

Facilities Feasibility Study





facilities study draft

Beaver Dam Unified School District

Beaver Dam, WI PRA Project #114442

March 2012

BEAVER DAM UNIFIED SCHOOL DISTRICT

EVERY STUDENT • EVERY DAY • ACADEMIC EXCELLENCE





Table of Contents

March 2012

Beaver Dam Unified School District

Table of Contents

Beaver Dam Unified School District PRA Project No. 114442

Section 1	Existing Facilities Survey5
	Jefferson Elementary
	Lincoln Elementary
	Prairie View Elementary
	South Beaver Dam Elementary
	Trenton Elementary Washington Elementary
	Wilson Elementary
	Beaver Dam Middle School
	Don Smith Learning Academy
	Beaver Dam High School
	Facilities Maintenance List
	Existing Space Needs
	Security/Technology Upgrades Asbestos Report
	Asoestos Report
Section 2	Educational Space Study95
	Capacity Projection Breakdown by School
	Existing Space Breakdown by School
_	
Section 3	Review of Options107
	Options 1-5
Section 4	Concept Development111
	Pending
	Tollung
Section 5	Schedule
	Pending
	Toliumg
Section 6	Cost Estimates
	Pending
	1 chains
Section 7	Additional Information



March 2012

Beaver Dam Unified School District

Existing Facilities Survey



Beaver Dam Unified School District

March 2012

OVERVIEW

Recommendations listed in the preceding reports have been categorized by level of condition in the following lists. Estimated costs to address these items are also provided.

LEVEL 1—POOR CONDITION Replacement Recommended

Conditions in this category are nearing or at the end of their reasonable useful life and should be replaced soon. Conditions of this level are showing extensive wear and degradation and are likely beyond repair. Recommend addressing within the next 1 to 2 years.

LEVEL 2—FAIR CONDITION Acceptable, Some Maintenance Required

Conditions in this category are mostly in adequate condition with some areas requiring maintenance. Examples of this level are VCT floors with sporadic cracked or chipped tile and acoustical ceiling systems with minimal tile damage. These conditions should be addressed in 2 to 3 years.

LEVEL 3—GOOD CONDITION

Conditions in this category were observed to be in generally good condition needing little to no additional work beyond routine maintenance. Areas observed to be in this condition were generally found in newer portions of the building and areas that appeared to have been recently improved. These conditions may need to be addressed in 5+ years.

Project cost estimates have been calculated for each maintenance item. The estimates included the following factors:

- Cost of construction based on qualified contractors performing the work.
- Cost reflects 2012 construction costs (they do not include inflation factors for construction which will take place in the future).
- 3. A contingency due to the early stage of planning.
- Architectural and engineering fees to provide detailed construction drawings, specifications, bidding assistance and construction observation.
- 5. Cost of State and local permits.
- Costs based on the square footage of space indicated.

Not included in estimates are movable equipment, such as kitchen equipment, furniture and electronic equipment such as TV's, VCR's and computers. The costs do not include site acquisition or land costs. The costs do not include any hazardous materials abatement. (Please see separate cost breakdown at the end of this section). Operational and staffing expenses are not addressed as part of this study.



BEAVER DAM UNIFIED SCHOOL DISTRICT FACILITIES MAINTENANCE LIST

MAINTENANCE BUDGET Cost Summary

03/01/2012

		Level 1		Level 2		Level 3
Jefferson Elementary	\$	250,200	\$	1,128,800	\$	308,133
Lincoln Elementary	\$	662,735	\$	1,199,209	\$	144,625
Prairie View Elementary	\$	-	\$	12,600	\$	457,696
South Beaver Dam Elementary	\$	160,300	\$	959,233	\$	330,000
Trenton Elementary	\$	264,100	\$	747,237	\$	417,500
Washington Elementary	\$	839,194	\$	1,256,137	\$	750,200
Wilson Elementary	\$	1,172,050	\$	233,928	\$	384,120
Beaver Dam Middle School	\$	1,208,192	\$	1,519,995	\$	1,985,400
Don Smith Learning Academy	\$	48,000	\$	-	\$	59,637
Beaver Dam High School	\$	956,800	\$	3,353,555	\$	8,634,900
GRAND TOTAL	•	5 561 571	\$	10 410 604	\$	13 472 211
GRAND TOTAL	3	5,561,571	Þ	10,410,694	Þ	13,472,211



Jefferson Elementary

Item Description Area/Room		rice/Unit			Level 1		Level 2		Level 3
Area/Room		ice/Onit			Level 1		Level 2		Level 3
ARCHITECTURAL									
Replace the single glazed window system.	\$	60.00	SF					\$	77,76
Patch broken precast concrete window									
head trim.				\$	500				
Replace the oldest sections of the roof.	\$	7.00	SF	\$	117,600				
Provide new casework/carpet in the									
administrative area.	\$	300.00	LF					\$	9,00
Replace damaged ceiling tile in 1976 and									
1992 additions.	\$	7.00	SF			\$	139,300		
Replace existing ceiling tile in Gym with		,,,,,				_	227,222		
new ceiling system. Paint gym walls.									
Replace broken glass block windows with									
new windows.						\$	85,000		
Paint interior door frames. Repair and							,		
refinish interior doors.	\$	200.00	Unit			\$	14,000		
Replace serving kitchen casework w/									
stainless steel countertops.	\$	500.00	LF					\$	15,00
Infill floor tile in kitchen at new coutners.	\$	5.50	SF					\$	82
Replace floor tile with vinyl composition									
tile	\$	5.50	SF			\$	55,000		
Upgrade building to conform to ADA							,		
standards with respect to drinking fountains									
areas, restrooms spaces, door lever									
hardware and room signage.	\$	1.50	SF	\$	84,000				
Paint unpainted and re-paint corridor and	Ψ	1.50	51	Ψ	04,000				
public space walls.	\$	1.50	SF			\$	60,000		
Add additional staff restroom.		llowance	51			Ψ	00,000	\$	20,00
Add storage for café tables and phy-ed	71	iio wanee						Ψ	20,00
equipment.	\$	100.00	SF					\$	100,00
Add sound absorptive panels in cafetorium.	4	llowance	DI.					\$	15,00
Total	71	no wanee		\$	202,100	\$	353,300	\$	237,58

HVAC SYSTEMS					
Gas fired rooftop heating system					
replacement.				\$ 75,000	
Replace HVAC piping with new copper					
piping throughout	\$ 6.00	SF		\$ 336,000	
Install air conditioning in remainder of					
building (including DDC compatible					
controls)				\$ 279,500	
Total			\$ -	\$ 690,500	\$ -



PLUMBING								
Code compliant backflow preventers in								
Janitors Closet.	\$25	50.00	Fix.	\$	1,000			
Urinal electric flush valve replacement.	\$50	00.00	Fix.	\$	5,000			
ADA compliant plumbing system fixtures								
& piping.	\$3,50	00.00	Fix.		\$35,000			
Total				\$	41,000	\$ -	\$	-
Gymnasium lighting upgrades.							\$	17,15
Energy efficient lighting in cafetorium.	Ф.	2.00	CE				\$	19,13
Complete lighting efficiency upgrades.	\$	3.00	SF				Φ.	24.25
Additional occupancy sensors installed.				4	7.100		\$	34,25
Master Clock system replacement.				\$	7,100			
Upgrade electrical service for air								
conditioning.						\$ 85,000		
8				\$	7,100	\$ 85,000	\$	70,54



Existing Space Needs

Remove existing boiler room and infill exposed exterior walls	C	250,000
and landscape. Sub-Total	\$	250,000
Beaver Dam High School		
Kitchen / Cafeteria Renovation - Renovate kitchen facilities,		
create direct loading path to exterior, replace and enlarge		
storage, renovate cafeteria seating areas.	\$	1,360,000
Science Room Remodel - Renovate eight existing science		
rooms and support areas including new casework and		
countertops, floors, ceilings, mechanical, plumbing and		
electrical systems.	\$	700,000
Sub-Total	\$	2,060,000



Security / Technology Upgrades

Jefferson Elementary		56,000 SF
Security		\$ 112,000
Technology		\$ 84,000
	Sub-Total	\$ 196,000
Lincoln Elementary		38,000 SF
Security		\$ 76,000
Technology		\$ 57,000
	Sub-Total	\$ 133,000
Prairie View Elementary		72,000 SF
Security		\$ 144,000
Technology		\$ 108,000
	Sub-Total	\$ 252,000
South Beaver Dam Elementary		20,600 SF
Security		\$ 41,200
Technology		\$ 30,900
	Sub-Total	\$ 72,100
Trenton Elementary		18,800 SF
Security		\$ 37,600
Technology		\$ 28,200
	Sub-Total	\$ 65,800
Washington Elementary		48,400 SF
Security		\$ 96,800
Technology		\$ 72,600
	Sub-Total	\$ 169,400

Wilson Elementary		33,000 SF
Security		\$ 66,000
Technology		\$ 49,500
	Sub-Total	\$ 115,500
Beaver Dam Middle School		140,400 SF
Security		\$ 210,600
Technology		\$ 154,440
	Sub-Total	\$ 365,040
Don Smith Learning Acadamy		14,800 SF
Security		\$ 29,600
Technology		\$ 22,200
	Sub-Total	\$ 51,800
Beaver Dam High School		246,000 SF
Security		\$ 369,000
Technology		\$ 270,600
	Sub-Total	\$ 639,600

District Total \$ 2,030,640

Security at all schools would include a secured entrance sequence at the main entrance, security cameras, remote access door card readers, additional security lighting and

Technology at all schools would include wireless access points throughout the building, classroom wiring for Smart Boards and projectors.



Asbestos Report

Jefferson Elementary		
Asbestos floor tile removal.		\$ 43,000
Asbestos pipe insulation removal.		\$ 200
	Sub-Total	\$ 43,200
Lincoln Elementary		
Asbestos floor tile removal.		\$ 45,500
Asbestos pipe insulation removal.		\$ 1,000
	Sub-Total	\$ 46,500
South Beaver Dam Elementary		
Asbestos floor tile removal.		\$ 8,100
Asbestos pipe insulation removal.		\$ 3,000
Asbestos ceiling tile removal.		\$ 30,000
Asbestos plaster removal.		\$ 6,000
	Sub-Total	\$ 47,100
Trenton Elementary		
Asbestos floor tile removal.		\$ 34,000
Asbestos pipe insulation removal.		\$ 5,000
Asbestos removal at window panels.		\$ 3,000
	Sub-Total	\$ 42,000

Washington Elementary			
Asbestos floor tile removal.		\$	68,500
Asbestos pipe insulation removal.		\$	3,000
Asbestos ceiling tile removal.		\$	55,600
	Sub-Total	\$	127,100
Wilson Elementary			
Asbestos floor tile removal.		\$	54,000
Asbestos pipe insulation removal.		\$	1,000
Miscellaneous asbestos removal.		\$	1,500
	Sub-Total	\$	56,500
Beaver Dam Middle School			
Asbestos floor tile removal.		\$	10,400
Asbestos pipe insulation removal.		\$	1,800
Asbestos removal at window panels.		\$	10,000
	Sub-Total	\$	22,200
Beaver Dam High School			
Asbestos floor tile removal.		\$	340,000
Asbestos pipe insulation removal.		\$	10,000
Miscellaneous asbestos removal.		\$	2,500
	Sub-Total	\$	352,500
	District Total	S	737,100

Note: Asbestos information provided by the Beaver Dam Unified School District.



March 2012

Beaver Dam Unified School District

Review of Options



Option 1

- Do not address any of the school districts existing space deficiencies, future space needs or vision.
- Provide repair/replacement items (Maintenance List) for priority 1 at all district schools.
- Satisfy existing space needs at Middle School and High School. \$2,310,000
- Total Budget Estimate \$7,871,571
- Pros:
 - a. Least expansive options.
 - b. No redistricting needed.
- Cons:
 - a. No future space capacity.
 - b. Inefficiencies of buildings not addressed.
 - c. Life cycle of existing buildings not addressed

Option 2

- Provide additions and remodeling to Prairie View Elementary to accommodate student population of Trenton Elementary (120 students). \$2,592,000
- Close/sell Trenton Elementary.
- Provide repair/replacement items (Maintenance List) for priority 1 at all district schools. \$5,297,471
- Satisfy existing needs at Middle School and High School. \$2,310,000
- Total Budget Estimate: \$10,199,471
- Pros:
 - a. Consolidates district to one less building.
 - b. Operations and staffing efficiencies will be achieved.
 - c. Better educational environment for students from Trenton Elementary
- Cons:
 - a. Does not address future space capacity.
 - b. Inefficiencies of only one building addressed.
 - c. Life cycle of South Beaver Dam Elementary not addressed.



Option 3

- Provide new 350 student elementary school to accommodate kindergarten through 5th grade. \$9,310,000
- Close/Sell South Beaver Dam Elementary and Trenton Elementary.
- Provide repair/replacement items (Maintenance List) for Priority 1 at all district schools. \$5,137,171
- Satisfy existing space needs at Middle School and High School \$2,310,000
- Total Budget Estimate \$16,757,171
- Pros:
 - a. Provides future space capabilities at the elementary grade level.
 - b. Consolidates district to one less building.
 - c. Operations and staffing efficiencies will be achieved.
 - d. Better educational environment for students from Trenton and South Beaver Dam Elementary Schools.
- Cons:
 - a. Cost
 - b. Site needs to be acquired.

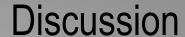
Option 4

- Addition to Washington Elementary for 175 students. \$4,322,500
- Addition to Jefferson Elementary for 175 students. \$4,322,500
- Close/Sell South Beaver Dam Elementary and Trenton Elementary.
- Provide repair/replacement items (Maintenance List) for Priority 1 at all district schools. \$5,137,171
- Satisfy existing space needs at Middle School and High School \$2,310,000
- Total Budget Estimate \$16,092,171
- Pros:
 - a. Provides future space capabilities at the elementary grade level.
 - b. Consolidates district to two less buildings.
 - c. Operations and staffing efficiencies will be achieved.
 - d. Better educational environment for students from Trenton and South Beaver Dam Elementary Schools.
- Cons:
 - a. Cost



Option 5

- Provide additions and remolding to Prairie View Elementary to accommodate student populations of Trenton Elementary and South Beaver Dam Elementary of 350 students. \$7,560,000
- Close/Sell South Beaver Dam Elementary and Trenton Elementary.
- Provide repair/replacement items (Maintenance List) for Priority 1 at all district schools. \$5,137,171
- Satisfy existing space needs at Middle School and High School \$2,310,000
- Total Budget Estimate \$15,007,171
- Pros:
 - a. Provides future space capabilities at the elementary grade level.
 - b. Consolidates district to two less buildings.
 - c. Operations and staffing efficiencies will be achieved.
 - d. Better educational environment for students from Trenton and South Beaver Dam Elementary Schools.
 - e. Efficiency of single site construction.
- Cons:
 - a. Cost





BEAVER DAM UNIFIED SCHOOL DISTRICT

EVERY STUDENT • EVERY DAY • ACADEMIC EXCELLENCE









People – our focus

Creative Design – our promise our commitment

Quality -

