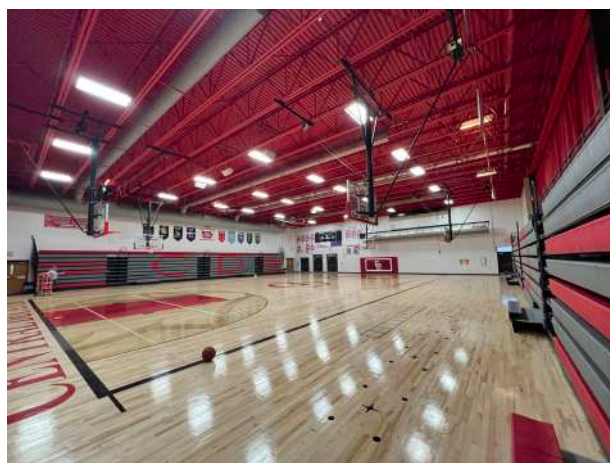




# CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT



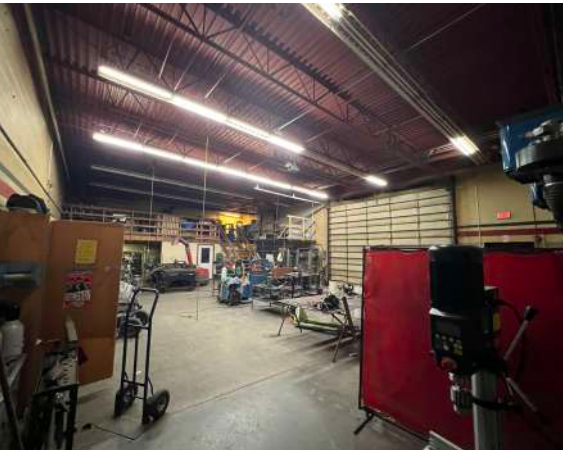
## **FACILITY ASSESSMENT REPORT**

WEDNESDAY, MARCH 12, 2025





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300 4th Street  
West Des Moines, IA  
50265  
515.610.2480

Wednesday, March 12, 2025

Central Decatur Community School District  
Attn. Mr. Chris Coffelt, Superintendent of Schools

Dear Mr. Chris Coffelt,

With great pleasure, we submit the following facility assessment for Central Decatur Community School District. The facility assessment provides a deep dive into the existing conditions of the Central Decatur CSD facilities.

This team views a facility assessment through two lenses: first, we explore the brick and mortar, roofs, windows, mechanical, electrical, and plumbing systems or the 'bones' of the building, and second, from the educational adequacy of the facility. This team understands how facilities impact student learning and district sustainability, and we aimed to incorporate this knowledge into your report.

This assessment is your cornerstone in developing a strategic, long-range plan for building facility improvements and improving the learning environment. Our goal is that this data will prove helpful in furthering your goals and objectives for Central Decatur CSD. Please consider this report a living document to be referred to periodically and updated as the district moves forward.

We look forward to partnering with you, your district and team through the next steps in the planning process. Through the upcoming conversations and planning, we offer an extra set of hands for the heavy lifting. Ultimately, this process will culminate in a clear vision for facility improvements that the community backs and students will benefit from for many years to come.

Best regards,

A handwritten signature in black ink, appearing to read "Patrick Davis", written in a cursive style.

Patrick Davis, AIA  
Director of Project Development



# ASSESSMENT STANDARDS

Denovo and their engineering partners utilized on-site visual inspection, discussions with staff, data from outside sources and extensive knowledge of K-12 facilities to perform this assessment. Assumptions regarding the overall condition of the properties have been developed based on inspection of 'representative' areas of the facilities. The development of schematic methods and associated costs for the correction of identified deficiencies is based on visual inspection and is also limited concerning completeness.

This facility condition assessment is enhanced using cost analysis and cost estimating software. Each building is broken down by its systems and components, and the assessment is conducted with the intent of the system data and reporting being incorporated into the software. We utilize BOMA's average expected useful life expectancy for the development of asset systems and equipment to develop the theoretical life expectancy of a given system or component based on installation year and age. This theoretical age is the baseline for establishing the calculated next renewal year and calculated percent used of the system. Through observation and other data gathering, we have determined if systems or components are aging as expected by BOMA or if an actual adjustment to the theoretical age of the system or component is required to either extend or shorten the system's life. A BOMA Lifetimes Chart can be referenced in Appendix C.



# ASSESSMENT SCOPE AND METHODOLOGY

In December of 2024, facility assessors visited the 2 attendance centers that comprise Central Decatur CSD and conducted a comprehensive facility condition assessment.

The assessment followed a 'Systems Model' approach that included evaluating each building's architectural, mechanical, and electrical systems to provide new information on their nature, age, and condition, predicted remaining useful life, and estimated replacement value.

Values for each building's systems were established using current RSMeans Cost Estimating data and a current replacement value, or CRV, was established for each building based on the total sum of all its individual system values.

All costs in the database are linked to the current, nationally recognized RSMeans cost data values are automatically adjusted annually for inflation and local market conditions embedded in the software using specific line items.

For values associated with systems and required actions, a cost estimate has been prepared for these items. This exercise is the beginning of a capital project where preliminary needs have been identified to facilitate budgetary rough order of magnitude (ROM) and feasibility determinations. The baseline construction budgets consider historical information and adjustments for specific market and project conditions.

# REQUIREMENTS, ACTIONS, AND PRIORITIES

In addition to system age and condition, the assessment’s visual survey sought to identify major repairs, upgrades, compliance issues, and renewals anticipated within the next five years. For systems with less than 6 years of their BOMA standard ‘useful lifetime’ remaining or fewer than six years based on their observed condition, a ‘requirement’ was automatically generated by the software for their renewal.

In addition, requirements were created for observed deficient conditions, needed repairs, or recommended improvements. Each requirement was assigned a priority (taken from the following list in the database) based on when it was judged the corrective action should be performed.

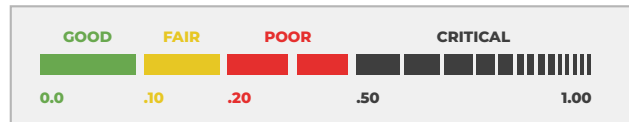
For each non-renewal requirement, a corrective action with a brief scope description and estimated cost for the identified need was created using the RSMMeans cost data embedded in the software.

The remaining pages and appendices of this report are the findings of the facility condition assessment. All the data is saved on a cloud-based system and is meant to be updated annually to help Central Decatur CSD in future planning and maintenance of facilities.

## ASSESSMENT BENCHMARK

Leveraging the data-driven information, current replacement value (CRV) and requirement cost data were used to develop a Facility Condition Index (FCI) for each building – establishing a standard measure of each attendance center’s overall condition and thus the districts.

$$FCI = \frac{\text{Cost of maintenance and repair deficiencies}}{\text{Current replacement value of the facility (s)}}$$



FCI is an indicator of condition and can benchmark condition along consistent industry standards. An FCI is simply the ratio of the cost of the assets improvements identified as needed in 5 years divided by the assets calculated replacement value (CRV) and expressed as a decimal fraction of one. **Thus, the lower an asset’s FCI value, the better the building’s overall condition is assumed to be.** The FCI is based on industry standards of a 5-year option of Requirements and Renewals identified, i.e., the highest priority items and the most critical needs. A description of facility FCI will follow each building’s analysis.

## DISCLAIMER

This Facility Assessment was prepared exclusively for the Central Decatur Community School District to provide insight into the current condition of its facilities and support internal planning efforts. The information contained herein is intended solely for the district’s use in assessing maintenance and capital planning needs. This assessment, including any replacement values provided, is not intended for, nor should it be used as, a basis for insurance purposes. All replacement values presented represent our internal estimation of current market conditions and should not be interpreted as a formal appraisal or as indicative of values relevant to insurance policies or claims.



# DISTRICT OVERVIEW

CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

## GRADE LEVELS

PK-12

## '24-'25 ENROLLMENT

601 STUDENTS\*

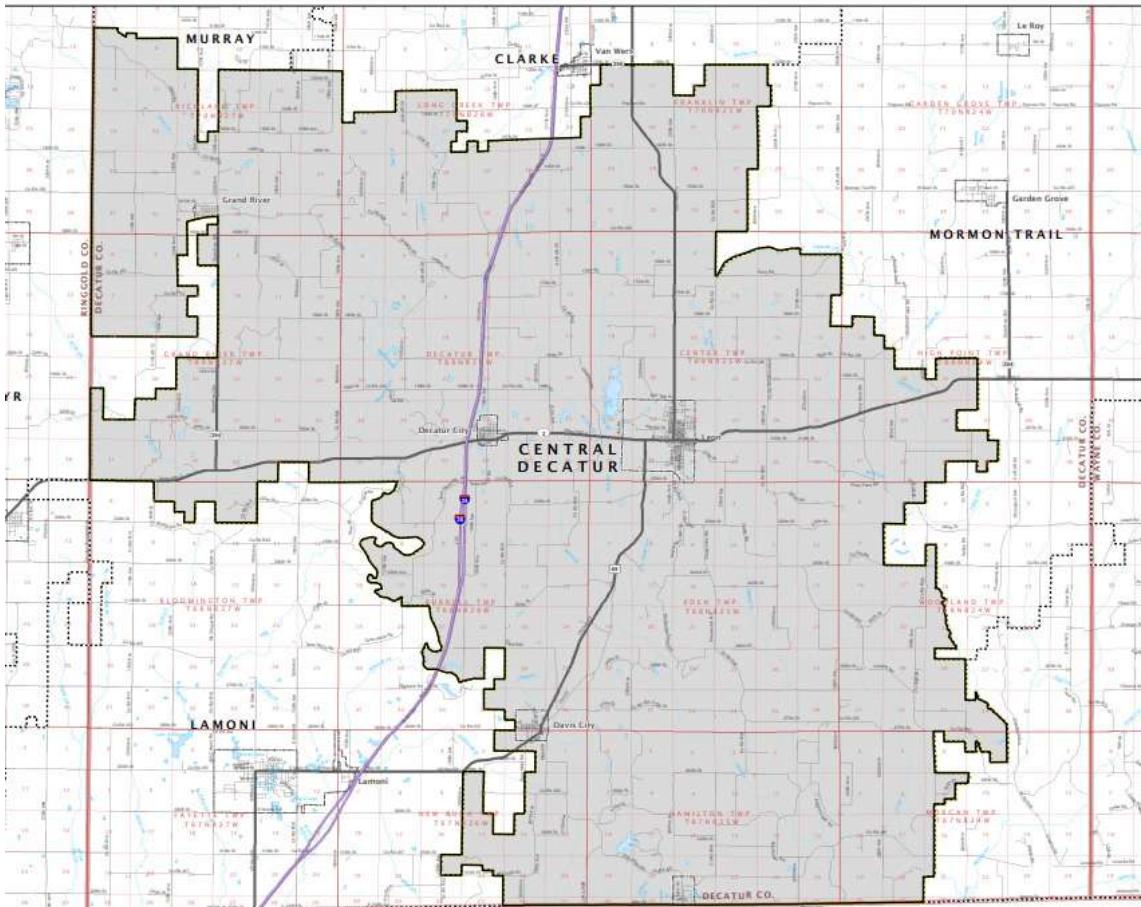
\*TOTAL SERVED ENROLLMENT

## '14-'15 ENROLLMENT

704 STUDENTS\*

\*TOTAL SERVED ENROLLMENT

## DISTRICT BOUNDARIES



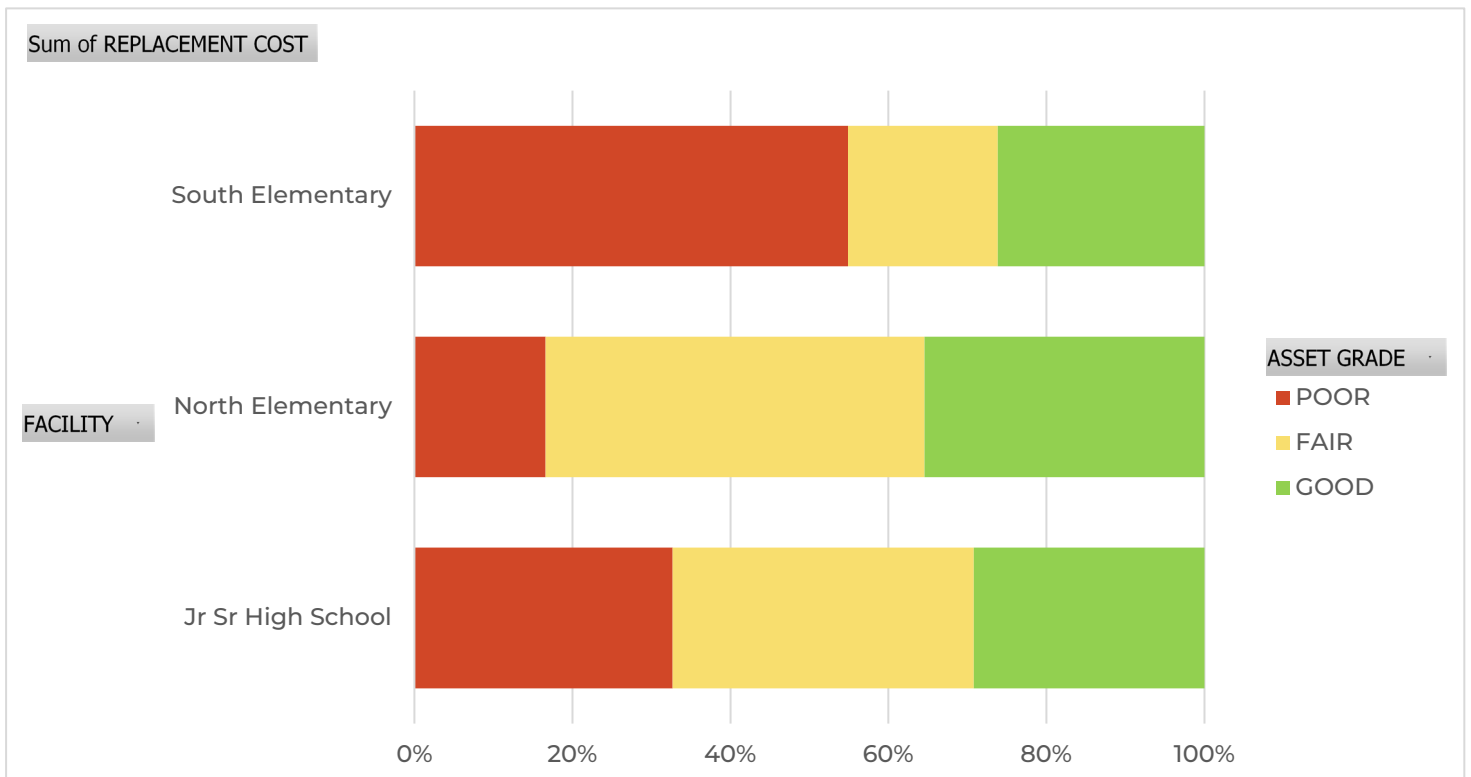
# DISTRICT OVERVIEW - EXECUTIVE SUMMARY

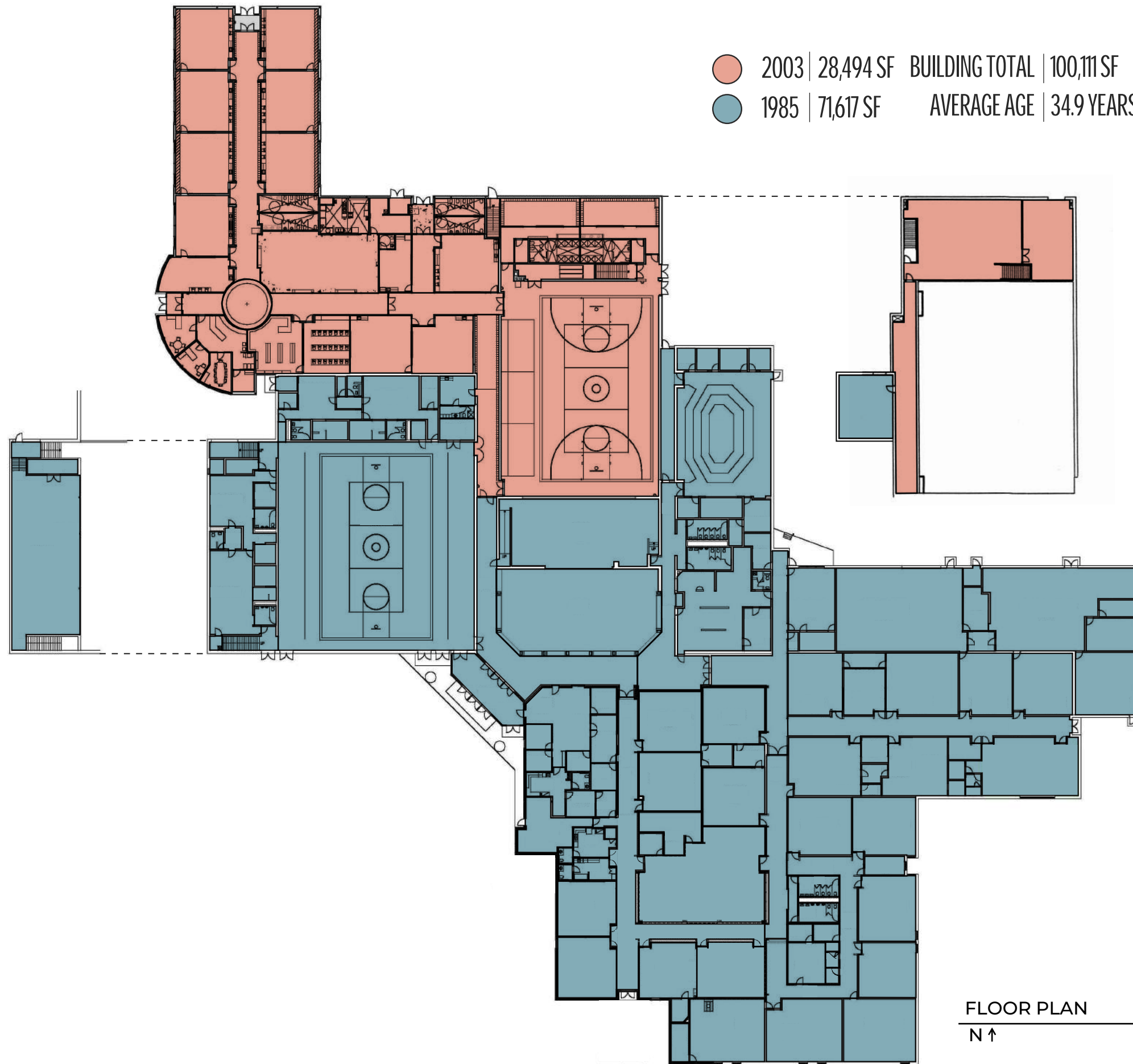
## CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

### CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT DEMOGRAPHICS

- » **OVERVIEW:** In total, Denovo Construction Solutions assessed approximately \$24.3 million worth of assets at Central Decatur CSD. This is a rough estimation based on current "rough order of magnitude" and is not inclusive of every asset owned by Central Decatur CSD.
- » **JR/SR HIGH SCHOOL:** This facility, constructed in 1985, has several assets original to construction including 2x4 grid ceilings, exterior doors, plumbing, and heat pump loop piping, as well as some other misc. assets. The asset categories with the greatest deficiencies lie in interior finishes and plumbing/mechanical systems.
- » **NORTH ELEMENTARY:** This facility, constructed in 2003, was an addition to the Jr/Sr High School. The majority of its assets are original to construction bringing them to 22 years old. Many of the assets including rolled carpeting, mechanical heat pumps, and rooftop energy recovery ventilators are at or beyond their expected life.
- » **SOUTH ELEMENTARY:** This facility contains four different building vintages spanning from 1958 to 2003. Many assets are original to their respective building vintage, although a larger renovation project in 2007 updated many areas throughout the 1982 addition and parts of the original 1958 building. The asset categories with most noted deficiencies include mechanical, exterior, and interior finishes. The lack of a central HVAC and controls system was noted as a concern for consistent ventilation air to occupied spaces. Additionally, the 1982 exterior had noted issues such as outdated windows and mortar failure. Lastly, some asbestos containing materials are still present at this facility.

### ASSET GRADES BY BUILDING SECTION

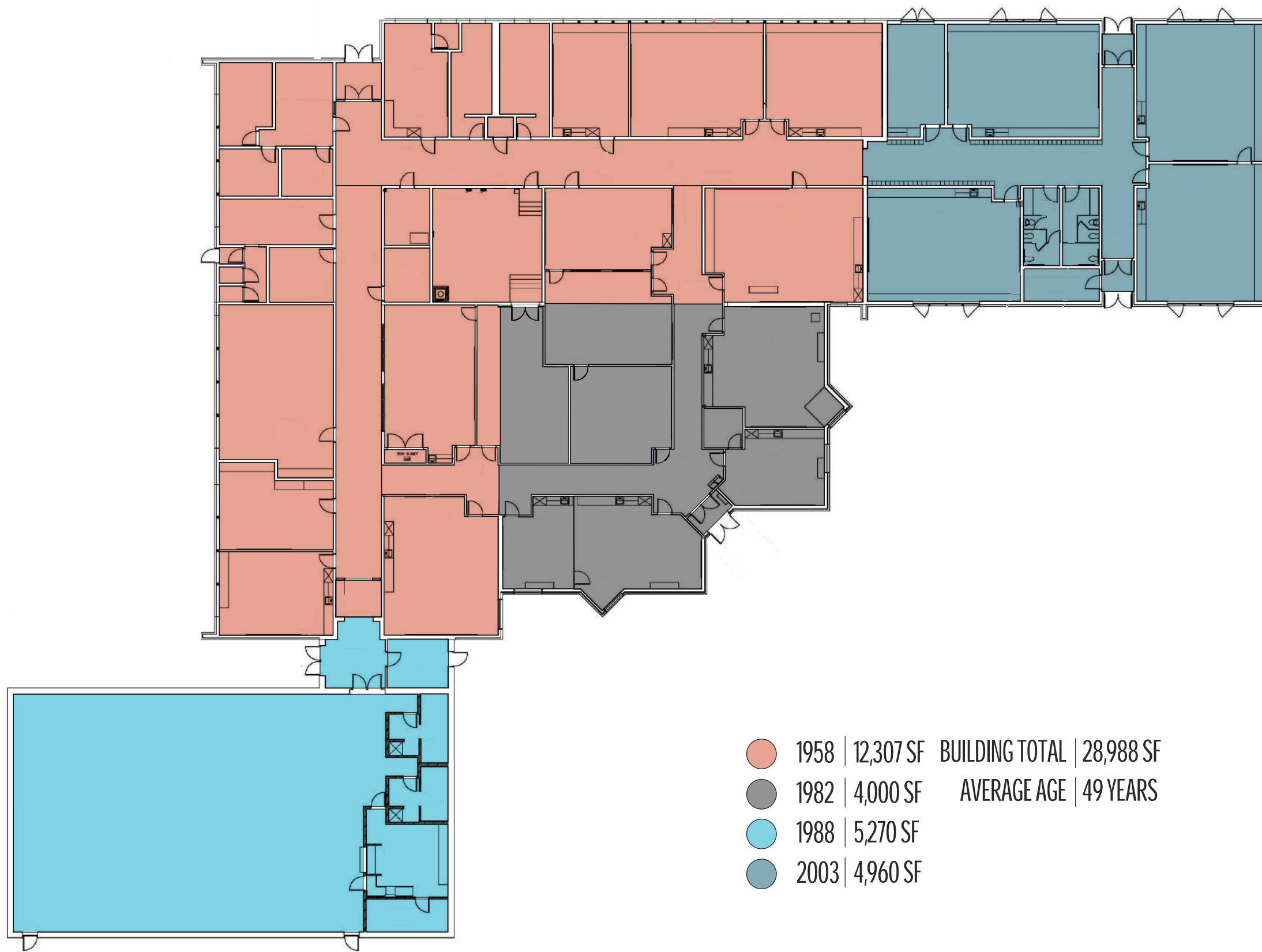




**CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT**

NORTH FACILITY BUILDING VINTAGE MAP





|        |           |                |           |
|--------|-----------|----------------|-----------|
| ● 1958 | 12,307 SF | BUILDING TOTAL | 28,988 SF |
| ● 1982 | 4,000 SF  | AVERAGE AGE    | 49 YEARS  |
| ● 1988 | 5,270 SF  |                |           |
| ● 2003 | 4,960 SF  |                |           |

FIRST FLOOR NTS  
 N ↑



# CENTRAL DECATUR JR/SR HIGH

## BUILDING OVERVIEW



DATE OF OLDEST AREA:

**1985**

Currently 15 years old

SQUARE FOOTAGE OF ENTIRE FACILITY

**71,617 SF**

### BUILDING PROFILE

Central Decatur Junior/Senior High School serves approximately 224 students in grades 7-12. This building section is the result of construction in 1985. There are two documented renovation projects at this facility including a floor repair and renovation project in 2009 and 2010 which aimed to address a foundation settling issue at the south end of the building. This concern is seemingly ongoing. Additionally, a fire alarm replacement project took place in 2011. There have been no extensive/major renovations of this building.

### TOTAL BUILDINGS ASSESSED

1 building

### TOTAL ACRES (entire campus)

\*Per Decatur County Assessor

33.79 acres (same site as N Elem)

### GRADES SERVED

7th through 12th grade

### STUDENT POPULATION

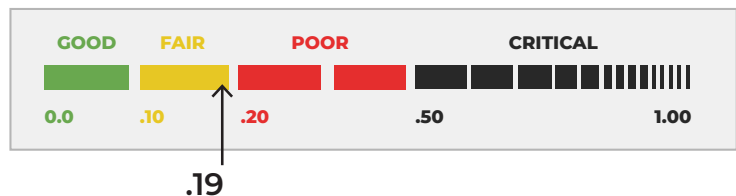
\*Per 2024/2025 DE Enrollment Data

224 students

### BUILDING FCI SCORE

As of the 2025 assessment, Central Decatur Jr/Sr High has a building FCI score of .19

$$FCI = \frac{\text{Cost of maintenance and repair deficiencies}}{\text{Current replacement value of the facility (s)}}$$



### ASSESSMENT KEY

- **Good Condition**  
 New or well maintained; no action required unless noted.
- **Fair Condition**  
 Satisfactorily maintained; no immediate action required unless otherwise noted.
- **Poor Condition**  
 Under maintained or aged; replacement or repair is recommended soon.
- **Critical Condition**  
 Severely under maintained or aged to near expiration; replacement or repair is recommended as soon as feasibly possible.

# CENTRAL DECATUR NORTH ELEMENTARY

## BUILDING OVERVIEW



DATE OF OLDEST AREA:

**2003**

Currently 22 years old

SQUARE FOOTAGE OF ENTIRE FACILITY

**28,494 SF**

### BUILDING PROFILE

North Elementary currently serves approximately 168 students in grades 3-6. This facility is an addition to the Junior/Senior High. Many of the building assets are original to construction. This facility contains approximately 12 classroom spaces, an office suite, and auxiliary gym and locker rooms, a wrestling room, and a cafeteria/commons space with a warming/serving kitchen.

### TOTAL BUILDINGS ASSESSED

1 building

### TOTAL ACRES (entire campus)

\*Per Decatur County Assessor

33.79 acres (same site as Jr/Sr High)

### GRADES SERVED

3rd through 6th grade

### STUDENT POPULATION

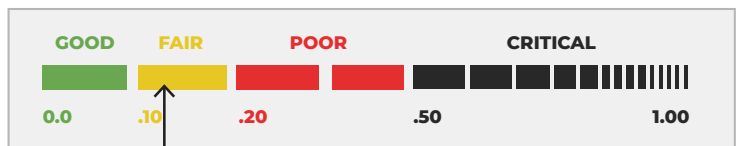
\*Per 2024/2025 DE Enrollment Data

168 students

### BUILDING FCI SCORE

As of the 2025 assessment, North Elementary School has a building FCI score of .12

$$FCI = \frac{\text{Cost of maintenance and repair deficiencies}}{\text{Current replacement value of the facility (s)}}$$



.12

### ASSESSMENT KEY

- **Good Condition**  
 New or well maintained; no action required unless noted.
- **Fair Condition**  
 Satisfactorily maintained; no immediate action required unless otherwise noted.
- **Poor Condition**  
 Under maintained or aged; replacement or repair is recommended soon.
- **Critical Condition**  
 Severely under maintained or aged to near expiration; replacement or repair is recommended as soon as feasibly possible.

# CENTRAL DECATUR SOUTH ELEMENTARY

## BUILDING OVERVIEW



DATE OF OLDEST AREA:

**1958**

*Currently 67 years old*

SQUARE FOOTAGE OF ENTIRE FACILITY

**28,988 SF**

### BUILDING PROFILE

The Central Decatur South Elementary school serves approximately 175 students in grades PK-2. This building is composed of four different vintages: the original 1958 building, a classroom addition in 1982, a gym/kitchen addition in 1988, and four classroom addition in 2003. The original 1958 building and 1988 addition have the greatest identified deficiencies.

### TOTAL BUILDINGS ASSESSED

1 building

### TOTAL ACRES (entire campus)

\*Per Google Earth

3.41 acres

### GRADES SERVED

PK through 2nd grade

### STUDENT POPULATION

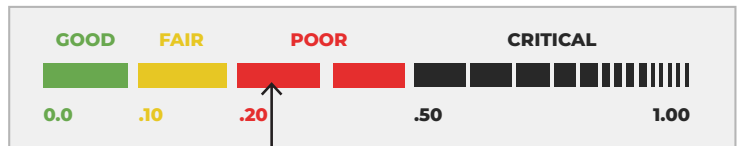
\*Per 2024/2025 DE Enrollment Data

175 students

### BUILDING FCI SCORE

As of the 2025 assessment, Central Decatur South Elementary School has a building FCI score of .24

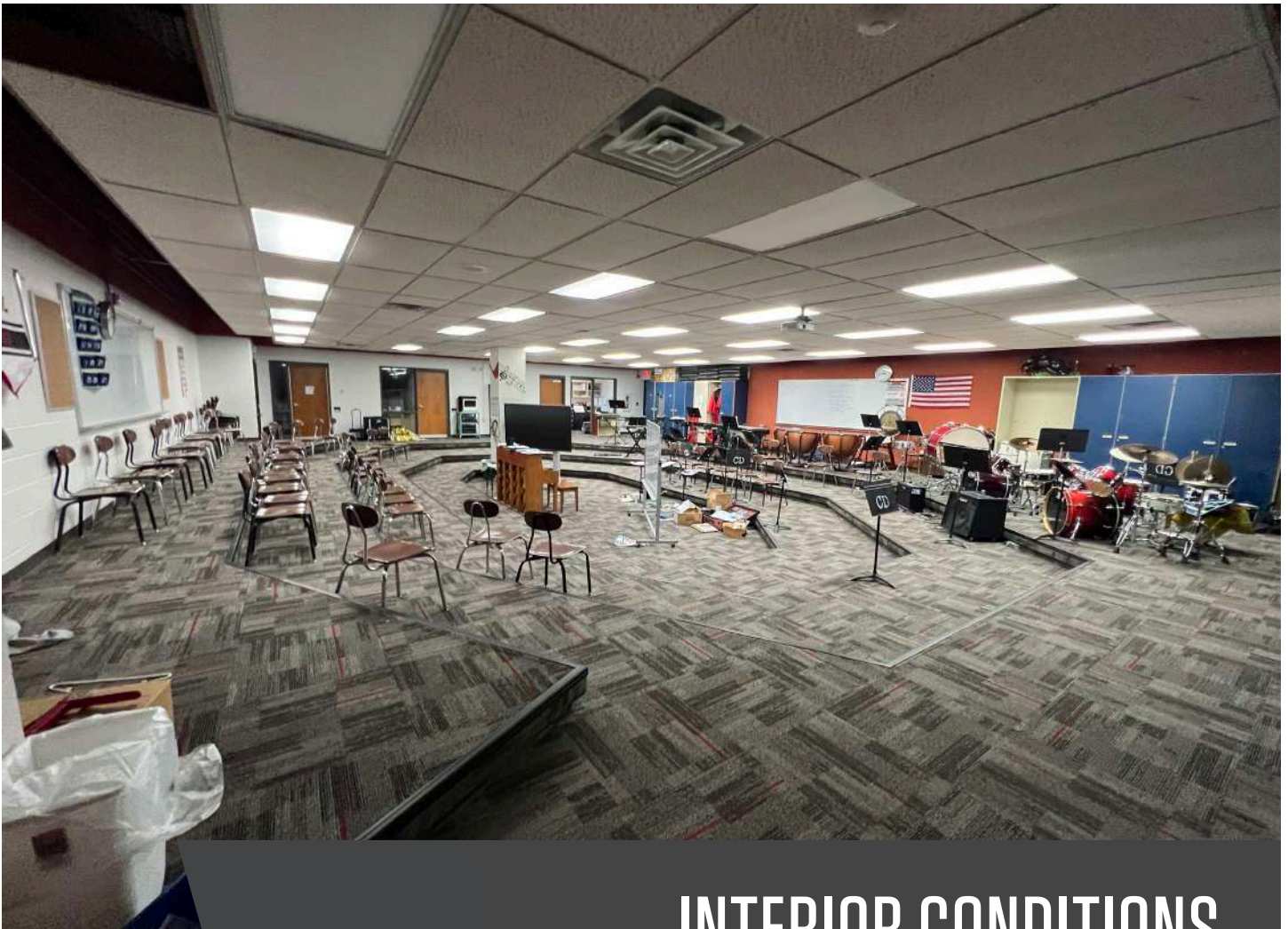
$$FCI = \frac{\text{Cost of maintenance and repair deficiencies}}{\text{Current replacement value of the facility (s)}}$$



**.24**

### ASSESSMENT KEY

- **Good Condition**  
 New or well maintained; no action required unless noted.
- **Fair Condition**  
 Satisfactorily maintained; no immediate action required unless otherwise noted.
- **Poor Condition**  
 Under maintained or aged; replacement or repair is recommended soon.
- **Critical Condition**  
 Severely under maintained or aged to near expiration; replacement or repair is recommended as soon as feasibly possible.



## INTERIOR CONDITIONS



CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

# CENTRAL DECATUR JR/SR HIGH

## INTERIOR CONDITIONS OVERVIEW



| FACILITY ASSET                    | AREA SERVED                                     | INSTALL YEAR | % OF LIFE | GRADE       | NOTES  |
|-----------------------------------|---|--------------|-----------|-------------|--|
| <b>Ceilings</b>                   |   |              |           |             |  |
| 2x4 ACT Drop Ceiling (Jr/Sr High) | Jr/Sr High                                      | 1985         | 160%      | <b>POOR</b> | 2x4 ceiling grid is likely original to construction and beyond serviceable life; many tiles are sagging and stained; refer to ceiling map for more affected areas  |
| 2x2 ACT Drop Ceiling (Jr/Sr High) | Jr/Sr High                                      | 2010         | 60%       | <b>FAIR</b> | estimated/blended age; 2x2 tiles are generally in fair condition; some minor staining and chipping noted.  |
| Gyp Ceiling Jr/Sr High            | Stage, Main Vestibule, Restrooms                | 1985         | 133%      | <b>FAIR</b> | no issues noted;   |
| Exposed Ceilings (Jr/Sr High)     | Ind Tech, Commons, Gym, Back of House           | 2003         | N/A       | <b>GOOD</b> | no issues noted;   |
| <b>Flooring</b>                   |   |              |           |             |  |
| 18x18 VCT (Fair-Poor)             | S corridor, S classrooms, FCS, ag, and drafting | 1985         | 200%      | <b>POOR</b> | Flooring is assumed to be original to 1985 construction; Majority of VCT is in fair to poor condition; tiles are lifting/shifting in some rooms and south corridor   |
| 12x12 VCT (Fair-Poor)             | Staff lounge, south resource room               | 2009         | 80%       | <b>POOR</b> | VCT was cracking in many areas and showing signs of premature wear; flooring has heaved or settled in the staff lounge causing further damage  |
| 12x12 VCT (Good)                  | Art Room  | 2010         | 75%       | <b>GOOD</b> | No issues noted  |
| Epoxy Floor (Fair)                | Jr/Sr High Corridors                            | 2005         | 160%      | <b>FAIR</b> | Estimated age; no issues noted   |
| Epoxy Floor (Poor)                | Commons, Commons Corridor                       | 2005         | 160%      | <b>POOR</b> | Estimated age; flooring is showing wear patterns in higher traffic areas   |
| Carpet Tile (Good)                | Band Room                                       | 2024         | 10%       | <b>GOOD</b> | no issues noted; 9-11 years of life remaining;   |
| Carpet Tile (Fair)                | Staff lounge area                               | 2009         | 160%      | <b>FAIR</b> | Flooring is beyond typical service life but appears to be in fair condition;   |
| Rolled Carpet                     | Jr/Sr High Classrooms                           | 2000         | 238%      | <b>POOR</b> | Estimated/unknown age; rolled carpet generally in fair to poor condition; staining noted throughout; rolled carpet system is more difficult to maintain than carpet tile   |
| Wood Floor - Substrate            | Main Gym  | 2023         | 4%        | <b>FAIR</b> | Wood substrate recently replaced; no issues noted; 40+ years of life remaining   |
| Wood Floor - Finish               | Main Gym  | 2023         | 16%       | <b>GOOD</b> | Wood finish appeared to be in good condition; no issues noted; 5-10 years of life remaining before sand and refinish;  |
| Ceramic Tile (Jr/Sr High)         | Shower rms, kitchen, entry, restrooms           | 1985         | 84%       | <b>FAIR</b> | approximately 8 yrs of life remaining  |
| <b>Int. Doors &amp; Openings</b>  |   |              |           |             |  |
| Solid Wood Interior Doors         | Select Jr/Sr High Classrooms                    | 2022         | 10%       | <b>GOOD</b> | Estimated age; approximately 8 interior doors were noted to have been replaced recently; frames appear to be original and are generally in fair to poor condition  |
| Misc. Interior Doors              | Jr/Sr High                                      | 1985         | 133%      | <b>POOR</b> | Combination of hollow metal and wood. Majority of interior doors and door frames appear to be original to construction and beyond serviceable life. Many classroom doors contain wire glazing (no longer permitted per building code). |
| Interior Door Hardware            | Jr/Sr High                                      | 2005         | 67%       | <b>FAIR</b> | Blended age; majority of hardware has been replaced with a lever-style handle with cylindrical locking mechanisms; a mortise-style lockset is recommended for increased security   |

# CENTRAL DECATUR JR/SR HIGH

## INTERIOR CONDITIONS OVERVIEW CONTINUED



| FACILITY ASSET                             | AREA SERVED                      | INSTALL YEAR | % OF LIFE | GRADE | NOTES   |
|--|----------------------------------|--------------|-----------|-------|---|
| <b>Int. Walls</b>                          |                                  |              |           |       |   |
| Interior Walls (Jr/Sr High)                | Jr/Sr High                       | N/A          | N/A       | GOOD  | Interior walls and wall paint appeared to be in good condition; no issues noted   |
| Moveable Walls (Jr/Sr High)                | Jr/Sr High                       | N/A          | N/A       | POOR  | 8 classroom share a temporary / moveable wall partition which creates excessive sound transfer between rooms and is reported to be disruptive to the learning environment |
| <b>Capital Equip. &amp; Misc.</b>          |                                  |              |           |       |   |
| Laminate Casework (Poor)                   | Jr/Sr High classrooms and office | 1985         | ● 160%    | POOR  | Laminate casework throughout majority of Jr/Sr high is original to construction; laminate is separating from substrate in many areas;                                     |
| Laminate Casework (Fair)                   | South office                     | 2009         | ● 64%     | FAIR  | South office casework replaced in 2010; no issues noted   |
| Gym Bleachers                              | Main Gym                         | 2010         | ● 50%     | FAIR  | No concerns noted; ~15 years of life remaining  |
| Jr/Sr High Lockers (locker rm and student) | Hallways & Gym Lockers Rooms     | 1985         | ● 200%    | POOR  | Lockers appear to be original to construction and are in need of refinishing or replacing; beyond typical life  |
| Visting Locker Room Lockers                | Visiting Locker Rooms            | 2014         | ● 55%     | FAIR  | Lockers were replaced as a part of the 2014 locker room upgrade project; 9+ years remaining   |

# CENTRAL DECATUR NORTH ELEMENTARY

## INTERIOR CONDITIONS OVERVIEW

FAIR

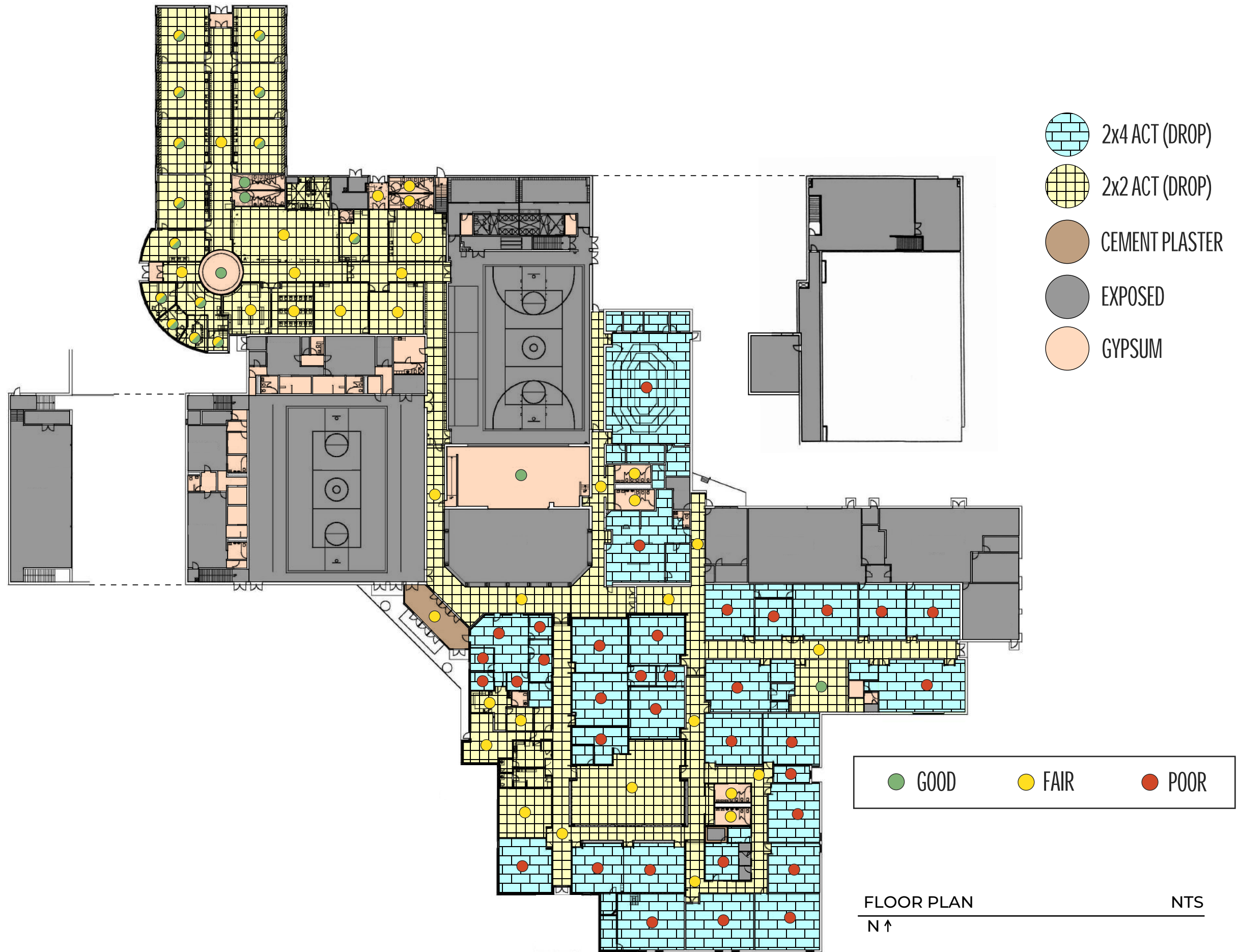
| FACILITY ASSET                    | AREA SERVED                            | INSTALL YEAR | % OF LIFE | GRADE | NOTES   |
|-----------------------------------|--|--------------|-----------|-------|---|
| <b>Ceilings</b>                   |  |              |           |       |   |
| 2x2 ACT Drop Ceiling (N Elem)     | N Elem Classrooms, Office, and Commons | 2003         | 88%       | FAIR  | Ceiling is approaching its typical life expectancy but is in overall fair condition; stained tiles noted throughout   |
| Gyp Ceiling (N Elem)              | North Elementary                       | 2003         | 73%       | GOOD  | no issues noted   |
| Exposed Ceilings (N Elem)         | N Gym, lockers, wrestling              | 2003         | N/A       | GOOD  | no issues noted   |
| <b>Flooring</b>                   |  |              |           |       |   |
| Ceramic Tile                      | Vestibules, west elem restroom         | 2003         | 46%       | GOOD  | no issues noted; 25+ years remaining  |
| Epoxy Floor                       | N Elem corridors, commons              | 2003         | 176%      | POOR  | Epoxy flooring generally in fair to poor condition and beyond typical serviceable life;                               |
| Carpet Tile                       | Rm 802 & 806                           | 2022         | 30%       | GOOD  | Blended age; Recently installed; no issues noted; 7-10 years remaining  |
| Rolled Carpet - N Elem            | N Elem Classrooms & Office             | 2003         | 210%      | POOR  | Carpeting is original to construction and beyond serviceable life;  |
| Polypropelene Tiles (Sport Court) | North Gym                              | 2003         | 110%      | POOR  | Flooring is beyond its typical serviceable life; wear patterns in tiles were observed                                 |
| Quarry Tile                       | Prep kitchen                           | 2003         | 46%       | GOOD  | no issues noted; 25+ years remaining  |
| <b>Int. Doors &amp; Openings</b>  |  |              |           |       |   |
| Interior Doors                    | North Elementary                       | 2003         | 73%       | FAIR  | Mostly wooden doors throughout with some hollow metal doors; no issues noted; doors have 8-10 years of life remaining |
| <b>Int. Walls</b>                 |  |              |           |       |   |
| Interior Walls (N Elem)           | North Elementary                       | N/A          | N/A       | GOOD  | Interior walls and wall paint appeared to be in good condition; no issues noted                                       |
| <b>Capital Equip. &amp; Misc.</b> |  |              |           |       |   |
| Casework/Cabinetry (N Elem)       | N Elem classrooms, office              | 2003         | 88%       | FAIR  | Casework is nearing its expected life but appeared in fair condition  |
| Wooden Bleachers                  | N Elem Gym                             | 2003         | 73%       | FAIR  | Original to construction; no issues noted; 8-10 years remaining   |
| North Elementary Lockers          | North Elementary                       | 2003         | 110%      | FAIR  | Lockers are original to construction but appears to be in fair condition for age; 2-5 years remaining                 |

# CENTRAL DECATUR SOUTH ELEMENTARY

## INTERIOR CONDITIONS OVERVIEW

**POOR**

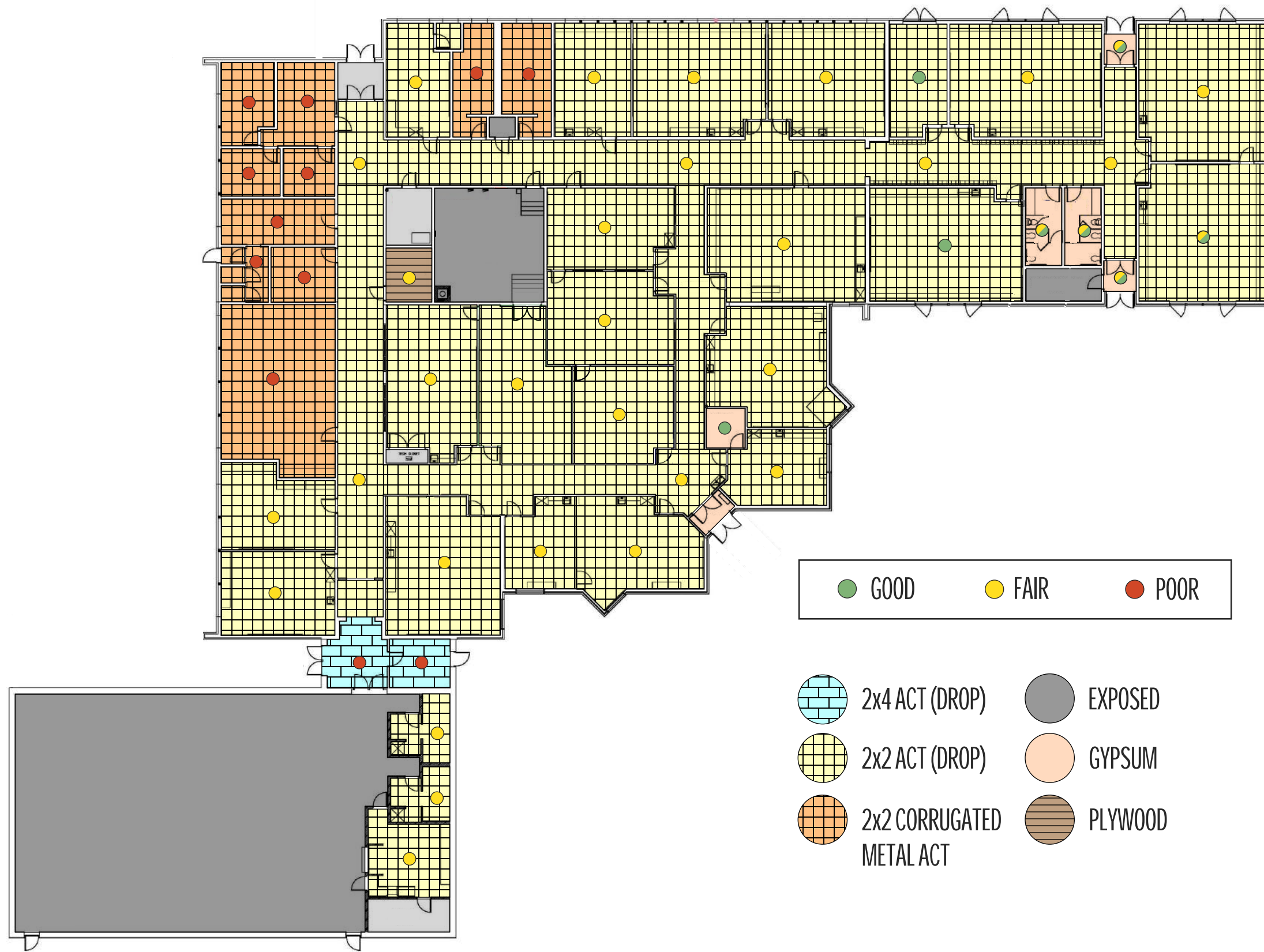
| FACILITY ASSET                       | AREA SERVED  | INSTALL YEAR | % OF LIFE | GRADE       | NOTES  |
|--------------------------------------|--|--------------|-----------|-------------|--|
| <b>Ceilings</b>                      |  |              |           |             |  |
| 2x2 ACT Drop Ceiling - Original 1958 | 1958 West Classrooms, Admin, and RRs   | 1958         | ● 268%    | <b>POOR</b> | Metal ceiling tiles; Ceiling system is assumed to be original to 1958 building and beyond serviceable life   |
| 2x4 ACT Drop Ceiling (1988)          | Storage and Gym connector  | 1988         | ● 148%    | <b>POOR</b> | Ceiling appears original to 1988 gym addition and is beyond typical useful life; sagging and stained ceiling tiles were noted  |
| 2x2 ACT Drop Ceiling                 | 2003 Addition & 2007 Renovation Areas  | 2005         | ● 80%     | <b>FAIR</b> | Blended age; 2003 addition ceilings are original to addition and remainder were installed in 2007; some minor staining and chipping noted throughout; 3-7 years remaining                    |
| Gyp Ceiling                          | '03 RRs, Vestibules  | 2005         | ● 67%     | <b>FAIR</b> | Blended age; gyp ceilings generally in fair to good condition; no issues noted   |
| <b>Flooring</b>                      |  |              |           |             |  |
| Vinyl Composition Tile (VCT) - Poor  | 2003 addition; 2007 renovated areas  | 2005         | ● 100%    | <b>POOR</b> | Blended age; tile is at the end of its serviceable life; high traffic areas showing signs of wear  |
| Vinyl Composition Tile (VCT) - Fair  | Select 2007 renovated classrooms   | 2007         | ● 90%     | <b>FAIR</b> | Tile is nearing end of life; 2-3 years remaining   |
| 9x9 & 12x12 Asbestos Tile            | Office/Admin area, West Entry, Janitor's Closet, Resource Rm, Nurse's Office | 1958         | ● 335%    | <b>POOR</b> | Tiles are original to construction and contain prohibited asbestos material;   |
| Vinyl Plank Flooring                 | Staff Lounge   | 2020         | ● 25%     | <b>GOOD</b> | Estimated age; flooring is residential grade and may age more quickly due to thinner material  |
| Ceramic Tile - 1958 addition         | 1958 RRs   | 1958         | ● 141%    | <b>FAIR</b> | Ceramic tile appears to be original to construction and is beyond typical useful life;   |
| Ceramic Tile - 2003 addition         | 2003 RRs   | 2003         | ● 46%     | <b>FAIR</b> | ~25 years remaining; no issues noted   |
| Vinyl Gym Flooring                   | 1988 Gym Addition  | 1988         | ● 185%    | <b>POOR</b> | Flooring contains noticeable damage and vinyl strips have shifted indicating adhesive is failing; flooring is believed to be an asbestos containing material per most recent asbestos report |
| Carpet Tile (S Elem)                 | 2003 addition; 2007 renovated areas  | 2005         | ● 200%    | <b>POOR</b> | Carpet tile is beyond serviceable life; generally in fair to poor condition  |
| <b>Int. Doors &amp; Openings</b>     |  |              |           |             |  |
| Interior Solid Wood Doors - Fair     | South Elementary   | 2005         | ● 67%     | <b>FAIR</b> | Blended age; some doors contain wire glazing, which is not code-compliant  |
| Interior Solid Wood Doors - Poor     | South Elementary (West Wing)   | 1958         | ● 223%    | <b>POOR</b> | Doors are beyond useful life;  |
| Interior Metal Doors                 | South Gym  | 1988         | ● 123%    | <b>POOR</b> | Doors are original to construction and beyond useful life; recent asbestos reports notes that fire doors at entrance likely contain asbestos;  |
| <b>Int. Walls</b>                    |  |              |           |             |  |
| Interior Walls                       | South Elementary   | N/A          | N/A       | <b>GOOD</b> | Interior walls generally appeared to be in fair to good condition; no issues noted   |
| <b>Capital Equip. &amp; Misc.</b>    |  |              |           |             |  |
| Casework/Cabinetry - Poor            | 1958 Bldg - West Wing  | 1958         | ● 268%    | <b>POOR</b> | Casework is beyond expected life;  |
| Casework/Cabinetry - Fair            | South Elementary Classrooms  | 2005         | ● 80%     | <b>FAIR</b> | Blended age; laminate is peeling in some select areas; 3-7 years remaining   |
| Lockers - 1958 bldg                  | 1958 building  | 1982         | ● 215%    | <b>POOR</b> | Unknown age; lockers are noticeably damaged and beyond serviceable life  |
| Lockers - 2003 addition              | 2003 addition  | 2003         | ● 110%    | <b>GOOD</b> | Lockers appear to be in good condition for age; no issues noted  |



**CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT**

INTERIOR CONDITIONS - NORTH FACILITY CEILING MAP



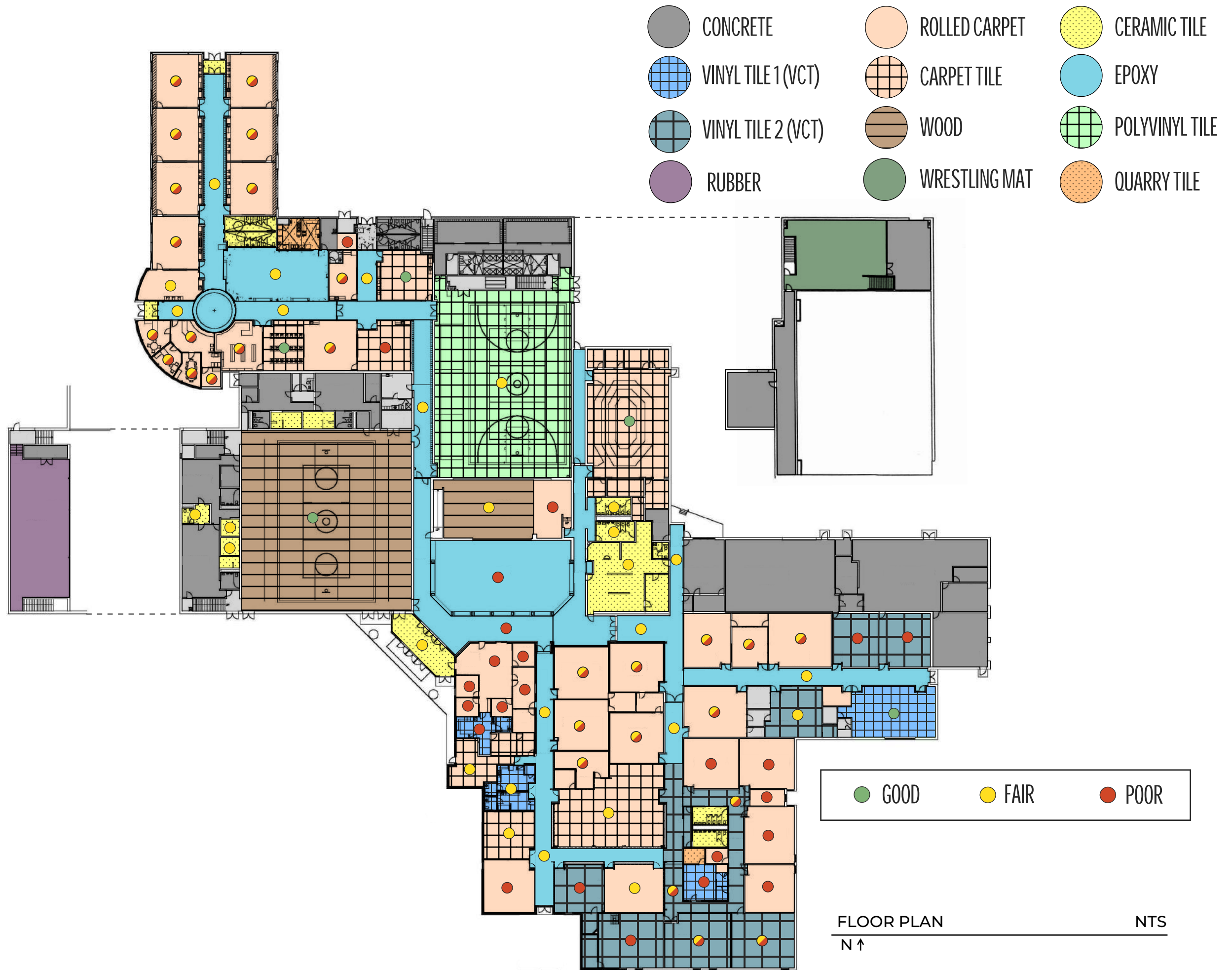


● GOOD    ● FAIR    ● POOR

● 2x4 ACT (DROP)    ● EXPOSED  
 ● 2x2 ACT (DROP)    ● GYPSUM  
 ● 2x2 CORRUGATED METAL ACT    ● PLYWOOD

FIRST FLOOR    NTS  
 N ↑

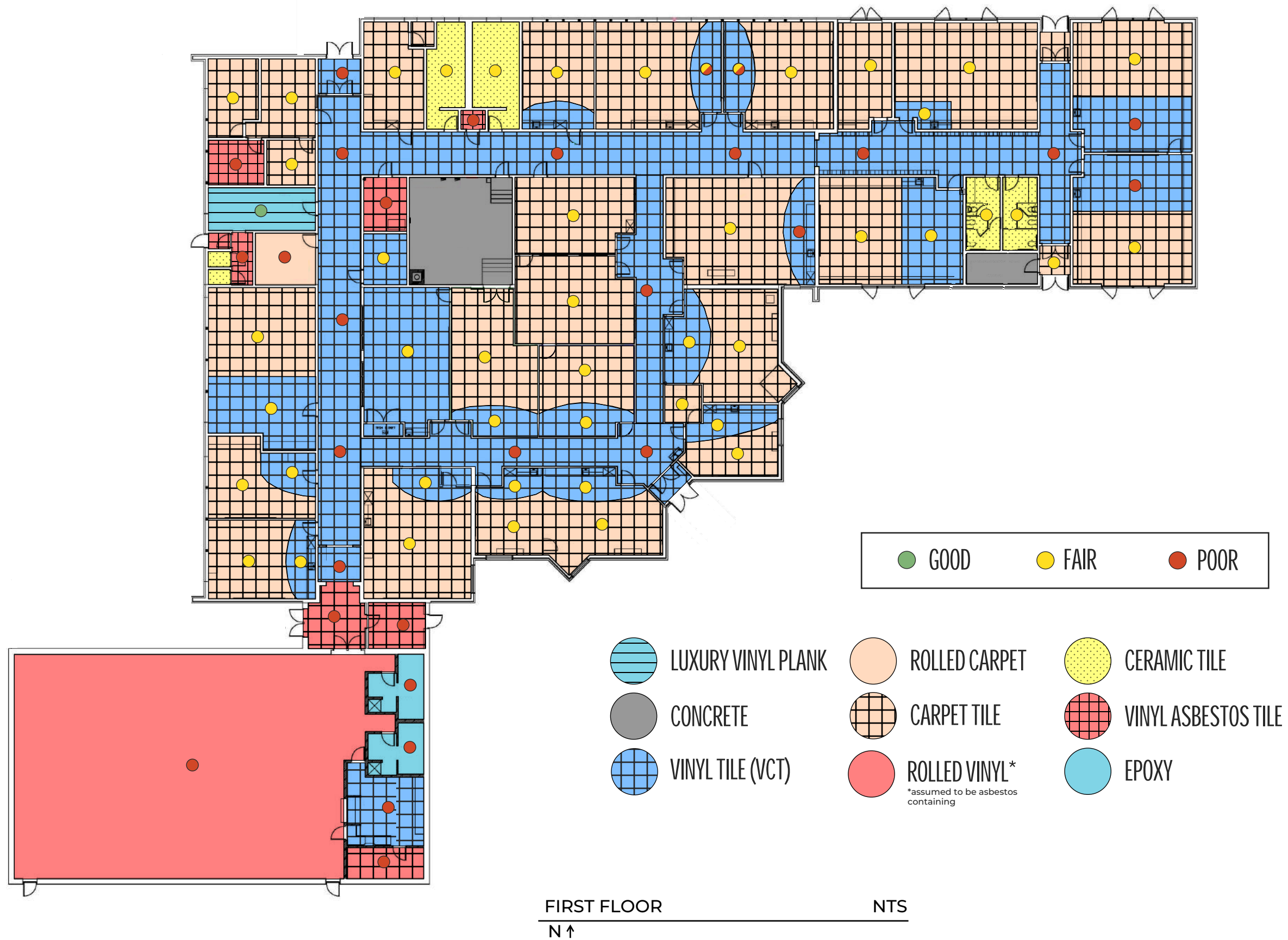




**CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT**

INTERIOR CONDITIONS - NORTH FACILITY FLOORING MAP







# JUNIOR-SENIOR HIGH SCHOOL

## INTERIOR CONDITIONS PHOTOS



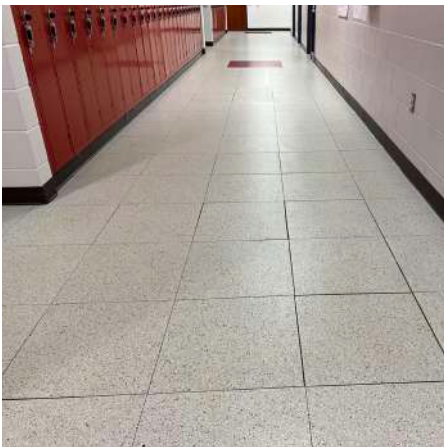
Rusting door fram at restroom entrance near commons



Wire glazing at classroom doorway



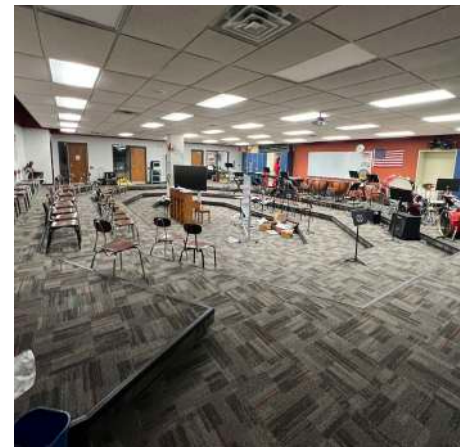
Metal door fram showing wear patterns around door handle



Large vinyl tiles shifting in hall in south wing



Aged rolled carpeting



Carpet tile in band room with original 1986 2x4 ceiling



Epoxy Flooring in Halls



Original 1986 Ceiling



Original 1986 Casework

# NORTH ELEMENTARY

## INTERIOR CONDITIONS PHOTOS



Typical classroom example



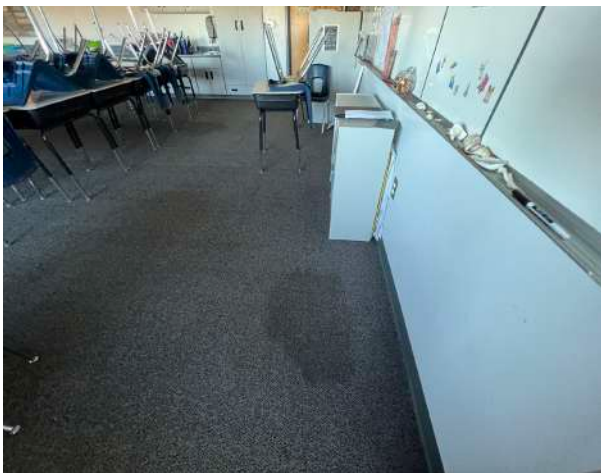
New carpet tile (recently installed due to water damage)



Typical classroom casework



Original Wooden Bleachers



Stain in rolled carpeting



Polypropelene Tile (sport court) flooring in auxiliary gym

# SOUTH ELEMENTARY

## INTERIOR CONDITIONS PHOTOS



Aged door with newer lever-style hardware



Assumed original 2x2 metal corrugated ceiling (1957 addition)



Stained ceiling tile (ceiling from 2007 renovation)



Rolled vinyl floor in gym separating at seams (asbestos containing)



2007 Carpet Tile



Cracked/chipping VCT floor



Cracked VCT floor



Lockers in hall rusting at base



Original 1958 classroom casework



## EXTERIOR CONDITIONS



CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

# CENTRAL DECATUR JR/SR HIGH

## EXTERIOR CONDITIONS OVERVIEW

FAIR

| FACILITY ASSET                       | AREA SERVED                            | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|--------------------------------------|--|--------------|-----------|-------|--|
| <b>Windows</b>                       |  |              |           |       |  |
| Exterior Windows (Jr/Sr High)        | Jr/Sr High                             | 2010         | 50%       | FAIR  | Estimated age; Caulking is failing on some windows but appears to be in good condition on majority; facility staff note that operable window mechanisms are mostly non-functioning;  |
| <b>Roof</b>                          |  |              |           |       |  |
| Spray-Foam Roofing (Jr/Sr High)      | Jr/Sr High                             | 2024         | 10%       | GOOD  | New poly-urethane spray foam roofing installed in last two years over majority of Jr/Sr High. Approximately 8-10 years of life remaining before re-coat required; annual inspection and maintenance recommended;   |
| TPO Roofing (Jr/Sr High)             | Locker Rooms                           | 2020         | 25%       | GOOD  | no issues noted; 15 years of life remaining  |
| <b>Site</b>                          |  |              |           |       |  |
| East Drive and Lot - Gravel          | Jr/Sr High                             | 1985         | 133%      | POOR  | Gravel lot & drive to east of Jr/Sr High; recommend replacement with asphalt or concrete   |
| East Parking Lot - Asphalt           | Industrial Tech                        | 1985         | 267%      | POOR  | Asphalt lot has deteriorated significantly; complete tear out is required for replacement  |
| Student Parking Lot - Asphalt (poor) | Student Parking                        | 2010         | 100%      | POOR  | Estimated age; significant settling and cracking was observed at the north corner of the west student parking lot indicating subgrade failure  |
| Student Parking Lot - Asphalt (fair) | Student Parking                        | 2010         | 100%      | FAIR  | Estimated age; some cracking observed; consider replacing gravel/dirt section to west with a curb to prevent vehicles driving & parking beyond the lot boundary  |
| Front Circle Drive                   | Jr/Sr High                             | 2005         | 67%       | GOOD  | Estimated age; concrete appears to be in good condition; minimal to no cracking present  |
| Concrete Sidealks (Jr/Sr High)       | Jr/Sr High                             | 2010         | 50%       | FAIR  | Estimated age; some cracking and heaving/settling was observed;  |
| Sports Lighting                      | Baseball & Softball Fields             | 1985         | 133%      | POOR  | Estimated age; it's been reported that baseball lights are not working and softball field lights are also an antiquated system   |
| Track Surface                        | Track                                  | 2018         | 70%       | FAIR  | Existing track will need resurfaced in the next 2-3 years  |
| <b>Ext. Doors &amp; Openings</b>     |  |              |           |       |  |
| Jr/Sr High Exterior Doors            | Jr/Sr High                             | 1985         | 200%      | POOR  | Blended age; some exterior doors have been replaced in last 20 years and are in fair condition; many exterior doors are original to construction, contain single pane glazing, and are beyond serviceable life. The door and window frames at the front entry vestibule and rear entry are significantly corroded. |
| <b>Ext. Walls</b>                    |  |              |           |       |  |
| Exterior Brickwork                   | Jr/Sr High                             | 2010         | 50%       | FAIR  | Caulking failing on some expansion joints; some efflorescence prevalent indicating possible moisture issues; minor tuckpointing required;  |
| <b>General Ext Notes</b>             |  |              |           |       |  |
| Structural / Foundation Problems     | Jr/Sr High - South and Southeast Areas | N/A          | N/A       | POOR  | Several rooms at the south and southeast area of the building are showing signs of foundation problems; floor has settled in certain areas and exterior masonry walls have contiguous cracking in several areas;   |
| Bus Cold Storage                     | District                               | N/A          | N/A       | FAIR  | Cold storage shelter for 8-9 buses has been recommended/requested by district administration to prolong life of existing fleet   |

# CENTRAL DECATUR NORTH ELEMENTARY

## EXTERIOR CONDITIONS OVERVIEW

FAIR

| FACILITY ASSET                   | AREA SERVED      | INSTALL YEAR | % OF LIFE | GRADE | NOTES   |
|----------------------------------|------------------|--------------|-----------|-------|---|
| <b>Windows</b>                   |                  |              |           |       |   |
| Exterior Windows                 | North Elementary | 2003         | 73%       | FAIR  | Windows have approximately 6 years of life remaining;   |
| <b>Roof</b>                      |                  |              |           |       |   |
| Spray-Foam Roofing (N Elem)      | North Elementary | 2023         | 20%       | GOOD  | Entire roof coated in last two years; approximately 8-10 years of life remaining before additional re-coat needed.                              |
| <b>Site</b>                      |                  |              |           |       |   |
| Sidewalks (N Elem - Fair)        | North Elementary | 2003         | 73%       | FAIR  | Minor cracking noted; no major concerns; sidewalks have ~8 years of useful life remaining   |
| Sidewalks (N Elem - Poor)        | North Elementary | 2003         | 73%       | POOR  | Curbing at NW sidewalks is severely damaged or missing in two places; sidewalk & pad near basketball courts has settled and is deteriorating    |
| NW Drive (N Elem)                | North Elementary | 2003         | 73%       | FAIR  | Concrete generally in good to fair condition; minor cracking noted; no major concerns   |
| Basketball Court (N Elem)        | North Elementary | 2003         | 73%       | FAIR  | No issues noted   |
| North Elementary Playground      | North Elementary | 2003         | 147%      | FAIR  | Playground is original to construction; age is a concern; wood chip surface with no boundaries washes away easily (rubber surface recommended); |
| <b>Ext. Doors &amp; Openings</b> |                  |              |           |       |   |
| Exterior Doors (N Elem)          | North Elementary | 2003         | 110%      | FAIR  | Door are at end of typical life expectancy; some doors missing weatherstripping   |

# CENTRAL DECATUR SOUTH ELEMENTARY

## EXTERIOR CONDITIONS OVERVIEW

**POOR**

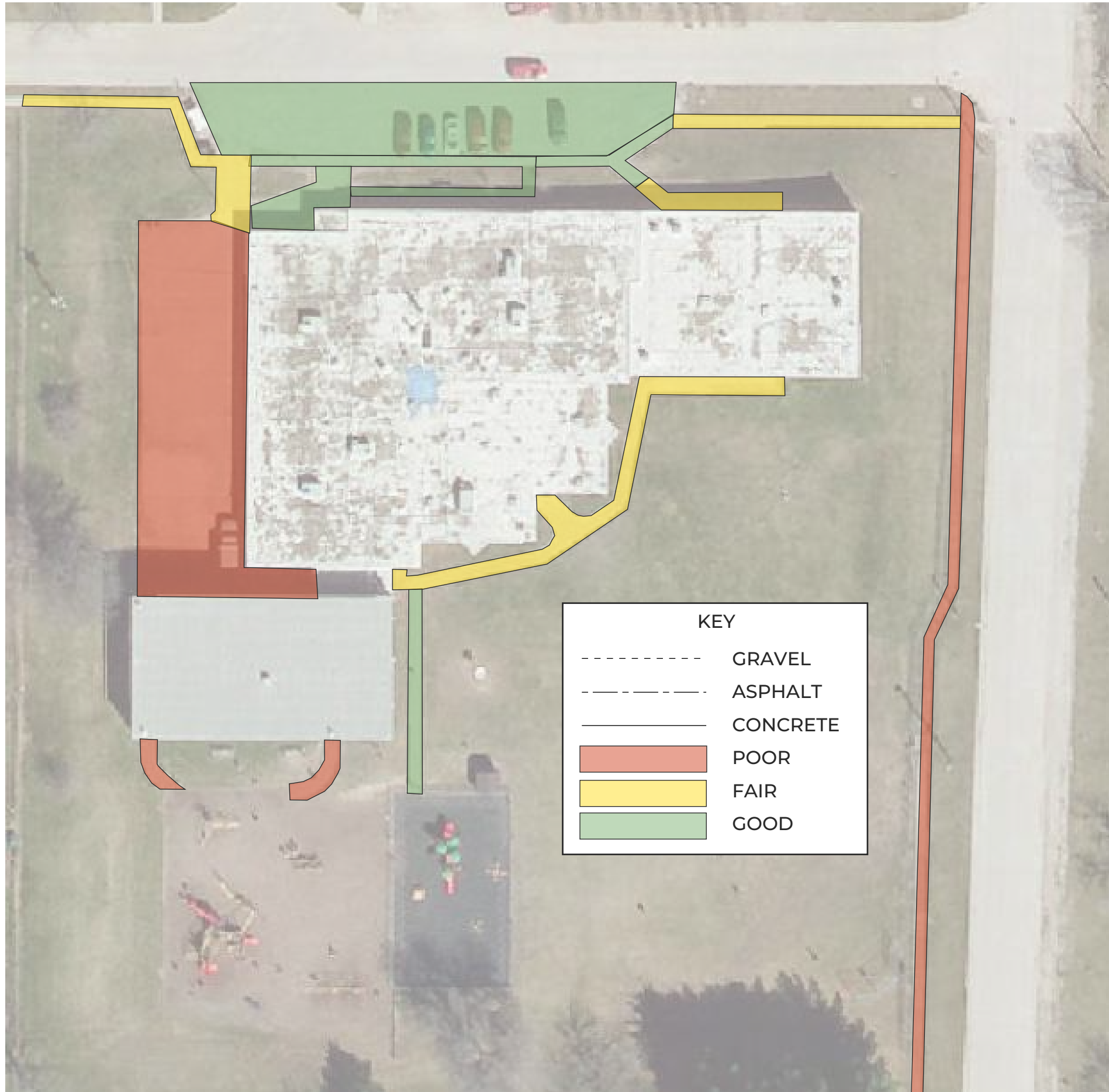
| FACILITY ASSET                          | AREA SERVED            | INSTALL YEAR | % OF LIFE | GRADE       | NOTES   |
|---|------------------------|--------------|-----------|-------------|---|
| <b>Windows</b>                          |                        |              |           |             |   |
| Exterior Windows - 1982 addition        | 1982 addition          | 1991         | ● 113%    | <b>POOR</b> | Blended/Estimated age; windows appear to be 2000 or older; some are single pane and may be original to construction; beyond serviceable life                          |
| Exterior Windows - 2003 addition        | 2003 addition          | 2003         | ● 73%     | <b>FAIR</b> | Windows are original to construction; concrete window sills on north wall are showing signs of moisture intrusion;  |
| Exterior Windows - 1958 building        | 1958 building          | 2012         | ● 43%     | <b>FAIR</b> | Windows replaced in 2012; facilities staff notes that spring assists are non-functioning; concrete window sills on north wall are showing signs of moisture intrusion |
| <b>Roof</b>                             |                        |              |           |             |   |
| Spray-Foam Polyurethane Roofing         | South Elementary       | 2023         | ● 20%     | <b>GOOD</b> | 8-10 years of life remaining before re-coat is required;  |
| <b>Site</b>                             |                        |              |           |             |   |
| Pre-School Playground                   | South Elementary       | 2005         | ● 133%    | <b>POOR</b> | Estimated age; Playground is beyond useful life; rubber surface is in need of replacement   |
| South Elem Playground                   | South Elementary       | 1995         | ● 200%    | <b>POOR</b> | Estimated age; Playground is beyond typical life expectancy; wood chips with no boundary wash away easily (rubber surface recommended)                                |
| Concrete Sidewalks (S Elem) - Good/Fair | S Elem - North of bldg | 2015         | ● 33%     | <b>GOOD</b> | Sidewalks to north of facility are generally in good to fair condition with minimal cracking present;   |
| Concrete Sidewalks (S Elem) - Poor      | S Elem - East of bldg  | 1982         | ● 143%    | <b>POOR</b> | Estimate age; sidewalk to east of facility is deteriorating; cracking is present in several locations   |
| West Concrete Lot (S Elem)              | S Eem - West of bldg   | 1988         | ● 123%    | <b>POOR</b> | Estimated age; pavement has significant cracking and settling with section of concrete missing;   |
| North Concrete Lot (S Elem)             | S Elem - North of bldg | 2015         | ● 33%     | <b>GOOD</b> | Minimal to no cracking present; 20 years remaining  |
| Perimeter Fencing                       | South Elementary       | N/A          | N/A       | <b>POOR</b> | Fencing does not extend around the perimeter of the site, which creates a security concern during the day as well as surveillance concerns during unoccupied hours    |
| <b>Ext. Doors &amp; Openings</b>        |                        |              |           |             |   |
| Exterior Doors                          | South Elementary       | 2005         | ● 100%    | <b>FAIR</b> | Blended/Estimated age; exterior doors are nearing end of typical life but appear to be in fair condition  |
| Gym Exterior Doors                      | South Gym              | 1988         | ● 185%    | <b>POOR</b> | Door frames are original to constructions and rusting through;  |
| Front Entry Doors                       | South Elementary Entry | 2024         | ● 5%      | <b>GOOD</b> | Front entry doors recently replaced; facilities staff note some challenges with hardware coming loose   |
| <b>Ext. Walls</b>                       |                        |              |           |             |   |
| Expansion Joints                        | 1982 addition          | 2007         | ● 120%    | <b>POOR</b> | Estimated age; caulking is failing at several expansion joints on 1982 façade   |
| Wooden Fascia - 1958 bldg               | 1958 building          | 1958         | ● 223%    | <b>POOR</b> | Wooden fascia is beginning to deteriorate and paint is peeling off in many areas;   |
| Brick Repair / Tuckpointing             | 1982 building          | 1982         | ● 143%    | <b>POOR</b> | 1982 facade has several areas where mortar is cracked and failing   |





**CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT**  
 EXTERIOR CONDITIONS - NORTH FACILITY SITE MAP





**CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT**  
 EXTERIOR CONDITIONS - SOUTH ELEMENTARY SITE MAP



# JUNIOR-SENIOR HIGH SCHOOL

## EXTERIOR CONDITIONS PHOTOS



Main entry vestibule (original to 1986)



Rusting door fram at main entry vestibule



Flaking paint at main entry soffit (moisture concern)



Window caulking in fair to good condition



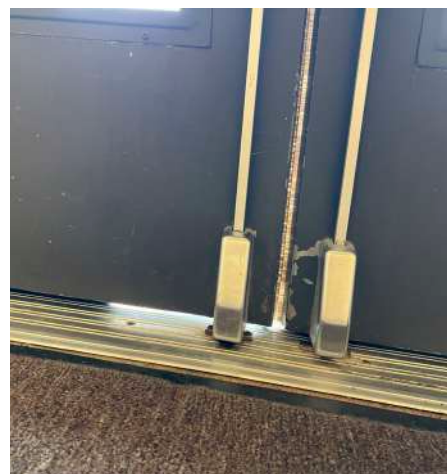
Window caulking in fair to poor condition



Missing/damaged mortar on south-west wall of main gym



Deteriorating concrete sidewalk



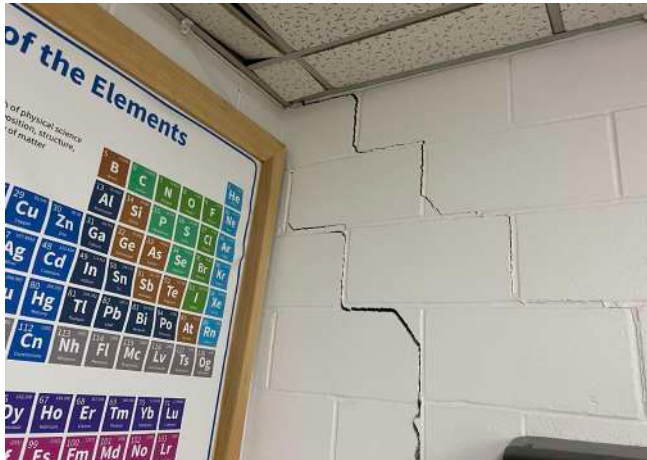
Missing weatherstripping at exterior door



Recently spray-foamed roof; missing roof drain dome

# JUNIOR-SENIOR HIGH SCHOOL

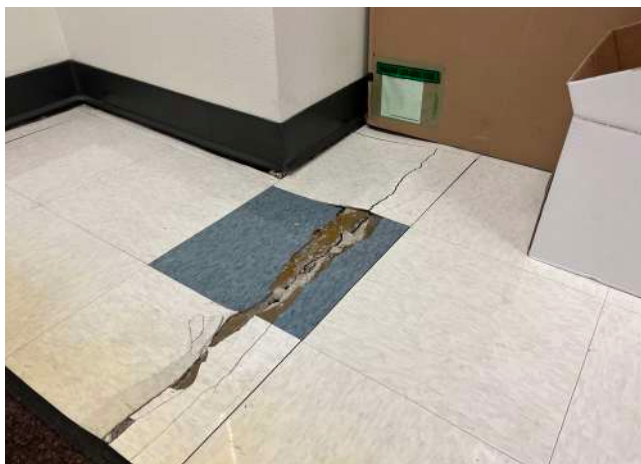
## EXTERIOR CONDITIONS PHOTOS



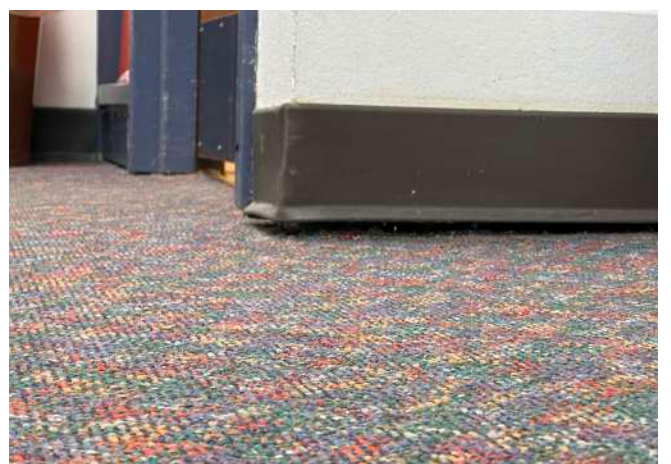
CMU wall has contiguous cracks indicating foundation settling/shifting at N corner of RM 1127 (chemistry)



Floor settling in room 1123



Floor settling and cracked/damaged concrete slab and VCT in room 1111 (staff lounge/workroom)



Floor settling in room 1122



Contiguous crack along mortar line of exterior brickwork outside room 1111 (staff lounge/workroom)



Closer up view of photo to left

# NORTH ELEMENTARY

## EXTERIOR CONDITIONS PHOTOS



Daylight visible through door gap; missing weatherstripping



Rusting metal service door



Brick facade; possible moisture intrusion below windows



Missing/damaged curbing



Concrete sidewalk in fair condition.



Concrete sidewalk is sloped towards building creating drainage issues



Playground equipment (15-22 years old)



Hole in caulking in expansion joint



Spray-foam roof

# SOUTH ELEMENTARY

## EXTERIOR CONDITIONS PHOTOS



Rusting railing post at 2003 addition



Loose weatherstripping on exterior door



Rusted center mullion at exterior door in gym breezeway



Likely original 1982 window



Peeling paint on wooden fascia (1957 addition)



Major cracking at west parking lot



Settled sidewalk causing lip/trip hazard at concrete door stoop



Staining and moisture concern where '88 and '58 bldgs meet



Failed mortar on 1982 facade



# ACCESSIBILITY (ADA) LIFE & PHYSICAL SAFETY



CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

# CENTRAL DECATUR JR/SR HIGH

## ADA CONDITIONS OVERVIEW



| FACILITY ASSET                         | AREA SERVED          | INSTALL YEAR | % OF LIFE | GRADE | NOTES   |
|--|----------------------|--------------|-----------|-------|---|
| <b>Door Clearances</b>                 |                      |              |           |       |   |
| Door Clearances (Jr/Sr High)           | Jr/Sr High           | N/A          | N/A       | GOOD  | No issues noted   |
| <b>Door Hardware</b>                   |                      |              |           |       |   |
| Door Hardware (Jr/Sr High)             | Jr/Sr High           | N/A          | N/A       | GOOD  | Majority of doors are ADA-compliant lever-handled; some ancillary doors contain non-compliant knob-handles  |
| <b>Drinking Fountains</b>              |                      |              |           |       |   |
| Drinking Fountains (Jr/Sr High)        | Jr/Sr High           | N/A          | N/A       | GOOD  | No issues noted   |
| <b>Parking Stalls</b>                  |                      |              |           |       |   |
| Accessible Parking Stalls (Jr/Sr High) | Jr/Sr High           | N/A          | N/A       | GOOD  | No issues noted   |
| <b>Toilet Rooms</b>                    |                      |              |           |       |   |
| South Restroom (Jr/Sr High)            | South classroom wing | N/A          | N/A       | POOR  | South restrooms do not meet current accessibility standards; no ADA stall   |
| Commons Restroom (Jr/Sr High)          | Commons              | N/A          | N/A       | FAIR  | No vertical grab bar at ADA stall   |
| <b>Signage</b>                         |                      |              |           |       |   |
| Building and Room Signage (Jr/Sr High) | Jr/Sr High           | N/A          | N/A       | FAIR  | Exterior of classroom equipped with room number and braille sign; exterior doors numbered; new safety/security guidelines may require larger exterior door signage and room signage at the interior of occupied rooms |
| <b>General Notes</b>                   |                      |              |           |       |   |
| Multi-level accessibility              | Jr/Sr High           | N/A          | N/A       | FAIR  | Upper level of gym (above locker rooms) has no lift or elevator; not a major concern as this space is not a commonly used learning space  |

# CENTRAL DECATUR JR/SR HIGH

## LIFE & PHYSICAL SAFETY CONDITIONS OVERVIEW



| FACILITY ASSET                                  | AREA SERVED                       | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|---|-----------------------------------|--------------|-----------|-------|--|
| <b>Fire Alarm System</b>                        |                                   |              |           |       |  |
| Jr/Sr High Fire Alarm System                    | Jr/Sr High                        | 2011         | ● 93%     | FAIR  | Fire alarm system is addressable but does not have code-required voice notification functionality; panel is located in N Elem and was installed in 2011.   |
| <b>Fire Suppression Systems</b>                 |                                   |              |           |       |  |
| Jr/Sr High Fire Suppression System              | Jr/Sr High Commons, Stage, Office | 1985         | ● 80%     | FAIR  | Fire suppression served by fire pump located in main mechanical room. Fire suppression system only serves commons, stage, and office area; classrooms are not sprinkled. Only accounts for ~15% of 1983 bldg area. Future renovations and/or building additions may require entire building to be sprinkled. |
| Jr/Sr High Fire Suppression System - Classrooms | Jr/Sr High                        | NONE         | N/A       | POOR  | There is no fire suppression system throughout the majority of the Jr Sr High; future alterations and additions may require the building to be fully sprinklered.  |
| <b>Public Address System</b>                    |                                   |              |           |       |  |
| PA/Bell System                                  | Jr/Sr High                        | 1985         | ● 267%    | POOR  | System is beyond useful life and utilizes obsolete components;   |
| <b>Secure Entry</b>                             |                                   |              |           |       |  |
| Jr/Sr High Secure/Forced Entry                  | Jr/Sr High Main Entry             | N/A          | N/A       | POOR  | The interior vestibule doors do not lock, which disallows the office access door from being able to be utilized as a forced entry; recommend replacing the interior set of doors with new inclusive of automatic locking hardware  |
| <b>Access Control System</b>                    |                                   |              |           |       |  |
| Jr/Sr High Access Control System                | Jr/Sr High                        | 2024         | ● 10%     | GOOD  | New access control installed in 2024; no issues noted  |

# CENTRAL DECATUR NORTH ELEMENTARY

## ADA & LPS CONDITIONS OVERVIEW



### ACCESSIBILITY (ADA)

| FACILITY ASSET                     | AREA SERVED      | INSTALL YEAR | % OF LIFE | GRADE | NOTES   |
|------------------------------------|------------------|--------------|-----------|-------|---|
| <b>Door Clearances</b>             |                  |              |           |       |   |
| Door Clearances (N Elem)           | North Elementary | N/A          | N/A       | GOOD  | No issues noted   |
| <b>Door Hardware</b>               |                  |              |           |       |   |
| Door Hardware (N Elem)             | North Elementary | N/A          | N/A       | GOOD  | No issues noted   |
| <b>Drinking Fountains</b>          |                  |              |           |       |   |
| Drinking Fountains (N Elem)        | North Elementary | N/A          | N/A       | GOOD  | No issues noted   |
| <b>Toilet Rooms</b>                |                  |              |           |       |   |
| Toilet Rooms (N Elem)              | North Elementary | N/A          | N/A       | FAIR  | ADA stalls are missing vertical grab bars   |
| <b>Signage</b>                     |                  |              |           |       |   |
| Building and Room Signage (N Elem) | North Elementary | N/A          | N/A       | FAIR  | Exterior of classroom equipped with room number and braille sign; exterior doors numbered; new safety/security guidelines may require larger exterior door signage and room signage at the interior of occupied rooms |

### LIFE & PHYSICAL SAFETY

| FACILITY ASSET                  | AREA SERVED          | INSTALL YEAR | % OF LIFE | GRADE | NOTES   |
|---------------------------------|----------------------|--------------|-----------|-------|---|
| <b>Fire Alarm System</b>        |                      |              |           |       |   |
| N Elem Fire Alarm System        | North Elementary     | 2003         | ● 147%    | FAIR  | Fire alarm devices likely original to construction; control panel upgraded in 2011 with Jr/Sr High project; system is not voice-notified; system will likely need upgraded with any future additions or major renovations |
| <b>Fire Suppression Systems</b> |                      |              |           |       |   |
| N Elem Fire Suppression System  | North Elementary     | 2003         | ● 44%     | GOOD  | The entire north elementary addition is sprinklered and fire water is served off of dedicated fire pump; no issues noted  |
| <b>Public Address System</b>    |                      |              |           |       |   |
| PA/Bell System (N Elem)         | North Elementary     | 2003         | ● 147%    | FAIR  | System is beyond useful life;   |
| <b>Secure Entry</b>             |                      |              |           |       |   |
| N Elem Secure Entry Vestibule   | N Elem Main Entrance | N/A          | N/A       | POOR  | No forced/secure entry vestibule at main entrance to North Elementary; interior set of doors are not equipped with locking hardware   |
| <b>Access Control System</b>    |                      |              |           |       |   |
| Access Control System (N Elem)  | North Elementary     | 2024         | ● 10%     | GOOD  | New access control installed in 2024; no issues noted   |
| <b>Emergency Lighting</b>       |                      |              |           |       |   |
| Emergency Lighting (N Elem)     | North Elementary     | N/A          | N/A       | GOOD  | no issues noted   |
| <b>Exit Lighting</b>            |                      |              |           |       |   |
| Exit Lighting (N Elem)          | North Elementary     | N/A          | N/A       | GOOD  | no issues noted   |

# CENTRAL DECATUR SOUTH ELEMENTARY

## ADA & LPS CONDITIONS OVERVIEW

FAIR

### ACCESSIBILITY (ADA)

| FACILITY ASSET                     | AREA SERVED      | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|------------------------------------|------------------|--------------|-----------|-------|--|
| <b>Door Clearances</b>             |                  |              |           |       |  |
| Door Clearances (S Elem)           | South Elementary | N/A          | N/A       | FAIR  | Majority of doorways meet ADA standards with the exception of 1958 toilet rooms and the gym toilet rooms |
| <b>Door Hardware</b>               |                  |              |           |       |  |
| Door Hardware (S Elem)             | South Elementary | N/A          | N/A       | GOOD  | Majority of doors utilize ADA-compliant lever handles  |
| <b>Drinking Fountains</b>          |                  |              |           |       |  |
| Drinking Fountain (S Elem)         | South Elementary | N/A          | N/A       | GOOD  | No issues noted  |
| <b>Parking Stalls</b>              |                  |              |           |       |  |
| Accessible Parking Stalls (S Elem) | South Elementary | N/A          | N/A       | GOOD  | No issues noted  |
| <b>Toilet Rooms</b>                |                  |              |           |       |  |
| 1958 Restrooms                     | South Elementary | N/A          | N/A       | POOR  | Restrooms do not meet ADA-required clearances  |
| 2003 Restrooms (S Elem)            | South Elementary | N/A          | N/A       | FAIR  | ADA stalls are missing vertical grab bars  |
| <b>Signage</b>                     |                  |              |           |       |  |
| Room Signage (S Elem)              | South Elementary | N/A          | N/A       | GOOD  | No issues noted  |

### LIFE & PHYSICAL SAFETY

| FACILITY ASSET                        | AREA SERVED      | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|---------------------------------------|------------------|--------------|-----------|-------|--|
| <b>Fire Alarm System</b>              |                  |              |           |       |  |
| Fire Alarm System (S Elem)            | South Elementary | 2007         | ● 120%    | POOR  | Estimated age; fire alarm systems appears to be in working order; fire alarm system does not contain code-required voice notification system; the system is an older, conventional/zoned system and does not contain addressable devices/wiring; |
| <b>Fire Suppression Systems</b>       |                  |              |           |       |  |
| Fire Sprinkler System (S Elem)        | South Elementary | NONE         | N/A       | POOR  | There is no fire sprinkler system throughout majority of building; future renovations or additions may require existing building to be sprinklered   |
| Fire Sprinkler System (2003 addition) | South Elementary | 2003         | ● 44%     | GOOD  | Fire sprinkler system installed in 2003 addition only; ~28 years of life remaining   |
| <b>Public Address System</b>          |                  |              |           |       |  |
| PA/Bell System (S Elem)               | South Elementary | 1982         | ● 287%    | POOR  | System is beyond useful life and utilizes obsolete components;   |
| <b>Secure Entry</b>                   |                  |              |           |       |  |
| Secure Entrance                       | South Elementary | NONE         | N/A       | POOR  | There is no secure/forced entry system at South Elementary; interior set of doors could possibly be moved to create forced entry into admin area; currently, the interior set of doors does not contain locking hardware                         |
| <b>Access Control System</b>          |                  |              |           |       |  |
| Access Control System (S Elem)        | South Elementary | 2024         | ● 10%     | GOOD  | Installed in 2024; no issues noted   |
| <b>Emergency Lighting</b>             |                  |              |           |       |  |
| Emergency Lighting (S Elem)           | South Elementary | N/A          | N/A       | GOOD  | No issues noted  |
| <b>Exit Lighting</b>                  |                  |              |           |       |  |
| Exit Lighting (S Elem)                | South Elementary | N/A          | N/A       | GOOD  | No issues noted  |

# CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

## ADA & LPS CONDITIONS PHOTO



Fire alarm pull station with horn/strobe



Jr/Sr High Fire Pump



Abandoned Jr/Sr High Fire Alarm Panel



5/6 Classroom (Middle School)  
1926 Construction



Non-ADA compliant knob-style  
door hardware



Corridor Exit Signage



Non-ADA stall at Jr/Sr High  
restroom



Non-ADA stall at Jr/Sr High locker  
room



2003 North Elementary Fire Alarm  
room



# MECHANICAL & PLUMBING



CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

# CENTRAL DECATUR JR/SR HIGH

## MECHANICAL CONDITIONS OVERVIEW

FAIR

| FACILITY ASSET                 | AREA SERVED                      | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|--------------------------------|----------------------------------|--------------|-----------|-------|--|
| <b>Air Handling Equipment</b>  |                                  |              |           |       |  |
| RTU-2 (Trane Rooftop Unit)     | Jr/Sr High Gym                   | 2023         | 11%       | GOOD  | 60 Ton gas/dx trane Rooftop unit serves the gymnasium and was installed approximately 18 months ago. Unit appears to be in good working condition although maintenance staff reported <u>some issues after start up.</u>   |
| Locker Room MAUs               | Jr/Sr High Locker Rooms          | 1985         | 160%      | POOR  | Gas-fired MAUs are original to construction, beyond their useful life, and in a difficult to service area.   |
| Jr/Sr High Heat Pumps - poor   | Jr/Sr High                       | 1996         | 161%      | POOR  | Blended age; 10 heat pumps in the Jr/Sr High are beyond their typical life expectancy of 18 years  |
| Jr/Sr High Heat Pumps - fair   | Jr/Sr High                       | 2009         | 89%       | FAIR  | Blended age; 10 heat pumps in the Jr/Sr High are nearing end of serviceable life; 1-3 years remaining; due to no pre-conditioned ventilation system, heat pumps may be aging faster than typical;  |
| Jr/Sr High Heat Pumps - good   | Jr/Sr High                       | 2021         | 22%       | GOOD  | 12 heat pumps throughout Jr/Sr High have been replaced within last 6 years; 10-15 years remaining; due to no pre-conditioned ventilation system, heat pumps may age at a accelerated pace  |
| Kitchen MAU                    | Jr/Sr High                       | NONE         | N/A       | POOR  | There is no make-up air unit to serve the kitchen exhaust hood; recommend to install gas-fired/dx cooling MAU to provide conditioned makeup air during operation for proper ventilation in kitchen. The existing heat pumps at the high school are intended to manage the ventilation load of the building; the ventilation comes through roof hoods primarily; it's unclear how much outdoor air is being delivered to the learning spaces with this type of system. Installing a gas/dx dedicated outdoor air system with energy recovery would improve overall ventilation. |
| Jr Sr High Ventilation System  | Jr/Sr High                       | 1985         | 160%      | POOR  |  |
| <b>Central Plant Equipment</b> |                                  |              |           |       |  |
| Jr/Sr High Boiler              | Jr/Sr High Heat Pumps            | 2006         | 63%       | FAIR  | 1,400 MBH Triad steel fire tube type boiler. Boiler is 19 years old with approximately 5-10 years of life remaining assuming regular maintenance/service. Unit serves as primary heating source for MS/HS excluding the gym. Consider replacing with multiple boilers in the future for redundancy in system.  |
| Heat Exchanger                 | Jr/Sr High Boiler / Fluid Cooler | 1985         | 160%      | POOR  | Heat exchanger appears to be original to construction and beyond expected life. Replacement of heat exchanger could improve efficiencies.  |
| Heat Pump Loop Pumps           | Jr/Sr High Heat Pumps            | 1985         | 160%      | POOR  | (2) heat pump loop pumps, base-mounted centrifugal type serve the heat pump loop piping network; the exact age of the pumps is unknown (may be original to construction). Both pumps appear operational but planned replacement is recommended due to age.   |
| FC-1 (Evapco Fluid Cooler)     | Jr/Sr High Heat Pumps            | 2023         | 11%       | GOOD  | Evapco Fluid Cooler installed approximately 18 months ago; appears to be in good condition; serves as primary cooling source for Jr/Sr high excluding the gym; approximately 16-20 years of life remaining with routine maintenance.   |

# CENTRAL DECATUR JR/SR HIGH

## MECHANICAL & PLUMBING CONDITIONS OVERVIEW



### MECHANICAL (CONT'D)

| FACILITY ASSET                   | AREA SERVED           | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|----------------------------------|-----------------------|--------------|-----------|-------|--|
| <b>Ductwork &amp; Piping</b>     |                       |              |           |       |  |
| Jr/Sr High Heat Pump Loop Piping | Jr/Sr High Heat Pumps | 1985         | 80%       | FAIR  | Heat pump loop piping in Jr/Sr High is original to construction with approximately 11 years of useful life remaining. No issues noted.                         |
| Jr/Sr High Ductwork              | Jr/Sr High            | 1985         | 80%       | FAIR  | Galvanized ductwork serving heat pump air distribution; no issues noted  |
| <b>Temperature Controls</b>      |                       |              |           |       |  |
| DDC Controls (Jr/Sr High)        | Jr/Sr High            | 2005         | 100%      | POOR  | Estimated age; controls are beyond serviceable life and do not function properly; maintenance staff reports they have no control or visibility over the system |
| <b>Terminal Equipment</b>        |                       |              |           |       |  |
| Gas-Fired Unit Heaters           | Industrial Tech       | 1985         | 308%      | FAIR  | Gas-fired unit heaters serve heating needs of industrial tech area. Units appear to be original and are beyond their expected life but appear operational.     |

### PLUMBING

| FACILITY ASSET                   | AREA SERVED                         | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|----------------------------------|-------------------------------------|--------------|-----------|-------|--|
| <b>Domestic Water System</b>     |                                     |              |           |       |  |
| Jr/Sr High Domestic Water Piping | Jr/Sr High                          | 1985         | 80%       | FAIR  | Piping is generally 42 years old with 8 years of useful life remaining; hot water is heated via heat exchanger off of boiler system; age of heat exchanger is unknown; no apparent issues were noted.  |
| <b>Plumbing Fixtures</b>         |                                     |              |           |       |  |
| Jr/Sr High Plumbing Fixtures     | Jr/Sr High                          | 1985         | 133%      | POOR  | Majority of plumbing fixtures are beyond their serviceable life and may be original to construction.   |
| <b>Sanitary Sewer System</b>     |                                     |              |           |       |  |
| Jr/Sr High Sanitary Sewer Piping | Kitchen, Woodshop/welding classroom | 1985         | 80%       | FAIR  | A sink in the woodshop/welding classroom will not drain in addition to a floor drain in the kitchen. UPDATE: this issue seems to have been resolved during the assembly of this report; however, the age of the piping coupled with the observed settling/foundation issues has been noted as a cause for future concern regarding below grade drainage. |
| Jr/Sr High Storm Sewer Piping    | Jr/Sr High                          | 1985         | 80%       | FAIR  | Piping is generally 42 years old with 8 years of useful life remaining; no issues noted  |

# CENTRAL DECATUR NORTH ELEMENTARY

## MECHANICAL & PLUMBING CONDITIONS OVERVIEW



### MECHANICAL

| FACILITY ASSET                     | AREA SERVED                   | INSTALL YEAR | % OF LIFE | GRADE | NOTES   |
|------------------------------------|-------------------------------|--------------|-----------|-------|---|
| <b>Air Handling Equipment</b>      |                               |              |           |       |   |
| ERV-1 (Greenheck)                  | N Elem Ventilation Air        | 2003         | ● 110%    | FAIR  | 2,770 CFM energy recovery ventilator is original to construction and at the end of its useful life;   |
| ERV-2 (Greenheck)                  | N Elem Ventilation Air        | 2003         | ● 110%    | FAIR  | 3,660 CFM energy recovery ventilator is original to construction and at the end of its useful life;   |
| RTU-1 (Trane)                      | N Elem Gym                    | 2023         | ● 11%     | GOOD  | 60 Ton gas/dx trane Rooftop unit serves the gymnasium and was installed approximately 18 months ago. Unit appears to be in good working condition although maintenance staff reported some issues after start up. |
| MAU-3 (Reznor)                     | N Elem Locker Rooms           | 2003         | ● 110%    | POOR  | 3000 CFM gas-fired makeup air unit (Reznor); beyond typical life expectancy; unit was not operating during site survey causing excess negative pressure in locker rooms   |
| Geothermal Heat Pumps              | N Elem Classrooms & Office    | 2003         | ● 122%    | POOR  | noted poor for age; 20 total heat pumps are original to construction and beyond typical life expectancy; maintenance staff notes that condensate drain piping is likely undersized                                |
| <b>Central Plant Equipment</b>     |                               |              |           |       |   |
| Heat Pump & Geo Loop Pumps         | N Elem Heat Pumps & Geo Field | 2003         | ● 88%     | FAIR  | Base-mounted centrifugal pumps are original to construction and nearing end of typical useful life; no issues noted   |
| <b>Ductwork &amp; Piping</b>       |                               |              |           |       |   |
| N Elem Ductwork                    | North Elementary              | 2003         | ● 44%     | GOOD  | no issues noted;  |
| Geothermal Loop Piping             | North Elementary              | 2003         | ● 29%     | GOOD  | 50+ years of life remaining; no issues noted  |
| Heat Pump Loop Piping (N Elem)     | North Elementary              | 2003         | ● 44%     | GOOD  | 25-30 years of life remaining; no issues noted  |
| <b>Temperature Controls</b>        |                               |              |           |       |   |
| DDC Controls (N Elem)              | North Elementary              | 2003         | ● 110%    | POOR  | Johnson Controls; maintenance staff notes that the system is not working properly; controls are beyond typical serviceable life   |
| <b>Terminal Equipment</b>          |                               |              |           |       |   |
| Gas-Fired Unit Heaters (Wrestling) | Wrestling Deck & Mech Mezz.   | 2003         | ● 169%    | GOOD  | (2) 100 MBH & (2) 45 MBH heaters; no issues noted;  |

### PLUMBING

| FACILITY ASSET               | AREA SERVED                | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|------------------------------|----------------------------|--------------|-----------|-------|--|
| <b>Domestic Water System</b> |                            |              |           |       |  |
| N Elem Domestic Water Piping | North Elementary           | 2003         | ● 44%     | GOOD  | ~26 years remaining; no issues noted                       |
| <b>Plumbing Equipment</b>    |                            |              |           |       |  |
| Water Heater (N Elem)        | N Elem Kitchen & Restrooms | 2024         | ● 10%     | GOOD  | Tankless, on-demand water heater; no issues noted          |
| <b>Plumbing Fixtures</b>     |                            |              |           |       |  |
| N Elem Plumbing Fixtures     | N Elem Restrooms           | 2003         | ● 73%     | FAIR  | no issues noted; approximately 5-8 years of life remaining |
| <b>Sanitary Sewer System</b> |                            |              |           |       |  |
| N Elem Sanitary Sewer Piping | North Elementary           | 2003         | ● 44%     | GOOD  | ~26 years remaining; no issues noted                       |

# CENTRAL DECATUR SOUTH ELEMENTARY

## MECHANICAL CONDITIONS OVERVIEW

POOR

| FACILITY ASSET                              | AREA SERVED                  | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|---|------------------------------|--------------|-----------|-------|--|
| <b>Air Handling Equipment</b>               |                              |              |           |       |  |
| Cooling Only RTUs (6)                       | 1958 & 1982 Bldg Cooling     | 2007         | ● 100%    | POOR  | Estimated age; RTUs are cooling only and are nearing the end of their serviceable life; economizers on units are reported to be non-functioning; RTUs serve multiple spaces on one thermostat creating comfort issues                                |
| South Elementary Ventilation                | South Elementary             | 1958         | ● 335%    | POOR  | Majority of spaces are not getting consistent, code-required outdoor air due to system types; installing a central HVAC system or a decoupled dedicated outdoor air system is recommended  |
| <b>Central Plant Equipment</b>              |                              |              |           |       |  |
| Heating Water Inline Circ Pumps (4)         | South Elementary             | 2022         | ● 20%     | GOOD  | Recently replaced; pumps are running continuously due to controls problems which will shorten the life span of pump  |
| S Elem Boilers (2)                          | South Elementary             | 2013         | ● 40%     | GOOD  | 15-20 years of life remaining; no issues noted   |
| <b>Ductwork &amp; Piping</b>                |                              |              |           |       |  |
| RTU Ductwork                                | 1958/1982 Bldg Cooling       | 1994.5       | ● 61%     | FAIR  | Blended age; some ductwork modifications made in 2007 but mostly original to 1982; no issues noted   |
| Heating Water Piping (1958)                 | 1958 Bldg Heat               | 1958         | ● 134%    | POOR  | Piping is original to 1958 construction and beyond typical service life  |
| Heating Water Piping (2003)                 | 2003 Unit Ventilators        | 2003         | ● 44%     | GOOD  | 25-30 years of life remaining; no issues noted   |
| <b>Temperature Controls</b>                 |                              |              |           |       |  |
| DDC, Pneumatic, and Electric Controls       | South Elementary             | 2003         | ● 110%    | POOR  | Facility is served by three different controls system; the DDC system is beyond expected life (Johnson Controls); Trane thermostats serve the rooftop units but do not communicate with any other controls systems; some pneumatics still prevalent; |
| <b>Terminal Equipment</b>                   |                              |              |           |       |  |
| Gas-Fired Unit Heaters                      | S Elem Gym                   | 1988         | ● 285%    | POOR  | Units are beyond typical service life and do not provide code-required ventilation the space   |
| Baseboard Radiant Heaters                   | 1958 South & East Walls      | 1958         | ● 447%    | POOR  | Basseboard heat is likely original to 1958 construction and beyond serviceable life;   |
| VRF Fan Coil Unit (cassette)                | 2003 classrooms              | 2018         | ● 35%     | GOOD  | 8-13 years remaining; system does not provide code-required ventilation air to space   |
| HW Fan Coil Unit (floor)                    | Rm 115, 117, 120             | 2018         | ● 35%     | GOOD  | Estimated age; units were installed to solve problem created by HUV & UV's coils freezing; units are heating only and do not provide code-required ventilation air to space  |
| Horizontal Unit Vent (older, ceiling mount) | Rm 105, 112, 114, 119        | 1982         | ● 215%    | POOR  | Units appear to be original to construction and beyond typical service life; replacement components are likely obsolete  |
| Horizontal Unit Vent (newer, ceiling mount) | 1982 Addition                | 2007         | ● 90%     | POOR  | Units are nearing the end of useful life; unit ventilators have been a maintenance issue as coils have frozen during winter months   |
| Horizontal Unit Vent (older, floor mount)   | 1982 Building                | 1982         | ● 215%    | POOR  | Units appear to be original to construction and beyond typical service life; replacement parts are likely obsolete   |
| Horizontal Unit Vent (newer, floor mount)   | 2003 classrooms              | 2003         | ● 110%    | POOR  | Units are original to 2003 addition and beyond expected service life;  |
| Hot Water Convectors                        | 1958 Corridors and Restrooms | 1958         | ● 134%    | POOR  | Convectors are likely original to 1958 construction and beyond serviceable life;   |
| VRF Condensing Units (2003 addition)        | 2003 classrooms              | 2018         | ● 35%     | GOOD  | 8-13 years remaining; no issues noted  |

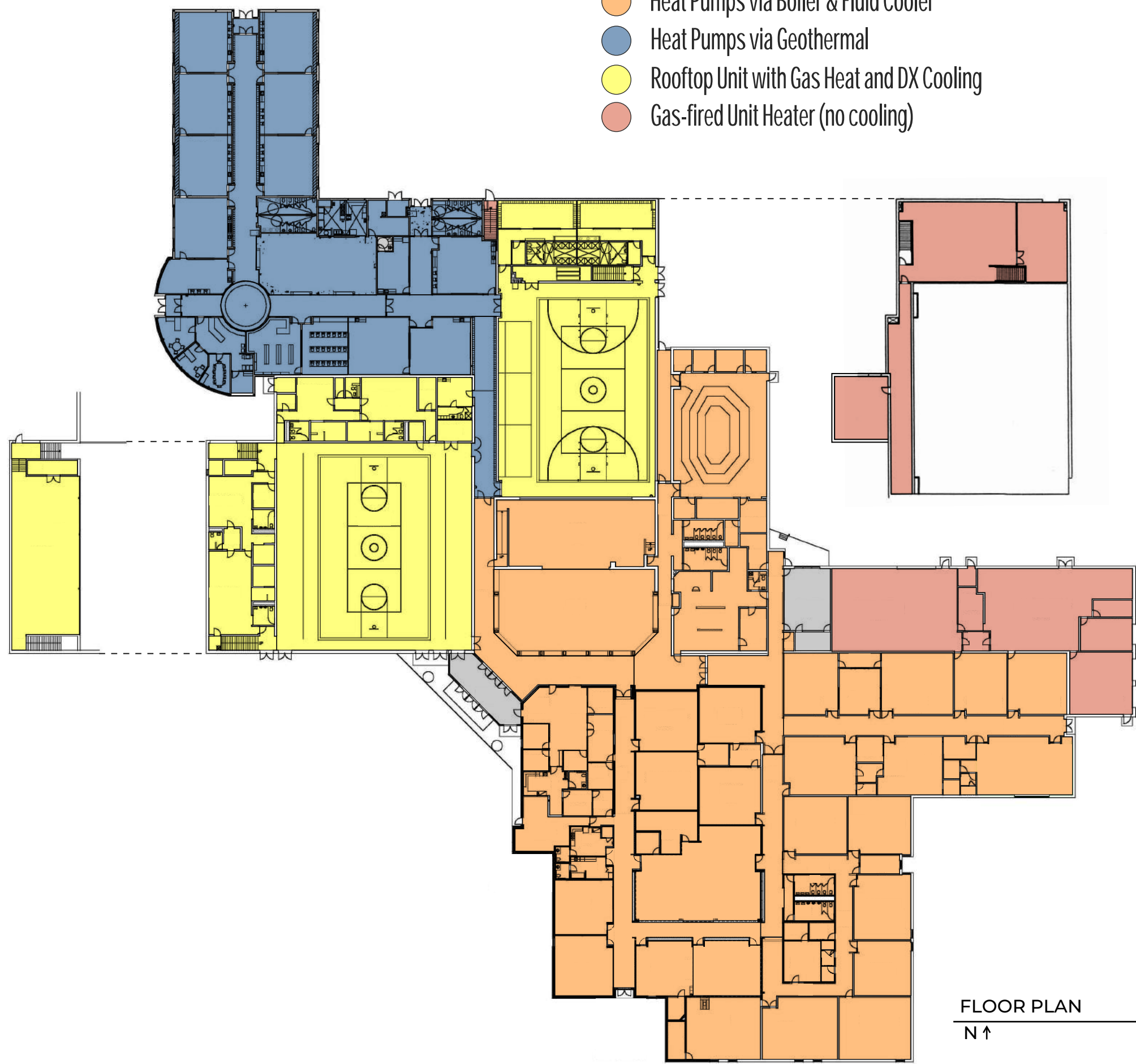
# CENTRAL DECATUR SOUTH ELEMENTARY

## PLUMBING CONDITIONS OVERVIEW

**POOR**

| FACILITY ASSET                        | AREA SERVED                         | INSTALL YEAR | % OF LIFE | GRADE       | NOTES   |
|---------------------------------------|-------------------------------------|--------------|-----------|-------------|---|
| <b>Domestic Water System</b>          |                                     |              |           |             |   |
| Domestic Water Piping (1958 bldg)     | South Elementary (1958 bldg)        | 1958         | ● 134%    | <b>POOR</b> | Domestic water supply piping is beyond useful life  |
| Domestic Water Piping (1982 addition) | South Elementary (1982 add)         | 1982         | ● 86%     | <b>FAIR</b> | ~7 years remaining; no issues noted   |
| Domestic Water Piping (Gym Addition)  | South Elementary (1986 add)         | 1988         | ● 74%     | <b>FAIR</b> | ~13 years remaining; no issues noted  |
| Domestic Water Piping (2003 Addition) | South Elementary (2003 add)         | 2003         | ● 44%     | <b>GOOD</b> | ~28 years remaining; no issues noted  |
| <b>Plumbing Equipment</b>             |                                     |              |           |             |   |
| Water Heaters (S Elem)                | South Elementary                    | 2015         | ● 67%     | <b>FAIR</b> | 40 MBH / 40 gal tank-tye water heater; 5 years remaining; no issues noted                                   |
| Water Heater (2003 restrooms)         | South Elementary                    | 2003         | ● 147%    | <b>FAIR</b> | Water heater is assumed to be original and beyond typical life; no issues noted;                            |
| <b>Plumbing Fixtures</b>              |                                     |              |           |             |   |
| Plumbing Fixtures - Poor              | 1958 Restrooms                      | 1958         | ● 223%    | <b>POOR</b> | Fixtures are original to construction and beyond expected life; restrooms do not meet current ADA standards |
| Plumbing Fixtures - Fair              | 2003 addition RRs & classroom sinks | 2005         | ● 67%     | <b>FAIR</b> | Blended age; ~10 years of life remaining; no issues noted   |
| <b>Sanitary Sewer System</b>          |                                     |              |           |             |   |
| Sanitary Piping (1958 bldg)           | South Elementary (1958 bldg)        | 1958         | ● 134%    | <b>POOR</b> | Sanitary piping is beyond useful life;  |
| Sanitary Piping (1982 addition)       | South Elementary (1982 add)         | 1982         | ● 86%     | <b>FAIR</b> | ~7 years remaining; no issues noted   |
| Sanitary Piping (S Gym Addition)      | South Elementary (1986 add)         | 1988         | ● 74%     | <b>FAIR</b> | ~13 years remaining; no issues noted  |
| Sanitary Piping (2003 Addition)       | South Elementary (2003 add)         | 2003         | ● 44%     | <b>GOOD</b> | ~28 years remaining; no issues noted  |

- Heat Pumps via Boiler & Fluid Cooler
- Heat Pumps via Geothermal
- Rooftop Unit with Gas Heat and DX Cooling
- Gas-fired Unit Heater (no cooling)



FLOOR PLAN  
N ↑

NTS





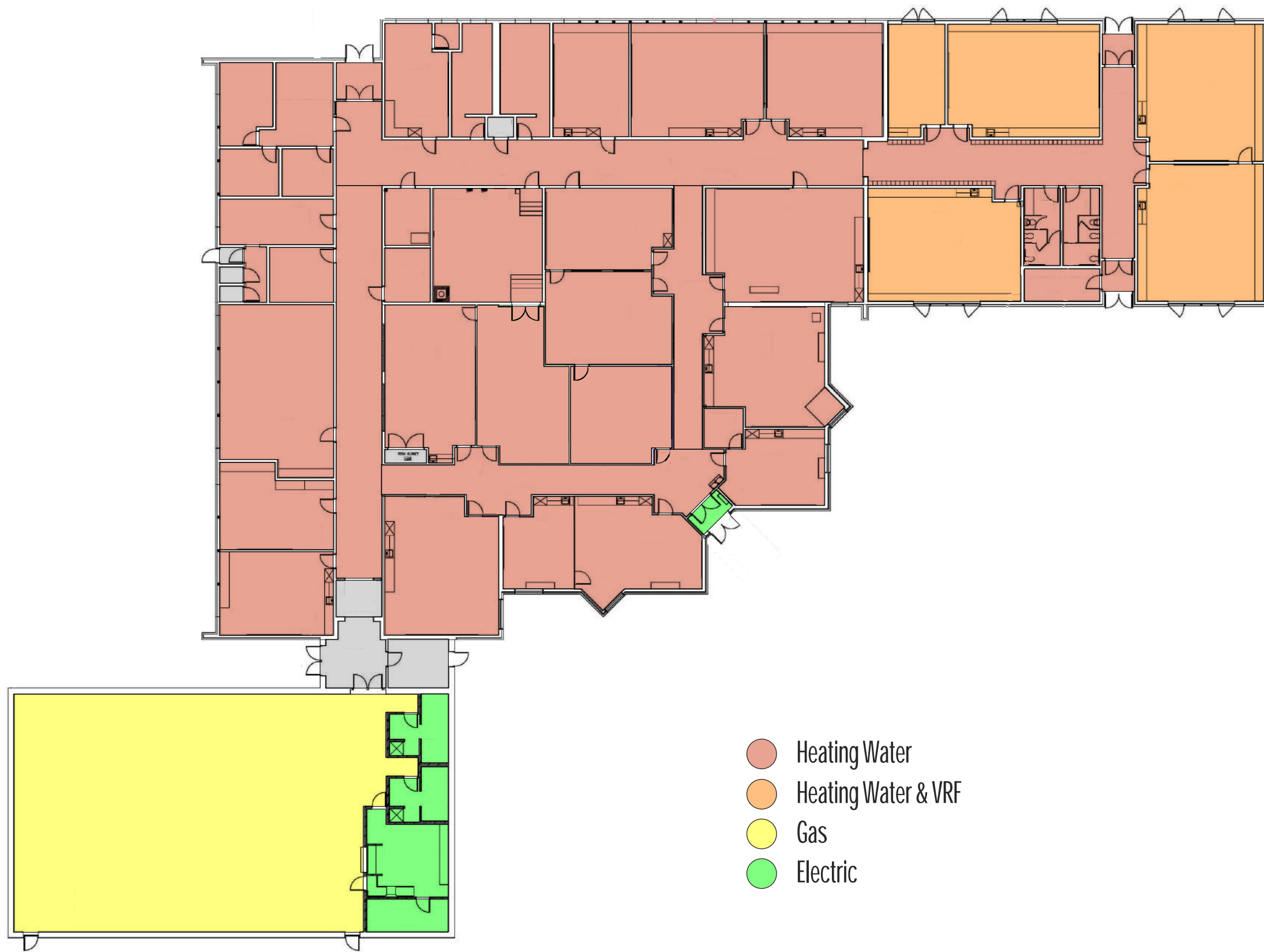
FIRST FLOOR  
N ↑

NTS

KEY

- VRF CEILING CASSETTE UNIT
- FLOOR-MOUNTED HOT WATER CONVECTOR
- FLOOR-MOUNTED HORIZONTAL UNIT VENTILATOR
- HUV CEILING-MOUNTED HORIZONTAL UNIT VENTILATOR
- ROOFTOP UNIT (DARK)  
AREA SERVED (LIGHT)
- HOT WATER FIN TUBE RADIATION
- ◆ GAS-FIRED UNIT HEATER





- Heating Water
- Heating Water & VRF
- Gas
- Electric

FIRST FLOOR NTS  
 N ↑





- VRF Cooling
- Rooftop DX Cooling
- No Cooling

FIRST FLOOR NTS  
 N ↑



# JUNIOR-SENIOR HIGH SCHOOL

## MECHICAL & PLUMBING PHOTOS



Older vintage thermostat



HVAC Control Panel



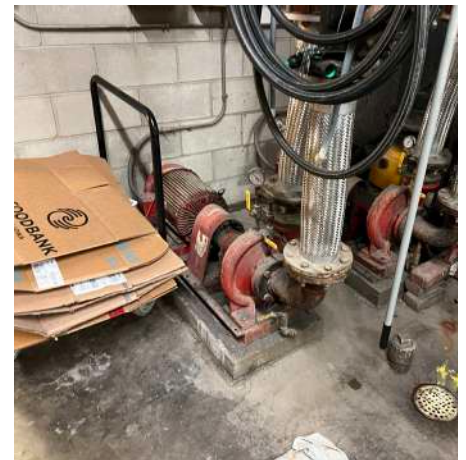
Main Gym Rooftop Unit (2023)



Evapco Fluid Cooler



Heat Exchanger (original to construction)



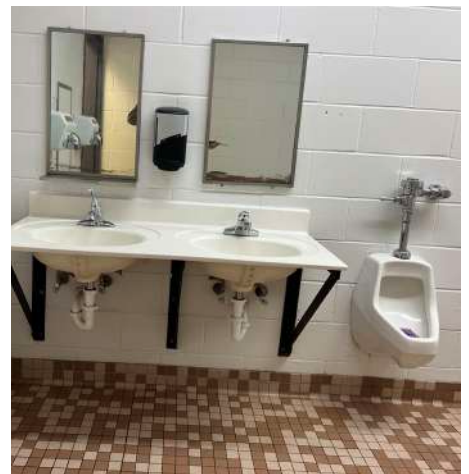
Base-mounted centrifugal pump for heat pump loop piping



Jr/Sr High Boiler



Drinking fountain



Plumbing fixtures in Jr/Sr High restrooms

# NORTH ELEMENTARY

## MECHICAL & PLUMBING PHOTOS



New Aux. Gym Rooftop Unit (2023)



North Elementary Heat Pump



Energy Recovery Ventilator (ERV-2)



Energy Recovery Ventilator (ERV-1)

# SOUTH ELEMENTARY

## MECHICAL & PLUMBING PHOTOS



Pneumatic thermostat



Honeywell Standalone Electric Thermostat



Johnson Controls DDC Thermostat



1982 Unit Ventilator



VRF Cassette Unit



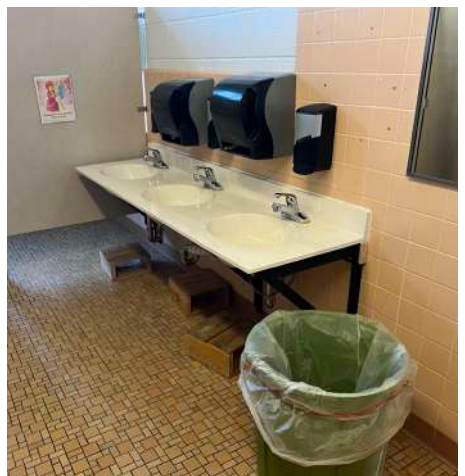
Rusting Electric Cabinet Heater



Steel Water Tube Boilers (2013)



Inline Heating Water Pumps (2022)



Sinks at 1958 restroom



## ELECTRICAL & TECHNOLOGY



CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

# CENTRAL DECATUR JR/SR HIGH ELECTRICAL & TECHNOLOGY CONDITIONS



## ELECTRICAL

| FACILITY ASSET                         | AREA SERVED          | INSTALL YEAR | % OF LIFE | GRADE | NOTES   |
|--|----------------------|--------------|-----------|-------|---|
| <b>Electrical Service</b>              |                      |              |           |       |   |
| Jr/Sr High Main Electrical Switchgear  | Jr/Sr High           | 1985         | 114%      | FAIR  | 1200A switchgear original to construction and backed by newer transformer installed in 2001. Switchgear is at the end of its serviceable life.  |
| Main Transformer & Underground Service | Jr/Sr High           | 2001         | 69%       | GOOD  | Underground service and transformer installed in 2001 prior to North Elementary addition; 10-15 years life remaining on transformer   |
| <b>Electrical Distribution</b>         |                      |              |           |       |   |
| Jr/Sr High Electrical Distribution     | Jr/Sr High           | 1985         | 133%      | FAIR  | Majority of electrical Distribution is original construction and beyond typical serviceable life. Recommend replacing in conjunction with larger construction projects. Staff note that distribution in industrial tech/CTE areas is problematic (some outlets are non-functioning) |
| <b>Lighting</b>                        |                      |              |           |       |   |
| Jr/Sr High Fluorescent Lighting        | Jr/Sr High           | 2001         | 120%      | POOR  | Estimated age; majority of fluorescenet fixtures in Jr/Sr high have been replaced with LED retrofit bulbs but some existing fluorescent fixtures remain.  |
| Jr/Sr High HID Lighting                | Commons and Main Gym | 2003         | 110%      | POOR  | Estimated age; high intensity discharge lighting in gym and commons area. Maintenance staff reports that replacement ballasts are now obsolete.   |
| Jr/Sr High LED Lighting                | Jr/Sr High           | 2018         | 35%       | GOOD  | Estimated age; led retrofit bulbs have been installed throughout majority of existing fluorescent light fixtures.   |

## TECHNOLOGY

| FACILITY ASSET                    | AREA SERVED | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|-----------------------------------|-------------|--------------|-----------|-------|--|
| <b>Clock System</b>               |             |              |           |       |  |
| Clock System (Jr Sr High)         | Jr/Sr High  | 2000         | 167%      | POOR  | Atomic, autonomous clocks in classroom spaces; no universal time management system |
| <b>Phone System</b>               |             |              |           |       |  |
| Telephone Systems                 | Jr/Sr High  | 2000         | 167%      | POOR  | Phone system is antiquated and obsolete  |
| <b>Video Surveillance System</b>  |             |              |           |       |  |
| Jr/Sr High Security Camera System | Jr/Sr High  | 2024         | 10%       | GOOD  | New security camera system installed in 2024                                       |
| <b>Cabling Systems</b>            |             |              |           |       |  |
| Jr/Sr High Cabling Systems        | Jr/Sr High  | 2023         | 29%       | GOOD  | *CONFIRM ASSET WITH DISTRICT*  |

# CENTRAL DECATUR NORTH ELEMENTARY

## ELECTRICAL & TECHNOLOGY CONDITIONS



### ELECTRICAL

| FACILITY ASSET                       | AREA SERVED                  | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|--------------------------------------|------------------------------|--------------|-----------|-------|--|
| <b>Electrical Service</b>            |                              |              |           |       |  |
| Main Switchgear (N Elem)             | North Elementary             | 2003         | 63%       | FAIR  | ~12 years remaining; no issues noted   |
| <b>Electrical Distribution</b>       |                              |              |           |       |  |
| Electrical Distribution (N Elem)     | North Elementary             | 2003         | 73%       | FAIR  | ~8 years remaining; no issues noted  |
| <b>Lighting</b>                      |                              |              |           |       |  |
| Fluorescent Light Fixtures (N Elem)  | North Elementary (excl. gym) | 2003         | 110%      | POOR  | Fluorescent lighting throughout most of the N elem; light fixtures are just beyond their typical life expectancy of 20 yrs; fluorescent lighting is inefficient compared to LED. |
| HID Interior Light Fixtures (N Elem) | North Auxiliary Gym          | 2003         | 110%      | POOR  | North gym lighting appears to be in fair condition but maintenance staff notes that ballasts are now obsolete making repairs difficult   |

### TECHNOLOGY

| FACILITY ASSET                   | AREA SERVED      | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|----------------------------------|------------------|--------------|-----------|-------|--|
| <b>Clock System</b>              |                  |              |           |       |  |
| Clock System (N Elem)            | North Elementary | 2003         | 147%      | POOR  | Atomic, autonomous clocks in classroom spaces; no universal time management system |
| <b>Phone System</b>              |                  |              |           |       |  |
| Phone System (N Elem)            | North Elementary | 2003         | 147%      | POOR  | Phone system is likely original to construction and beyond typical life            |
| <b>Video Surveillance System</b> |                  |              |           |       |  |
| Security Camera System (N Elem)  | North Elementary | 2024         | 10%       | GOOD  | New security camera system installed in 2024; no issues noted                      |
| <b>Cabling Systems</b>           |                  |              |           |       |  |
| IT Cabling                       | North Elementary | 2003         | 314%      | FAIR  | *CONFIRM ASSET WITH DISTRICT*  |

# CENTRAL DECATUR SOUTH ELEMENTARY

## ELECTRICAL & TECHNOLOGY CONDITIONS

FAIR

### ELECTRICAL

| FACILITY ASSET                           | AREA SERVED                  | INSTALL YEAR | % OF LIFE | GRADE | NOTES   |
|--|------------------------------|--------------|-----------|-------|---|
| <b>Electrical Service</b>                |                              |              |           |       |   |
| Main Electrical Switchgear (S Elem)      | South Elementary             | 2003         | 63%       | FAIR  | 800A / 3PH; installed in 2004; ~13 years life remaining; no issues noted  |
| <b>Electrical Distribution</b>           |                              |              |           |       |   |
| Electrical Distribution (1958 addition)  | South Elementary (1958 bldg) | 1958         | 223%      | POOR  | Some original sub-panels remain in the 1958 building and are beyond serviceable life; replacement components are likely obsolete; wiring is assumed to be largely original and due to age, shared neutrals may be a concern                                 |
| Electrical Distribution (1982 addition)  | South Elementary (1982 add)  | 2007         | 60%       | FAIR  | Majority of 1982 electrical distribution was upgraded with renovation in 2007; some original wiring may be prevalent; ~12 years life remaining  |
| Electrical Distribution (S Gym addition) | South Elementary (1986 add)  | 1988         | 123%      | POOR  | Majority of electrical distribution at south gym addition is original to construction and beyond typical useful life;   |
| Electrical Distribution (2003 addition)  | South Elementary (2003 add)  | 2003         | 73%       | FAIR  | Majority of distribution at the 2003 addition is original to construction with the exception of the recently installed VRF system; ~8 years of life remaining   |
| <b>Lighting</b>                          |                              |              |           |       |   |
| Inerior Lighting - Fluorescent T5        | South Elementary             | 2003         | 110%      | POOR  | Majority of light fixtures are T5 fluorescent throughout the facility; some fixtures are original to 1958; fluoresescent lighting is inefficient compared to LED lighting   |
| Exterior Lighting - Metal Halide         | South Elementary             | 2003         | 110%      | POOR  | Majority of exterior lighting is metal halide and fixtures are beyond useful life; metal halide is an inefficient means of lighting compared to LED; minimal exterior fixtures at facility, more fixtures are recommended for better security and vsibility |

### TECHNOLOGY

| FACILITY ASSET                   | AREA SERVED      | INSTALL YEAR | % OF LIFE | GRADE | NOTES  |
|----------------------------------|------------------|--------------|-----------|-------|--|
| <b>Clock System</b>              |                  |              |           |       |  |
| Clock System (S Elem)            | South Elementary | 2000         | 167%      | POOR  | Phone system is antiquated and obsolete  |
| <b>Phone System</b>              |                  |              |           |       |  |
| Phone System (S Elem)            | South Elementary | 2000         | 167%      | POOR  | Atomic, autonomous clocks in classroom spaces; no universal time management system |
| <b>Video Surveillance System</b> |                  |              |           |       |  |
| Security Camera System (S Elem)  | South Elementary | 2024         | 10%       | GOOD  | Installed in 2024; no issues noted   |
| <b>Cabling Systems</b>           |                  |              |           |       |  |
| IT Cabling (S Elem)              | South Elementary | 2024         | 14%       | GOOD  | *CONFIRM ASSET WITH DISTRICT*  |

# NORTH FACILITY

## ELECTRICAL & TECHNOLOGY PHOTOS



Surface Mounted Fluorescent Light Fixtures



2x4 Fluorescent Parabolic Troffer Light Fixtures



Exterior Metal Halide Lighting



Interior Surveillance Camera



Interior Surveillance Camera



Exterior Surveillance Camera



1986 Main Electrical Switchgear



Jr/Sr High Phone System - beyond useful life



Central Clock Management Panel - beyond useful life

# SOUTH ELEMENTARY

## ELECTRICAL & TECHNOLOGY PHOTOS



Recessed fluorescent Light Fixture (cracked diffuser lens)



Surface-mounted fluorescent light fixture (1958 restroom)



4 foot surface-mounted wrap-around fluorescent light fixtures



Louvered fluorescent light fixture



Bell and PA devices - may be non-functioning and/or abandoned



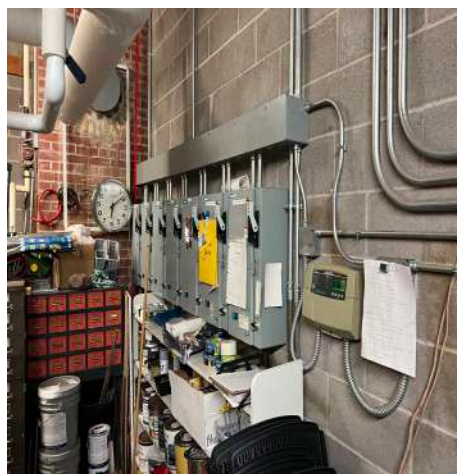
Exterior Surveillance Camera



Main Electrical Switchgear



Newer Electrical Subpanel (2003)



Disconnect switch array in boiler room



# FACULTY & STAFF SURVEY RESULTS



CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

# CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT

## FACULTY & STAFF SURVEY RESULTS - EXECUTIVE SUMMARY



### OVERVIEW

- » The staff and faculty survey was sent to all personnel at Central Decatur Community School District. Staff and Faculty had the option to remain anonymous in their responses. There were 91 total respondents, and all responses are shown in the following pages of this report
- » The survey asked four, open-ended questions regarding what improvements the staff and faculty would like to see. The following notes on this page are some highlights of popular and recurring topics.

### JUNIOR - SENIOR HIGH

- » 37 of the 91 respondents work exclusively at the Jr/Sr High plus an 7 that work at at least one additional building
- » 11 staff members noted improvements related to restroom spaces
- » Many staff members noted they'd like to see an improvement in classroom furniture and casework including flexible furniture that allows spaces to be utilized differently
- » Several staff members would like to see more small group or break-out spaces at the building
- » CTE spaces could be improved

### NORTH ELEMENTARY

- » 20 of the 91 respondents work exclusively at North Elementary plus 9 who work at at least one additional building
- » Many staff members noted the need for newer or more functional furniture to better suit their needs
- » Some staff noted the need for more elementary-dedicated spaces noting the shared space between the junior-senior high can cause problems.
- » Fluorescent lighting is harsh and causes headaches; exterior windows were leaking
- » Several staff noted sound transfer in the halls is a problem
- » Restrooms could be improved and some staff requested sinks in their classrooms

### SOUTH ELEMENTARY

- » 24 of the 91 respondents work exclusively at South Elementary plus 9 who work at at least one additional building
- » 12 responders commented about improving restroom spaces at South Elementary
- » 11 staff members mentioned improvements related to HVAC or general comfortable indoor learning environments
- » Several staff members noted that more storage or vertical storage was needed in classroom and office spaces
- » Some feedback on enhancing playgrounds and other outdoor spaces was noted including possible current hazards from broken equipment.

# SURVEY RESULTS #1

## CENTRAL DECATUR FACULTY & STAFF



Reflect on your specific role within the school district and answer the following: What are three specific improvements within your personal classroom or learning space that would contribute to a more effective and enriching educational experience for your students?

- » Keeping the paras in the room even if our student we work with is gone for the day, to continue our daily roles. During flexi having just our kids in the room to give them the extra help they need. Just getting used to our new routine we have established.
  - » Sturdier desks or tables for the students. Ours are very wobbly. A bigger storage cabinet for our extra textbooks. Currently, I have several boxes of books stacked up in four areas. I could also use an adapter for when I hook my laptop up to the smart board that enables audio.
  - » The set up of desks and lab tables, which makes the space is very tight. Some water faucets do not work. The chemical storage room needs to be cleaned out by a specialist.
  - » The eventual upgrade of equipment is a huge one, paired with a paint job that I have been talking with Zach about on the weight deck to revamp the look/environment. Lastly, the storage closet in the gym gets used by sports as well as PE and storage, some hanging racks or shelves could help keep this a little better organized. RECORD BOARD ON THE WEIGHT DECK- have already started talks with Zach.
  - » Improved cabinets and sink area (get rid of 5 sinks and make 1 area), more whiteboards, interactive technology board, more equipment (microscopes, environmental equipment), more space in room
  - » The improvements that would contribute to a more effective and enriching educational experience for my students would be additional room for students, increased storage for the materials we utilize, and replacement of classroom equipment that is in poor condition.
  - » As a custodian I am asking kids to pick up after themselves in locker rooms, and put their trash in the trash cans .
  - » Soundproof practice rooms
  - » - flexible seating as well as desks with chairs since many of my high school kids cannot fit comfortably in the desks at this age (desks for standing would be great)
    - smaller class size (I think this is coming inevitably, but 28-32 students is not a successful student teacher ratio)
    - train our paraeducators to better assist our students with needs: how to help during tests, how to assist during class time with work or behavior.
  - » Updated shop/new shop and at least two dedicated classrooms. Right now, we have one classroom that Carter and I share. We ask one another every other class period on who needs the classroom. There are a lot days we both need it and one of us is just out of luck.  
Updated classroom furniture. We still have stools from 30 years ago. We are short on seating so students have to stand entire class periods. The old drafting tables need replaced with desk or student tables and chairs. We need seating for at least 18. We have seating for 8.
- You could put another door through the Spanish room and Let Carter move to that room. Wrap and graphics on our cabinets. New flooring in the classroom.
1. Two classroom spaces.
  2. Updated classroom furniture or stools
  3. NEW shop or updated shop area.
- » Temperature control; Noises from other classroom (neighbors); Doors can be slammed shut
  - » I would like an improvement on the desks in my room because this would make the environment more manageable for me and the students. It would also make the classroom more organized and less chaotic. A second thing that I can think of is to provide some physical resources that help us reinforce our active behavioral programs that are used within the school. Finally setting up personalized learning stations or corners within the classroom could allow students to work at their own pace on differentiated tasks or projects. For example, having a "quiet zone" for independent reading, a "creative corner" for art and design, and a "tech hub" for digital learning can give students autonomy over how they approach learning while providing a variety of environments tailored to different needs. These stations encourage self-directed learning, problem-solving, and a deeper level of engagement with course material.
  - » Storage moved to better utilize classroom space, own thermostats in room, clear window instead of the frosted window, no need for 2 classroom doors- safety issue
  - » More space for student desks- countertop/storage take away from room arrangements; Windows- having more that are able to open and open easily; Thermostat- able to regulate my own room; No need for a classroom sink"
  - » Having my own room thermostat and more electrical outlets, countertop storage area taken out horizontally and put in vertically for more space, and a window that will open easily.
  - » New Tables, Bluetooth attachment for my computer so I can move around the room better & outlets, shorter sink in the classroom.
  - » Fix the broken bulletin board, add a projector screen, fix the radiator
  - » Fixing the leaking ceiling - I have to move classrooms when the ceiling falls down :)  
Electrical outlets - more of them and have them placed in a more user friendly space!  
Speaker system - the speakers are never loud enough
  - » The ability to shut half my lights off, while keeping the other half of the lights on

# SURVEY RESULTS #1 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Reflect on your specific role within the school district and answer the following: What are three specific improvements within your personal classroom or learning space that would contribute to a more effective and enriching educational experience for your students?

- » More usable wall space to be able to set up centers and tables in the room. All of my free walls are taken up by counters/shelving.  
More outlets available that are not under counters or up high.
- » Storage for preschool when changing out centers, wall space, consistent comfortable temperature, more stalls in preschool restroom, working speaker system
- » An interior hallway door that would keep the outside air from coming straight into the building by the kitchen hallway. as it is, if we open the exit door then all of the heat or cold comes rushing into the area by Bonnie's room.
- » Make sure all the lights are the same. Certain parts of the room are dim. Vacuum our rooms better around the edges of things.
- » 1. My overhead projector doesn't work well. The volume is very low and if the plug gets moved or bumped at all, the color gets all weird. 2. My phone ringer and when I speak on the phone is very quiet. 3. All students having ear buds when they need them
- » Hard to focus my camera because of the brightness of the lights up front, more time spent vacuuming - moving trash cans etc at least weekly, replacing student desks and chairs, update classroom libraries
- » I have a great room but I could use a few more adult sized chairs and an interactive board would be awesome!
- » Book shelves, video conferencing equipment, replace broken office chairs.
- » Lighting so that half of the lights can be turned off at one time and also being able to dim the lights if needed more soft lighting as a whole, student friendly furniture (ex. can't reach the papertowels, no water fountain, no room for shelves or storage due to all counters) and temperature control in the room.
- » More electrical outlets, fix the document camera outlet connection on the wall (very loose and disconnects during use)
- » 1. I would like to be on a list for one of the new touchscreen projectors in the classroom. Someone told me the one I have was one of the new ones last year so I didn't request to get one when the emails were sent out last spring.  
2. Making floor outlets functional in the classroom for charging Chromebooks and setting up lab stations.  
3. Tables that don't take up as much space but will still accommodate a computer lab.
- » 1. Being able to control behaviors more effectively.  
2. Getting more want or care out of them.  
3. Getting responses from new/different people during lessons.
- » 1) A private space to meet with students, my area is shared with storage and although it is a great space there are quite often teachers in and out getting supplies which is not an issue until my door is shut because I am meeting with a student but it is a teachers prep. time so they need to get something  
2) Temperature in the room is always a wild card, will I need my space heater or fan for the day?  
3) The icky bright red wall, would love a new coat of paint. Even willing to complete it myself! :)"
- » A working sink. Have more counter space/a way to hold art. Create a space for a kiln for the elementary art program.
- » Some of my desks and chairs are in really poor shape (tops that are coming off but screw holes are stripped so they can't be fixed), rusty chairs. Aside from that and wishing I had windows, I'm happy with my classroom:)
- » Reconfiguration of the office to better utilize the space.
- » Working Smart Board, More board space or more ways to attach Lesson summaries to the wall, more storage space for manipulatives, supplies and books(currently everything is crammed into one small storage closet). An office would be great!
- » Keep things clean | More outlets in classrooms | Paint the walls, better furniture for storage, better desk | Better security, remodel restrooms, fix doors.
- » 1) Infrastructure- working exhaust fan in the kiln room  
2) Infrastructure- working plumbing in sinks  
3) No phones
- » Storage, Shred Mill for weight room, Scheduling to make it possible for one or two weightlifting classes during the day which include athletes.
- » More electrical outlets; More built-in cabinet storage instead of bookshelves with curtains
- » More space for speech. Second door for entry/exit to the office.
- » Taller tables, new chairs, better lighting

# SURVEY RESULTS #1 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Reflect on your specific role within the school district and answer the following: What are three specific improvements within your personal classroom or learning space that would contribute to a more effective and enriching educational experience for your students?

- » More Chairs for the group tables. Paras being able to stay in the sped room when their kids are absent and still do their groups and jobs within the room. An air fryer to teach the kids how to cook with one during life skills.
- » We need more stuff for our sped room. We need more teacher time for the teacher to work with student. More structure for our sped room.
- » Three specific improvements within my personal classroom or learning space would be a sound proofed solid wall between the stage classrooms, an improved performance space i.e. auditorium for us to have concerts in and funds for me to additional training to get better at using the recording studio.
- » A wall mounted white board, more funding from which to order equipment
- » Space, temperature/environment control, physical security networking equipment
- » Para's being issued computers, para's being able to use class-wize, making sure there are enough textbooks for students and paras
- » Replacing some of the student desks and chairs in the high school classrooms, some of the desks are quite wobbly. a new cordless drill and impact driver. changing over to LED lighting in the classrooms.
- » 1. Better/taller seating/desks for students because by 5th and 6th the desks in my room are very tiny and not very comfortable for anyone over 5 feet. 2. In the next few years, a sliding smart board would be awesome as long as I still have white board space and if it could free me from the computer in the back for online lessons. 3. My small bookcase assembled. Overall, just want to say I appreciate this little room and the improvements made so far. :) it seems to help create a small community within the community which is my goal.
- » Update the kitchen to include commercial stainless steel open shelving with slider doors and cabinetry and steel counter top workspaces to replicate industry standards  
  
Install 3 compartment sinks or one large 3 compartment sink with a commercial dishwasher/sanitizer  
  
Update the sewer system-water is coming up in multiple kitchen and my middle glass room.
- » More wall space. heating cooling needs improvement
- » Improve lighting in south office. Consider different office shelving/cupboards in both office areas,
- » Continue masonry work-- window leak has improved significantly but needs more work done, North elementary office needs a back exit or another way out, need fresh ideas on the office configuration overall-
- » Hands on learning, more art equipment, less electronics
- » More hands on learn out classroom activities more group learning
- » - Interactive Technology: Adding tools like smartboards or tablets to boost engagement and collaboration.  
- Flexible Seating: Using varied seating options (e.g., standing desks, bean bags) to improve comfort and focus.  
- Personalized Learning Materials: Offering tailored resources for different reading levels and interests to support diverse needs."
- » South- Being able to control my own thermostat.  
North- Having my own personal space to be able to work without interruption.  
South- Updated projectors and technology equipment (Chromebooks).
- » Currently the nurse's office at North is well equip
- » 1. Having windows that open in the nurses office is a must considering we still have boiler heat which means temperature is not well controlled. In the winter it is often so hot in my office I have to work elsewhere. The nurse's office also sees a high volume of illness and odor and having functioning windows would help decrease strong odors and provide fresh air.
- » A sink, more room, and a water fountain.
- » Improve lighting under the front entry awning @ south Currently can not see the video feed very well for the door entry due to dark area under the awning
- » Our open office is extremely distracting. It is very hard to focus day-to-day. We process AP, PR, everything financial, and sometimes need space for confidential conversations. Any help with this would be greatly appreciated.
- » I could benefit from a larger room. Matching desks that don't need repair. A larger teachers desk.
- » 1) New kitchen faucet - ours is leaky. 2) Better seals on the wall that faces the outside of the building. You can feel cold air through the wall. 3) More chairs and tables.
- » Better lunch number/account system, bigger rooms, more chairs

# SURVEY RESULTS #1 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Reflect on your specific role within the school district and answer the following: What are three specific improvements within your personal classroom or learning space that would contribute to a more effective and enriching educational experience for your students?

- » 1. The ability to put up dividers for when I have multiple groups learning different materials. 2. Something to absorb sound so voices do not echo, or carry as much as they currently do. 3. I would like to have the ability to turn half of my lights off so it is not constantly so bright in my classroom. I feel as though this brightness leads to headaches in adults and students alike.
- » Need a bigger classroom with an even ratio of walls, windows, and storage space. 1 door in and out of the classroom (safety concern). Non fluorescent lighting (causes headaches). Windows that can open.
- » 1. My doc camera and projector to work. 2. Better seating or desk. 3. Lighting
- » Document camera that will display items without the use of a computer, windows that can open and close without climbing on the counter, clean environment
- » Continued education. Being knowledgeable on how to help a student with a disability to learn to their full potential. Being matched to students that you are equipped to help get to their full potential.
- » We need more desks.
- » Effectively fix ceiling light instead of just removing bulb  
Fix storage cabinet with workable locks- new locks were purchased last year, need installed. Finish painting trim, stopped mid-window (aesthetic only) kids probably don't even notice
- » We have a hard-time hearing announcements in the classroom, cannot hear the phone ringing in the classroom. Larger desks for the 5th graders in the math classroom. The desks are the ones I had in 3rd grade and some of the students are too tall and they are uncomfortable.
- » A window! Small group meeting space (3-4 students...like what the old counselor space had).
- » Fixing the intercom system, we can't hear any announcements, heating and cooling units, more storage/space for paras personal belongings
- » 1. I would love to have flexible seating that allows for flexible teaching. Currently, I have a mix of mismatched "flexible seating" options that I have purchased on my own, but I would like a cohesive, uniform, and professional environment for students to work in.  
  
2. I currently have outlets on the floor due to the previous use of my classroom, they do provide value with the technology that is currently used in the classroom, but they need new covers that are more durable for continued traffic on the floor.
- » New cabinet for sinks because the sludge/manure/methane gas smell is embedded into the particle board.
- » More space for quiet work, better and bigger desks
- » 1. Smart board. 2. Separate thermostats for the SS rooms. 3. A real wall to replace the partition. 4. All working outlets for the room.
- » Better furniture times 3 My room has no control for heat or air
- » The MS/HS office needs to be reconfigured. Updating the office furniture would help as well.
- » Better storage/better looking storage in the classroom. Flexible seating, especially for my bigger high school kids (chairs and desks, chairs and tables, standing desks), A REAL wall with a door on the far wall for secondary outlet.

# SURVEY RESULTS #2

## CENTRAL DECATUR FACULTY & STAFF



Continue to reflect on your specific role within the school district and answer the following: What are three specific improvements outside your classroom or learning space that would contribute to a more effective and enriching educational experience for your students?

- » I am just in Mrs. Birklands room other than PE with my student.
- » More YA novels for the library.
- » I wish I could have more time to work with SPECIAL ED teachers.
- » A weight sled or football sled on the field could actually be used very well for lifting and physical education classes, even though it sounds football specific. That's really all I've got- I'm sure others have much more here.
- » Heat and more plug-ins in atrium area, rearrange science storage room to include a learning classroom, textbooks, work based learning (not just for CTE), have a separate room for students to catch up on work instead of sitting in hallway with no supervision
- » In the high school building I feel that three specific improvement outside of my classroom would be to always offer fast, reliable WIFI to our students. Encourage students to be more stringent in their learning by not allowing students to leave the building, but encouraging increased involvement in coursework or requiring a student to complete a work study. Make students accountable for their behavior and educational experience by providing consequences within the school that create accountability.
- » I am in north and they do excellent job over there
- » Some sort of stage/performing arts area that band, choir, and drama could use at the school.
- » Matching paint in North elem commons, students have asked for locker room showers to be deep cleaned
- » - Would like to see seniors in classes for more of the day through their senior year  
- Consequences for behavior  
- In-school suspension room with paid supervisor
- » Graphics and advertisement for the entire CTE hallways. Really sell our hallway as a cool place to be.  
  
Sounds like the school is allocated some extra funds to the building trades program. We need updated trailer and tools. Right now, I have over \$50,000 of my personal resources invested into the program. That includes my truck, enclosed trailer, and close to \$10,000 worth of personal tools. These items are at risk every single day. With several tools that are now damage beyond use and repair.  
  
1. Updated tools and trailer for the building trades program 2. Flashy CTE College style hallway. Graphics, information, etc. 3. New garage doors and new double door (wood shop).
- » Regulate temps
- » Creating dedicated outdoor learning spaces where students can engage with nature and explore hands-on learning activities. These spaces could facilitate experiential learning, such as outdoor science experiments, environmental studies, and creative projects. Exposure to nature has been shown to reduce stress, enhance focus, and foster creativity, contributing to a more enriching and holistic learning environment. Secondly providing access to reliable, high-speed internet and up-to-date technology tools outside the classroom would allow students to access online learning resources, virtual field trips, and collaborative platforms. This would benefit remote or hybrid learning environments, allowing for seamless integration of digital tools and enabling students to learn beyond the classroom at their own pace. A greater focus on digital literacy and access would ensure that all students can fully participate in the modern educational landscape. Finally strengthening connections between schools and local communities or industries can provide students with real-world experiences that are directly tied to their learning. This might include internships, mentorships, or community-based projects that allow students to apply what they've learned in the classroom to tangible situations. These partnerships help bridge the gap between theoretical knowledge and practical skills, while also encouraging a sense of civic engagement and career exploration.
- » Speaker system that works, complete fencing around the playground, another exit out of office area- no need for exit out of teacher lounge area- close and utilize as a restroom for staff, parking
- » Intercom system that works consistently throughout the building fencing around the south playground for safety larger gym/extra space for inside activities during breakfast/lunch set up/take down
- » School wide speaker system.
- » Indoor recess storage/organization, Taking out the Sandbox on the playground and Outside recess storage.
- » Fence around the whole playground at south, an intercom that really works well at south school, and updated bathrooms at south.
- » Storage! All external doors using the same locking system. Some still have to use keys. Playground improvements - more swings and updated equipment
- » Our playground - we have a sensory table that is never able to be used because the materials disappear by the next recess time. It either needs removed and replaced with something that can be used.
- » I feel blessed with what we have here at CD

# SURVEY RESULTS #2 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Continue to reflect on your specific role within the school district and answer the following: What are three specific improvements outside your classroom or learning space that would contribute to a more effective and enriching educational experience for your students?

- » The bathrooms on the pk end aren't big enough to go out by classes - 3 stalls (with one toilet not flushing half the time) limits the accessibility, and causes bathroom break to take longer than it should.  
  
Better storage down at the gym for indoor recess days - We had an organized system, but then more items were added down there, and then other people access it sometime and it becomes messy."
- » Storage for outdoor toys, indoor recess storage, and ground-level sandbox, appropriate changing station for students in diapers.
- » A means of controlling the heat and cooling in the south school. that might mean thermostats on the heat circulating pumps. finding out what the main drain situation is in the home ec hallway and home ec room sinks. LED lighting in all classrooms and updating the ceiling lighting fixtures in the gyms. the ballast in the h.s and n. elem. gym and h.s. commons are obsolete.
- » Clean our North door entryway / carpeted area every day/ night. Paint the walls with the same color/paint. Fix any holes and problems in the North Elem. bathrooms.
- » Paper not being on a shortage in the office (I bring in my own paper from home because I never know if the machine will have any when I need it or not), 5 minutes longer for lunch (by the time all 5th graders get through the line, some kids at the end have 10 minutes max to eat.
- » Restroom-consistent faucets-daily I shut off full running faucets. Can they be all manual or all sensor activated? Some just need replaced! Rug by north hall door is curled,
- » More IT support to reinforce learning and block social and streaming sites.
- » More storage space in the building, fenced in playground, speaker system in hallways and in the rooms, separate gym and lunchroom for South
- » New doors that close properly by the south gym (west doors that we use for cement recess and lunch ladies use), fenced in playground, storage space
- » 1. The door on the classroom adjoining to mine needs a different door handle that will lock. In case of lockdown, it isn't realistic to run through Mrs. Applegate's classroom to lock her main door.
- » 1. A better engrained math before my room in elementary  
2. An increase on emphasis about the importance of math all around them  
3. An understanding of what these kids go through each day, as a kid who did not live in the rural area, I really don't know what they have to do each day
- » For south elementary, I bounce between all the classrooms for specials and complete the special in their classroom. An improvement that would help with the learning space is the inconsistency of heat in different classrooms. Example being that PK classrooms are saunas compared to other rooms. Another improvement would be the difference in technology in some rooms than others - some have the new screens, some have the old MAC's hooked up to screens, and others have been without a big screen and/or a document camera for almost two months. Lastly, I think completing the paint job for the hallways would help the building feel more complete because now the half cream and half white looks unclean.
- » Better space/area at North & South for elementary student art to be displayed. Especially 3D art projects. North & South being in one building. Have a space for a staff lounge.
- » Quieter hallways (students always accompanied by an adult; many are going back & forth to band or specials without an adult and they're loud), 3rd grade lockers closer to our classrooms
- » Examine how the CTE areas are configured and think about how they might be better allocated or consider the possibility of adding new space. Upgrades to furniture and storage throughout the building. Increased storage of all instructional equipment and supplies.
- » As a class sponsor, I would appreciate a better location for basketball/volleyball concession stand. Also, I would appreciate storage for class sponsor supplies, so I am not taking up room in my classroom storage for them
- » Keep things clean
- » Fire alarm covers due to a preschooler pulling the lever!
- » Put covers over the fire alarms in the gym.
- » more consistent heating and cooling, hallways painted the same color, student desks and classroom storage furniture, upgrade the playground to be safer
- » More supervision of students in restrooms and hallways, more student education on respect for the school building, involve students more in caring for their school
- » System for coaches to see grades and understand behavior issues throughout the day, classes for everyday problems.. taxes, investments, credit scores
- » Changing station in one of the bathrooms  
Fence around South elementary playground  
Dedicated storage or resource area that would not interfere with other classes
- » All teachers to follow the same set of rules for students.

# SURVEY RESULTS #2 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Continue to reflect on your specific role within the school district and answer the following: What are three specific improvements outside your classroom or learning space that would contribute to a more effective and enriching educational experience for your students?

- » The exterior door by the HS art room is a revolving door with the counselor walking the dog, classes going in and out to the greenhouse, recycling and food pantry visitors (which are all good things) causing:
  - 1) distractions from learning, safety and freezing temperatures in the classroom
  - 2) A latch broke on the middle stall in the women's restroom in the commons at the beginning of the year and the entire door was removed leaving one less toilet to use all year, causing longer lines between classes. Now, basketball games have started and it is still missing. The general public sees this when they are at our facility.
  - 3) More bathrooms could possibly help students get to classes on time.
- » Better space for struggling kids. Currently they're in the office or entry way and it is distracting for the kids who are learning.
- » High school - Repairs being completed in a timely manner. The high school bathroom has one stall that has been without a door for over a year. There is always a long line at games and between classes. And feeling comfortable to get assistance with repairs or problems without being exploded at. I also spent two years vacuuming my own classroom on the stage and emptying my own trash to keep it looking nice.
- » Noise reduction; put up solid walls between some classrooms--between Ms. Layton's room and Mr. Dasso's room; between Mr. Kruzich's room and Mrs. Nordyke's room. Quiet spaces for learning outside of the classroom-for small group instruction outside of the H.S. English classroom. Larger study hall area- more seating. Projectors that work, so you don't have to stand on a chair to get the projector on and off (Mrs. Rippey's room & Mr. Kruzich's room)
- » Space, temperature/environment control, physical security networking equipment
- » Better ventilation in the high school bathrooms, a vestibule type door blocking the hot and cold air coming from the high school doors by the back kitchen hallway, high school main entry heat.
- » 1. If planning a new building, a way to keep all subjects, including music, art and the library at the elementary end of the building ( in a perfect world :) ) or, at least ,in an adjoining section where the older kids come from one direction and the younger ones from a different direction. 2. Trees and shade on the playground. This provides multiple physical and mental health benefits and helps lesson our CO2 emissions impact on the world etc. 3. Sound baffles to absorb reverberating sound in the common areas.
- » The pipes in the CTE hallway obviously need some serious work since multiple classrooms have water back up issues.
- » Preschool playground needs new surfacing, sand box needs removed, needs shade on hot days
- » HVAC is really inconsistent-- there are about 3 systems in use, so it is really hard to have more consistent temperatures around the building, We have metal ceiling panels in the west section of the building that are just really dated looking, prek playground fencing needs improvements, pk playground rubber tiles are popping up due to drainage issues from woodchip playground, storage in the south building is really tight overall, south entrance is dated looking- handrails are rusting, awning is old looking- entrance needs a refresh, if south remains it's own island then we need a multi-purpose room space (1 gym space for breakfast/lunch, recess, and PE in the winter is complicated)
- » North elementary needs 2-3 more classroom spaces-- we have several shared classrooms or are using spaces in the MSHS and have taken over the previous workroom as a classroom, there is a lack of an adult "breakroom/lunch space" at north, phone system/speaker upgrades
- » New outside play equipment,more learning groups for after school.
- » More extraordinary activity student outreaching program more comunity support
- » Expanded Extracurriculars: More clubs, sports, and creative programs to engage students outside the classroom.
- » Upgraded Facilities: Improved libraries, outdoor spaces, and common areas to enhance the learning environment.
- » Community Engagement: Partnerships with local businesses and organizations for real-world experiences and mentorship."
- » Both- More office space for students to work quietly and for other AEA staff who meet with students.
- » 1. Extra door to enter and exit main office  
2. More room for both Speech therapy and social worker to have a private space  
3. Staff break room/workroom area
- » 1. South elementary is ascetically very outdated and could use an overall facelift.  
2. Doors to classrooms and offices need to be updated. Many of the doors are not very sturdy which is a safety concern.  
3. All sinks and bathrooms need a remodel.
- » Rugs that don't trip people,
- » A bigger rug inside the front entry way. Students and staff slip when it is wet from rain or snow and the permanent rug is too far from the door.
- » We need a break room. We need a rug in the front of the school that reaches the door.

# SURVEY RESULTS #2 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Continue to reflect on your specific role within the school district and answer the following: What are three specific improvements outside your classroom or learning space that would contribute to a more effective and enriching educational experience for your students?

- » Identify opportunities for "soft spaces" within classrooms and hallways-- other schools we visit have wipeable furniture that feels more cozy
- » Modernize and repair restrooms. Larger student lockers. More designated quiet areas for college classes.
- » 1) More options for gen ed classes that sped students can be involved in. 2) Opportunities for sped students to be around their gen ed peers more frequently. 3) More hands on learning.
- » 1. A dedicated space for when a highly escalated student is attempting to cause damage or harm. This would be a place to take the child while they calm down and would ensure more safety for staff and students.
- » Better drainage on playground (less mud), staff bathroom and break room, nursing area for moms, free room for students to complete work
- » Separate bathroom facilities for staff. Nursing areas for mothers. Small room(s) that can be used for meetings (many meetings are conducted in classrooms and boot whichever class is supposed to be in there at the time).
- » 1. Heating/Cooling my students are hot one minute then cold the next, and we do not control the thermostat in my room.
- » 1) Doorway beside gym/lunchroom that the lunch staff go in and out of needs fixing or new door and door frame as it is rusty and has many gaps. 2) playground fenced in for safety reasons. 3) update all bathrooms at south elementary
- » Building relationships. A positive, relaxing demeanor towards students. Hallways, recess.
- » Maker space area, Group work space, Working dongle/document camera in each room, Find a place for previous teacher's stuff in extra room used as classroom (South Elem)
- » 5th grade Math - Continue communicating with Math Lab teachers in how they can assist with skill practice in the classroom. Enrichment math activities, Real-world applications,
- » Small conference rooms, study rooms for students and staff to reserve. Movable walls aren't utilized and don't offer any sound barrier. These should be done away with.
- » Gated playground, cleaner air quality in the building
- » 1. An enhanced outdoor learning space would be great. When the weather is nice outside, being stuck indoors is a difficult measure of attention for students and staff, so we often use the outdoor space in the back of the building is great and we use it often, but creating a courtyard or updating the front of the building to allow for more seating or optional seating could be an amazing asset to our district.
- 2. We need automatic or lockable doors between the classrooms of Business, TAG & Spanish. This creates a safety concern when one of the teachers may be out of the room during an active threat.
- 3. A flexible and updated commons area. High top seating, booths or various coffee shop seating. It would update the entrance to our building more inviting, but also great for lunchroom and breakfast. One thing to look at though is when we host events like prom, we will need to still be able to use that space for large quantity seating.
- 4. MORE BATHROOMS!!
- » More bathrooms in the MS/HS
- » Remove carpeted benches in commons and replace with washable bar seating, more bathrooms
- » 1. A keypad for shutting the alarm off at each entrance to make it easier for coaches and then players to access the building 2. More quiet space for students to work on college classes.
- » Back parking lot - Improved recess area for Middle school
- » Updating the cafeteria to create some bar top seating where there is currently carpeted benches. Updating the locker room facility as well as having additional restroom space for both staff and students. Reconfigure the traffic flow for dismissal. updates to the parking lot. updates to the cabinets especially in the art room where a sewage back up has created a smell and the cabinets need to be replaced
- » Better seating in the commons (booths, high tops, etc.). Lockers could really use a refresher. They don't need to be bigger since kids hardly use them, but they are ugly and date the school. More alternate study area space. When kids need to meet together and talk and work.

# SURVEY RESULTS #3

## CENTRAL DECATUR FACULTY & STAFF



Now, reflect on your district as a whole and answer the following:  
What are some additional ways outside your specific role that the district could enhance and improve the educational, co-curricular, and/or overall student experience? Please list at least three specific improvements, and if applicable, share how current facilities may be limiting these aspects.

- » 1. Baseball/softball lights and fencing  
2. HS Gym lighting  
3. More space for wrestling and dance as we continue to run into space limitations
- » Paras should have access to class wise we don't need any students assigned to us on PowerSchool but a login is required that way we can help the teachers make sure students are doing what they are supposed to while the teacher is teaching for helping other students.
- » I am unsure what to put here.
- » Instead of allowing studnets to re-take the class they failed, either have another alternative for credit recovery OR Give them more additional support to help them be succesful.
- » A new wrestling room/area for the girls would be awesome, however, I understand that it isn't realistic and the area we are using right now works perfectly fine. I think Girls wrestling record boards would be great as far as getting more students involved and adding to school pride/atmosphere- I need to talk to Zach about this. Lastly, I think new speakers on the weight deck would be great, as the ones right now are iffy some days (I know this wasn't directly unrelated from myself, but those programs are much larger than me).
- » More collaborative time with teachers, make students more accountable by having a study room area for them to attend if not passing classes, not allow students to have leave time if not passing classes, MOC work study for high school students not in CTE, consequences for behavior
- » Offer additional opportunities for students educationally, most specifically a work study programs that require them to remain in the building. Create a learning environment for students that are struggling the high school classroom by offering an after or before school program that students are required to be take part of if failing classes. Emphasize the importance of school groups by encouraging and celebrating their involvement in those activities.
- » The loudness at lunch,more supervision at lunch,staying out of mud holes and tracking in
- » I am not sure of any specific improvements.
- » - community service for graduation - encouraging/requiring? some sort of extra-curricular participation in middle school- 9th grade? - Appoint a Dean of Students to keep up with the high needs of our particular student population in regard to attendance, behavior, mental health, emotional health, family life, etc. (work closely with court liaison officer, nurse, counselor, DHS, etc.)
- » 1. Regional or new CTE building for all CTE department
- 2. Creating a more proud ""to be"" CD culture.  
3. More emphasis on student experience.
- Right now with kids they put a very huge emphasis on experience. Is it worth their time? Does it gain them experience? Is it a cool or neat experience to be a part of?
- Creating an experience that they would be proud to be a part of. Not forcing involvement but having their options presented to them differently.
- » I would like to see upperclassmen take on more mentor roles in order to help guide other students such as a tutoring program or even develop a writing center within the school. Another thing that could improve education is the push for having more connections to higher education so that students are used to the pressure. Finally a program for students to be involved to physically better the school through task that need done. What I mean by this is a group that wants better for the school and work on physical improvements and program improvements.
- » Another exit out of office area-parking for staff/dismissal/bus
- » Bigger staff restroom that's not in the same restroom as students' large, paved parking lot, wider sidewalk or area that can be plowed for students without snow gear to be able to play
- » Better lightening in classrooms, parking lot improvement at south, and ?
- » Speaker System for SAFTEY in and out of the classroom, Storage for extra items,
- » More presentable entraces into the buildings
- Front entrance security. The office needs to be more central in the doorway where visitors have to pass by the secretary, instead of being able to just walk right by.
- Storage! The building always looks cluttered simply because there isn't storage space!
- Parking!
- » Centralize the office, fencing in the playground.
- » Better way to discard meals and especially milk besides a bucket that kids play in, more inviting entrance, storage for the district for furniture not used until needed
- » Updating classroom carpets, installing entrance doors that are secured and installing some sort of security type window glass film.

# SURVEY RESULTS #3 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Now, reflect on your district as a whole and answer the following:  
What are some additional ways outside your specific role that the district could enhance and improve the educational, co-curricular, and/or overall student experience? Please list at least three specific improvements, and if applicable, share how current facilities may be limiting these aspects.

- » Clean the locker room areas on a normal basis.  
Clean the shower area daily.  
Clean entryway of locker rooms.
- » Longer time at PD's to get the things done during our trainings. We go from thing to thing and just get something started and then have to move to the next thing. Better job at keeping classrooms cleaned (at least vacuumed on a regular basis)
- » Fun activities monthly or quarterly to reward good citizens (students) based on attendance and behavior...roller skating, bowling, popcorn party...
- » I really don't know since I don't see anyone that needs anything, I suppose maybe thicker walls or more sound proof in our area.
- » Provide an area for girls wrestling to practice that does not prevent the use of the weight room.
- » Buildings feel welcoming and inviting when you walk in, space with more storage (hide more of our coolers, milk crates, trash, etc sitting in the hallways) Student sensory/calm down spaces, relaxation areas
- » more welcoming atmosphere upon arrival (trash cans in halls, lost and found), intercom system, more swings and better variety of outdoor play equipment.
- » 1. A mudroom type area, boots and coveralls for the Ag kids that work in the hog barn so they can wash up before they come inside for their other classes.
- » 1. Discussing how we are all together and that the hate for each other is not warranted. 2. Less distractions for them. In class and through out the hall ways i can see that many students get distracted really easy and to stop that would better their education. 3. Less hallway roamers.
- » We are crammed for space, storage in high use areas (like south gym) and more inclusion for South students. I would love to have 5th/6th come to south monthly for something at South. There is a disconnect between the elementary "bigs and littles" because of the building split.  
  
I have been talking with the SRO and others about a way to reach out and have our students making a positive impact on our community to show the community our RED Way Students!
- » A library space for North Elementary would be very beneficial for the students. This would be beneficial because currently the students of North Elementary have to go to the high school library to get books. Having a library space in the elementary could help from students having to go over the high school, have more elementary books to choose from.
- » 1. I wish that we always had access to a large space when we need to have inside recess. Currently we need to be in the classroom because gyms are in use. 2. A dedicated space for the many things happening in the office. For instance, I can't access some things in the conference room because it's being used for speech, IEP meetings, students, counseling, etc. 3. A dedicated room for students with behavior issues. 4. A space for away teams to meet in. They use my classroom and move/use my things, and leave things in here.
- » A student center or common area for students for the middle and high school. Reconfiguration of the current lunch room, updating science rooms to meet the needs of current and future science classes. Look at the installation or replacement of moveable walls for increased sound dampening
- » Parking lot is difficult to navigate and limited for home sporting events.
- » Communication, sometimes I feel there a lack of communication, it's not big but small moments sometimes don't get communicated well. Iv also heard other having the same issue throughout all buildings.
- » Fire alarms covered and more outlets in class rooms
- » New playground-the South playground has a lot of broken areas that can be a hazzard to the students playing on it, we also need a shaded area for students. There is a lot of sun exposure and there is not a place for students to find shade, classroom furniture-the current furniture is mix and match and many times we are low on student desks, the heating and cooling is very different areas of the building at South-at times it does influence students being comfortable enough to learn
- » More surveillance in the parking lots, Doors need to stay locked,
- » 1) More help with low ability students that may not be designated special ed students.  
2) More resources for disciplinary issues.  
3) Safety
- » Leadership classes that enhance how students fit into the community
- » The front entrance at the HS is not very welcoming. I have been in many HS in our conference and area schools that have committed to a welcoming, hub-like entrance and commons area.

# SURVEY RESULTS #3 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Now, reflect on your district as a whole and answer the following:  
What are some additional ways outside your specific role that the district could enhance and improve the educational, co-curricular, and/or overall student experience? Please list at least three specific improvements, and if applicable, share how current facilities may be limiting these aspects.

- » More stability for the paras. Certain ones are not doing their job.
- » It would greatly benefit my students to have an auditorium to have concerts and perform the plays and musicals. The theater doesn't hold very many people and has a small stage area with curtains that don't work for performances. We are the only school in the Pride of Iowa Conference that doesn't have an auditorium. It would greatly benefit students to have a remodel of the stage with a soundproof wall installed between the classrooms or better yet renovate it completely making it into two equal size classrooms.
- » Provide peer mentoring programs to support younger students. Provide flexible learning options--accelerated courses and more differentiated instruction. Provide more access to wellness counselors.
- » Make Central Decatur the place students and parents want their kids to attend. Not the other school over the hill in another town. Draw students to our school from other schools thru the open enrollment program.
- » 1. Where at all possible, classrooms have at least one window or skylight to let in natural light. 2. Integrate green spaces (biophilic design :<https://www.linkedin.com/pulse/role-biophilic-design-educational-environments-living-sijmons-xn-vec>) - more vertical farming towers, planters with easy to care for plants. 3. Choose colors that calm in most classrooms, like blues and greens, use the brighter attention getting colors for directions, rules etc except maybe in the gym where physical energy is required
- » Ideally, the CTE wing needs a major overhaul. The program has outgrown its current space. A separate building located near/on the campus with commercial equipment in each of our areas and the creation of a regional academy type facility could definitely benefit our students and the surrounding communities/counties. I don't want to complain as I have some great space that is just not used efficiently. But, Ag has definitely outgrown their space. We have no room to house the clothing closet for professional events. The shop space only has one classroom for two programs that have to rotate between their two programs, etc. We are just crowded. CTE fields are growing fields and students need exposed to the latest technology in their fields. We have skilled educators to teach them, but lack the space to expand that learning.
- » Consider moving south elementary to north campus for more efficient sharing of teachers and multi-grade student opportunities
- » Consider moving south elem to north, adding an auditorium/performance type area-- or improving current stage area and relocating elem art to make that a viable stage area w/ sound and lighting
- » New and light vac for custodians, new leaf blower for cleaning the gym,
- » Faculty and student communication
- » Expand Career and College Readiness Programs  
Offering internships, job shadowing, and college prep workshops to better prepare students for life after graduation.  
  
Increase Mental Health and Counseling Services  
Providing more counselors, support groups, and resources to address students' emotional and social needs, fostering a healthier school environment.  
  
Strengthen Parent and Community Involvement  
Organizing more events, workshops, and forums to engage families and local organizations in supporting students' academic and personal growth.  
  
Integrate More Technology and Digital Literacy  
Expanding access to technology and teaching digital literacy skills to help students thrive in an increasingly digital world."
- » North- Adults bathrooms that aren't shared with a classroom.  
North- Teacher's lounge space for those who want to get out of their classroom for lunch and paras.
- » Parking is a huge problem at CD. As a parent and a nurse the fact that we have a two way instead of a one-way in front of North Elementary is dangerous for our staff and students.
- » I covered most concerns in previous answers. The one way in from of South elementary continues to be a problem in the winter as it is on a hill and is often icy. We have had accidents in this area and it would be nice to change drop off/pick up in a way to prevent accidents.
- » A teacher's workroom, a designated room for outside services (speech, counselor, etc.), some place for staff to keep personal belongings safe not a locker.
- » We need more rooms in general. We need a teacher's work room, a room for speech/counselors/outside services, and a room. If we have three third grade classes then one of us when get kicked out of our room and we are tired of that.
- » Fix the front entry so that it locks. Quicker clearing and making safe the front sidewalk.
- » 1) Have a peer mentoring program where upperclassmen work with younger students reading or just playing a game to build relationships. 2) Have more community outreach opportunities where students volunteer in the community. 3) Have students work with janitors and lunch ladies to help out in the school.

# SURVEY RESULTS #3 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Now, reflect on your district as a whole and answer the following:  
What are some additional ways outside your specific role that the district could enhance and improve the educational, co-curricular, and/or overall student experience? Please list at least three specific improvements, and if applicable, share how current facilities may be limiting these aspects.

- » I have not been a part of CD long enough to recognize any areas outside of my role that require improvements at this time.
  - » Elementary in one building, more playground activities/equipment, nurse always present in building
  - » One main building for elementary - there are many times when we need the nurse or Amy W. and they have to travel from another building. We've been fortunate that all injuries and situations have been mild enough to take care of during their travel time but it could easily be a safety issue.
  - » Heating/Cooling I have heard many people in South talk about no air conditioning or heat.  
I know we are being encouraged to use computers more; maybe a computer lab with benefit and help with this.
  - » 1). Make the HS commons inviting and comfortable with unique and cozy seating such as couches, bar stools and tall tables like other schools 2) softball and baseball lights 3) landscaping with bushes, flowers, rock areas around all buildings
  - » For the most part, I believe our facility is meeting these needs .
  - » North parking needs more spaces. Highschool needs there parking lot redone.
  - » HS commons restroom with all stall doors intact and functioning toilets  
Locked HS front entry  
Repaint, purchase or remove lockers- aesthetic purpose only  
Update commons area- paint, pillars, seating  
Girls locker room update- replace toilets, toilet seats, add mirrors and outlets, shower pole  
Library-more comfortable seating  
Flexible seating in classroom and commons
  - » I cannot think of any additional outside of what I have listed
  - » Main office space has a lot of wasted space that could be reconfigured better. Need a more private dedicated space in office for ISS and or other disciple issues. Main office also needs to allow for entry and exit from main door, people should have to come through the office when hey enter and exit.
  - » Food program needs to be improved, less processed food
  - » 1. The Baseball & Softball Fields could be more functional. The lighting between the two need to be replaced, as well as the water log problem around the outside baseball field and how the softball field holds water in the outfield.  
  
2. Front doors need a better visual appearance as well as the safety of the building on locks and how they close or don't fully close at times.
3. MORE BATHROOMS!
- » Faculty Bathroom in the CTE hallway
  - » Better staff lounge, staff restrooms, and staff workroom
  - » 1. Restroom space at the MS/HS, but there is a limited amount of room for them.
  - » Better locker room facilities - common area set-up - shower facilities
  - » 1. Clearly delineate areas that parking is allowed and not allowed. 2. updating of classroom seating and furniture. 3.
  - » More bathrooms for our students and nicer bathrooms off the commons for the public. Flag practice area/dance studio (big room, tall ceilings, mirrors, storage. Improve baseball/softball area (GET LIGHTS, better bleachers/viewing, better parking, better between field areas for visitors)

# SURVEY RESULTS #4

## CENTRAL DECATUR FACULTY & STAFF



Lastly, reflect on the community within the Central Decatur school district and answer the following: What are three specific improvements you think the Central Decatur community (parents, residents, etc.) want to happen at the school?

- » I think parents want to continue to see the security and safety enhancements at the school. I get hit a lot about the lighting for summer sports.
- » "Parents need to be more involved in the school and what their children are doing. Parents need to partner with the teachers to make sure their student is doing what they should in the classroom and not blaming the teacher. Parents need to do better about checking their students grades through out the quarters. "
- » I don't know what to put her as well.
- » I think the community would be happy with anything that can lead to an increase in school pride and involvement. I think it can be small changes, like repainting the high school commons, an athletic/arts hall of fame, or additions to the outside resources we have, like the playgrounds.
- » Increased academic emphasis instead of sports to prepare for college, provide more work based classes, have more speakers in classroom
- » Parents and community members often want to feel more connected to what's happening in the school, whether it's through understanding the curriculum, knowing about upcoming events, or being involved in decision-making processes. Parents want more opportunities for students to engage in activities outside of the classroom that build character, skills, and well-being. Parents feel that students need more practical guidance on preparing for life after high school, whether that's entering higher education or joining the workforce.
- » Respect, follow rules, treat others with kindness
- » I am not sure of any specific improvements that the community wants
- » - Consequences for behavior  
- Respectful students in their behavior in the community because of everything the community does for our school  
- Better communication between schools and parents and the community. If I wasn't a teacher here, I think I know a lot less. We do post information, but maybe not in ways parents are looking at."
- » 1. Proud "to be a Cardinal" culture.  
2. Improved CTE/career specific experiences/ education with real life applications  
3. Enhanced overall experiences i.e. social, educational, grounds/facilities/campus, and overall culture. These areas can become a focus on creating a more active and desirable experience. Which could add to overall success of the school as a whole. Right now school isn't exciting or in parents view not giving students the experiences they need.
- » I believe that parents want our school to focus on college prep. Looking at the expectations that higher education has for students and meshing them with what I am teaching in the classroom. A second thing that they would like our school to focus on is the accountability of education and progress from our students. What I mean by this is making sure that students are reaching schoolwork expectations and more! The final thing that I believe that the community wants to see is genuine interaction from the students to the community showing that each of them have become sufficient members of the community and are willing to work and contribute to the world and community as a whole.
- » Better dismissal routines, entrance to the HS- widen
- » Widen entrance road to HS with no parking along it for safety vehicles to be able to enter/exit
- » Update, entrance/ exit to High School with no parking lining up driveway.
- » Softball and Baseball NEW lights, New gym lights for the athletic events, better front entrance security so that you can see who is the person right away to go to, more efficient and accessible parking for all members. Better ways to get the community involved as a whole.
- » They want it all in one building. Parking space Security
- » Parking, security on visitors in the building, PTA groups for parents/community to get involved in the school to show teacher appreciation.
- » The hallways are different colors with one wall being bright white and the other being a dingy cream. It makes the building look dirty. Parents aren't always familiar with where the classrooms are - maybe a signage that points them in the correct direction for the grade level they're looking for at the front entrance.  
  
The pick-up line is still a little hectic (long) at the end of the day. We have made a lot of improvements, but it could still be better.  
  
The south playground needs to be fenced off for safety reasons."
- » More parking needed, soft and baseball lights, better involvement
- » Offer higher level courses so our students are prepared for college. Challenge our seniors and don't let them have a year off.
- » Communication, Can't think of anything else
- » Higher level HS courses, more rigorous schedule at HS, better work ethic (show up)

# SURVEY RESULTS #4 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Lastly, reflect on the community within the Central Decatur school district and answer the following: What are three specific improvements you think the Central Decatur community (parents, residents, etc.) want to happen at the school?

- » Somehow grow our student class count so we someday don't have to merge with another school district because of low student count. But this would also require the township to find a way to promote Leon as a good place to live. If the residents of Decatur County keep moving out for greener pastures our student count will continue to decline. The community as a whole needs to grow with younger families and not stay idle or die off. This is really more of a Town improvement then it is a school improvement. But the two go hand in hand. Entitlement: we seem to have a lot of parents who think their child is an exception to the rule, or they just do not want to deal with issues. Reaching out and teaming up with them more would help that relationship.
- » Safety, Restrooms for athletic events (softball and baseball fields), All buildings housed at one place
- » Bathrooms for sporting events (softball/baseball games), handicapped accessible as a whole, more school spirit at sporting events (student area, pep band)
- » 1. Sidewalks on all the roads kid walk on their way to school.  
2. Another gym. We have a large percentage of students that attend one of the multiple Wednesday evening youth groups in our area. We have Wednesday evening practices because there isn't the gym space to accommodate HS, MS and youth basketball participants.
- » 1. To become better young men and women  
2. To gain a sense of responsibility  
3. To build relationships with fellow classmates
- » I think that there are parents and residents in the community that have realistic expectations for CD and then there are those with unrealistic and negative thoughts no matter what we do however I feel like if we continue to have open communication within the community, hold ourselves and students to a high and consistent expectation we will maintain a positive relationship within the community.
- » One thing I feel that the community and the school district could benefit from would be an auditorium. A space for musicals, plays, music & band concerts, etc. This could help hold more people to come for these activities and make more students more interested in going out for these different activities as well.
- » Enhanced CTE opportunities and work based learning
- » Good calendar guidance on days of school and days of not school
- » A safe place students to learn and good working environment
- » Improvements on the playground so it can safely be used by the community when school is not in session. A shade to create a shaded area, paint the interior of South the same color so it looks clean and bright when outside people come in the building.
- » Be more involved with student activities, share the importance of attending school
- » 1) Safe classrooms  
2) Rigorous curriculum  
3) Caring Adults
- » Safe environment, rigorous classrooms, community support from the school
- » I'm not really sure what additional improvements the community would want to see, other than the ones listed above. I think it is important to have a facility that is accessible to everyone, so maybe handicap accessible doors at the front of all 3 buildings.
- » Different discipline actions for bad behavior. More discipline actions for bullying.
- » A set place to see CD clothing, sports for all ages. Maybe even sending home papers with students when each sport becomes available to participate in. That is mostly for south and north school.
- » Reflect the values of the local community through relevant curriculum.  
Provide a safe and supportive learning environment for all students.  
Promote strong teacher-student relationships.
- » Improved weight deck with new equipment
- » Students being held accountable for their behavior inside and outside of school and at school functions. Parents being held responsible for their student's behaviors and actions. Consequences fairly and accurately reflecting the degree of misbehavior and/or repeated behavior and actions. It has become obvious that certain students can do and say whatever they want with little or no consequences. The lack of parental support for school employees has caused these students to believe they are above the school rules. This is promoting bullying and harassment throughout all grade levels rather than hindering it. If not addressed at a district level parents may decide to start taking their complaints higher up, not just the school board but possibly to the state level.
- » I think gym space continues to be an issue for after school park and rec practices and archery as well, maybe an auditorium type space that is linked to the North or HS building
- » maybe more access to gyms for elem park and rec practices after school
- » More resources to help families in need, after school programs for preschool
- » More one on one less use mobile devices and ear buds

# SURVEY RESULTS #4 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Lastly, reflect on the community within the Central Decatur school district and answer the following: What are three specific improvements you think the Central Decatur community (parents, residents, etc.) want to happen at the school?

- » The Leon Community needs to find out how to attract new residents to the community and retain what we have. Whether that is thru business growth or new business's or some other idea's I don't know. I do know that resident numbers are declining which might affect the number of students enrolled in school. If we keep losing families and students because Leon doesn't have much to offer residents, then Central Decatur might be forced to merge with outlying schools suffering from the same fate.
- » 1.Continue to strive to be as safe as possible without becoming a prison. 2. Continue to improve quality education (I personally believe we are always doing this, but I am trying to think from "their" perspective) 3. Calm, engaging, respectful place for kids to learn (again I think we ARE doing this - just imagining what parents might want/think)
- » I believe they want us to grow real skills in kids that will take them through life. Many are found in CTE and those are easier to "see" than the core. I believe the community wants these to be in line with industry standards.

I believe the community wants us to recognize the diversity of our student population and while continuing to partner with SCIT Theater want to see us help keep/maintain/and improve that space.

I believe the community wants us to be a safe, welcoming space for our kids that offers good nutrition, access to services such as mental health, a food pantry, as well as strong academic and extracurricular programs filled with qualified educators who enjoy teaching kids as well as skilled coaches and athletic facilities we can be proud of (I think the community feels we have met the last one). I think we could grow and manage our food pantry space a bit and tie some education into utilizing that service."
- » Enhanced Academic Support  
More resources for struggling students, additional staff like tutors or specialists, and better learning materials to support academic success.

Stronger Community Engagement  
Improved communication through regular updates, meetings, and open forums to involve parents and residents in decision-making.

Improved Facilities & Extracurriculars  
Modernized school buildings, better sports fields, and more extracurricular options like clubs, music, and arts to enrich student experiences."
- » New sign marquee at the North/HS entrance.  
Updated commons area at the HS.
- » It is inconvenient to have Elementary in two different locations for parents with children in both buildings and staff that work in both buildings. It would be nice to see both North and South in the same building.
- » It is inconvenient to have Elementary in two different locations for parents with children in both buildings and staff that work in both buildings. It would be nice to see both North and South in the same building.
- » Parking for events, doors secure, outside lighting everywhere
- » More parking spaces, doors secure and outside lighting
- » Communication can always be improved. we need to utilize our elderly community. Elementary readers, secondary tutors/mentors.I think it reflects our pride when we do beautification like the flowers around the bell.
- » I think they may want more class options for students. Specifically classes that prepare them for life after school.
- » I believe that CD does a lot to include the community. I have no ideas for improvements in this area.
- » Adequate education, full time nurse always in building, vice principal
- » Smaller class sizes, working cameras, Vice Principal
- » I have heard parents talk about how they want students to be treated fairly. I have not heard much negative talk about the school.
- » 1) make all entrances inviting, new and fresh like other schools in our district display. 2) more school spirit at ball-games with student section labeled 3) bathrooms located closer to the softball fields
- » Making all children feel safe. Effective communication between parents and staff. Open communication.
- » Replace gym light bulbs that are burned out  
Upgrade weight room, Add additional 'No Parking' signs to get past parking lot driveway, replace current 'No Parking' signs that have faded to the point they can't be read
- » Consistency with behavior consequences and continued communication with families about behavior expectations and consequences for the district.
- » I'm not really sure. As a parent I was all about safety and security measures, which we have been working towards. Would like to see entrances better from this standpoint. HS especially has a terrible entrance for safety and security that would require a total remodel.
- » Food needs to be better, better options for all
- » MORE BATHROOMS!
- » Plumbing in the CTE hallway

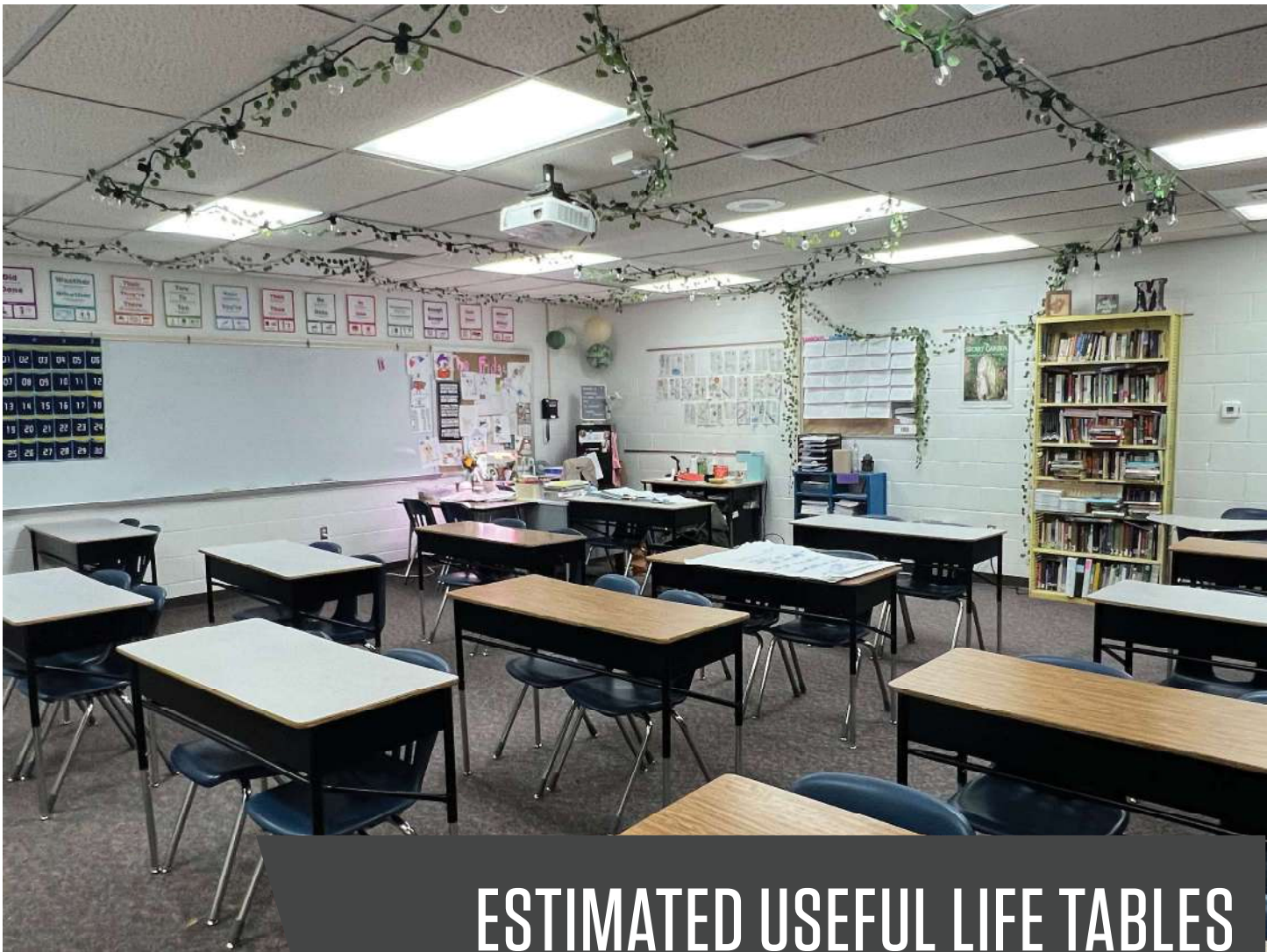
# SURVEY RESULTS #4 CONTINUED

## CENTRAL DECATUR FACULTY & STAFF



Lastly, reflect on the community within the Central Decatur school district and answer the following: What are three specific improvements you think the Central Decatur community (parents, residents, etc.) want to happen at the school?

- » Back parking lot paved, better plumbing in the cte part of the building
- » 1. Safe learning environment with a new entrance configuration. 2. Paved parking lot at the track/football field.
- » Signs for parking - front doors (repainted?)
- » Should of been recorded in the first survey I filled out.
- » Parking lot layout/muddy area. Changing table in men's bathroom in commons. Front of school branding to dress up our school, doors that open or change to windows (probably fire safety issue)



## ESTIMATED USEFUL LIFE TABLES



CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT