



CODY KILGORE UNIFIED SCHOOLS

Public Information Meeting
Thursday, June 3 @ 7pm

Meeting Agenda

- ❖ Welcome/Introductions
- ❖ History
- ❖ Urgent District Needs (based on Facility Audit)
- ❖ Public Questions/Feedback
- ❖ Survey



Introductions



Adam Naslund

Kurt Busenitz

Betty Williams

Shannon Ravenscroft

Bethany Swendener

Tim Nollette



History/Facilities Study

WHY ARE WE HERE?

- We have urgent needs that must be addressed
- We are here to share the research and information that has been gathered up to this point
- The goal is to provide the safest and best educational opportunities for our children
- As a school community, we are all responsible to find a solution
- The board and administration would like community feedback to help guide us finding that solution

HOW DID WE GET HERE?

July 2016-Board of Education inspected every building, classroom and vehicle that the district owned

October 2016-Developed a list of 10 focus areas that they felt could be addressed with General Fund Moneys and started to implement that plan

January 2017-Reached out to an architecture firm to run a facilities audit to assess the district's infrastructure needs

May 2017-Received Facility Audit Report

September 2017-Sketched out some infrastructure ideas for future planning as we were addressing an immediate classroom need (weight room)

April 2018-Approved construction of weight room



November 2018-Opened Bids on Weight Room (came in \$120,000 over projections)

Dec/Jan.-worked with architects and contractor to try to bring the cost down

February 2019-rejected all bids for weight room project

February 2019-hired a financial advisor to assist with budget/finance implications of potential project(s) and providing accurate information regarding potential projects

June 3, 2019-public meeting to provide information and get feedback

Every Year We Do Parent/Guardian Surveys

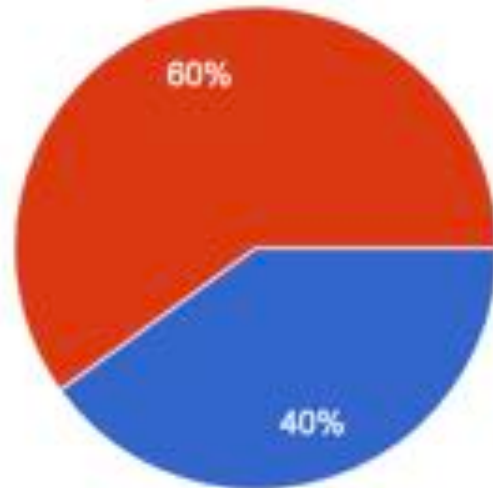
'16-'17 – 54% Felt building and grounds need updating

'17-'18 - 56% Felt building and grounds need updating

'18-'19 – see below

Building and Grounds

35 responses



- I feel like our building and grounds are sufficient
- I feel like our building and grounds need some updating

Facility Audit Findings (High School)

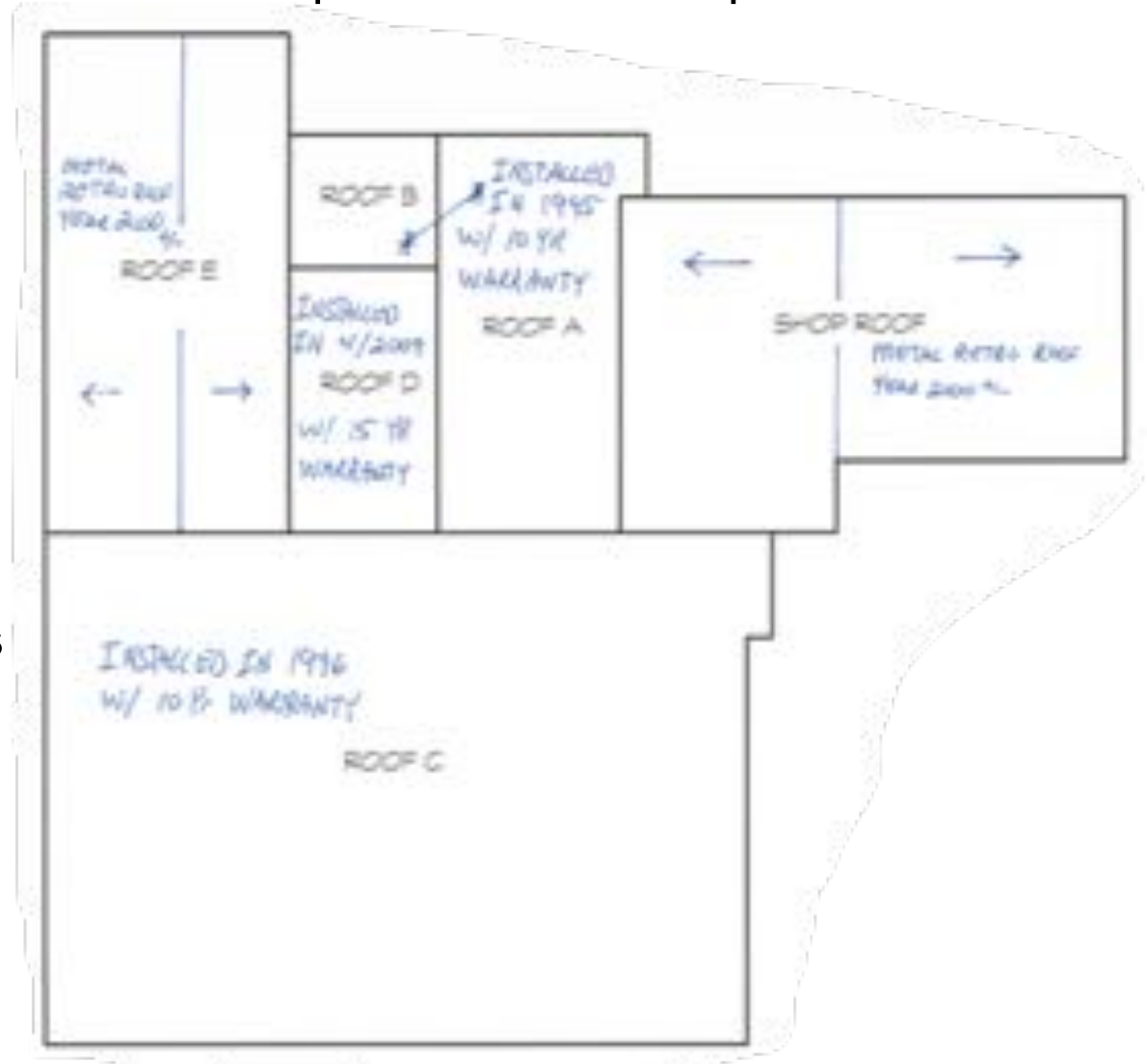
Code Issues

- Two existing hallways do not meet current fire code and safety standards (to the library and to music room/locker rooms)
- Interior classrooms require either egress or fire sprinklers. We have 4 classrooms that do not meet these safety codes.



Roof

- Two roofs are 12 years over warranty and at capacity for drainage
- One roof (main part of building) is 11 years over warranty and is in most need of repair (some areas have been patched with multiple leaks found in building)
- One roof still has 7 years of warranty remaining and is in good shape (over locker rooms)
- Gym and shop roofs (warranty unknown) are in good shape
- Canopies at all entrances need to be taken down or replaced as they don't meet code



HVAC

- HVAC units are in marginal condition



- Pneumatic Classroom Temperature controls are non functioning
- Base board heaters are in marginal condition



Photo 4



- Window air conditioners are noisy, inefficient and can overload existing electrical circuits



Photo 6

- Split Duct Systems have been installed to help with A/C and heat for interior classrooms, but still have major climate control issues.



Photo 2



Photo 3

- Pneumatic control systems are an obsolete technology and difficult to maintain and repair. The existing control system is in poor condition and is not reliable.
- Duct work is in good condition



Photo 7

Plumbing

- Main water service line does not have a backflow prevention device. Main valve appears to be corroded and in poor condition.



Photo 8

- Water heaters are in poor condition and are showing significant signs of corrosion.

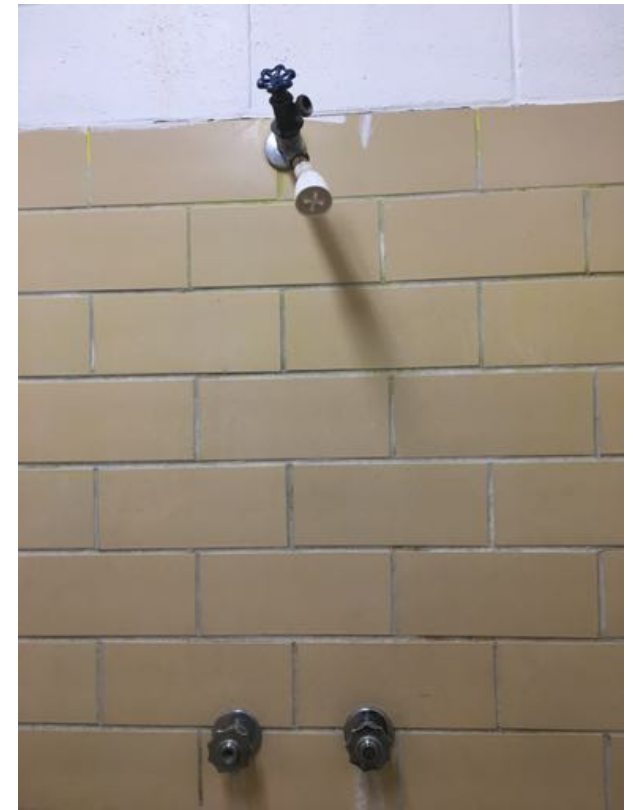


Photo 9



Photo 10

- Plumbing pipes are in generally good condition and are original to the building
- Plumbing fixtures throughout the building are in marginal or poor condition. A complete remodel of all restrooms and locker rooms including new plumbing fixtures and updates to meet current ADA standards is recommended.



Electrical

- Building distribution equipment is aged beyond their useful life and parts no longer are available.



Photo 19



Photo 21



Photo 20



Photo 22

- Electrical panels within the school are aged beyond their useful life and parts are no longer available with no room for expansion.
- Emergency lighting is not functional and needs to be replaced (the district has had an electrical company look at it and it would need to be overhauled)



General Findings/Recommendations for H.S.

- HVAC is in marginal conditions and recommend upgrading and adding air
- Plumbing is ok but all restrooms and locker rooms need updated to meet current ADA standards. All water heaters need to be updated.
- Electrical service equipment needs to be replaced.

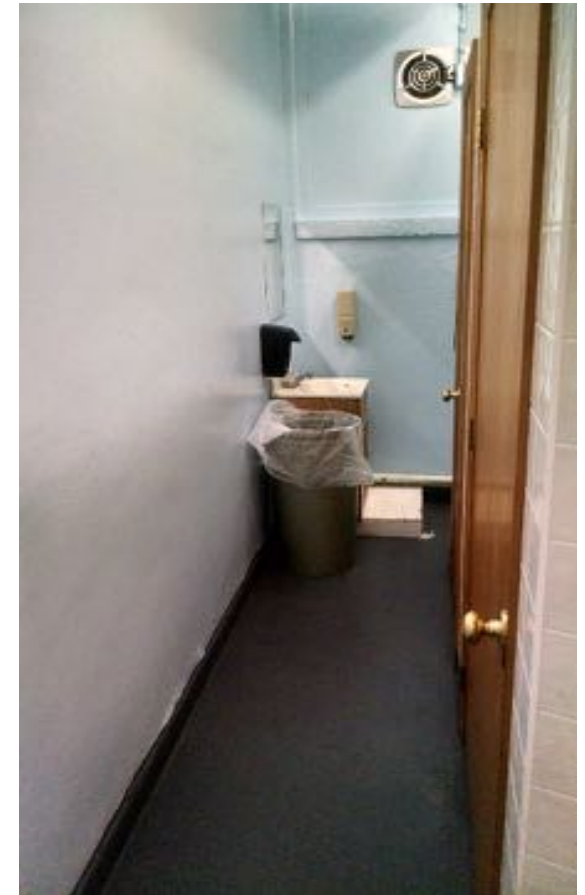
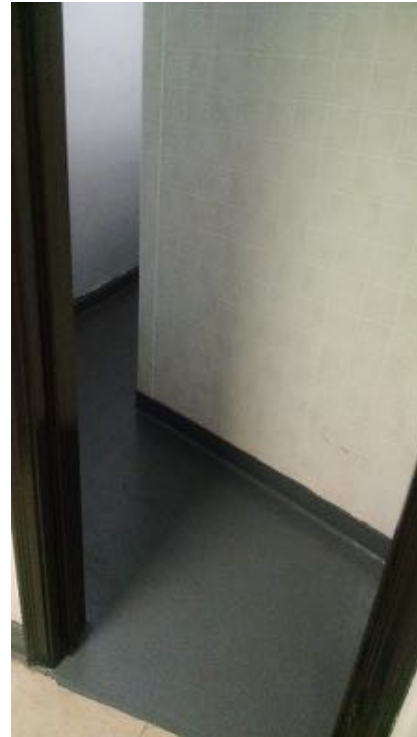
Facility Audit Findings (Kilgore Elementary)

Egress and ADA Compliance

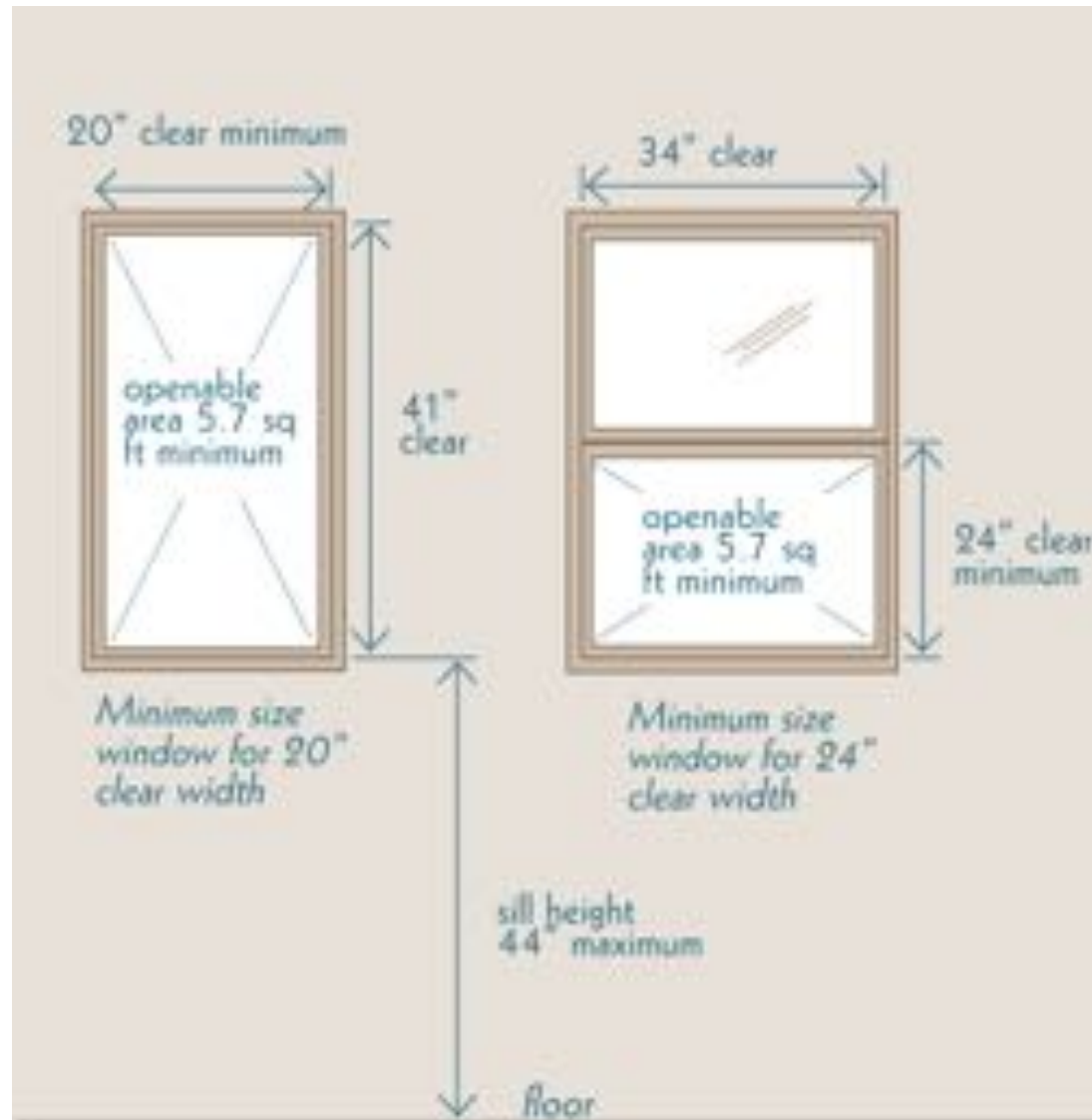
- In general the entire building, including the gym, does not meet any of the regulatory codes that govern educational facilities in the state of Nebraska.



- All entrances are not ADA compliant. Main building doors are too narrow and cottage access don't have ramps. Bathroom entrances and stalls are not ADA compliant. Entrances to the stage/cafeateria are not ADA compliant.



- No egress in any classroom meets fire code. All classroom windows are too small and latches are too high for fire escape and code compliance.



- No stairs (specifically stairwells) meet fire and safety codes



Life Safety

- Egress is not suitable for fire escape.
- Fire department doesn't have equipment for 2nd floor access in the case of a fire
- Only one exit on the Northeast corner of 2nd floor.
- No tornado shelter in the building or near the building.



- At least one stairway is to be no-communicating (meaning the stairway needs to exit directly to the outside and not open up to the level below. In addition, this stairway is to be protected by the weather (covered at a minimum and preferred to be enclosed in the fire rated structure). If one of the exits in an upper level is required to go through an occupied room, then this room is required to be large enough to hold $\frac{1}{2}$ of the “code certified” occupancy load of the entire level. In this building, the required occupancy (including the upper level Sped Room) for this room would be 70 ($\frac{1}{2}$ of the code allowance occupancy of 141 - per table 1004.1.1 of the 2006 International Building Code). The existing 2nd stairs and route to the stairs do not meet code.

Roof

- Both roofs are in good condition and still under warranty.



HVAC

- All cast iron radiators and steam finetube heaters are aged and in poor condition.
- Temperature controls are adjusted at each piece of equipment. The current controls are ineffective at promoting occupant comfort.



Photo 12



Photo 13



Photo 14

- The boiler appears to be in poor condition
- The piping in the entire building is in marginal condition. Piping in the main boiler room is in very poor condition. Insulation is not installed on any of the piping through the building.
- Averaging 1 day of lost instruction annually to boiler malfunction (school closure)



Photo 11

Plumbing

- 1" main line does not have a backflow prevention device. Piping is corroded and in poor condition.
- Generally all piping in the entire building looks to be in poor condition and needs to be replaced.
- Septic tank failure. Second semester no east side bathrooms (both floors) or functioning drains in kitchen.



Photo 15

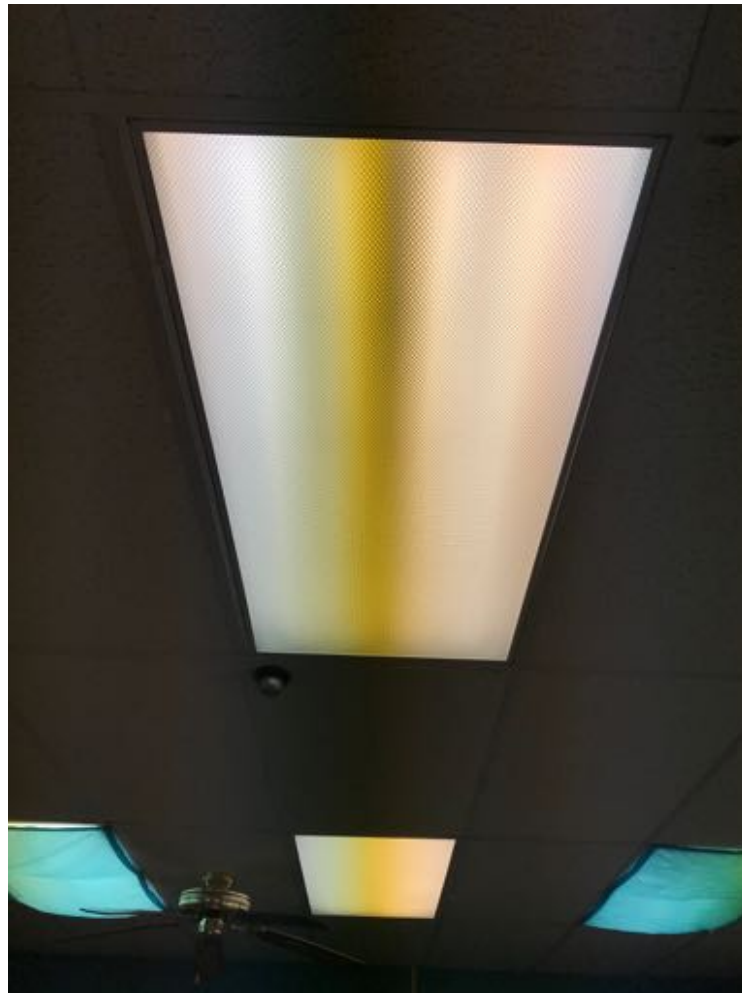
Electric

- Electrical service panel was installed in 1995. The panel is in good condition and has about 10 years of life remaining in the current condition of the school.
- Other panels throughout the school are aged beyond their useful life and parts are no longer available. Existing electrical panels, besides being beyond their age, do not have any additional capacity to add anything to the building.



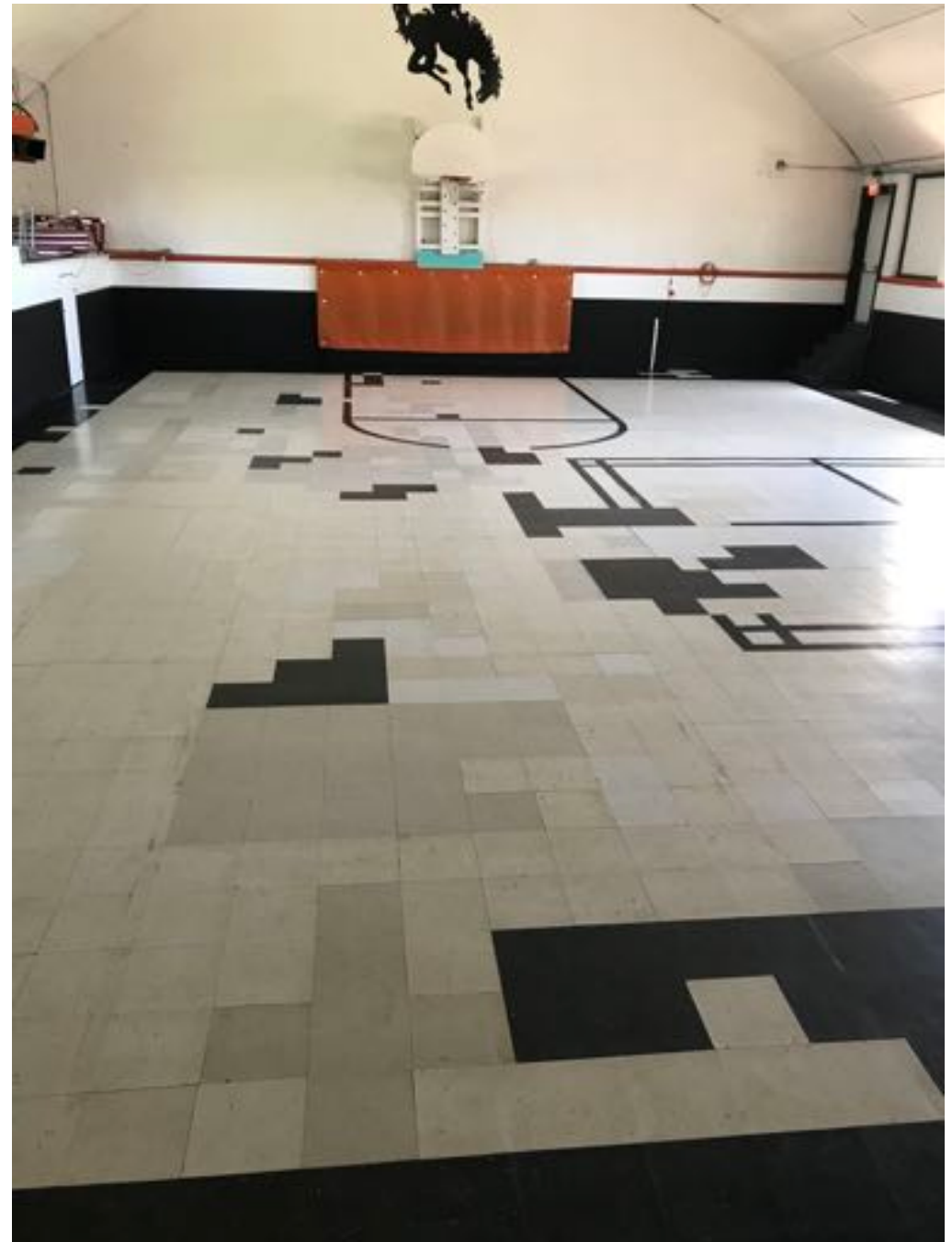
Photo 28

- As a whole, the majority of the lighting within the building is beyond its useful life and should be replaced.
- In addition to the light fixtures being beyond their useful life, generally most of the lighting within the building is 30% or more, less energy efficient than today's LED light fixtures.



Additional Items

- Based on the age of the building there is a possibility that excessive radon gas levels exist in certain areas of the building and should be investigated further.
- Based on the age of the building it is possible that piping in the building has been wrapped with asbestos insulation and should be investigated and removed if so.
- There is no exterior egress lighting and is required with today's code.



General Findings/Recommendations

- All new HVAC
- Complete replacement of all plumbing
- Life Safety and Fire Safety are concerns and a sprinkler system is recommended for the entire building.
- Electrical distribution is past its useful life and requires being replaced
- Lighting upgrades are recommended for energy savings
- Bring the building up to ADA code compliancy

Greatest Challenges

- The consequences of 'doing nothing' or 'band aid fixes' over time
- Identifying a solution (project) that most people can support
- Addressing our urgent needs in the most economical way possible
- Maintaining our 'school community' when there are differences in opinion
- Determining if patrons want other options to be considered **once buildings reach a point where we can't sustain** (consolidation).
- Determining what level of investment can be tolerated by district patrons



PUBLIC FEEDBACK

Community Engagement

Survey Questions

- I believe the Cody-Kilgore school district has significant facility needs that must be addressed. YES/NO
- I support the school board hiring design professionals to come up with possible project solutions (options) and cost to share with the public. YES/NO
- I believe that keeping Cody-Kilgore open is important. YES/NO (optional)