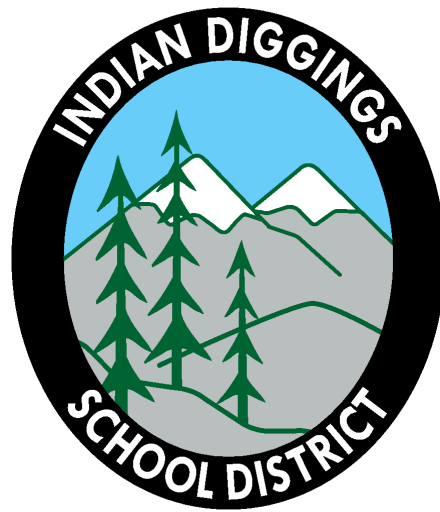


Indian Diggings Elementary School



Facilities Maintenance Plan

Adopted 10/14/2020

Revised 6/8/2022

Revised 6/13/2023

Revised 6/5/2024

Introduction

This introduction is intended to provide an overview of the contents of Indian Diggings Elementary School District Facility Maintenance Plan beginning with key principles that emerged throughout the planning process and challenges that lie ahead. Further, it is hoped that the reader will be educated about the organization and receive direction on how to use this Plan. It is further intended that this Plan clearly communicates and provides guidance on how IDESD can be repaired and renovated over the next 6 years.

District Mission

“Through love, support, and encouragement, we are stewarding the history of Omo Ranch. We are developing and teaching life-long learners who will constructively contribute to the world around them and will positively affect the lives of others. “

Facility Vision

Our facility will be maintained in a way that promotes a safe and enriching environment for students, staff, and community.

Maintenance Plan Guiding Principles

Throughout the IDESD Facility Maintenance Planning Process key principles emerged or were developed; these shaped the Facility Maintenance Plan and guided development of its recommendations. The planning principles include the following:

1. Creating learning environments to meet schools for the next generation

The Indian Diggings Elementary School District has historically provided a quality educational experience for all its students. The school facility that houses students has kept up with educational changes and advances in technology. A large part of the school facility predates computers, Americans With Disability Act (ADA), energy conservation and current academic program offerings as well as delivery methodologies. As a result of a Modernization Program in 1999, Technology Upgrades in 2013 and 2020, and a Proposition 39 Energy efficiency program in 2018 the IDESD school facility is in a good position to give students an updated learning experience for the next generation.

2. Replacing infrastructure due to snow damage

Operating above the snow line is a defining reality for IDESD school facilities. As a result of the snow and time, most of the IDESD school has been ravaged by dry rot and the blacktop as well as concrete is cracked and damaged. The district has begun the process of identifying issues and replacing rotted exterior wood. The multi-purpose room dry rot has been replaced and the district will move on to out buildings as we wait for funding for the front wall of the main building.

3. Replacing infrastructure due to age

The IDESD building is a combination of two structures. The original building built in 1959 after a catastrophic fire that destroyed the entire 1934 building and its contents as well as the multi-purpose addition made in 1999. The original section of the building is aging and in need of repair and upgrades.

4. Maintaining a clean and safe school facility

The IDESD is focused on maintaining a clean and safe facility for the staff, students, families, and community. Using the Facility Inspection Tool (FIT) to assess and identify safety upgrades needed as well as improvements for organization, storage, and cleanliness has identified several items that need to be addressed.

Challenges Ahead

The Indian Diggings Elementary School District Facility Maintenance Plan is an aggressive effort to address the district's infrastructure and aging facility needs. Implementing this Plan is critical to making a real change to the physical learning environments which support student achievement and our school community. It is important to note that serious challenges remain. These include:

Challenge #1: Balance Short-term and Long-term Needs

Repair of the snow damage to the building is a short-term need as the dry rot can spread increasing costs and safety concerns. As there are many other items to be addressed requiring funds it is evident that many will not be addressed until several years into the future.

Challenge #2: Finding Time for Extensive Repairs when Students are not Present

There are no options for housing students during the construction process. Major repairs must be done on breaks. As the weather permits, major work will be done during Thanksgiving, Winter, Spring, and Summer breaks. This, of course, slows down the progress of the plan.

Challenge #3: Funding the Facility Maintenance Plan

The cost to address school facilities in the Indian Diggings Elementary School District is too high to be done simultaneously. Projects will need to be phased over time. It is suggested that this plan be completed in a 6 to 10-year time frame. The cost of construction will continue to increase. Therefore, the longer the timeframe, the greater the cost will be to complete the projects. Identifying the resources, getting approval for the funding and completing the projects in a timely manner will indeed be challenging. Emergency funds will need to be applied for and a Modernization Funding Application will be made in 2024 when the district is eligible. The fact that the school is on leased private land has stopped all plans that carry a high cost as the state will not fund the projects. The ownership of the land is being researched and the district will move forward when the issue is resolved.

Challenge #4: Capacity to Implement Projects

The Facility Maintenance Plan will require an increased level of attention by the Superintendent, Principal, Teacher. This time will need to be balanced with the needs of staff, students, and community.

Process

The steps outlined below and on the following pages provide an overview of the Facility Maintenance Planning Process.

Step 1: Needs Assessment

The beginning of the Facility Maintenance Planning Process involved compiling and organizing information regarding the facilities. The information was collected and served as a resource and reference for the Superintendent, Principal, Teacher on facilities and other applicable areas of the district. Due to the location and size of the district it is difficult to get contractors and businesses to

provide quotes or bids for work. This leaves some questions as to costs associated with some items. Efforts continue on a monthly basis to acquire quotes.

Step 2: Information Analysis

All options were reviewed and discussed with the board of trustees during public meetings as the plan was developed. Specialists were consulted and their advice incorporated into the plan.

Step 3: Develop Facility Maintenance Plan

Once recommendations were developed and decided upon, they were consolidated into a single Facility Maintenance Plan. The Plan states what action will be taken, prioritize the scope of work and list costs associated with each item when available. Prioritization is based on the level of work required to bring IDESD up to a level that meets our needs for the 21st century and beyond.

Step 4: Board Presentation and Approval

The final Facility Maintenance Plan was presented to the Board of Education. The presentation described the process undertaken to develop the Facility Maintenance Plan, provided an estimated timeline of implementation for facility work, and estimated costs. The Board then decided to adopt the Facility Maintenance Plan as a baseline document which would guide future facilities work in the district.

Step 5: Continuous Revision

The final Facility Maintenance Plan will be revised at least every three years to include new projects and update old activities.

Recommended Projects by Guiding Principle

1. Creating learning environments to meet schools for the next generation
 - a. Upgrade of internet infrastructure
 - b. Installation of projector equipment in MPR
 - c. Upgrade of sound equipment in MPR
 - d. Upgrade of lighting equipment in MPR
2. Replacing infrastructure due to snow damage
 - a. Roof intrusion repairs
 - b. Front classrooms walls and windows
 - c. Add overhang on front of building
 - d. Facia board
 - e. Well head and pumphouse
 - f. Facia board wrap with metal
3. Replacing infrastructure due to age
 - a. Carpet and linoleum in classrooms
 - b. Front porch and steps
 - c. Electrical systems
 - d. Roof
 - e. Paint
 - f. Classroom steps
 - g. Ramp
 - h. Blacktop Options 1 – 3
 - i. Parking Lot
 - j. Counter repair in room 1 and 2
 - k. All remaining classroom windows
 - l. Irrigation on field
 - m. Field
 - n. Playground Structure

4. Maintaining a clean and safe school facility
 - a. Additional external storage
 - b. Wheelchair Lift
 - c. Kitchen storage upgrade
 - d. Attic storage upgrade
 - e. Tree removal
 - f. Library
5. New Projects considered in the 2022 Revision
 - a. Cast iron plumbing repair.

Recommended Projects and Costs in Order of Implementation

In an effort to assist with prioritization and organization, codes have been assigned to all projects:

1. Cost – Relative cost of a project will be on the following scale:
 - a. 1 – Under \$1,000.00 *Easily within district ability to complete
 - b. 2 – \$1,000.00 to \$10,000.00 *Within district ability to complete
 - c. 3 – \$10,000.00 to \$50,000.00 *One project every three to five years
 - d. 4 – \$50,000.00 and Up *State funds only
2. Duration – Time required to complete a project will be indicated
 - a. D – Days
 - b. W – Weeks
 - c. M – Months
3. Occupancy – The ability to operate classes while the project is being completed.
 - a. Y – Students would be able to be in the building
 - b. N – Students would not be on campus
4. Safety – The overall need to complete the project will be rated:
 - a. H – High
 - b. M – Medium
 - c. L – Low
5. All calculations set with measurements as follows:
 - a. Classrooms 875 sq/ft
 - b. Offices 700 sq/ft
 - c. Multi-Purpose Room 1,800 sq/ft
 - d. Bathrooms and Room 3 900 sq/ft
 - e. Total 5,150 sq/ft

Additional Funding Sought in the following years:

1. 2020-2021:
 - a. ERATE 60% (cable project)
 - b. Facility Hardship 60% (dry rot damage)
 - c. Community Donations (\$7,000.00)
2. 2021-2022
 - a. Community Donations (\$1,000.00)
3. 2024-2025:
 - a. Modernization Funds 60% (On hold until property issues are resolved)

Completed Fall 2020-Spring 2024

| Prioritization Codes | | | | Project and Description | Costs | |
|----------------------|----------|-----------|------|---|---|-----------------|
| Safety | Duration | Occupancy | Cost | | Final Cost | Completion Date |
| H | D | Y | 1 | Roof intrusion repairs 1. Repair of the air intake hole in roof from furnace and hot water heater air intake repair 2. Repair of bathroom venting pipes | \$800.00 | 12/18/20 |
| H | W | N | 3 | Carpet and linoleum in classrooms 1. Replace carpet in room 1, 2, and Library 1. Replace linoleum in room 1 and 2 2. Possible redesign of where linoleum and carpet are located to best meet needs of students 3. Based on \$6.86 sq/ft for 1,750 sq/ft | \$11,514.73 | 12/23/20 |
| M | D | Y | 2 | Facia board 1. Replace dry rot damaged facia board at \$115.00/ft 2. Current need 40 ft replacement | \$4,600.00 | 12/18/20 |
| L | D | Y | 2 | Upgrade of internet infrastructure 1. Replace all CAT5 cables with CAT6 2. Replace WIFI access points 3. Install VOIP phones 4. Replace patch panels 5. Remove all old wall mounts and replace where needed 60% offset with ERATE funds | \$2,443.24 (\$12,216.20) ERATE Offset | 2/17/22 |
| L | W | Y | 2 | Library 1. Install of built-in shelving 2. Improve lighting | (\$1,714.00) Parent Club Donation | 1/12/21 |
| H | D | Y | 2 | Replacement and repair of electrical issues 1. Exterior lighting 2. Load in kitchen for appliances 3. Confirm all systems are in good repair | \$5,555.56 | 3/24/22 |
| H | D | Y | 2 | Plumbing repair 1. Replace toilet 2. Snake and abate failing cast iron pipes | \$4,503.00 | 3/14/22 |
| M | D | Y | 3 | Additional external storage 1. Conex container on field a. Footings (included in quote for porch) b. Container c. Interior modifications and shelving | \$12,654.05 | 6/22 |
| H | D | Y | 3 | Front porch and steps 1. Repair crumbling cement around steps and porch 2. Replace wood deck with cement 3. Heated for ice removal | \$43,875.00 | 10/22 |
| M | D | Y | 2 | Replace Slides 1. Short slide on front of structure 2. Spiral slide | \$23,188.31 | 5/23 |
| H | W | N | 3 | Plumbing Repairs 1. Install clean outs 2. Repair cast iron pipes | \$14,250 | 11/22 |
| H | W | Y | 4 | Repair of Dry Rot and replacement of Windows in Room 1 exterior front wall. | \$69,460.00 | 6/24 |

The district is still seeking modernization funds to cover many of the projects for the 2024-2025 year. This will only be possible if we acquire the property. As we have not acquired the property as of 6/2024 all modernization plans will be postponed indefinitely.

Future Plans

| Prioritization Codes | | | | Project and Description | Costs | |
|----------------------|----------|-----------|------|---|--------------|------------------|
| Safety | Duration | Occupancy | Cost | | Cost | Bid/ Estimate |
| L | D | Y | 3 | Installation of projector equipment in MPR <ol style="list-style-type: none"> 1. Projector 2. Cage for protection 3. Cabling and control puck 4. Cabinet for equipment 5. DVD player 6. Computer/Casting equipment | \$20,000.00 | B |
| M | D | Y | 3 | Wheelchair lift <ol style="list-style-type: none"> 1. Install wheelchair lift next to stage | \$15,000.00 | Q |
| L | D | Y | 2 | Upgrade sound equipment in MPR <ol style="list-style-type: none"> 1. Surround sound WIFI speakers 2. Integration into the projector system 3. Built-in microphones on stage | \$4,500.00 | E |
| L | D | Y | 2 | Upgrade lighting equipment in MPR <ol style="list-style-type: none"> 1. Replace light fixtures and controls on MPR Ceiling 2. Replace light fixtures and controls on stage | \$10,000.00 | E |
| L | W | N | 3 | All remining classroom windows <ol style="list-style-type: none"> 1. Replace all remaining windows due to age | \$20,000.00 | E |
| M | W | Y | 3 | Field <ol style="list-style-type: none"> 1. Level and smooth the ground 2. Mix in new soil 3. Reseed 4. Replace irrigation | \$25,000.00 | E |
| M | W | Y | 4 | Playground structure <ol style="list-style-type: none"> 1. Remove and dispose of old structure due to ADA issues 2. Redesign playground 3. Install new equipment | \$100,000.00 | E |
| M | W | N | 4 | Blacktop <ol style="list-style-type: none"> 1. Remove blacktop and substrate 2. Rebuild blacktop area with new substrate and blacktop 3. Redesign play areas 4. Replace and reset all play equipment 5. Repaint markings to new design | \$120,000.00 | Q |
| L | W | N | 4 | Roof <ol style="list-style-type: none"> 1. Replace roof to existing metal do to weathering and age 5,150 sq/ft + 1/3 for slope x \$16.00 | \$107,120.00 | E |
| L | W | N | 3 | Paint <ol style="list-style-type: none"> 1. Paint inside and out to reduce water damage | \$48,000.00 | E |

| | | | | | | |
|---|---|---|---|--|--------------------|---|
| | | | | 2. Paint all external buildings and structures to reduce water damage | | |
| M | D | Y | 2 | Classroom steps 1. Replace external secondary steps on both room 1 and 2 due to age and weathering | \$10,000.00 | E |
| M | W | N | 3 | Ramp 1. Replace due to age, weathering, and new ADA requirements | \$15,000.00 | E |
| M | W | Y | 3 | Facia board wrap with metal 1. Wrap all facia board with metal to keep it from rotting | \$20,000.00 | E |
| H | W | N | 3 | Front classrooms walls and windows 1. Replace windows 2. Replace trim 3. Replace all dry rot damaged siding 4. Replace any dry rot damaged infrastructure | \$35,000.00 | Q |
| M | W | Y | 2 | Add overhang on front of building 1. Keeps water from running down front of building | \$7,000.00 | Q |
| L | D | Y | 1 | Kitchen storage upgrade 1. Shelving 2. Cabinets | \$900.00 | E |
| M | D | N | 3 | Tree Removal 1. Remove three trees next to playground due to size and undermining of playground wall 2. Remove one tree next to parking lot due to undermining of fence and parking spaces 3. Removal of smaller trees and brush next to pumphouse due to fire danger 4. Removal of trees that are in close proximity to the main building due to a likelihood of damage to the building from falling debris | \$12,000.00 | E |
| L | D | Y | 1 | Attic storage upgrade 1. Shelving | \$500.00 | E |
| L | D | Y | 2 | Well head and pumphouse 1. Replace well head cover 2. Replace overflow valve cover 3. Mitigate water damage in pumphouse | \$4,000.00 July | E |
| L | D | Y | 1 | Counter repair in room 1 and 2 1. Replace missing trim | \$250.00 | E |