

INDEPENDENCE HIGH SCHOOL EXISTING HIGH SCHOOL DEFICIENCY LIST:

The existing high school building was constructed prior to the current code standards. If any major renovations are performed, the high school will have to be brought into compliance with current codes including:

- International Building Code
- International Fire Code
- International Plumbing Code
- International Mechanical Code
- Iowa State Building Code
- Iowa Energy Code

LIFE SAFETY DEFICIENCIES, include, but are not limited to the following:

- Exits from the Gymnasium and stage area are too narrow.
- All classrooms do not have access to two legal emergency exits.
- Exposed wood roof structure in many parts of the building is no longer allowed.
- Current codes require fire sprinklers throughout the facility.
- Wire glass used in the fire wall separations is no longer allowed.
- Smoke compartments and separation walls are not in compliance with current codes.
- Emergency lighting and alarm systems need to be upgraded to meet current standards.

Life Safety improvements to meet current standards could be in the range of \$1,500,000 - \$2,000,000

SECURITY ISSUES

- Numerous un-supervised entrances and exits from the building create serious security issues. Current standards call for electronic door monitoring and a single supervised entrance to the building during school hours.
- Several doors must remain unlocked during school hours for access from the annex building, sports fields and shop areas. Also, doors can be easily blocked open without anyone's knowledge.
- Security camera system must be installed to meet current security requirements.
- Required security improvements could be in the range \$1,500,000 - \$2,000,000.

INFRASTRUCTURE REQUIREMENTS

- Although regular maintenance and equipment replacement has been performed, the age of the structure and normal wear and tear has taken its toll. The roof has been repeatedly repaired and is still in need of work. Sagging over the years has created low spots that pond water contributing to early roofing and seam failures.
- The boiler heating plant is over 50 years old and has exceeded its useful life expectancy. The current boiler is approximately 50 percent efficient.
- Several terminal radiator units have failed and are unreliable and need replacement.
- The temperature control system does not adequately control temperatures leading to extremes throughout the building.
- Fresh air to the building is virtually non-existent leading to stagnant and unhealthy air in classrooms.
- The existing electrical system does not meet current power or future needs and must be upgraded.
- The current elevator does not meet any code and must be replaced.
- Some existing windows need replacement to meet energy standards.
- Energy saving light fixtures should be installed to meet current energy standards.

Infrastructure Improvements costs could easily top \$3,500,000 - \$4,000,000.

IMPROVEMENT REQUIREMENTS

- In addition to the required life safety, security and infrastructure requirements, the existing facility would need to be generally upgraded to meet current teaching standards.
- The existing media center is undersized and needs constant improvement to furnish current technology requirements.

- The building finishes, including floors, walls, and ceilings need refurbishing.
- Many existing doors and hardware need replacement.
- Total remodeling of the locker rooms, weight room, science rooms, music rooms, stage, cafeteria, kitchen, family and consumer education and industrial technology areas, with new casework and layouts, are required to make these spaces as usable as possible.
- Exterior walks and parking areas are showing serious wear and need replacement / re-surfacing.
- Exterior tennis courts are in need of replacement / re-surfacing.

Improvements to the structure could be in the range of \$3,500,000 - \$4,000,000.

Current architect estimate to completely renovate the existing structure is at or above the December 16, 2008 bond referendum. Additions to the existing structure would be extra cost.