

## Copperhead Consulting Services

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January 30, 2024 **and amended February 2, 2024**

Denny Olhausen,  
Custodian of Public Records  
Alta-Aurelia Community Schools  
[dolhausen@alta-aurelia.org](mailto:dolhausen@alta-aurelia.org)  
Fax: 712-206-4661  
Alta, Iowa

Dear Custodian, Olhausen;

Per the authority of Iowa Code 22, I am submitting this request for records from you as custodian of the public records on behalf of a client living in the Alta-Aurelia Community Schools district (AACS) who has engaged my services. To assist your gathering of this material I have placed the general intent of each request in bold type. I also advise that under Iowa Code 22.7 (18)(a), I do not consent to treating this communication with your office, itself, as a public record.

1. Please provide in digital format (.PDF) a copy of **AACS's maintenance/service record(s) for the boiler** in the old high school building from January 1, 2019, through today. I am particularly looking for any record of **scheduled boiler maintenance requiring any shut down** of the boiler. But **all records** are still requested.
2. Please provide a copy of all email communications **between Rasmussen Mechanical Services, Sioux City, Iowa and any official(s) at the AACS** from January 1, 2022, through today.
3. Please provide me a copy of any **RFP (Request for Proposal)** which the district sent out to mechanical engineers, boiler repair companies, plumbers, etc. for work on the boiler. Also provide any record of the **names of the companies** that responded.
4. Please ask the building custodian(s) of the old Alta High School buildings for a **record of any windows in the building needing maintenance** from July 1, 2023, through today, and if he/she is aware of any of them that could not close tightly.
5. Please provide copies of **any advisories sent by AACS** as to the future use of your facilities to the following tenants. Ready Set Grow daycare, Drishti Dance studio, Alta Wellness, and any art studios operated by a private party(ies).
6. Please provide a copy of any **contract entered between AACS and Service Master** to clean up all flood, and any other, damages to the old high school building, from July 1, 2023, through today.
7. Please provide any minutes where the **school board discussed not renewing the 28E agreement** to share the library with the city of Alta.

8. I see from your [minutes](#) of the December 11, 2023, work session that Matt Gillespie met with the board to discuss the AACCS's bonding capacity. Please provide me with a copy of any **bond amortization projections, bonding capacity** relative to the district's taxable valuation and the two maximum lawful Iowa bond debt levy rates, **and tax impact statements** Gillespie, or anyone else at Piper, generated for the board.

9. If there are any, could you provide me a copy of the board's authorized 'task force' or facility committee's **findings and proposals** for any building project?

10. Please provide me with the name, address and phone number of the AACCS's **legal counsel** for any bond issuance.

11. **Please provide a copy of any Boiler Inspection Report of all school boilers produced by your insurance underwriter or any vendor/contractor they employ to inspect AACCS's boilers provided to the district between July 1, 2023 thru August 31, 2023.**

Please provide me a reasonable cost estimate to meet this records request prior to incurring any liability to me. I will review your cost estimate, then either amend my request or authorize you to proceed with this request while making payment arrangements for any such costs. If there is no cost, then proceed ahead as soon as possible while being aware of the reply calendar required under Iowa law 22.84(d).

This is all my client needs for now. They do request and appreciate your prompt attention to gathering this material. If you have any questions or need clarification, please feel free to call my office number above.

Thank you for your assistance and cooperation, Mr. Olhausen.

Sincerely,

A handwritten signature in black ink that reads "Paul R. Dorr" followed by a horizontal line and a small vertical tick mark.

Paul R. Dorr, Consultant

BCC: Client