

School District of River Falls
Finance and Facilities Committee meeting

Monday, January 17, 2022 - 5:45 PM
District Office, 852 E Division Street, River Falls, Wisconsin 54022

Agendas can be viewed at <https://www.rfsd.k12.wi.us/district/school-board.cfm> or at
<https://meetings.boardbook.org/Public/Organization/1447>

1. **CALL TO ORDER - 5:45 p.m. at the District Office Conference Room**

2. **MANNER OF PUBLIC NOTIFICATION OF MEETING**

3. **HEARING OF VISITORS OR DELEGATIONS**

4. **Discuss the Renaissance Charter Academy relocation**

Description: Administration will discuss the Renaissance Charter Academy relocation updates.

Recommended Action: None, informational only.

5. **Review 2021-22 Facilities Capital Needs**

Description: Chad Smurawa will review the 2021-22 Facilities Capital needs with committee members.

Recommended Action: None, informational only.

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6. **Proposed/suggested items for the next regular and future Board meeting agenda(s)**

Description: As always, Board members will be given the opportunity to suggest items for future Board member agendas.

Recommended Action: As needed.

7. **Schedule next Board/Committee meetings**

Description: Upcoming committee meeting dates, times, and locations will be reviewed.

Recommended Action: Set the meeting schedule as follows:

Finance and Facilities Committee meeting, Monday, February 14, 2022, 5:45 p.m.

The meeting will be held in the District Office Conference room.

8. **ADJOURN**

School District of River Falls 5 Year Facilities Summer Capital Project Plan

| GW | \$ | | RB | \$ | | WS | \$ | | MT | \$ | | HS | \$ | | MS | \$ | |
|--|-----------|--------|--|-----------|--------|---|-----------|--------|--|-----------|--|--|-----------|--------|--|-----------|--------|
| BUILDINGS & GROUNDS PRIORITY ITEMS | | | BUILDINGS & GROUNDS PRIORITY ITEMS | | | BUILDINGS & GROUNDS PRIORITY ITEMS | | | BUILDINGS & GROUNDS PRIORITY ITEMS | | | BUILDINGS & GROUNDS PRIORITY ITEMS | | | BUILDINGS & GROUNDS PRIORITY ITEMS | | |
| Install backup generator (needed for sump pump in power outage or boiler room will flood) possibly other options | \$88,000 | Yr 1-3 | Remove & roof skylights (end-of-life / badly degraded) | \$125,000 | Yr 1-3 | Replace current generator 1970's (Lose building occupancy without this - life safety) | \$55,000 | Yr 1-3 | Replace 1990's windows | \$25,000 | | HS-25 roof section replacement over shop area (actively leaking - repair regularly) | \$350,000 | Yr 1-3 | Gym penthouse & Auditorium penthouse wall panel replacement (taking on water / caulked for now) | \$265,000 | Yr 1-3 |
| Roof crickets to K-wing | \$15,000 | Yr 4-5 | Repave "Circle" parking lot | \$130,000 | Yr 4-5 | Replace old boilers with new high-eff. (1970's equipment) | \$188,000 | | Paint upper gym & ductwork | \$22,000 | | HS-25 roof section replacement over boiler room & electrical area (\$10K repair over main electrical panels) | \$125,000 | Yr 1-3 | MS 2007 roof section replacement (due in 2022 for replacement per roof plan - Leaking & repaired over old gymnastics area) | \$300,000 | Yr 1-3 |
| Replace kitchen exhaust (possible defer to REF for kitchen expansion) | \$20,000 | | Replace 2 aging RTUs not done in last two REFS | \$125,000 | | Replace kitchen exhaust & add MAU (defer to next REF) | \$250,000 | | Replace "old" interior doors (\$2500 each) | \$10,000 | | Add fall protection around roof-mounted HVAC equipment within 2-story fall risk | \$188,000 | Yr 4-5 | Remove & roof skylight (end-of-life / badly degraded) | \$48,000 | Yr 4-5 |
| Power assist / Hccp entrance at central playground entry | \$19,000 | | Paint upper gym & ductwork | \$22,000 | | Replace "old" interior doors (2500 each) | \$10,000 | | | | | Gym lighting to LED & occ sensors (last gym to convert to LED & occ sensors) | \$40,000 | | Replace & relocate existing generator (Lose building occupancy without this - life safety) | \$189,000 | Yr 4-5 |
| | | | | | | | | | | | | | | | Repave North parking lot | \$150,000 | Yr 4-5 |
| PRINCIPAL PRIORITY ITEMS | | | PRINCIPAL PRIORITY ITEMS | | | PRINCIPAL PRIORITY ITEMS | | | PRINCIPAL PRIORITY ITEMS | | | PRINCIPAL PRIORITY ITEMS | | | PRINCIPAL PRIORITY ITEMS | | |
| Replace exterior soffit system | \$209,000 | | PA / sound system in gymnasium for concerts & events | \$32,000 | | New gym floor | \$90,000 | 1 | Add remaining cameras (\$3,500 each X 4) | \$14,000 | | LED lighting in commons | \$50,000 | | Replace main office / budget secretary desk and associated workstation countertop | \$10,000 | |
| Replace classroom flooring to LVT (\$9,200 each) | \$173,000 | | Add hard surface walkway to outdoor classroom #2 | \$67,200 | | Replace cabinets in classrooms (\$10,000 each) | \$127,000 | | Replace 1990's windows | \$25,000 | | Powder coat educational lockers | \$80,000 | | Re-sheet metal the old 1987 P.E. storage shed behind MS | \$20,000 | |
| Paint yellow glazed block in main hallway to match gray in other areas | \$10,000 | | Add hard surface walkway to 4K playground #3 | \$20,400 | | Replace classroom flooring to LVT (\$9,200 each) | \$265,000 | | Add walls & doors to create under-stairwell storage rooms for custodial & teaching equipment (KA to price) | \$100,000 | | Gym floor sand-down / new logo / modernize | \$55,000 | | Replace auditorium doors | \$18,000 | |
| 2020-21 COMPLETED ITEMS | | | 2020-21 COMPLETED ITEMS | | | 2020-21 COMPLETED ITEMS | | | 2020-21 COMPLETED ITEMS | | | 2020-21 COMPLETED ITEMS | | | 2020-21 COMPLETED ITEMS | | |
| Carpet & countertop replacement / upgrade in computer lab | | | K-wing fencing near south retention pond | | | Paint gym ductwork & walls | | | Replaced bike racks | | | Replaced woodshop MAU & ductwork | | | Flooring replacement in band practice rooms & band office | | |
| Added steamer to kitchen for better lunch preparations (not baking veggies anymore) | | | Replace lobby lighting | | | Gym lights conversion to LED & added occupancy sensors | | | New concrete pad for bike rack closer to school | | | Ag. / Metals / Auto shop exhaust system 100% replacement & upgrade to accommodate larger class size & interest | | | Card access 101 & 103 exterior for easy entry per 'house' hallway | | |
| | | | Gym lights conversion to LED & added occupancy sensors | | | Install new sound panels in gym to match multi-purpose room | | | | | | Carpet main office & counselor's suite | | | Gym lights conversion to LED & added occupancy sensors | | |
| | | | Remodeled main office secretary station | | | New concrete pad for bike rack closer to school | | | | | | Replace coiling overhead gym doors with solid replacements X 3 | | | Perimeter caulking | | |

5 Year Facilities Summer Capital Project Summary

- Many principal and B&G project priorities were successfully completed in summer 2021-21
- High School roof replacement was completed on budget, on time, at price not seen in the roofing market since we awarded our bid - we had great timing!
- Number one B&G Priority is to complete High School roof replacement in summer 2022 - our 'early spring construction timeline' expected to reduce price vs summer construction

Facilities Projects broken into 3 Categories:

Year 1-3 - Projects have elevated present property damage risk - plan is to accomplish between summers 2022-2024 - project costs for this category are about \$1,200,000

Year 4-5 - Priority projects that have risk of property damage risk - project costs for this category are about \$400,000

Unscheduled - Project completion is important and likely possible to be completed as part of a 'larger district-wide plan' in 5-7 years