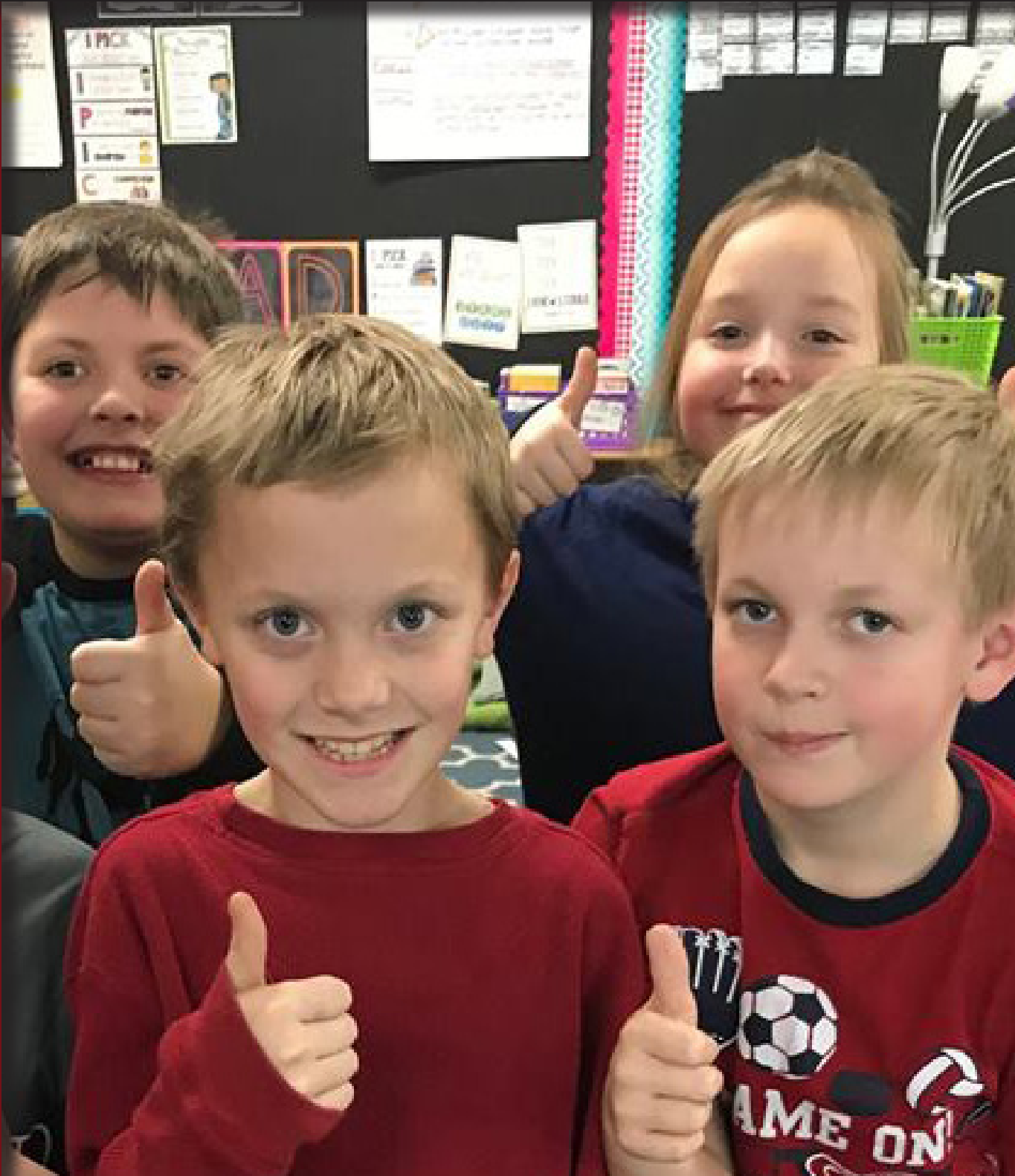




Spoooner Area School District Long-Term Planning

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EXECUTIVE SUMMARY

The Spooner Area School District asked CESA 10's Facilities Management Department to aid them in their long-term planning efforts. A facility audit was performed in the fall of 2016 that examined the infrastructure, safety, technology, compliance, and educational landscape of the current facilities.

Findings from this audit were combined with staff survey results and current strategic planning priorities to provide a comprehensive analysis that identifies failing and inefficient equipment, examines spacial and occupant comfort concerns, and suggests needed maintenance.

The District formed a Facility Advisory Committee consisting of school staff, administration, and community members to analyze these findings and subsequent feedback. This report is a synopsis of key findings and is meant to aid the District in developing a long-term facility plan that aligns with the goals and budget of the District and the community.



Spooner Area School District

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S P O O N E R H A I L S

FACILITY AUDIT FINDINGS

CESA 10 conducted a facility audit in late 2016 that analyzed the safety, security, technology, learning spaces, environmental health and safety, ADA compliance, building maintenance, and capital improvements needed at the Spooner Area School District. Below is a synopsis of those findings.

INFRASTRUCTURE - The facility audit identified many deferred maintenance items. This included everything from aged roofs to 30-year-old doors in the elementary school. Bathrooms in multiple facilities were outdated and in need of new fixtures and finishes. Additionally, air conditioning and dehumidification issues had caused environmental concerns and comfort issues for building occupants. Structural problems in the small gym at the middle school was a major concern

TECHNOLOGY - Aged equipment and a lack of network wiring were the top technology concerns. The District houses 20-year-old wiring in the elementary school. The Board recently approved plans for the District to upgrade the phone system, improve security systems connected to the exterior doors, and add wireless access points in the elementary and middle schools.

SAFETY CONCERNS - Various safety concerns were noted during the walk-through. This included the need for secure entrances at all three schools, trip hazards due to aged site concrete and flooring, and staff parking lot security. The District has invested heavily in the safety arena over the past year, with funds from the School Safety Initiative used to add door access control and fobs at all three schools; update the camera system with 150 new cameras; and invest in new doors, locks, and handles. Despite these recent projects, additional needs still exist on this front.

These are only a few of the facility improvement measures identified during the walk-through. The tables listed later in this report provide a comprehensive list of maintenance needs that pose an immediate concern, and should be addressed in the next one to two years.

STAFF SURVEY RESULTS

The Spooner Area School District conducted a staff survey in January 2019 to understand how the facilities support daily operations and productivity, as well as the health, safety, and comfort of students and staff. Below are the most notable findings from that survey.

- High school staff felt winter was the most problematic season, with the number one complaint being the temperature in the building is too cold.
- Middle and elementary school staff felt summer was the most uncomfortable season in their buildings, with the majority of them keeping a portable fan in their workspaces.
- All three schools overwhelmingly agreed that the HVAC equipment needs improvement.

One additional prominent finding from the survey was the longevity of employment among all three schools. Employee loyalty is high, and the District should be commended on its ability to recruit and retain high-quality staff. This provides reliable feedback when it comes to establishing baseline data on building occupant comfort and concerns.

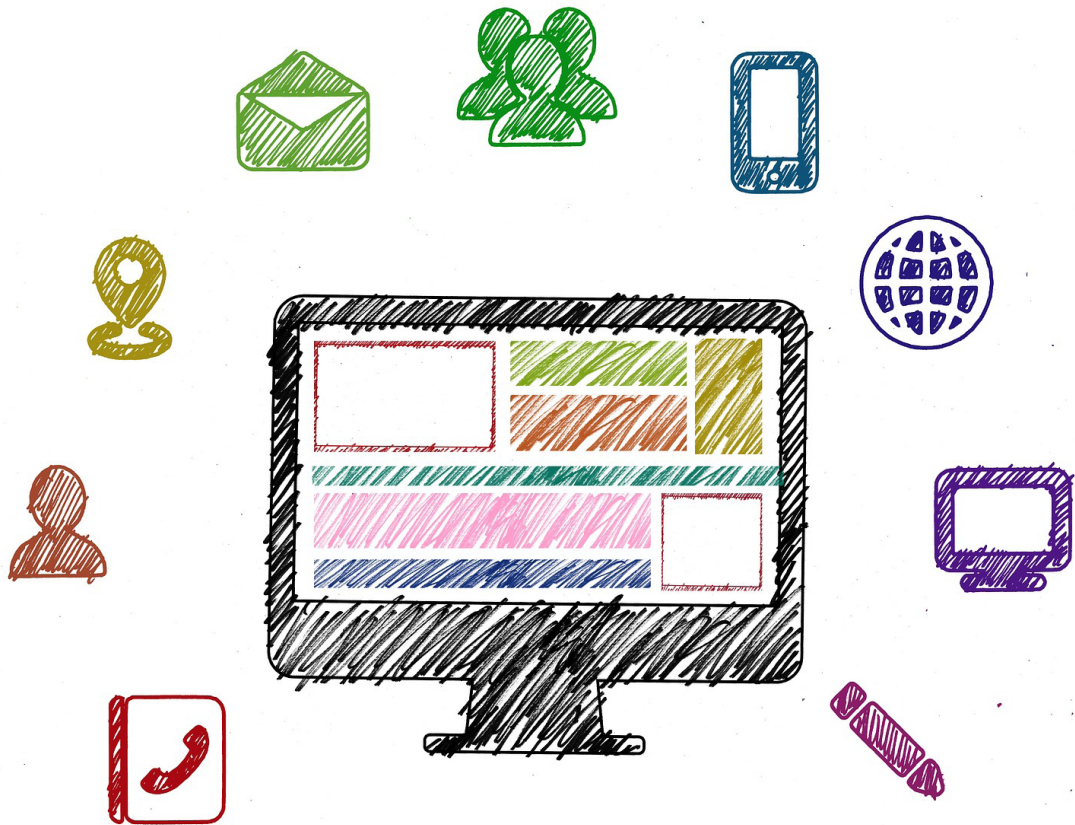


STRATEGIC PLAN PRIORITIES

The Spooner Area School District identified one of its strategic priorities as stabilizing District operations and infrastructure. Two SMART Goals that compliment this priority include conducting staff surveys to increase pride and loyalty throughout the District and providing adequate opportunities for staff to participate in decision-making endeavors. These goals will be incorporated in communication efforts moving forward.

The District also identified expanding communication avenues both internally and externally as a top priority. SMART Goals to support this initiative include consistent communications using various marketing collateral, such as email and print newsletters, social media, the Remind app, Skyalert, and surveys.

The use of these various mediums will be incorporated into a comprehensive communications plan to ensure the District is open to the community's wants and transparent in the District's identified needs. This ongoing conversation will allow the District to gauge the area residents interest and support in investing in District facilities.



MAINTENANCE NEEDS

The following tables highlight priority maintenance needs by school. Each table identifies the measure, a general description of the need, and an estimated cost. Highlighted rows in each table are varying options depicted later in the proposed renovations rendering and are included in the larger referendum cost option.

SPOONER ELEMENTARY SCHOOL		
Measure	General Description	Estimated Cost
Doors	While the commercial doors have been well maintained, after 30 years of usage, some issues exist. Doors original to the building should be replaced.	\$65,000
Network Wiring	The elementary school has 20-year-old wiring running throughout the building. This should be replaced.	\$25,000
Wireless Access Points	The District should add eight to ten access points in areas throughout the building.	\$9,000
Wheelchair-Accessible Door Openers	The District should fix the wheelchair-accessible automatic door openers. If the District decides to build a new office, then this project is not necessary.	TBD
AC/Dehumidification System	The District should add a dehumidification system to the elementary school. This will help prevent environmental issues and add comfort during the summer months.	\$255,000
Condensing Roof Unit	The condensing unit on the roof needs to be replaced for the lab area and office.	\$30,000
Fire Alarm System	Some fire alarm components are obsolete and cannot be replaced. The system should be scheduled for replacement to avoid costly emergency repairs in the future.	\$160,000
Flooring	Tile flooring is damaged near the doorways in many of the classrooms. This tile should be repaired to reduce trip hazards and extend the material's lifespan.	\$325,000
Playground	The oldest equipment, including the train, should be repaired or replaced to avoid potential injuries. The District is also experiencing drainage issues with the silt fence in the northeast corner of the playground. These drainage issues should be addressed. Project costs will vary based on the scope of the work selected.	\$85,000
Bleachers	The bleachers are in need of replacement due to 30 years of wear and tear. New bleachers will save on maintenance and will have additional safety features.	\$55,000
Parking	Both lots need to be sealed and have any cracks filled to avoid surface deterioration. If the new parking configuration happens, then the entrance to the back parking lot will need to be widened for staff and parents entering through this section. These costs are included in the estimate.	\$95,000
Gym Floor	The wood gym floor has never been resurfaced and is in need of maintenance or replacement. This estimated cost represents resurfacing. Additional costs will be needed for floor replacement.	\$55,000
Windows	Many of the windows are old and inefficient. The District should replace all windows to improve occupant comfort and decrease energy costs.	\$195,000
Exterior Lighting	Much of the exterior lighting has already been updated through energy exemption funds. The District should add parking lot lights and update any remaining wall-packs.	\$80,000



SPOONER ELEMENTARY SCHOOL		
Measure	General Description	Estimated Cost
Drinking Fountains	The drinking fountains are low efficiency and are becoming increasingly more expensive to maintain. The drinking fountains that are original to the building should be scheduled for replacement in the near future.	\$11,000
Existing Office Area	If the new office is built, then the existing office will need to be renovated into a new space.	\$400,000
Electronic Signage	The District should install a new exterior, electronic sign/marquee.	\$42,000
Library Space	The District should renovate the existing library space and provide furniture and a layout that are more accommodating to group collaboration and 21st-century learning.	\$35,000
Add Secure Entrance and 4K/3-Year-Old Classrooms	The District should build a vestibule connecting the front doors to the office and reroute students through this space. The District should also add four classrooms, a cafetorium, hallway, bathrooms, and possibly a new office area by the playground to account for spacial needs. A graphic representation of this is shown later in the report. As we move the office to the south side, we will relocate parent, staff, and bus parking accordingly.	\$3,700,000
Total Project Cost		\$5,622,000
Contingency, fees, permits, insurance, etc.		\$1,405,500
Total Cost		\$7,027,500

SPOONER MIDDLE SCHOOL		
Measure	General Description	Estimated Cost
Bathroom Remodels	The urinals in some of the restrooms are the old "fill and flush" style that continuously run water anytime the lights are on. This type of system uses more water than newer systems. At the least, all bathroom plumbing fixtures should be updated. Note, estimated costs are for updating fixture plumbing and is not for updating the restrooms to ADA compliance. Costs would increase approximately \$800/unit to address ADA compliance. Costs would also go up to replace the needed hand wash stations.	\$60,000
Steps	The steps and sidewalks at the school are in need of repair due to prolonged salt exposure.	\$22,000
Small Gym Demolition	Numerous issues, most notably structural problems, were identified in the small gym. This space should be demolished due to the severity of these concerns.	\$700,000
Exterior Doors	Three sets of exterior double doors have deteriorated due to age and salt exposure. The doors by Antholz gym should be looked at as well. Doors in poor condition are difficult to close and pose a security risk.	\$78,000
Condensing Units	Four condensing units on the roof need to be replaced and converted with new coils to R410A.	\$65,000
Elevator	Replacement parts are not available, due to the elevator's age. This is a major concern. If the controls malfunction, the elevator will be out of service for an extended period of time.	\$165,000
Painting	Several areas in the building are in need of updated paint.	\$45,000
Exterior Caulking and Sealants	Caulking should be re-applied around the building, especially at expansion joints to prevent water from entering the building envelope.	\$30,000
Windows	The windows are in need of replacement for many of the classrooms. The frames are coming apart at the corners and some of the crank out windows can no longer be used. The District should replace all of the second and third-floor and hallway windows. Some blinds on the first floor are in need of replacement as well.	\$272,000
Network Wiring	The District should invest in additional network wiring for all classrooms and work areas.	\$20,000
Cameras	The District should add additional cameras with exterior surveillance throughout the facility.	\$4,000
Parking Lot	The parking lot needs to be re-coated and crack sealed. This should occur every five years as a preventative maintenance measure. The drive by Antholz should be removed due to safety hazards of ice and snow falling off the building.	\$68,000
Roofing	The roof over the Antholz gym and the 5th grade section needs to be replaced.	\$280,000
Antholz Gym Bleachers	The bleachers need to be replaced (one side 800 seats). The existing bleachers on both sides of the gym need to be demolished as well.	\$160,000
Antholz Gym Flooring Replacement	The gym floor can only be sanded down one more time and is need of replacement.	\$135,000
Antholz Gym Locker Rooms	The District should update shower rooms to achieve ADA compliance and update and paint the benches in the locker rooms.	\$163,000
Antholz Scoreboard	A new scoreboard is needed.	\$13,000
Antholz Gym Tile on Wall and Paint	The District should remove the tile on the wall and repaint the block walls in the gym.	\$25,000



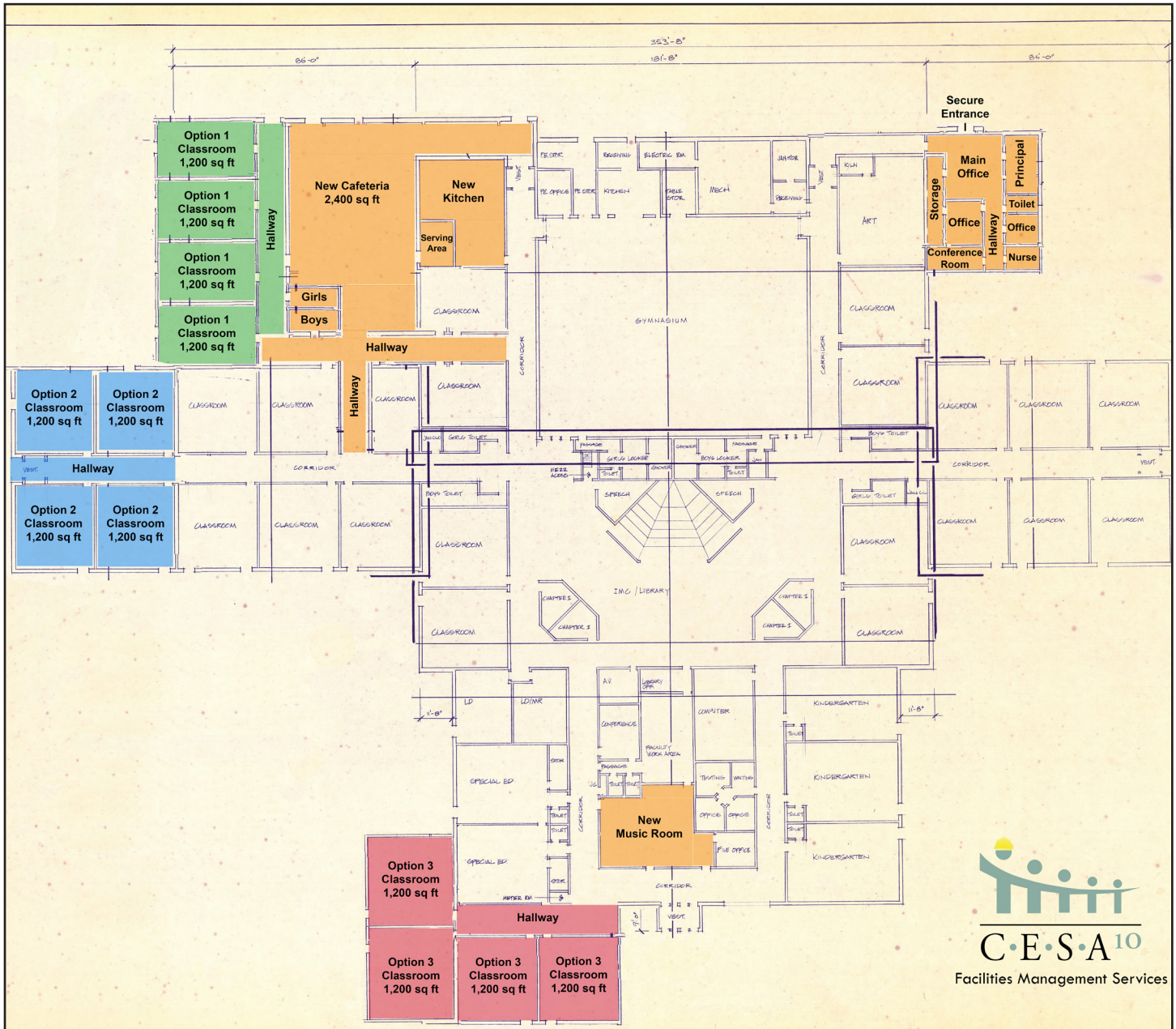
SPOONER MIDDLE SCHOOL		
Measure	General Description	Estimated Cost
Flooring	Most classroom floors are in rough shape and should be replaced. Some of the classroom tile is asbestos. This doesn't present any immediate danger when it's in good condition, but if it starts to deteriorate, it should be removed immediately.	\$345,000
Interior Lighting	The current fixtures are adequate, but when the bulbs and/or ballasts start to fail in large numbers, the fixtures should be upgraded to LED fixtures.	\$158,000
Controls	The District should update the digital controls system to FX-PCG (the same as the elementary) and remove the existing Trane system.	\$165,000
Update Air Handling Units	The air handling units in the mezzanine above the Antholz gym need to be replaced. CESA 10 also recommends adding a VFD to the gym unit (CO2) exhaust on the south end of the Antholz gym.	\$250,000
Kitchen	The District should invest in a new walk-in freezer and better ventilation in this space.	\$13,000
Library Space	The District should renovate the existing library space and provide furniture, charging stations, and a layout that is more accommodating to group collaboration and 21st-century learning.	\$27,000
Digital Signage	The District should update the exterior digital sign/marquee.	\$42,000
Secure Entrance	The middle school currently doesn't have a secured office. Safety and security is a high priority for the district. A secured office should be added. Estimated cost is based on Option 1 of the proposed renovations/additions.	\$900,000
Parking Lot Reconfiguration	If a new secure entrance is constructed, then the parking lot will need to be reconfigured to all for safe parent drop offs. This would include eliminating the basketball court in the back and installing a new fence by the playground.	\$83,000
Total Project Cost		\$4,288,000
Contingency, fees, permits, insurance, etc.		\$1,072,000
Total Cost		\$5,360,000

SPOONER HIGH SCHOOL		
Measure	General Description	Estimated Cost
Secure Entrance	The District should install a door to buzz into the HS office from vestibule area. This will ensure everyone enters the building through the office area.	\$45,000
Interior Lighting	The main lighting is in good condition, but emergency lighting is a concern. The emergency fixtures have batteries in them that go dead quickly. One solution is to replace the existing fixtures with LED emergency lights that will not drain the batteries as quickly.	\$23,000
Gym	The District should upgrade the audio and scoreboard in the gym.	\$8,000
Cameras	The District should add cameras to the north parking lot.	\$5,000
Parking Lot	The parking lot areas need the cracks filled and sealed as part of ongoing preventative maintenance. This should be done every five years.	\$85,000
Boilers	The District should replace the existing boilers (Thermal Solutions) that are currently non-condensing to high-efficiency boilers.	\$180,000
Water Heaters	The District should update the water heaters both for domestic and the kitchen (5 total)	\$125,000
Pumps	The District should update the pumps in the boiler room and the geothermal pumps on the south end of the school. (4 total)	\$55,000
Energy Recovery Units (ERU)	The fans in both ERU need to be updated - 1 & 2 to be located in the ductwork.	\$12,000
Controls	The District should update the head end system with the controls to open protocol.	\$30,000
Exterior Lighting	Any remaining exterior lighting should be converted to LED.	\$35,000
Generator	The District should install a generator for the high school.	\$500,000
Gymnasium	The indoor gymnasium has issues with the motors that drive the basketball backboards up and down as well as the divider screen and screen for presentations. These pieces of equipment need to be repaired.	\$9,000
Choir Room	The choir room needs audio and video projection upgrades for group meetings.	\$30,000
Commons	The District should upgrade the audio and video projection in the commons area.	\$22,000
Athletic Field Turf	Update current football field to turf.	\$1,095,000
Athletic Field	The athletic field needs numerous upgrades, including the scoreboard, digital signage, wireless upgrades, press box connectivity, and surveillance cameras.	\$15,000
Total Project Cost		\$2,274,000
Contingency, fees, permits, insurance, etc.		\$568,500
Total Cost		\$2,842,500

PROPOSED RENOVATIONS/ADDITIONS

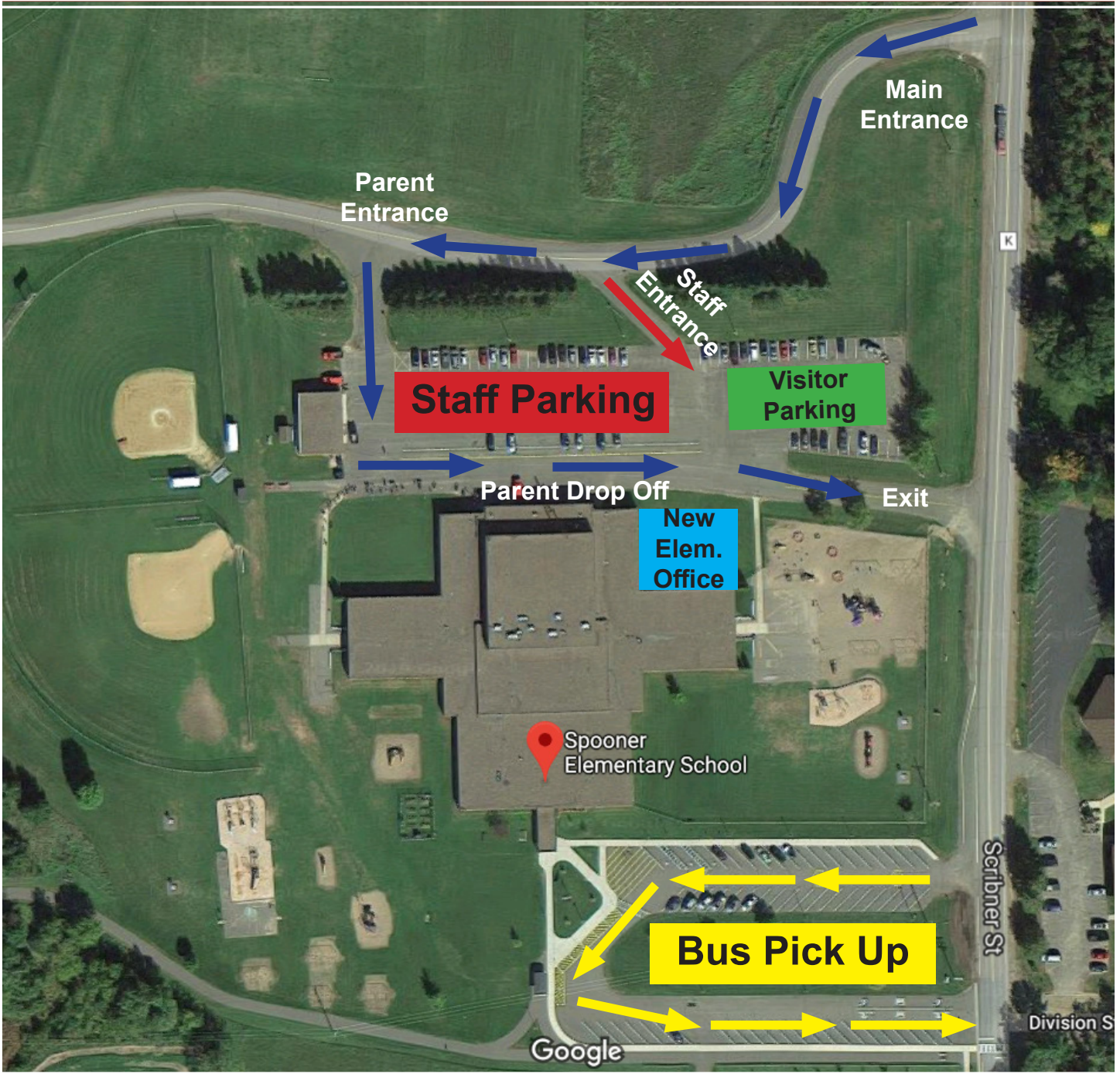
The following renderings offer a few options of potential renovations/additions based on the identified spacial concerns the District is currently facing. The following pages depict the proposed new layout of school parking lots.

SPOONER ELEMENTARY SCHOOL





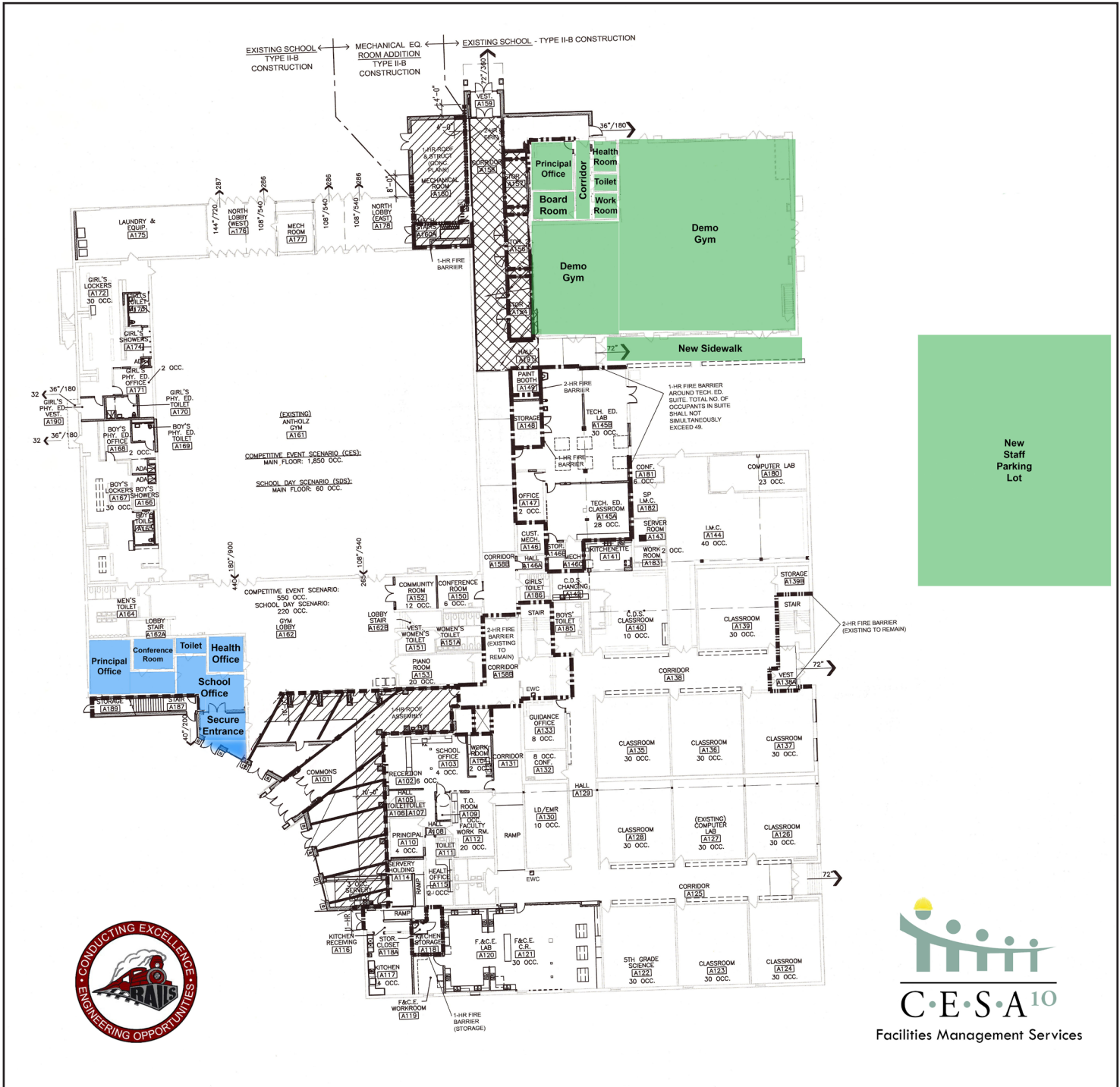
Spoooner Area School District Parking Reconfiguration



For more information about the referendum visit spooner.k12.wi.us/referendum.

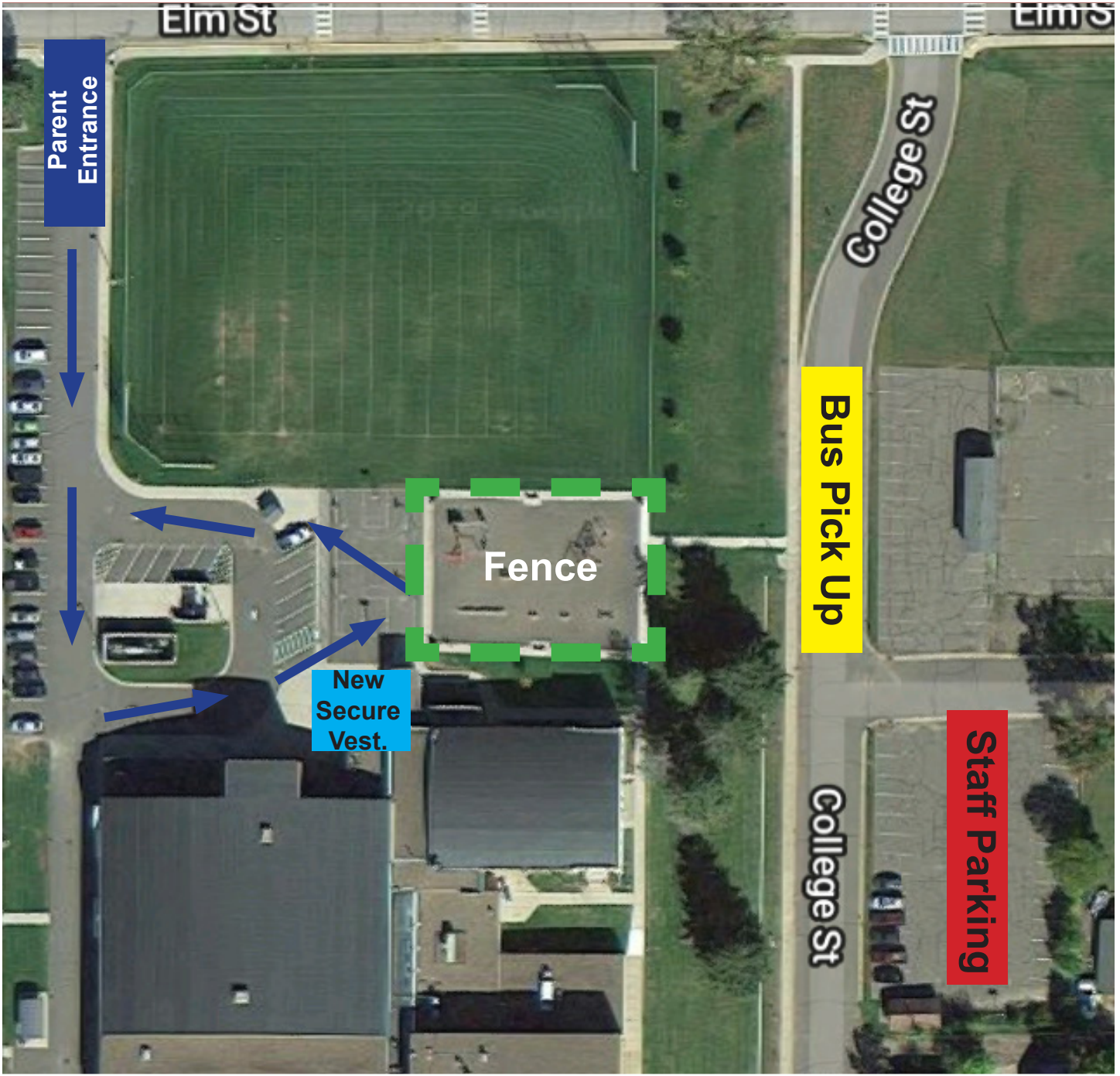


SPOONER MIDDLE SCHOOL





Spoooner Area School District Parking Reconfiguration



For more information about the referendum visit spooner.k12.wi.us/referendum.



ADD MIDDLE SCHOOL ADDITION TO HIGH SCHOOL

The final option includes adding a middle school addition to the existing high school facility. The chart below outlines the proposed projects and estimate cost. It is important to note, that this proposed cost does not include any of the costs associated with selling or demolishing the existing building.

SPOONER MIDDLE SCHOOL ADDITION		
Measure	General Description	Estimated Cost
Middle School	Move middle school to existing high school building and construction additional classrooms, gym space, hallways, restrooms, office, parking, etc.	\$15,256,040
Total Project Cost		\$15,256,040
Contingency, fees, permits, insurance, etc.		\$3,814,010
Total Cost		\$19,070,050

TAX IMPACT AND NEXT STEPS

TAX IMPACT - Based on the existing spacial needs, the identified deferred maintenance items, and the proposed additions/renovations, CESA 10 recommends the Spooner Area School District turn to the community to gauge their support for a future referendum. A chart with the estimated tax impact is listed below.

Referendum Amount	\$16 Million	\$20 Million	\$24 Million	\$28 Million	\$31 Million
Tax increase per \$100,000 of property value	\$28 per year (\$2.33/month)	\$41 per year (\$3.42/month)	\$54 per year (\$4.50/month)	\$66 per year (\$5.50/month)	\$76 per year (\$6.33/month)

Any questions regarding the findings or recommendations in this report can be directed to Luke Schultz at 715-720-2167 or lschultz@cesa10.k12.wi.us.

