensors as many are likely out of calibration due to their age.

Lighting - District facilities were surveyed by Engineering Technologies, Inc (ETI). District standards should be developed to standardize light fixtures and control strategy. Many buildings already utilize LED lighting and motion sensors while a few still need to be upgraded. Upgrades to LED lighting will likely have a short payback period due to energy savings. Summary reports and recommendations for each building are available in the Appendix of Data.

Parking Lots – Parking lot repair/replacement identified in the Summary of Costs show \$2.4 M in repair over the next 1-5 years. The district should develop an aggressive maintenance program to extend the life of parking lots. Pavement joints should be inspected every two years and resealed or repaired as needed. Pavement cracks should be identified every two years with cracks being routed and sealed. Asphalt pavement should be seal coated every 3-5 years and potholes should be filled annually. New concrete pavement should receive a concrete sealer after the joints have been properly filled and sealed. Staff need to be trained on the application of deicing chemicals that may damage concrete surfaces.

Plumbing - District facilities were surveyed by Engineering Technologies, Inc (ETI). The findings report that \$150,000 should be allocated over the next 1-5 years to repair/replace plumbing fixtures and lines. This does not account for buried lines that ETI was unable to survey. Summary reports and recommendations for each building are available in the Appendix of Data.

RECOMMENDATIONS - FACILITY MASTER PLAN

- The city of Council Bluffs requires backflow preventers be inspected and tested every year, but haven't been enforcing it. Backflow preventers are not required on the water

service entrance and only on the point of use. The current backflow preventer inspections are overdue. It is recommended these inspections be brought up to date.

- It was noted at a couple of facilities that the geothermal manifold vaults have been flooded. This is partially due to poor design in some locations where sump pump in the vault does not discharge far enough away from the vault. Additionally, the sump pumps are not tied into the DDC system and pump failure identified until the vault is flooded. It is recommended that all vaults be provided with a sump pump tied into the control system and discharge piping extended and repaired where necessary.

Roofs - Roof repair/replacement is identified in the Summary of Costs needing up to \$2.0 M in repair/replacement over the next 1-5 years based on the report from HGM. Building roofs are a critical component of the building structure and lack of regular maintenance can affect the long-term life of the building and affect the educational environment with water infiltration. The district should develop an aggressive maintenance program to extend the life of building roofs. Roofs should be inspected annually by staff with debris removed, especially around drains. Drain covers that have been removed should be secured. Roofs should be inspected by a roof consultant at least every two years and repaired as recommended. Roofs that are near the end of useful life should be replaced before water infiltration occurs.

Sidewalks / Retaining Walls – Sidewalks and retaining walls should be treated much the same as concrete paving in parking lots. Regular inspection and sealing of cracks can extend the life of the concrete. New concrete sidewalk should receive a concrete sealer after the joints have been properly filled and sealed. Staff need to be trained on the application of deicing chemicals that may damage concrete surfaces.

**APPENDIX OF DATA
FACILITY MASTER PLAN**

APPENDIX OF DATA

BVH ARCHITECTS

CBCSD INFORMATION TECHNOLOGY

ENGINEERING TECHNOLOGIES, INC

HGM ASSOCIATES

BUILDING FLOOR PLANS IN A SEPARATE BINDER

SURVEY DATA IN A SEPARATE BINDER

SURVEY DATA IN A SEPARATE BINDER

SURVEY DATA IN A SEPARATE BINDER