The mission of the Boyceville Community School District, as a partner with family and community, is to provide a high quality education in which students gain respect for themselves, others, and their surrounding and develop a desire for excellence while learning the skills to become contributing members of a global society.

BOYCEVILLE COMMUNITY SCHOOL DISTRICT
Board of Education Special Meeting
Tuesday, July 15, 2025 - 6:00 PM
Middle/High School IMC
1003 Tiffany Street
Boyceville, Wisconsin 54725

Agenda items may change up to 24 hours prior to the start of the meeting. Please check our web page for the most current agenda - www.boyceville.k12.wi.us.

1. Call to Order
2. Roll Call of Attendance
3. Approval of Agenda
4. **Discussion Items:**

a. Science Olympiad Presentation Regarding Possible Out-of-State Tournament
b. Interior Door Key Fobs for Added Security
c. Phase II Item Review 2
d. Priority List for Phase II and Beyond
e. Student Management System and Business Suite Review
f. Long-Range Staffing Plan
g. 2024-2025 Budget & Fund 46

5. Adjournment

FACILITY AUDIT

BOYCEVILLE COMMUNITY SCHOOL DISTRICT

APRIL 2023

PREPARED BY:

CESA 10 Facilities Management

725 W Park Avenue

Chippewa Falls, WI 54729

888-947-4701

http://facilities.cesa10.org

C·E·S·A 10

Facilities Management Services

TABLE OF CONTENTS

HISTORY

CESA 10 FACILITIES MANAGEMENT DEPARTMENT

Established in Wisconsin in 1964, Cooperative Educational Service Agencies (CESAs) have a long history of partnering with school districts. CESA 10 Facilities Management Department (CESA FM) is a nonprofit educational service agency providing facilities management services to local government and school district customers throughout the state of Wisconsin.

With decades of experience and expertise in managing institutional facility needs, CESA FM has a unique position as a nonprofit educational service agency. This unique position helps to ensure customers benefit from CESA FM's trusted and unbiased judgment and experience gained through the execution of hundreds of investment grade audits, school energy efficiency, construction, renovation and environmental projects, and other facilities services.

CESA FM assists public entities in the management of their facilities needs in the areas of health, safety, energy efficiency, referendum and long-term planning, and construction management. The department's main areas of concentration are:

- Investment Grade Audits including Long-Term Comprehensive Plans
- Referendum Planning
- Construction Management
- Owner's Representative
- Environmental Health and Safety Consulting
- Environmental Project Consulting and Management

EXECUTIVE SUMMARY

At the request of the Boyceville Community School District, CESA 10 technical experts performed a detailed on-site audit of the Tiffany Creek Elementary School, Boyceville Middle/High School, and bus garage. This audit provides the District with a comprehensive facilities maintenance and capital project plan, complete with identified problems, proposed solutions, and estimated costs. The recommendations in this report have the goal of improving failing and inefficient equipment, suggesting needed maintenance, and reducing energy consumption to ensure any taxpayer investment is managed within an appropriate payback period.

According to a State of our Schools report released by the Center for Green and Healthy Schools, schools around the nation should be spending around $145 billion annually to maintain, operate, and renew facilities so they can provide healthy and safe 21st-century learning environments for all children. While on a national level that number is ideal, local districts know their available funding options often fall short of maintenance wants and needs. Therefore, it is imperative that districts engage in proper facilities planning. Planning can include things like:

- Having an up-to-date master facilities plan
- Preparing annual district-wide maintenance, repair, and energy management plans
- Defining and disseminating benchmarks for facilities planning
- Analyzing existing and potential technical assistance and tools, environmental health and safety hazards, and ADA-compliance issues
- Establishing a school district facilities planning designee or committee

The Boyceville Community School District has done an effective job at utilizing the existing equipment in the buildings to the best of their working ability. Some equipment is reaching, or past, the end of its life and should be planned for replacement to ensure the equipment does not fail when the school is counting on it to create a safe and comfortable environment for students and staff to learn and teach. Common themes throughout the audited buildings include needed improvements in windows, flooring, HVAC systems, lighting, hardscapes, exterior doors, building envelope, and secure entrances.

Although the District has used and managed the existing equipment effectively to meet the needs of the schools, improvements will be needed in the near future. The District can utilize this report as a guide to identify the highest priority facility improvement measures (FIMS) during capital planning.

The recommendations included in this report are meant to help the District conserve energy, reduce operating and maintenance costs, and improve occupant comfort and safety where applicable.

DETAILED ANALYSIS OF FACILITIES

DISTRICT-WIDE FACILITY ANALYSIS

According to the Department of Public Instruction, the Boyceville Community School District serves more than 700 students through two schools. The District has an annual operating budget of $9.2 million, employs 120 staff members, and encompasses 160 square miles. Highlights from the school facilities and the District's mission statement are listed below.

TIFFANY CREEK ELEMENTARY SCHOOL

- Wisconsin School of Recognition honoree
- Achievement Gap Reduction (AGR) school with smaller class sizes
- 4K - Early Learning Center
- Response to Intervention (RtI) model
- Positive Behavioral Intervention and Supports (PBIS) model
- Family Fun Nights and Reading Week celebrations
- Grant-aided and professional development driven
- Title 1 school-wide

BOYCEVILLE MIDDLE/HIGH SCHOOL

- Nationally competitive Science Olympiad team
- At or above State and National ACT averages
- Advanced Placement course offerings
- Extracurricular clubs and organizations
- Eleven varsity sports
- Community-minded
- Annual Coaches vs. Cancer events
- Meets or exceeds State requirements

MISSION STATEMENT

The mission of the Boyceville Community School District, as a partner with family and community, is to provide a high-quality education in which students gain respect for themselves, others, and their surroundings and develop a desire for excellence while learning the skills to become contributing members of a global society.

From an educational perspective, the Wisconsin DPI rates the District (2021-22 data) as “Meets Expectations.” It has a score of 65.7 which is average compared to most school districts in the state.

Boyceville Community
District Report Card

Report Card, 2021-22
Public report

OVERVIEW

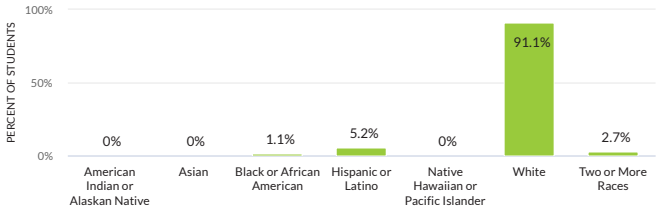
District Details

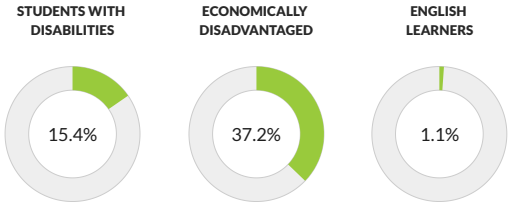
Grades : K4-12
Enrollment : 716
Percent open enrollment : 11.7%

The Boyceville Community School District, partnering with family and community, strives to provide a high-quality education where students gain respect for themselves and others and develop a desire for excellence. BCSD values the uniqueness of each learner and works to support the differentiation in a 21st century learning environment so all students can be successful in and out of the classroom.

The statement above is provided by the district. It is not an evaluation by the Wisconsin DPI.

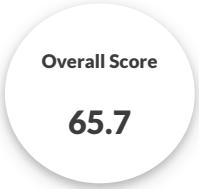
Student Groups





Score Summary

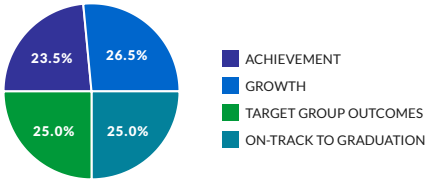
Due to the COVID-19 pandemic, please use caution when interpreting scores and ratings. Careful review of the detailed data on all pages is encouraged. Also, see https://dpi.wi.gov/accountability/resources.



Meets Expectations

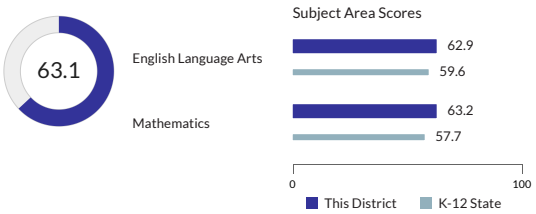
★★★

PRIORITY AREA WEIGHTS

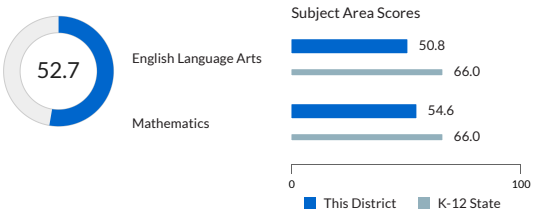


Priority Area Scores

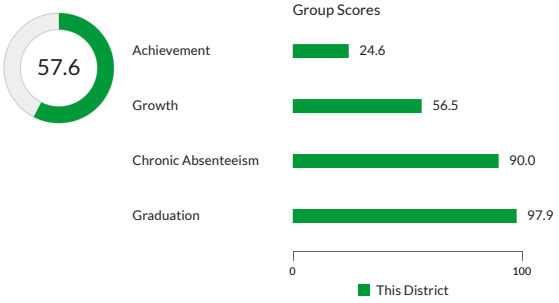
ACHIEVEMENT



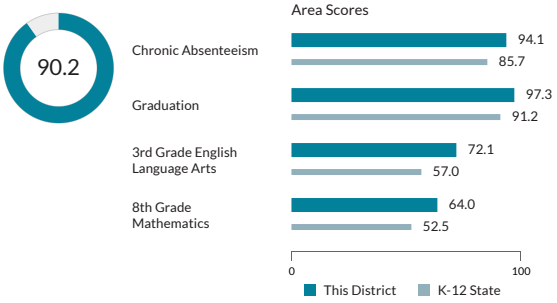
GROWTH



TARGET GROUP OUTCOMES



ON-TRACK TO GRADUATION

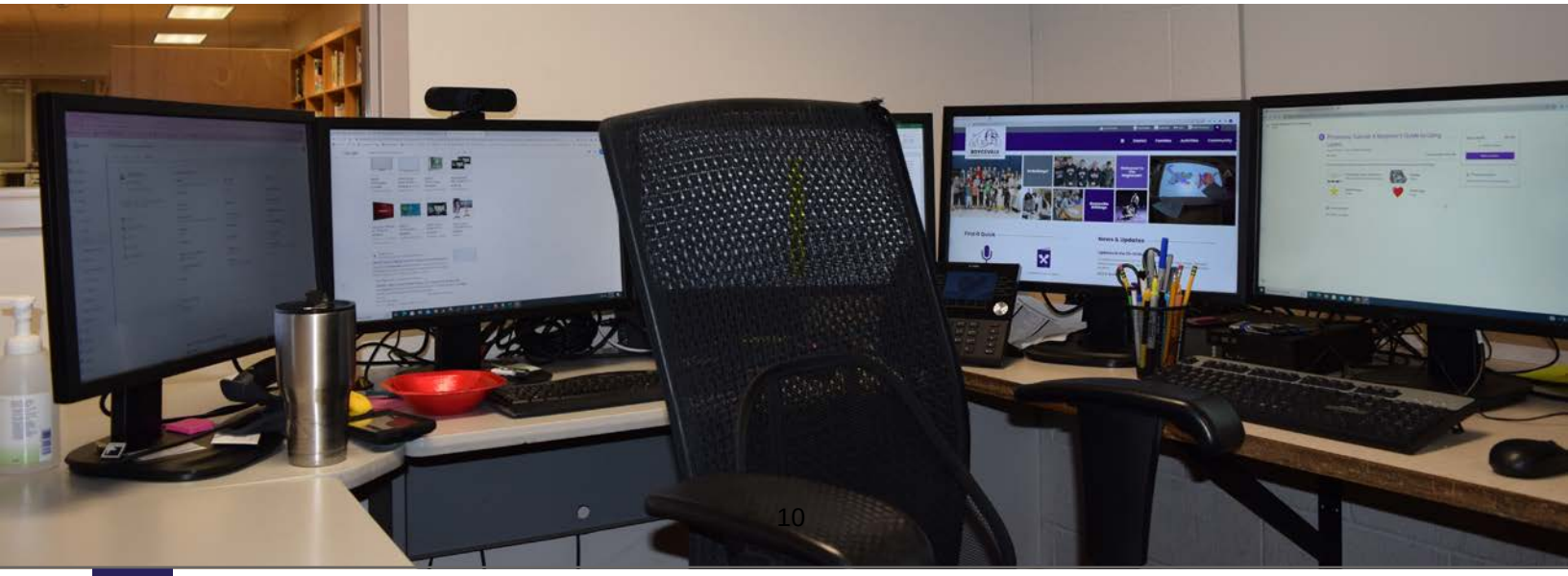


INFORMATION AND TECHNOLOGY

In any school district, technology is essential in enabling students and staff to reach their goals. Having a top-notch technology program is a balancing act of keeping up with technological advances while limiting expenses and effectively utilizing equipment.

The Boyceville Community School District's technology plans were discussed and reviewed as part of this report. The District has done a commendable job keeping up with the fast pace of the field. There is Wi-Fi connectivity throughout the schools, one-to-one technology for students, and SMART panels with projectors in classrooms. After meeting with the District's IT Director, CESA 10 recommends the following projects to ensure the technology needs can keep up with the District's long-term goals:

- Install a new phone analog PA/Bel system into the VOIP system.
- Replace the leaking Mitsibushi unit in the IMC IT closet.
- Add three server closets to the Elementary generator load and install a generator in the High School.
- Install interactive touch screens without projectors in classrooms and collaborative spaces.
- Invest in a camera server box at the High School that covers all buildings and the bus garage.
- Update CAT 5 cabling to CAT 6 in office areas.
- Run electrical and internet access to the softball field.
- Add electrical outlets in the IMC, classrooms, and other collaborative learning spaces.
- Run fiber to the Bus Garage.
- Replace PTZ cameras with static ones in various locations.
- Update computer software if a key fob system is installed.
- Replace active ports for runs cost-effectively.
- Remove PA system towers and install a conversion box for VOIP to analog.
- Avoid overheating IT closets by adding dehumidification or removing ceiling tiles.



SAFETY AND SECURITY

A key issue noted during the walk-through was the opportunity to invest in security measures throughout the District. The Boyceville Community School District has done a good job focusing on safety in the past few years. The District has increased the number of cameras in both buildings and upgraded the Middle/High School public address system. However, several safety-related facility projects remain.

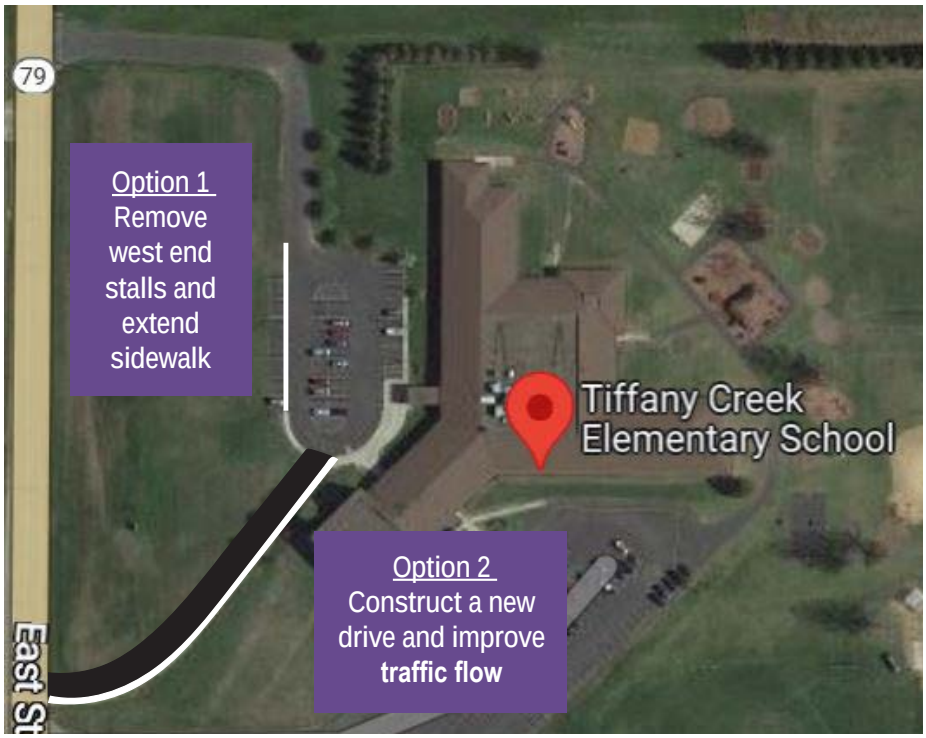
Security in the 21st century cannot be taken lightly, therefore, these projects were often rated higher in the prioritization matrix. This section highlights a few of the top security concerns noted in each school.

Tiffany Creek Elementary School Parking Lot Pick-Up/Drop Off

The Parent pick-up and drop-off situation at Tiffany Creek Elementary School is congested and unsafe. Parents line up around the parking lot's perimeter to pick up students. The line gets so long it almost extends into Highway 79. This is unsafe and could cause a car accident for vehicles backed up on the road.

CESA 10 proposed two options to increase the safety and efficiency of this area:

- Option 1 - Extend the sidewalk on the west side of the parking lot to allow more vehicles to park along this section of the lot. While the school would lose parking spots in this scenario, it would be a cost-effective option to deal with the ongoing problem.
- Option 2 - Construct a drive off Highway 79 that would become a new parent entrance. The new drive would run along the existing sidewalk, allowing students a place to wait before entering parked vehicles. This entrance would be one way, changing the existing drive to an exit only. An extended drive and having traffic flow in one direction would relieve congestion in the current area.



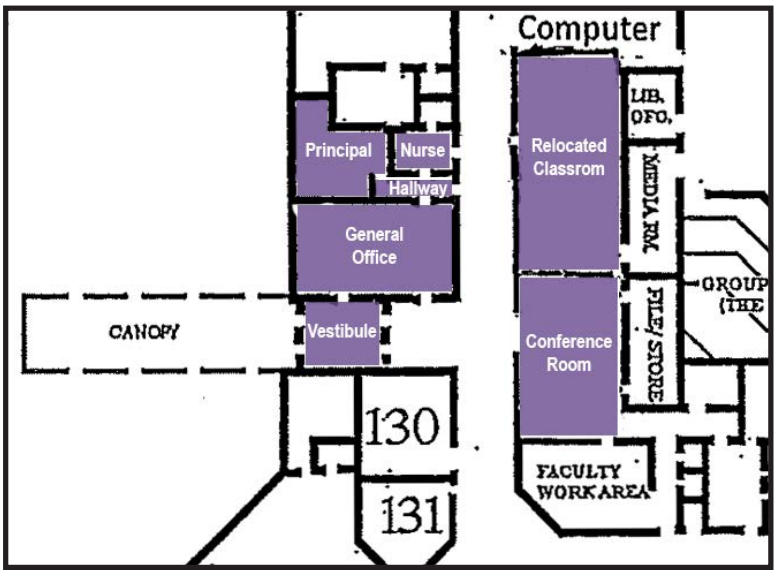
Project	Estimated Cost
Option 1 - Remove asphalt outside of sidewalk footprint, install new sidewalk, repair base, and patch asphalt.	$40,000
Option 2 - Survey and fill with base, install culverts for water flow, install sidewalk and curbs, and pave asphalt.	$275,000

Secure Entrances

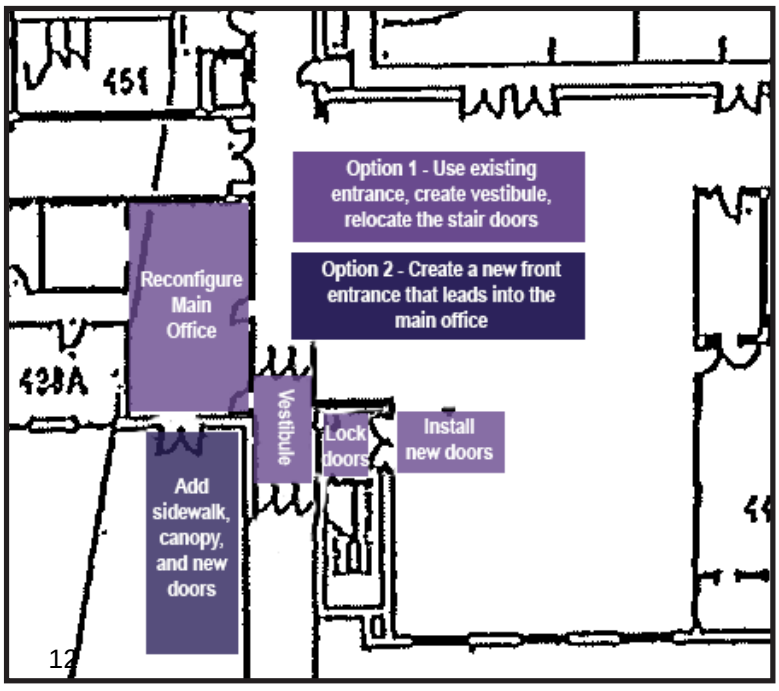
A secured main entrance prevents unauthorized entry and limits building access. Neither the Tiffany Creek Elementary School nor the Boyceville Middle/High School have secure entrances. While the District does have locked doors and a buzzer/video system for entry, visitors can tailgate into the school or be buzzed in and not go to the main office. The open layout of each school gives intruders complete building access upon entry.

CESA 10 recommends installing secure entrances in both of these locations. A secure entry includes a double set of doors that creates a vestibule. Visitors are buzzed through the first set of doors and must immediately enter the main office. The office staff can either allow entry through the second set of doors or have the visitor leave through an alternate office door that gives them access to the school. This method ensures all visitors are funneled through the main entrance.

Tiffany Creek Elementary School Secure Entrance - CESA 10 recommends moving the general office into Room 103, which currently serves as a Kindergarten classroom. The space should be large enough to accommodate office staff, the Principal's office, and a small health room for the school nurse. The District could incorporate Room 106 into the main office layout if the area is too small. The space currently serving as the main office could be reconfigured to accommodate the displaced Kindergarten classroom and create a conference room or other collaborative space.



Boyceville Middle/High School Secure Entrance - The layout of the High School entrance allows for two options to create a secure entry. The first option includes keeping the existing entrance, constructing a secure vestibule, and funneling visitors into the main office. The set of stairs to the right of the front doors would be blocked, with a different set of double doors leading to this area from the cafeteria. The second option would be to block off the current High School entry doors and create a new set of doors that lead directly into the main office. A new sidewalk and canopy would also need to be constructed for this scenario.



21ST-CENTURY LEARNING ENVIRONMENTS

Creating 21st-century learning environments includes designing flexible learning areas conducive to modern instructional strategies. They enable students to learn real-world concepts through project-based work. According to the Association for Supervision and Curriculum Development (ACSD) research, 21st-century learning environments are connected to social, emotional, and physical health. They address the learning needs of the whole child. CESA 10 noted several opportunities for the District to improve 21st-century learning environments in classrooms, computer labs, libraries, and technical education spaces.

Libraries/IMCs - The role of a school library has shifted with technological advances and access to limitless information. Learning is becoming more active and engaging, and school library resources and designs must pivot to keep up with these changes. While printed books are still important, library spaces are no longer consumed by rows of shelving and are instead being transformed into learning commons where students can create, share, and collaborate. The libraries in both buildings were equipped with outdated furniture, technology, and layouts.

CESA 10 recommends redesigning these spaces into dynamic 21st-century learning environments. This can be done by creating a flexible space with movable furniture and shelving, removing clutter and improving sight lines, providing soft, comfortable seating options, using warm colors, investing in tables and soft seating options with embedded power outlets, having enough Wi-Fi access points, providing adequate lighting, and investing in modern media, such as large screen monitors and video conferencing equipment.

Boyceville Middle/High School IMC

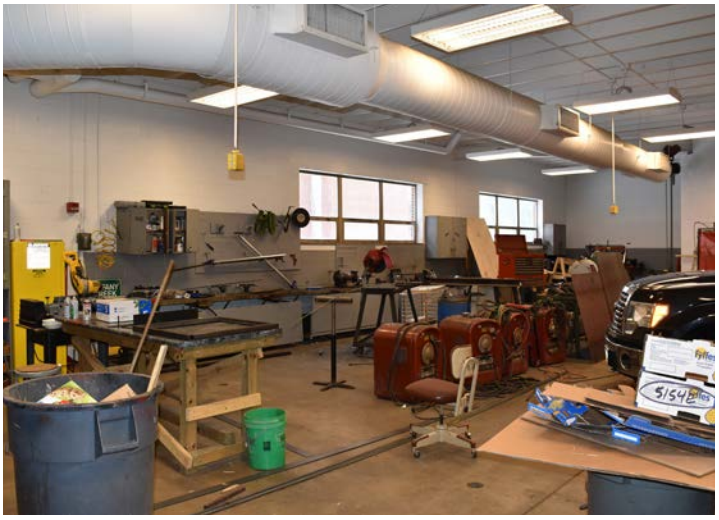
Elk Mound High School IMC

Elk Mound Area School District passed a $15.7 million referendum in April 2020 for various renovations, including updating the High School IMC. The District opted for a more collaborative space for students to gather, including maker space and media breakout rooms. The library has a more welcoming feel with updated lighting, windows, shelving, and flexible seating options.

Technical Education Classrooms - The District's wood and metal shops need improvements in equipment and design to offer a 21st-century learning environment. CESA 10 recommends reconfiguring each space to create a well-illuminated, well-ventilated, open space with designated areas for large equipment, workspaces, walkways, and storage, similar to the layout seen in modern manufacturing plants.

Schools with modern equipment can partner with local construction and manufacturing businesses, which benefits the school by giving students real-world experiences, and helps local businesses by encouraging students to pursue careers in industry, manufacturing, and construction. The most successful woods and metals programs mirror modern companies by running a real manufacturing business within the school. Several school-based manufacturing businesses are popping up across the state, such as Cardinal Manufacturing in Eleva-Strum, Northwoods Manufacturing in Hurley School District, Bay Link Manufacturing in the Green Bay School District, the Construction Academy in Clayton School District, and Tiger Manufacturing in Webster School District. These programs prepare students for highly skilled, competitively waged, and in-demand careers and bring in students from other districts through open enrollment.

Boyceville Middle/High School CTE Classroom



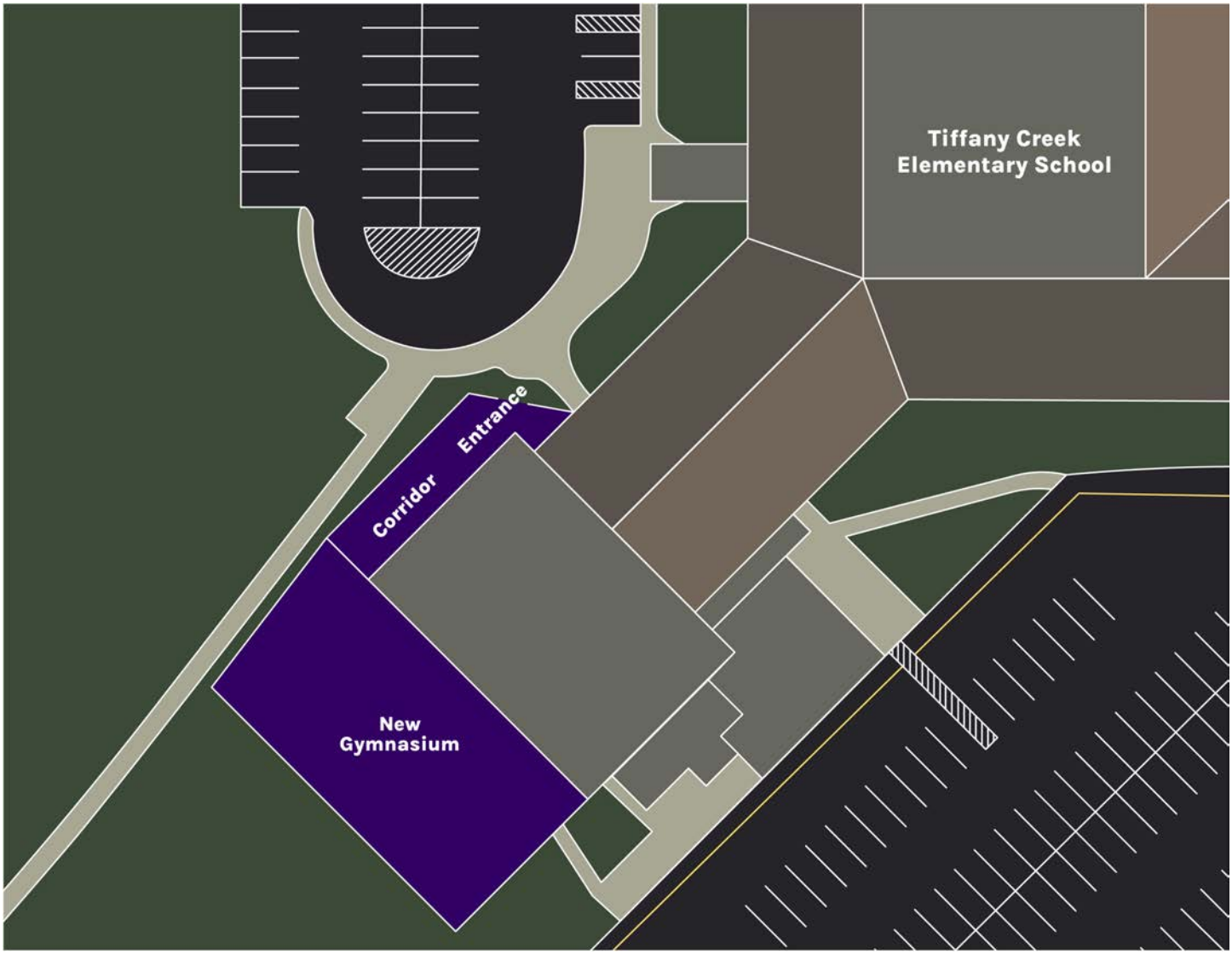
Tiger Manufacturing - Webster School District

Webster School District passed a $6.5 million referendum in April 2020 to renovate its athletic field and build a technical education addition. Since construction, Tiger Manufacturing has built relationships with local companies, introduced students to manufacturing career opportunities, and taught soft skills for future employment. The company has seen significant sales in its first year. The shop was even visited by Wisconsin State Representative Gae Magnifici (R-District 28) in May 2022.

SPACIAL CONCERNS

Many of the schools that CESA 10 visits deal with spacial concerns. Education has changed since these facilities were constructed, and renovations are needed to deal with fluctuations in class sizes and programming opportunities. Boyceville Community School District is fortunate to have more space than most. Several identified facility improvement measures include renovating existing space into offices, storage, or a new school store.

CESA 10 has one recommendation that existing space cannot accommodate. That is to add a new gymnasium to Tiffany Creek Elementary School. District staff stated it lacks gym space for athletics. The existing gym space needs a facelift, but even new equipment and bleachers won't provide the space the District needs to accommodate physical education classes and athletic offerings. CESA 10 recommends building a gym next to the existing one with a corridor to connect the two spaces. The graphic below depicts CESA 10's recommendation.



PROJECT PRIORITIZATION

CESA FM created a project prioritization matrix for each school as part of this report. This Excel-based tool is not only a valuable part of the study but can also be adapted by District staff for future use.

To properly prioritize each building system and component, an assessment tool based on four criteria is utilized. Criteria are weighted, after discussion with District administration, to reflect current school and community priorities. The four criteria are:

- **Safety/Health/Compliance Issues** - Staff and student health and safety are critically important. Examples of components that receive priority because of safety are building systems that impact the learning environment, secure entrances, and compliance with the Americans with Disabilities Act.
- **Lack of Functional Condition** - This criterion encompasses both the functional condition and remaining useful life of systems or equipment. Items with a high probability of failure in the short term can generate much higher expenses if they are not taken care of properly. For example, failure to replace a failing roofing system could render much higher costs due to mold and water damage in the future.
- **Return on Investment** - After immediate needs and health and safety projects are completed, projects with the highest return on investment and short-term payback should be pursued. This includes installing LED lighting, variable frequency drives, or controls.
- **Project Cost** - Long-term vision is also a factor for project prioritization. Costs are weighted for projects $10,000 or less, up to $100,000, and over $100,000.

Once the prioritization matrix is delivered to the District, the spreadsheet can be modified and sorted to provide data on any number of scenarios. For instance, if it is determined after further inspection that a roofing system is in poor condition and in jeopardy of failing, the criteria value for the functional condition can be changed and the list of projects sorted, so the roofing project advances in the list of prioritized projects.

It should be noted the most pressing project within each category is what drives the scoring. Each category may encompass several needs, but only the most urgent need is listed in the matrix. Several of the highest priority needs for each facility are then further described in each section. A copy of the prioritization matrix will be delivered digitally to the District to allow the tool to be fully utilized.

STRATEGIC PLAN

Following each prioritization matrix is a strategic plan that breaks down projects into five and ten-year buckets. At the end of the report, a District-wide strategic plan lays out the project costs for each facility over the next decade. These strategic plans allow the District to plan and budget for high-dollar items. This is perfect for districts that want to create a Fund 46 or pursue a capital or operational referendum.

TIFFANY CREEK ELEMENTARY SCHOOL

FACILITY ANALYSIS

Tiffany Creek Elementary School is located at 161 East Street in Boyceville, Wisconsin. The school was constructed in 1990 with renovations in 2009. It currently serves students in PK through 6th grade. In the 2023-24 school year, the District plans to transfer 6th-grade students to the Boyceville Middle/High School.

Tiffany Creek Elementary School's mission is to ensure an extraordinary, child-centered education that empowers all children to reach their highest potential. Most people think of educational excellence as it pertains to curricular programs and activities. However, a safe and comfortable learning environment is essential to academic success.

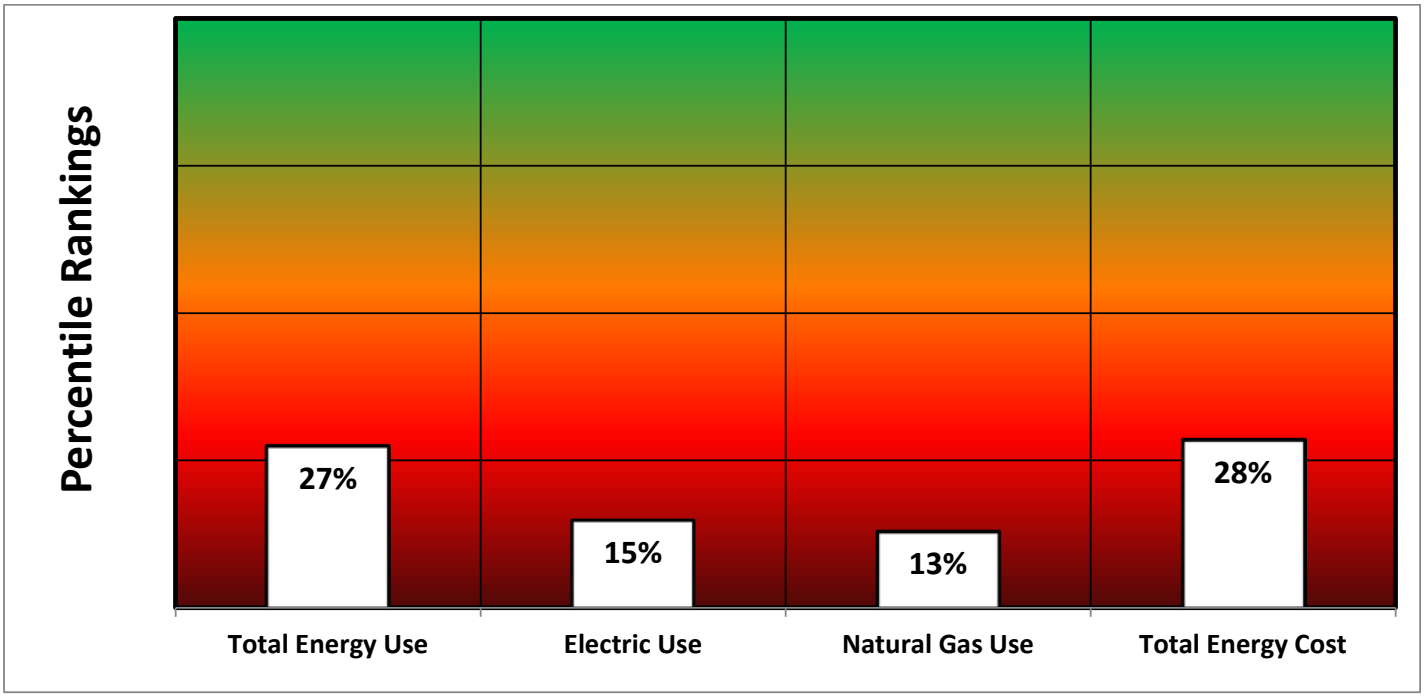
During the assessment, CESA 10 technical experts paid close attention to roofing, flooring, hardscapes, lighting, doors, and safety concerns. Items identified in this report are meant to improve the facility's efficiency over the next ten years while reducing future operation and maintenance costs.

Tiffany Creek Elementary School	
Year Built	1990
Square Footage	55,250
Annual Electric Usage (kWh)	441,760
Annual Natural Gas Usage (Therms)	29,400

ENERGY USE

The following benchmarking analysis compares Tiffany Creek Elementary School to an average elementary school in Wisconsin. The District uses more natural gas and electricity per square foot than the average school in Wisconsin. Given the building infrastructure concerns noted in this report, CESA 10 is not surprised by this data. If the District addresses the identified HVAC concerns and energy-efficiency projects, it should see a significant decrease in annual energy use.

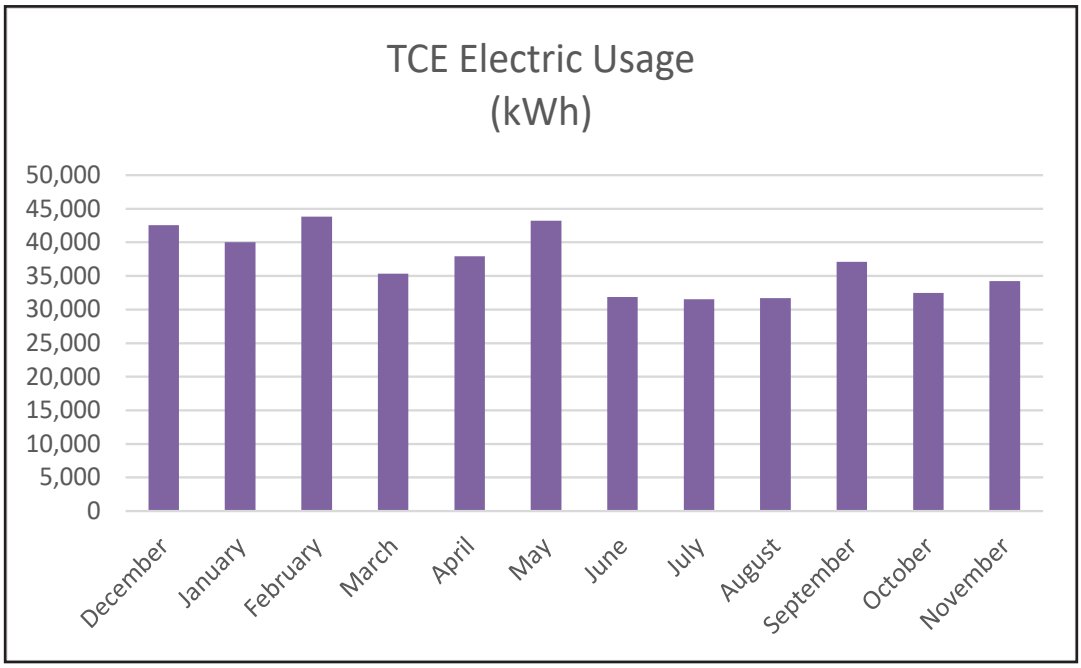
K-12 SCHOOL BENCHMARKING				
	Total Energy Use kBtu/ft²	**Electric Use kWh/ft²**	**Natural Gas Use Btu/ft²/HDD**	**Total Energy Cost $/ft²**
Average Elementary School	75.97	5.7	6.9	$0.93
Tiffany Creek Elementary School	91.0	8.0	9.3	$1.12
Percentile Rankings	27%	15%	13%	28%



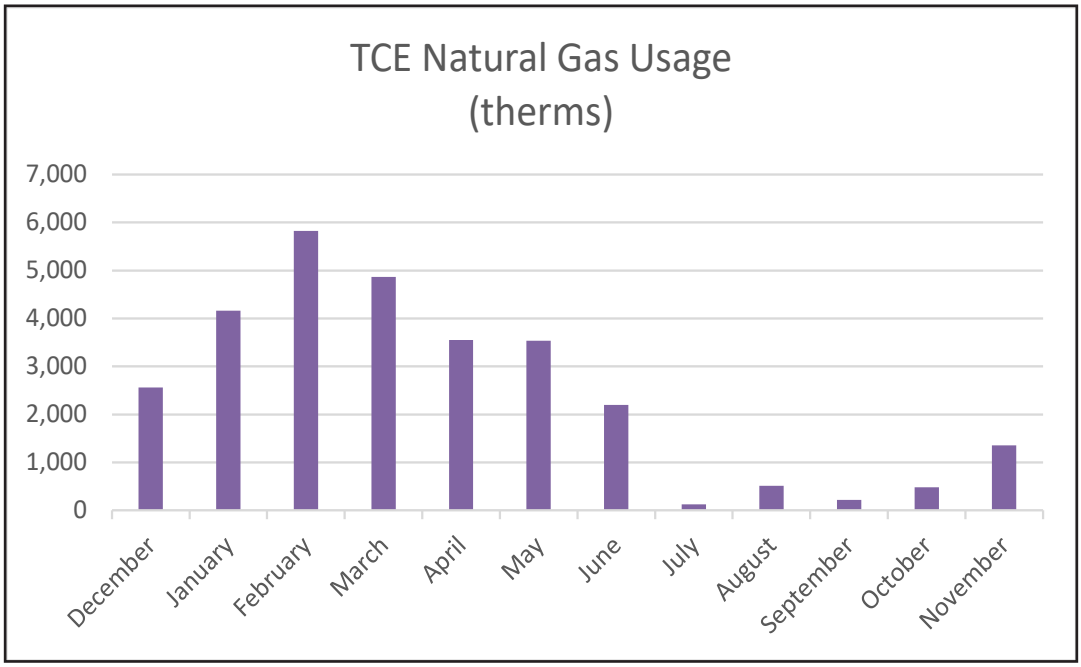
The chart above indicates the level of energy efficiency the facility is running at. Green equals good, yellow equals moderate, and red equals poor.

UTILITY ANALYSIS

The utility graph below demonstrates the electrical consumption at Tiffany Creek Elementary School from December 2021 through November 2022. This consumption decreases over the summer months due to a decrease in building occupants and equipment usage.



The building is heated using natural gas. As shown in the graph below, the gas load follows a typical profile for a building that is heated with natural gas and is exposed to Wisconsin's weather patterns.



C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Tiffany Creek Elementary

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Secure Entrance	Although the school is generally secure with video phone access needed to enter, there is no actual secure entrance, and visitors have free reign of the school when entering the front doors.	The District should limit access by creating a secure entry between the front doors and the office. This can be achieved by installing a second set of doors to create a secure vestibule and relocating the office to the Kindergarten classroom to the left of the front entrance. The building should have space to move this classroom to an alternate location due to the 6th graders moving into the Middle/High school during the 2023-24 school year. Costs include vestibule doors, framing walls, a nurse's office, and casework.	9	9	9	9	36	3	$390,000

C·E·S·A 10
Facilities Management Services

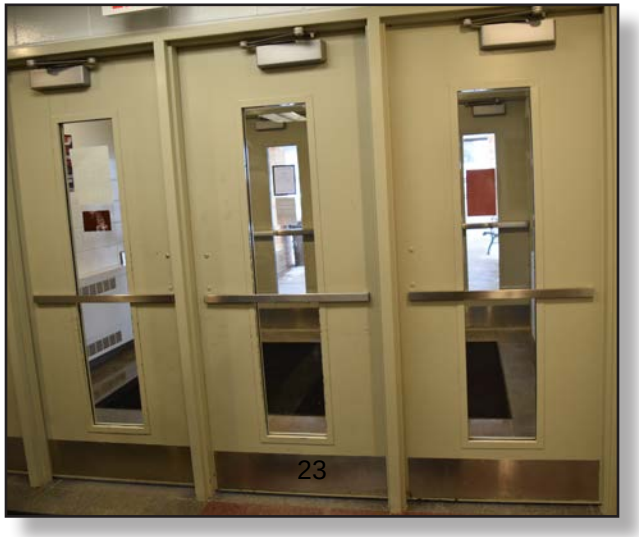
Facility Improvement Measures
Boyceville Community School District
Tiffany Creek Elementary

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Building Infrastructure	CESA 10 observed a void between the CMU wall and the false ceiling allowing attic air to flow freely into the plenum between the two areas. Air in the attic is the same as the exterior air temperature. The classroom on the northwest side of the building often complains of being cold; this is a primary reason. Additionally, the fin-tube radiant heater is not functioning in the classroom, and the VAV is not providing sufficient air to maintain the room set point.	CESA 10 recommends fixing the air gap above the false ceiling with spray foam around the entire building to insulate interior spaces better and save heat and energy. Testing and balancing of the building's HVAC system should be performed after modifications are made.	9	9	9	9	36	3	$165,000
Boiler System	TCE has two Burnham standard boilers from 1990 that are original to the building. The school added a condensing boiler to handle the shoulder months in 2008.	The District should replace the aged boilers with new high-efficiency condensing boilers and consider adding glycol to the system while renovating the boilers to prevent freezing issues. CESA 10 also recommends adding C02 sensors in the AHUs throughout the building.	8	8	8	8	32	3	$365,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Tiffany Creek Elementary

Building System	General Description	Recommendation	Project Recommendation Priority Order: Useful Life (<2 yr=10, 3-5 yr= 7, 5-10 yr= 3, 10+ yr= 0)	EHS Concern (High=10, Med=5, Low=0)	Func. Cond. (Poor =10, Ave =5, Great =0)	ROI (<2 yr=10, 5 yr= 5, 10 yr= 2, 20 yr= 0)	Total Points (Priority)	Proj. Cost (<$10K=1, <$100K=2, >100K=3)	Cost Est.
Pumps	The school pumps are from 1990 and are original to the building. They should be updated with the boilers. Updating the VFDs at this time is also recommended. The school also needs a new condensate trap.	The District should install new pumps with VFDs when updating the boilers.	8	8	8	8	32	2	$30,500
Windows/ Safety Film	The School Safety Initiative encouraged schools to install safety film on front-entrance windows for protection during an attack.	The District should install safety film on the front entrance of the school. Depending on the budget, other exterior doors can also be included.	8	8	8	8	32	1	$8,000
Window/Door Numbering	The District lacks exterior numbering of doors and windows. Reflective exterior numbering can help first responders identify rooms in an emergency.	The District should install four-inch reflective numbering on exterior doors and windows. This will increase the overall safety of the building. The District should also remove student names from outside classrooms to improve security in this location.	8	8	8	8	32	1	$500



C·E·S·A 10
Facilities Management Services

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Boyceville Community School District
Tiffany Creek Elementary

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			Project Recommendation Priority Order						
Roofing	The flat roof sections need replacement as the building is experiencing several roof leaks. The areas of the greatest concern are the mechanical room (1990), the kitchen (2008), and the gymnasium (1989/90). Current roofs are ballasted roofs with 10-year warranties.	The District should replace the flat roof sections and repair damaged areas. The roof is ballasted but should be updated to fully-adhered roofing with a 60-mil rubber membrane and a 20-year warranty. The District should also add insulation to reach an R-30 value. The total square footage is 23,500.	8	8	8	6	30	3	$235,000
Chiller	The existing chiller is original to the building and past its useful life. Newer parts of the building don't have cooling. These areas should be added to the new system.	The District should update the chiller and add sites currently not cooled, such as the cafeteria and gymnasium.	8	8	7	7	30	3	$525,000

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Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Lighting Exterior	Exterior lighting consists of LED site lighting and fluorescent wall packs.	Converting exterior lighting to LED would have a good energy payback and reduce maintenance due to the long lifespan of LED bulbs. LEDs would also provide better illuminance and coloring, improving safety, especially for students and staff members walking to their cars in the early morning and evening hours. The District should convert all exterior school wall packs, canopy lighting, and school-owned pole lighting to LED lights to improve energy efficiency and safety and reduce operational and maintenance costs.	8	7	7	8	30	2	$48,000

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Parking Lot Pick-Up	The current parent pick-up and drop-off procedures are congested and cause a safety issue during the afternoon. Cars are backed up to the highway as they wait for the kids.	The District should extend the sidewalk on the west side of the parking lot to allow more room for waiting cars. This more cost-effective approach will help but won't completely solve the problem. The more expensive route includes adding a drive from Highway 79 that is an entrance, and the existing opening becomes an exit-only. This will help traffic flow. An extended sidewalk for waiting cars is also part of this option.	8	8	8	6	30	3	$275,000
Air Handling Systems	The air handler serving the kitchen has been having maintenance issues and needs to be updated.	New bearings and hardware should be updated on the Trane unit outside the kitchen.	7	8	7	7	29	2	$18,000
Domestic Water Heaters	A few water heaters that serve the building should be updated. One is from 2014; the District has experienced issues and ongoing maintenance with it.	The District should update the necessary water heaters for the building and kitchen area.	7	8	7	7	29	2	$18,000

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Flooring	Flooring is a mix of VCT and carpeting that is aged and deteriorating. Pockmarks can be seen in the tile in many classrooms, and several cracks are visible in the hallways and cafeteria. Carpet replacement is needed in the main office and LMC. It is difficult for maintenance to keep the floors clean in their current condition.	The District should replace the hallway, classroom, and cafeteria tile with a more maintenance-free epoxy flooring that is easier to clean. The IMC and office areas could benefit from carpet squares that are easy to maintain and replace.	7	7	8	7	29	3	$270,000
Restrooms	The doors, toilets, sinks, and partitions are dated and aging in numerous bathrooms. The number of bathroom fixtures available to students is deficient in several restrooms.	CESA 10 recommends updating existing bathrooms as the budget allows, including installing low-flow toilet tanks, urinals, and automatic valves to save water and energy. The handwashing stations are also in need of replacement.	7	8	7	7	29	3	$325,000
Restroom Shower	The school currently does not have a working shower. The District must rely on sinks and wet wipes if a student needs to be cleaned.	The District should add a shower to accommodate staff if they need to clean up a student. A good location for this shower is in a special education bathroom.	8	7	8	6	29	2	$13,000

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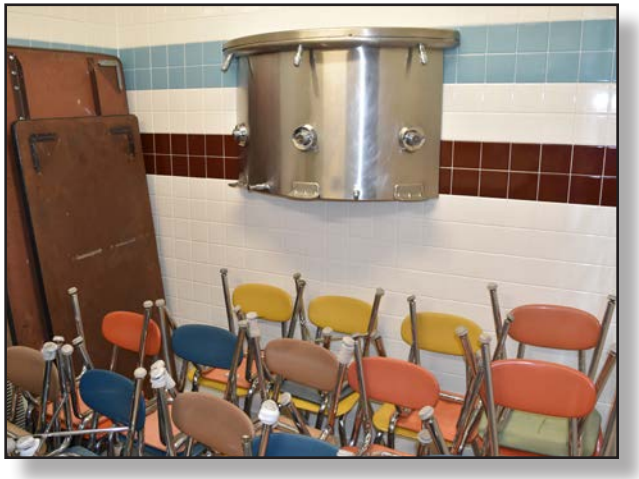

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Special Education Arrea	The special education teacher mentioned a floor drain is needed in the bathroom area to drain water backups from the washer and dryer.	CESA 10 recommends adding a floor drain to prevent water damage and possible environmental concerns. This would also be a great location to add a shower for cleaning up students rather than using the sink. The estimated cost only includes adding the new drain.	8	8	7	6	29	1	$8,000
Drinking Fountains	Drinking fountains were found to be in various states throughout the building.	The District should identify a standard fixture for the building and remove or replace non-standard and inoperable water fountains. The District should consider installing bottle fill stations rather than drinking bubblers/fountains. The estimated cost includes installing three bottle-fill stations.	7	8	7	6	28	2	$16,000

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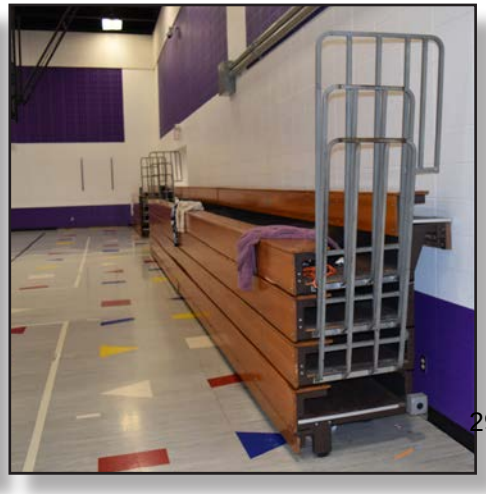
Gymnasium	Several issues were noted in the gymnasium. The flooring was cracked and broken and should be replaced. The bleachers were old, wooden, and not ADA-compliant. The scoreboard, dividing curtain, audio equipment, and lights also all need to be replaced. Replacing the ceiling fans will help with better airflow.	The gym floor is wearing in areas where the bleachers are pulled out and needs to be replaced and updated to wood. With the current vinyl floor the concrete may need to be ground down to allow the floor to be level. The scoreboards should be updated, and if the High School gets new ones perhaps those can be reused at the Elementary. The bleachers are not ADA-compliant and should be updated. The divider curtain, ceiling fans, and audio equipment should also be updated. The estimated cost breakdown includes new gym floor - $135,000; bleachers - $152,000; curtain dvider - $18,000; scoreboards - $16,000; ceiling fans - $6,000.	7	8	7	6	28	3	$343,000



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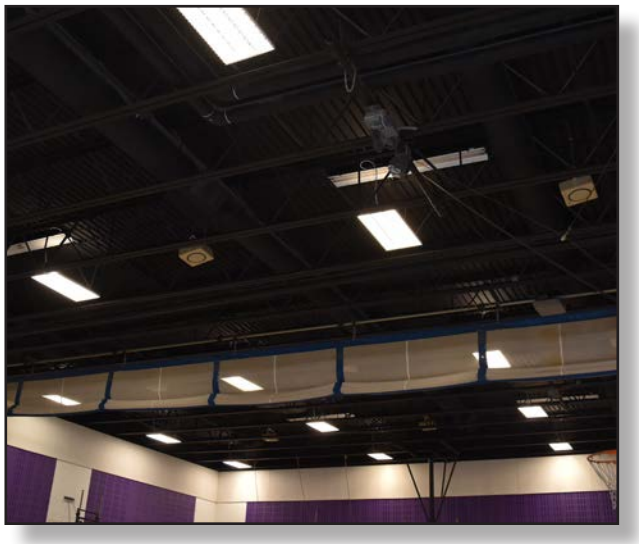
Equipment	The District does not have a scissor lift to access higher areas of the building. When gym lights, fans, scoreboards, and other elevated areas need attention, the District has to rent a lift.	The District should purchase a scissor lift for working in high places. The lift will allow two people to be in it at once, increasing safety and efficiency for maintenance staff.	7	8	7	6	28	2	$16,500
Windows	There are several areas where windows are past their useful life and need to be replaced, such as the wood-framed windows in the kitchen and cafeteria and outdated classroom windows.	Windows in various areas need caulking, sealants, or replacement. The District should see significant energy savings through the installation of new windows.	6	8	7	7	28	3	$146,000
Re-commission	There have been recent updates to the existing HVAC system. Based on the report recommendations, there will be additional modifications. The District should re-commission the building after the identified HVAC projects are completed.	During building operations, the HVAC systems may become out of balance or need adjustment. As a result, the building may not operate efficiently. Additionally, the needs of the facility may change over time.	6	7	6	8	27	2	$25,000



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Lighting Interior	The entire school utilizes fluorescent technology lighting. The District should invest in LED lighting for all interior fixtures.	The District will benefit from light level upgrades, dimming capability, energy efficiency, and cost reductions through a building-wide LED conversion.	7	7	6	7	27	3	$265,000
Concrete Flatwork	The sidewalks surrounding the school are deteriorating and in need of replacement. Cracked and uneven sidewalks can cause slip, trip, and fall hazards, posing a liability for the District.	The District should update the concrete in the front of the building and areas needed around the perimeter. It should also update playground areas to concrete.	7	8	7	5	27	2	$58,000
Hardscapes	The District should seasonally remove vegetation on and around the perimeter of concrete, asphalt, and other hardscape structures. They should also annually inspect, crack clean, and crack fill as needed. Creating an inventory and lifecycle replacement schedule for all asphalt areas will even out maintenance costs and extend the life of the materials.	The District should look at resurfacing and crack slurry the back parking lot and basketball court.	7	7	6	7	27	3	$60,000

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Bell Notification System	The public address system currently relies on black towers in each office to make daily announcements. The District should invest in new phone server software and conversion boxes that digitally transfer these messages through the phone system.	The District should replace the PA/ Bell system with a new VOIP system and consider adding strobe lights in high-noise areas, such as the gymnasium and cafeteria, to draw attention when announcements are made.	7	7	7	6	27	3	$58,500
Interior Doors/ Walls	The District has started branding efforts by installing Bulldog contact paper on windows. However, the existing floor and wall colors must also be updated in school colors for a cohesive look.	The District can expand on branding efforts by painting interior walls in school colors to promote school spirit and make the building interior more aesthetically pleasing.	7	7	7	6	27	2	$47,000
Interior Doors	Several wooden interior doors were missing kick plates. Additionally, some hallway door sets were not working correctly and needed updated components.	The District should set a replacement standard for interior door replacements. New classroom doors should have kick plates but no windows for safety purposes. The cost includes 42 new interior classrooms and office doors.	8	8	6	5	27	3	$165,000

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Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Interior Key System	The District uses physical keys at this time to unlock doors. A fob system would better restrict access, as the District could document who has a fob, deactivate it as needed, and access rooms faster in an emergency. Installing door alarms on exterior doors that are left open would also enhance the building's safety.	The District should consider moving from a physical lock and key to a fob system to enhance security and ease of use. The estimated cost only includes the fob system and not door alarms.	7	7	7	6	27	2	$60,000
Kitchen Equipment	The kitchen equipment is lacking and should be updated, including replacing the exhaust fan, installing an acid neutralizer on the water heater, adding a walk-in freezer and cooler, establishing storage space, moving the dishwasher next to the three-compartment sink, updating the steamtable and adding a water hookup. The District should also consider adding a server line, so there are two people to help with flow issues.	The District currently prepares most of the food in the Middle/High School and transports it to the Elementary School. This requires temperature checks and staff time. By updating kitchen equipment and storage options, the District can increase the safety and efficiency of this operation.	7	6	6	7	26	2	$85,500

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Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Exterior Doors	Many exterior doors are in poor condition with rusting and bulging frames. The District should rust check and weatherstrip doors annually, and replace doors with functionality issues.	CESA 10 recommends replacing deteriorated door sets with standard commercial aluminum storefront doors commonly used in schools, and replacing single service doors with painted steel hollow metal doors and frames. The estimated cost is for nine sets of exterior doors.	7	7	6	6	26	3	$152,000
Roofing	The gutter and downspouts do a good job capturing the water off the roof system. However, the water does not make it far enough away from the building's foundation. This could cause moisture issues inside the building on the exterior walls or the concrete slab. Some downspouts are missing elbows and extensions at the bottom to take the water away from the building.	The District should channel or pipe downspout discharge below grade or direct it to storm drains, replace and extend discharge elbows, and remove permeable ground cover and replace it with gravel (traffic bond) or other hardscape material to prevent leaching into the foundation walls and under exit landings. The estimated cost includes extending elbows.	6	7	7	6	26	2	$11,000

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Classrooms	Many classrooms are outdated and house vintage cabinetry, student and teacher desks, flooring, and countertops.	The District should inventory and refurbish classrooms and replace or modify furniture. Unwanted items should be disposed of or recycled. The estimated price reflects new countertops.	7	6	7	6	26	2	$26,500
IMC	The IMC is an outdated space. The carpet and furniture are aged, and the area is underutilized.	CESA 10 recommends updating this space for 21st-century learning. This includes new carpet, furniture, technology, and group collaboration spaces with flexible furnishings.	7	7	6	6	26	2	$22,500
Playground Equipment	Some of the playground equipment appeared to be outdated and deteriorating. Surface materials are wood chips brought in annually to maintain sufficient depth.	The District should begin a replacement schedule for the playground equipment. The price includes the lower elementary playground equipment. CESA 10 also recommends adding edging around equipment to keep woodchips in place.	7	7	6	6	26	2	$95,000




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IT	The District has various models of SMART boards that all use different bulbs. The bulbs are expensive to replace, and the technology needs to be updated. Teacher's computers are also aged and should be replaced.	The District should update this technology with interactive touch screens without projectors and new computers. The estimated costs include 60 new devices.	7	7	6	6	26	3	$210,000
Nurse's Office	The nurse's office uses an oversized space and needs updated furniture, furnishings, and equipment.	The District should relocate the nurse to a more appropriate area. If the main office moves to a new location, the nurse supplies should follow, as District staff often act as the nurse when she is not available.	6	7	7	5	25	3	Included in secure entrance costs
Athletic Field	Staff requested several athletic field upgrades, including finishing field #2 with fences and dugouts, adding trees and water lines around the concession stand and ball fields, replacing ag lime with Shakopee dirt, adding a flag pole between fields, and adding a storage container at the football field.	Estimated costs include $58,000 for fences/dugouts, $9,000 for trees, $14,000 to add water lines to the fields and concession stand, $35,000 for irrigation, $18,000 for Shakopee dirt, $3,000 for a flag pole, $8,000 for a storage container, and $10,000 for a batting cage..	7	7	6	5	25	3	$155,000

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Generator/IT	The generator was functional at the time of the audit. However, the District wants to add three server closets to the load.	The District should add the three server closets to the generator and the black tower for the PA system if needed.	6	6	6	6	24	2	$16,000
Student Lockers	The school has a mix of open bar lockers and aged metal lockers. The purple metal lockers are rusted and deteriorating. This process is sped up by students putting their boots on the lockers and moisture dripping down.	The school should replace all remaining metal lockers with either open bar lockers for a cohesive look or cubbie stations. With the 6th grade moving to the Middle School, cubbies might suffice. The cost estimates are for open bar lockers.	7	7	5	5	24	1	$3,800
Main Office	The main office area is outdated and would benefit from new paint, carpeting, and casework.	If the office location is moved, this space should be updated at that time. If the office isn't moved, this area could use a facelift.	6	6	6	5	23	2	$18,000
Exterior Signage	The elementary school would benefit from an electronic marquee for its front sign.	The District should invest in a light-up marquee sign.	6	6	6	5	23	2	$22,000

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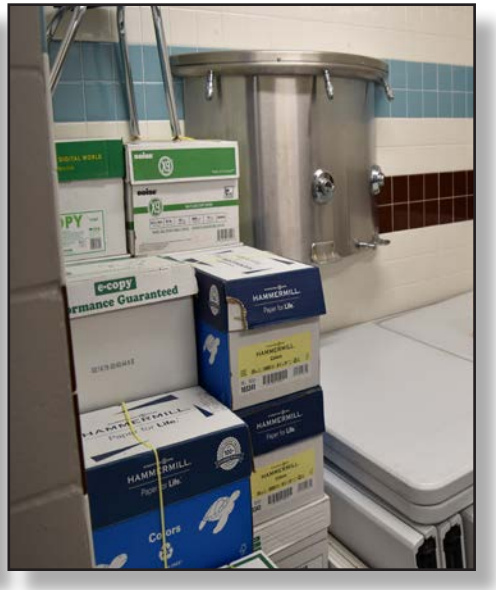
Basketball Courts	The District stated the basketball courts next to the softball fields need to be updated.	The District should update the courts as the budget allows.	5	6	6	6	23	2	$23,000
Masonry Tuck Pointing	The school's brick and mortar is in good condition. However, some areas need tuckpointing work and window caulking.	The District should complete caulking the expansion joints.	6	5	6	5	22	2	$25,000
Interior Ceilings	There are damaged and stained ceiling tiles in various areas of the building, especially the cafeteria.	The District should replace damaged tiles, find and correct the source for the stained tiles, and paint or replace the rusted ceiling grid.	6	6	5	4	21	1	$6,000
Locker Rooms	The gymnasium locker rooms are currently only being used for storage.	The District should investigate a better use of these spaces. If storage is the best use, invest in racking for improved organization.	6	6	5	4	21	-	-



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Site/Civil	There is only a partial perimeter fence enclosing the property and playground.	The District should complete fencing around the playground with working gates to increase the safety of students during the school day. The District should also look at adding a gate to the southeast side of the building from the parking lot entering the drive that leads to the back of the building playground areas. The estimated cost includes adding a fence to the southeast side of the building.	5	6	5	4	20	2	$24,000
Plumbing	No distribution diagrams or main valve schedules were available. The District should document each site's natural gas, domestic water, heating water, and chilled water distribution diagrams. They should map the location of the main shut-off valves and document schedules.	VAVs are marked throughout the school with tacks/stickers on the ceiling grid. Additional valves and equipment may already be identified in this fashion and were not noted during the audit.	6	5	5	4	20	1	$3,000
Electrical	Minimal electrical outlets were noted in classrooms.	The District should add additional electrical outlets and charging areas.	5	5	5	4	19	2	$18,000
Gym Addition	The District lacks gym space for athletics and requested an estimate for constructing a new gym space.	CESA 10 recommends building a new gym next to the existing one with a corridor to connect the two.	1	4	6	4	15	3	$4,130,000
HVAC Controls	The building uses Trane controls for its building automation system. The system works reasonably well; however, some classrooms CESA 10 encountered had issues controlling temperatures.	The District is currently working through this issue with the controls contractor.	0	2	1	2	5	1	$0

STRATEGIC PLAN

The detailed items below highlight high-priority facility issues and associated costs for the Tiffany Creek Elementary School over the next ten years.

Tiffany Creek Elementary School	
1-5 Year Plan	
Project	**Cost Estimate**
Install secure entrance	$390,000
Fix the air gap above the false ceiling	$165,000
Replace boilers	$365,000
Install new pumps with VFDs	$30,500
Install safety film on main entrances	$8,000
Install reflective numbering on doors and windows	$500
Replace roof sections	$235,000
Upgrade exterior lighting to LED	$48,000
Reconfigure parent drop-off in parking lot	$275,000
Update the air handler serving the kitchen	$18,000
Upgrade domestic water heaters	$18,000
Replace carpeting and VCT throughout the school	$270,000
Update existing restrooms	$325,000
Add a floor drain to the SPED classroom	$8,000
Install drinking fountains/bottle-fillng stations	$16,000
Update gymnasium flooring, bleachers, and equipment	$343,000
Purchase a scissor lift	$16,500
Update windows	$146,000
Upgrade interior lighting to LED	$265,000
Fix concrete flatwork	$58,000
Paint interior walls in school colors	$47,000
Invest in a key fob system	$60,000
Update kitchen equipment	$85,500
Upgrade playground equipment	$95,000
Perform various athletic field updates	$155,000
Replace student lockers	$3,800
Resurface outdoor basketball courts	$23,000
Replace damaged ceiling tiles and grid	$6,000
Install fencing around the playground	$24,000
Total	**$3,499,800**

5-10 Year Plan	
Project	**Cost Estimate**
Install a working shower	$13,000
Recommission building after HVAC projects are complete	$25,000
Resurface and crack slurry parking lots	$60,000
Upgrade bell and notification system	$58,500
Replace exterior doors	$152,000
Extend elbows for pipe downspouts	$11,000
Modify classroom casework, countertops, and furniture	$26,500
Renovate IMC	$22,500
Invest in interactive touch screens and teacher computers	$210,000
Add three server closets to the generator	$16,000
Renovate the main office	$18,000
Invest in an electronic marquee front sign	$22,000
Caulk expansion joints	$25,000
Add electrical and internet access to the softball field	$22,000
Add electrical outlets	$18,000
Total	**$699,500**

BOYCEVILLE MIDDLE/HIGH SCHOOL

FACILITY ANALYSIS

Boyceville Middle/High School is located at 1003 Tiffany Street in Boyceville, Wisconsin. The school was built in 1961, with renovations in 1982, 2000, and 2008. It currently serves students in 7th through 12th grade. In the 2023-24 school year, the District plans to transfer 6th-grade students to this facility. It makes sense to perform building modifications during this transitional time due to the increased need for instructional space.

Boyceville Middle/High School is a place where learning and knowledge are based on the core values of accountability, excellence, respect, and honesty. Creating a safe and comfortable environment for building occupants will lend to their academic success.

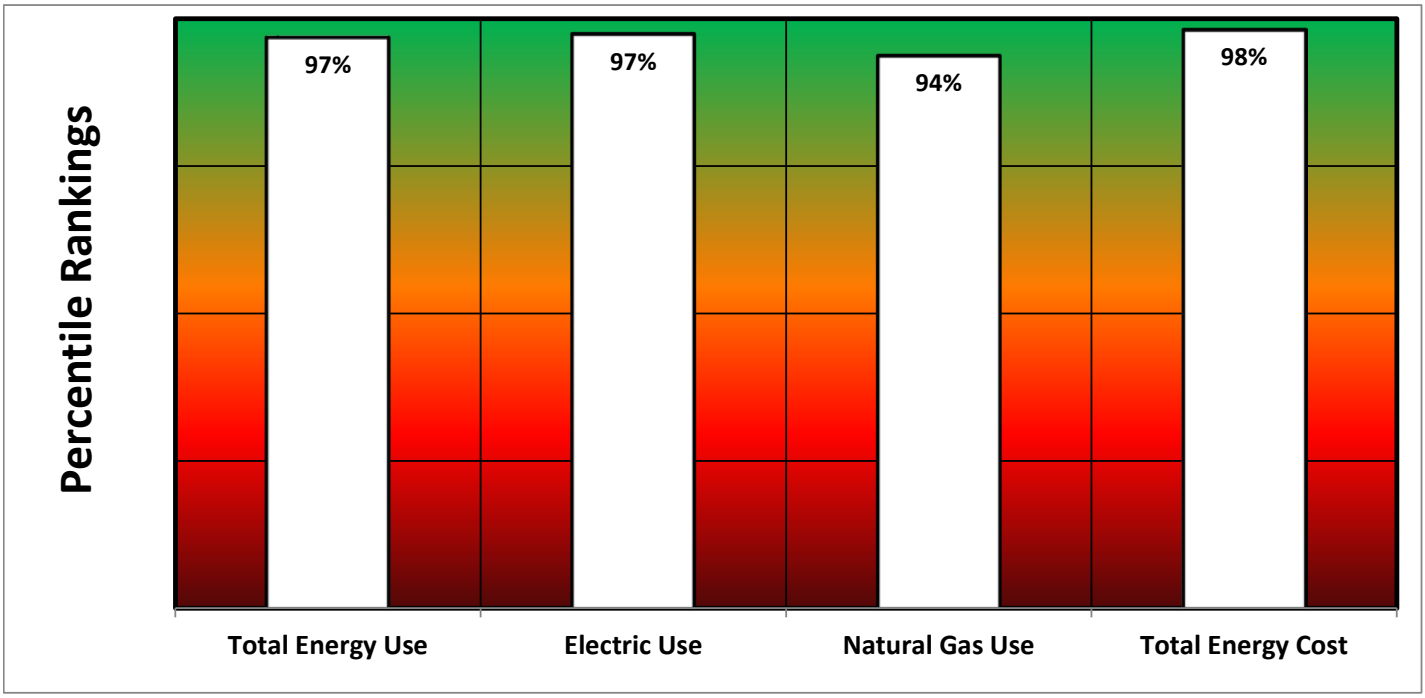
During the assessment, CESA 10 technical experts paid close attention to doors, windows, lighting, flooring, building envelope, HVAC, and security concerns. Items identified in this report are meant to improve the facility's efficiency over the next ten years while reducing future operation and maintenance costs.

Boyceville Middle/High School	
Year Built	1961
Square Footage	275,911
Annual Electric Usage (kWh)	656,400
Annual Natural Gas Usage (Therms)	60,032

ENERGY USE

The following benchmarking analysis compares Boyceville Middle/High School to an average high school in Wisconsin. The District uses less electricity and natural gas per square foot than the average school.

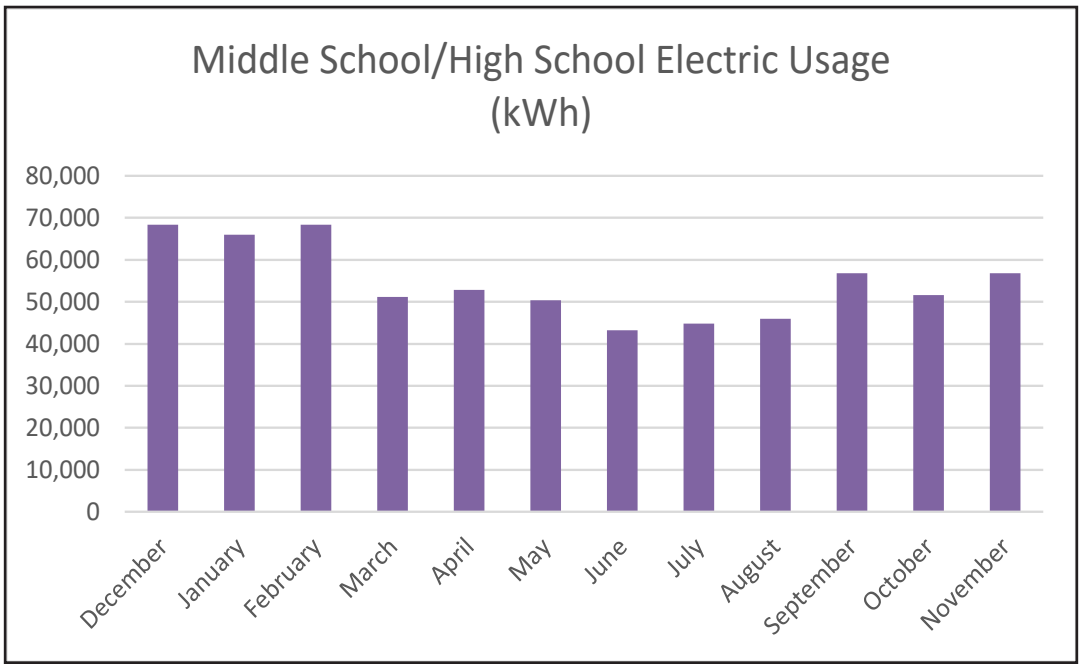
K-12 SCHOOL BENCHMARKING				
	Total Energy Use kBtu/ft²	**Electric Use kWh/ft²**	**Natural Gas Use Btu/ft²/HDD**	**Total Energy Cost $/ft²**
Average High School	84.95	7.6	7.2	$1.15
Boyceville Middle/ High School	34.2	2.4	3.8	$0.34
Percentile Rankings	97%	97%	94%	98%



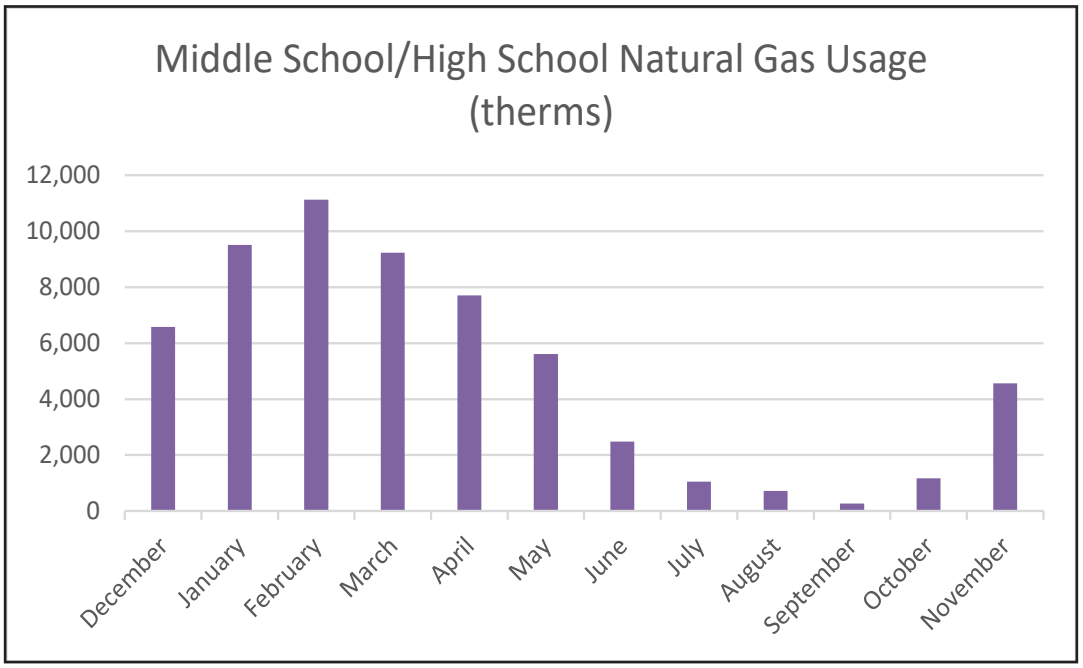
The chart above indicates the level of energy efficiency the facility is running at. Green equals good, yellow equals moderate, and red equals poor.

UTILITY ANALYSIS

The utility graph below demonstrates the electrical consumption at Boyceville Middle/High School from December through November 2022. This consumption decreases in the summer due to decreased building occupancy.



The building is heated using natural gas. As shown in the graph below, the gas load follows a typical profile for a building that is heated with natural gas and is exposed to Wisconsin's weather patterns.



C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
MS/HS Secure Entrance	Although the school is generally secure, with video phone access needed to enter, there is no true secure entrance, and visitors have free reign of the school when entering the front doors. The signage outside the school causes confusion about where the main entrance is located.	The District should limit access by creating a secure entry between the front doors and the Middle/High School office. This can be achieved by installing a second set of doors or a corridor to create a secure vestibule in the office and implementing procedures where visitors must be buzzed in after arrival. The doors going upstairs from the passage will need to be moved to prevent second-floor access after entering the vestibule area. Signage should be updated at the entrance and parking lot area, directing visitors to the front doors. The District should also consider adding 15-minute parking spots near the front entrance.	9	9	8	8	34	3	$335,000
District Office Secure Entrance	The District office entrance is similar to the MS/HS entrance. Visitors are buzzed in by the main office and have free reign of the school.	The District should explore updating the vestibule area and installing a window from the District office storage room to allow office staff to greet guests coming into the building. CESA 10 recommends updating signage to push visitors to the MS/HS entrance.	9	9	8	8	34	3	$115,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

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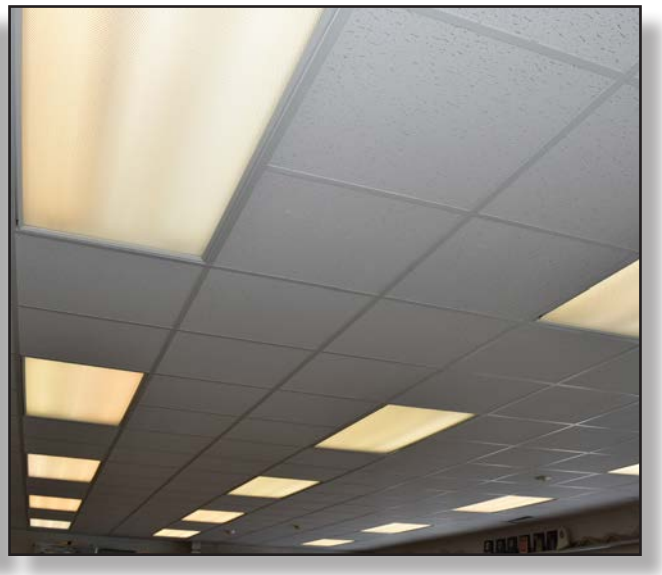
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Stage	The stage lighting and sound systems are in good condition. However, the curtain on the stage is aged and stained and should be replaced. The stage floor appeared in good condition and is painted every three to four years.	The District should replace the stage curtain. The District mentioned the benefit of two stage curtains for hiding props. The estimated cost includes replacing one curtain.	8	8	8	8	32	1	$8,000
Window/Door Numbering	The District has paper numbers in some classroom windows. Reflective exterior numbering is easier to see during nighttime patrols and can help first responders identify rooms in an emergency.	The District should install four-inch reflective numbering on exterior doors and windows. This will increase the overall safety of the building.	8	8	8	8	32	1	$500
Safety Film	The School Safety Initiative encouraged schools to install safety film on front-entrance windows for protection during an attack.	The District should install safety film on the front entrance of the school. Depending on the budget, other exterior doors can also be included.	7	8	8	8	31	2	$14,000
Windows	The majority of windows are past their useful life. The north wing is in the worst condition and should be replaced first. The aluminum-clad wood windows in front of the Middle School also need replacement. Windows in various spots need caulking, sealants, or replacement.	Other than the windows from the 2008 renovation, the remaining windows should be updated. The District should see significant energy savings by installing new windows throughout the building and better building comfort.	8	8	8	7	31	3	$245,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Unit Ventilators	The 1961 wing contains unit ventilators that are noisy and in need of replacement.	CESA 10 recommends installing new unit vents with a chilled water coil due to the ceiling plenum space limitations.	8	8	7	7	30	3	$175,000
Kitchen	There is a long piping distance from the kitchen's grease origination point to the exterior grease interceptor. As a result, grease cools in the pipe and solidifies before reaching the interceptor. This requires the District to dump large amounts of hot water to clear the line.	The District should rework the existing routing pipe and relocate the grease interceptor closer to the kitchen. Landscape restoration costs are included in the scope of work.	8	8	8	6	30	3	$125,000
Lighting Interior	The entire school utilizes fluorescent technology lighting. The District should invest in LED lighting for all interior fixtures.	The District will benefit from light level upgrades, dimming capability, energy efficiency, and cost reductions through a building-wide LED conversion.	9	7	7	7	30	3	$525,000



C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
			Project Recommendation Priority Order						
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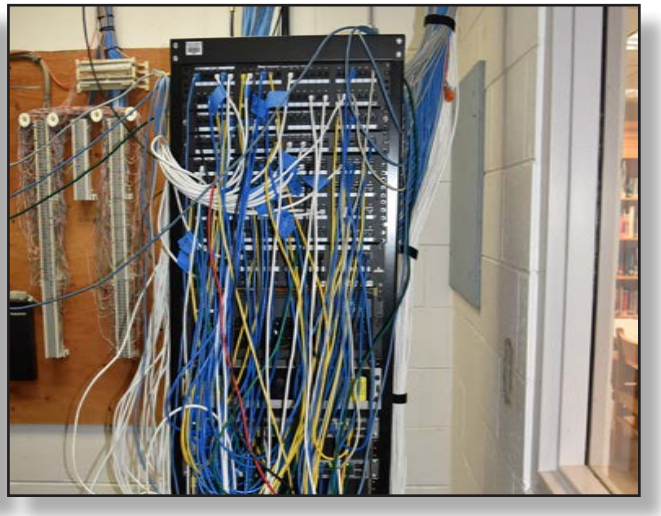
Lighting Exterior	Exterior lighting consists of LED site lighting and fluorescent wall packs.	Converting exterior lighting to LED would have a good energy payback and reduce maintenance due to the long lifespan of LED bulbs. LEDs would also provide better illuminance and coloring, improving safety, especially for students and staff members walking to their cars in the early morning and evening hours. The District should convert all exterior school wall packs, canopy lighting, and school-owned pole lighting to LED lights to improve energy efficiency and safety and reduce operational and maintenance costs.	9	7	7	7	30	3	$225,000
IT Cooling	The Mitsibushi unit in the IMC closet is leaking freon and needs to be replaced.	The District should replace the unit.	7	8	7	8	30	1	$8,000



C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Project Recommendation Priority Order Useful Life <2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	EHS Concern High=10 Med=5 Low=0	Func. Cond. Poor =10 Ave =5 Great =0	ROI <2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Total Points Priority	Proj. Cost <$10K=1 <$100K=2 >100K=3	Cost Est.
Middle School Gym Floor	The gym floor is from 1961 and in need of replacement. During the walk-through, it was noted the floor had moisture issues along the edge of the stage. The District should check with flooring experts to see if the floor can be sanded down one more time. When redoing the gym floor, the District should budget for bleacher replacement as well.	The gym floor should be replaced. When replacing the floor the bleachers will need to be moved and could be damaged in the process. The estimated cost includes a new gym floor and bleachers.	8	7	8	7	30	3	$385,000
Roofing	The roof has several different vintages ranging from 1986 - 2000 that make up 275,911 square feet. Each section has a 10-year warranty and 40-mil rubber membrane that are past warranty. Roof leaks were noted in various areas around the building.	Replace the end of lifecycle roof section and rubber membrane with 60-mil and add insulation to at least an R-30 with a 20-year warranty.	7	8	8	6	29	3	$1,900,000
Exhaust Fans	Staff mentioned several exhaust fans weren't working at the time of the audit. Closer inspection is needed for 2000 vintage exhaust fans to determine the quantity and condition.	The District should replace all exaust fans older than the 2000 addition.	7	7	8	7	29	2	$65,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Useful Life (<2 yr=10, 3-5 yr= 7, 5-10 yr= 3, 10+ yr= 0)	EHS Concern (High=10, Med=5, Low=0)	Func. Cond. (Poor =10, Ave =5, Great =0)	ROI (<2 yr=10, 5 yr= 5, 10 yr= 2, 20 yr= 0)	Total Points (Priority)	Proj. Cost (<$10K=1, <$100K=2, >100K=3)	Cost Est.
Bell and Notification System	The public address system currently relies on black towers in each office to make daily announcements. The District should invest in new phone server software and conversion boxes that digitally transfer these messages through the phone system.	The District should replace the PA/Bell system with a new VOIP system and consider adding strobe lights in high-noise areas, such as the gymnasium and cafeteria, to draw attention when announcements are made.	7	7	8	7	29	3	$58,500
Exterior Signage	Exterior signage for the Middle/ High School office should be updated to make things more clear for building visitors.	Exterior signage will need to be updated to reflect entry procedures if the District installs a secure entrance at the Middle/High School.	7	7	8	7	29	1	$550
MS Wrestling Room	The Middle School wrestling room needs new lighting and a hydronic unit heater.	CESA 10 recommends updating the space heater to a hydronic unit heater.	7	7	7	8	29	2	$18,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
FF&E	There are several areas where the furniture is outdated and should be replaced. Most of the teacher's desks are small and inadequate. Cafeteria tables are heavy and moved daily. Classroom desks and tables, especially in the art room, should be replaced.	Classroom and cafeteria furniture should be replaced as the budget allows.	8	7	8	6	29	3	$185,000
Interior Key System	The District uses several physical keys at this time to unlock doors. A fob system is operable for some exterior doors. A fob system better restricts access and improves security. Installing door alarms on exterior doors that are left open would also enhance the building's safety.	The District should update all key cores with one master key and consider a fob system for all exterior doors except custodial closets, bathrooms, and gym doors.The estimated cost only includes the fob system and not door alarms.	8	8	7	6	29	3	$165,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

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			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Weight Room	The current weight room needs a new audio system and flooring, and the weights and equipment are rusting. Depending on the HVAC projects the District pursues, dehumidification may also need to be addressed in this location.	The District should invest in new rubber flooring, weightlifting, and audio equipment. Costs do not reflect dehumidification efforts.	7	7	8	7	29	3	$175,000
Boiler System	Two Burnham standard boilers are 25-plus years old, with two electric condensing boilers for the shoulder months.	The District should replace the boiler plant with high-efficiency condensing boilers and new pumps with VFDs.	8	8	8	4	28	3	$445,000
HVAC Controls	The school has two building automation systems (Trane Tracer/Gene AI). The staff mentioned it is difficult to control certain areas of the buildings, and the systems don't communicate with each other.	The District should replace the existing systems with one that serves the entire building and pick up uncontrolled areas. CESA 10 recommends adding Co2 censors to the AHUs for better control. This will save the District energy and help control building comfort.	8	6	8	6	28	3	$425,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

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			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Commissioning	The school has completed several mechanical projects over the years. If the District pursues the HVAC projects recommended in this report, it would be good to commission the building afterward.	Commissioning is recommended when HVAC projects are completed. Commissioning effectively keeps energy costs low, minimizes system problems, and improves building operations.	7	7	7	7	28	2	$65,000
Air Handling Systems	The building has several different ventilation systems, with numerous air handling units at the end of their useful life. These units should be updated to avoid ventilation-related concerns. The school has humidity issues in several areas due to this, which can cause odors and environmental problems.	The High School wrestling and locker room unit should be replaced. The AHU-2E that serves the classroom addition is noisy, and interior components should be updated. There is currently no ventilation in the Middle School wrestling room, and a new system should be installed. Some of the units updated in 2000 need controls with VFDs installed.	7	7	7	7	28	3	$185,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Masonry Tuck Pointing	The school brick and mortar is in good condition overall. However, some areas need tuck-pointing and window caulking.	The District should complete tuck-pointing as required, mainly on the north side of the building. Replacing bricks, expansion joints, and window caulk will help prevent water from getting behind the brick. s	8	7	7	6	28	3	$225,000
Interior Painting	The walls are due for new paint, an excellent opportunity for the District to update with school-branded colors.	The District should paint the interior walls in the classrooms, hallways, and locker rooms to promote school spirit and make the spaces more aesthetically pleasing.	7	7	7	7	28	3	$155,000
Drinking Fountains	Drinking fountains were found to be in various states, including two stations that were inoperable.	The District should replace drinking fountains with bottle fill stations.	7	7	7	7	28	2	$15,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Project Recommendation Priority Order: Useful Life (<2 yr=10, 3-5 yr= 7, 5-10 yr= 3, 10+ yr= 0)	EHS Concern (High=10, Med=5, Low=0)	Func. Cond. (Poor =10, Ave =5, Great =0)	ROI (<2 yr=10, 5 yr= 5, 10 yr= 2, 20 yr= 0)	Total Points (Priority)	Proj. Cost (<$10K=1, <$100K=2, >100K=3)	Cost Est.
Locker Rooms	Both locker rooms were outdated and needed new lockers, private showers, and benches. The tile in each location was in good condition. The football locker rooms also need new lockers and the door replaced or removed. Also, the doors leading from the locker room to the outside should be removed or equipped with door prop alarms due to safety issues.	The District should update the High School lockers with larger ones to accommodate sports equipment. The removed lockers can be painted and reused in the Middle School/football locker room. CESA 10 recommends updating shower areas with privacy walls, painting, installing new benches, and removing the outer doors. The costs will range from $800-$1,300 for each new locker or $120 per locker to repaint.	7	7	8	6	28	3	$195,000
Student Lockers	The Middle School houses a bank of lockers in an open area, which raised a safety concern. While multiple cameras were trained on this area, students can still hide behind the rows of lockers. Plus, it leads to increased maintenance time to clean between each row.	The District should update all Middle School lockers with new ones. The lockers on the southwest side of the building should be flush with the wall to open up the space for safety.	8	7	7	6	28	3	$135,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

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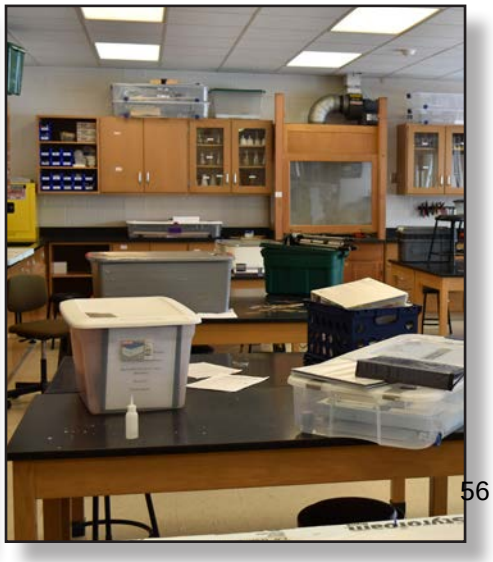
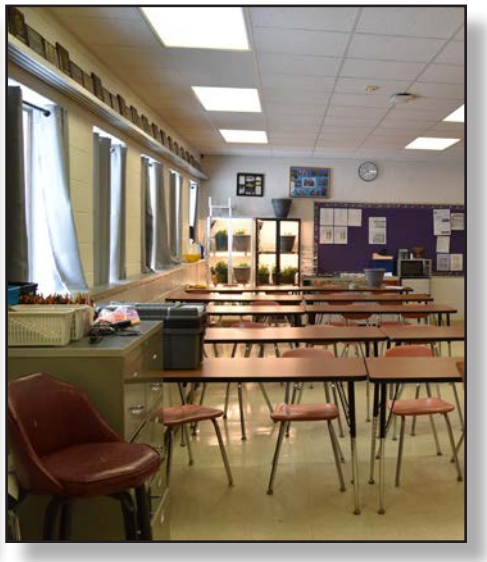
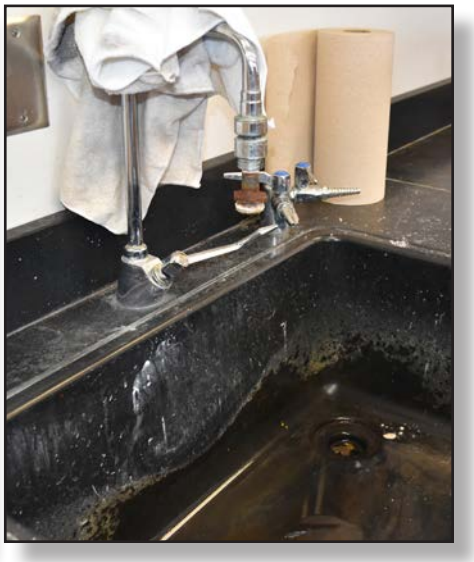
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
1961 North Wing	The 1961 north wing of the facility is the oldest portion of the building and the area in most need of repair. The classroom windows are inefficient, failing, and need replacement. Most flooring, casework, desks, and lights should be replaced. A sink in the Science classroom is leaking and in need of repair. The fume hood is working but reaching the end of its useful life. A noticeable odor was detected, leading CESA 10 to believe there were HVAC issues. Due to the age of the structure and equipment in this wing, additional environmental costs have been added to the estimated project budget.	The District should update the needed casework, desks, leaking sink, and fume hood. The estimated costs to replace the windows, flooring and lighting are included in other FIMs.	8	7	7	6	28	3	$285,000







C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Project Recommendation Priority Order: Useful Life (<2 yr=10, 3-5 yr= 7, 5-10 yr= 3, 10+ yr= 0)	EHS Concern (High=10, Med=5, Low=0)	Func. Cond. (Poor =10, Ave =5, Great =0)	ROI (<2 yr=10, 5 yr= 5, 10 yr= 2, 20 yr= 0)	Total Points (Priority)	Proj. Cost (<$10K=1, <$100K=2, >100K=3)	Cost Est.
Tunnel	A tunnel runs under the school, a confined space containing asbestos. There is non-active fiber running throughout the tunnel, yet the tunnel is the only way to access certain pipes and HVAC equipment.	The District should remove the asbestos from the tunnel area to make it accessible for maintenance and emergency personnel.	7	8	7	6	28	3	$165,000
Security Cameras	Security camera boxes must be updated in the office areas, bus garage, Elementary and High Schools.	The District should install a new server box at the High School that covers all buildings, including the bus garage.	7	8	7	6	28	2	$39,500
Middle School Football Locker Room	The current space has no exterior exit door, leading the kids to go out through the gym to exit outside. This becomes distracting when activities are occur in the gym.	CESA 10 recommends building a vestibule outside the gym doors that connect to the locker room area and the gymnasium to circumvent this foot traffic.	7	7	7	7	28	2	$38,000

C·E·S·A 10
Facilities Management Services

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Middle/High School

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			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Rooftop Units	Two existing rooftop units are at the end of their useful life. All roof-mounted condensing units are nearing or past their useful life cycle.	The rooftop units and roof-mounted condensing units should be replaced.	7	6	7	7	27	3	$175,000
Flooring	The flooring throughout the school is a mix of VCT and carpeting that is aged and deteriorating. Pockmarks can be seen in the tile in many classrooms, and several cracks are apparent throughout the hallways and cafeteria. The current flooring isn't maintenance friendly and is difficult to keep clean. Significant tile perimeter discoloring was noted during the audit.	The District should replace the flooring with a more maintenance-free epoxy that is easier to clean. Carpet squares in certain areas, like the IMC and office areas, will keep noise levels down and be easy to switch out. Cost estimates are for approximately 220,000 square feet of flooring.	8	7	6	6	27	3	$430,000

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C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Useful Life (<2 yr=10, 3-5 yr= 7, 5-10 yr= 3, 10+ yr= 0)	EHS Concern (High=10, Med=5, Low=0)	Func. Cond. (Poor =10, Ave =5, Great =0)	ROI (<2 yr=10, 5 yr= 5, 10 yr= 2, 20 yr= 0)	Total Points (Priority)	Proj. Cost (<$10K=1, <$100K=2, >100K=3)	Cost Est.
Exterior Doors	Many exterior doors are in poor condition, with rusting and bulging frames. The District should rust check and weatherstrip doors annually and replace doors with functionality issues.	CESA 10 recommends replacing these exterior door sets with standard commercial aluminum storefront door systems commonly used in schools. We recommend replacing single service doors with painted steel hollow metal doors and frames.	9	6	8	4	27	3	$158,000
Hardscapes	The sidewalks are aged and cracking in several areas. While the sidewalks have been well maintained, they are reaching the end of their useful life and should be replaced. Door #4 concrete slab slopes toward the building.	Sidewalks in certain areas, such as Door #4, must be replaced as they crack or heave. Due to liability and safety concerns, the sidewalks should be fixed in these areas to eliminate trips and fall hazards.	7	7	7	6	27	2	$40,000
Art Room Mechanical	The air handling unit is loud and distracting in the art room. The noise echoes in the room.	The District should update the air handling unit and install a drop ceiling to help with acoustics.	7	7	8	5	27	2	$78,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
High School Gymnasium	The High School gymnasium needs updated ceiling destratification fans, basketball hoop mechanical components, and new wireless scoreboards.	The District should update the basketball hoops and invest in wireless scoreboards. The bleachers should be updated when the floor is replaced. The cost estimate is only for the basketball hoops and scoreboards.	7	6	8	6	27	2	$65,000
Metals Shop	The Technical Education area was cluttered and dirty, making the space seem small. The room needed new paint and a backed-up floor drain fixed.	CESA 10 recommends investing and racking, and storage to declutter the space. CESA 10 also recommends installing new LED lighting, a hood section, overhead and exterior doors, and a floor drain in the shop area.	7	7	7	6	27	3	$135,000

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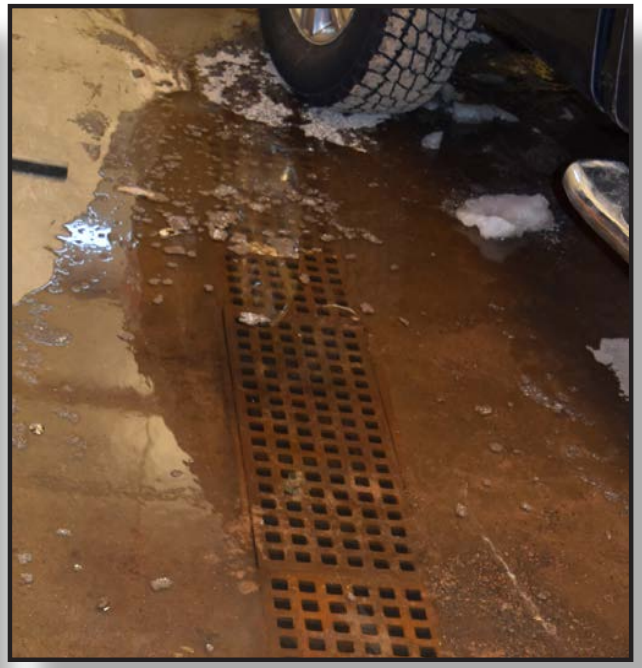


C·E·S·A 10
Facilities Management Services

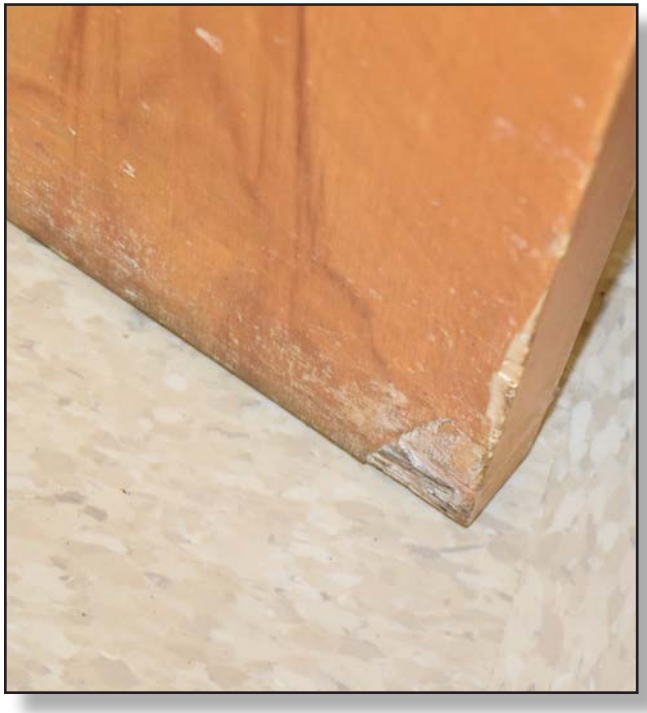
Facility Improvement Measures
Boyceville Community School District
Middle/High School

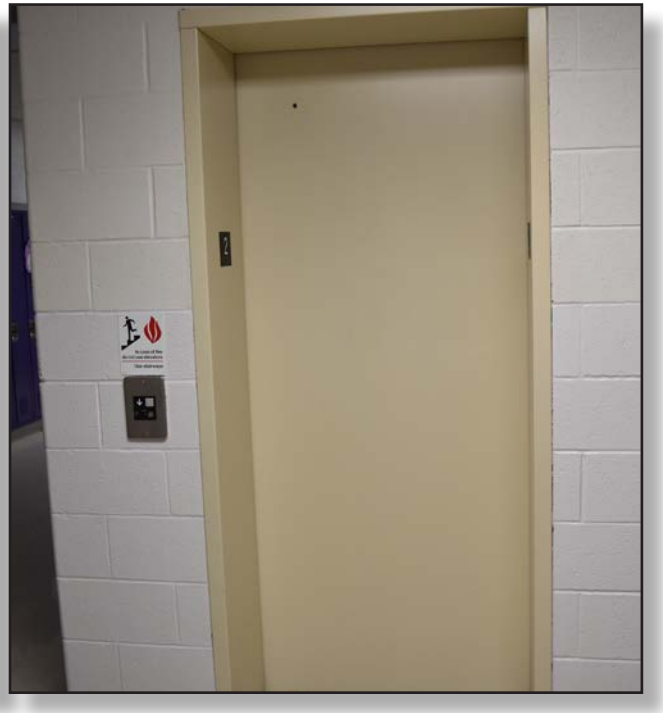
			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Woods Shop	The wood shop was more organized. The dust system didn't appear to be working correctly, as there was a lot of dust during the audit. A staff member told us the kids don't dump it when it's cold outside. The stain room was not compliant. It needs to be exposure-proof, with electrical and upgraded ventilation. The tables in the wood shop also need to be updated. A lack of visibility from the classroom to the shop area causes a safety concern.	The shop teacher requested a window from the classroom to the shop area. The District should check the dust system to ensure it is operating correctly and update the lab tables, and the ventilation and storage cabinets in the finishing area. The District should research adding a break-out area to this space. The estimated costs include a window to the shop area, new paint, tables, and updated ventilation and storage.	6	7	8	6	27	3	$260,000
Kitchen	The kitchen equipment is functional but nearing the end of its expected useful life. There are maintenance issues with water pressure and the condensing units for the refrigerator and freezer. Two double-convection ovens should be replaced.	The District should update the condensing units and two double convection ovens and fix the plumbing issues with the water pressure.	7	7	6	6	26	2	$75,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Interior Doors	Several wooden interior doors were chipped, scratched, broken, or missing locks.	The District should set a standard for interior door replacements and consider moving from a physical lock to a key fob system to enhance security and ease of use. Also, look at solid doors with no windows for safety purposes.	8	8	8	2	26	3	$101,000
Elevator	The one working elevator appeared in good condition and had recently passed inspection. The Middle School elevator was inoperable at the time of the audit.	The District should repair or replace the Middle School elevator, depending on its condition. The estimated cost listed is to repair it.	7	7	7	5	26	2	$42,000





C·E·S·A 10
Facilities Management Services

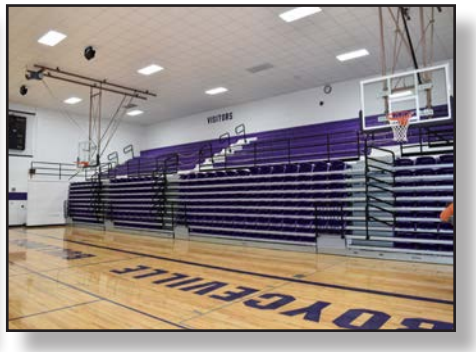
Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Electrical Distribution	The main electrical switchgear is aged and past its serviceable life span. Most of the distribution and branch panels are past their service life span.	The District should upgrade the main service switchgear, distribution panels, and branch panels older than the 2000 vintage throughout the building. The addition of a chiller will require the service to upsize to 4000A.	6	7	7	6	26	3	$525,000
IT	The District has various models of SMART boards that all use different bulbs. The bulbs are expensive to replace, and the technology needs to be updated. Teacher's computers are also aged and should be replaced.	The District should update this technology with interactive touch screens without projectors and new computers. The estimated costs include 60 new devices.	7	6	7	6	26	3	$210,000
Dehumidification	There is cooling in certain areas but not the entire building. Current locations with cooling are the District office, High School offices, and kitchen. Neither gymnasium has cooling. The District runs dehumidifiers in the summer months. CESA 10 noted some water damage on the edge of the Middle School gym that could be due to humidity issues.	The District should add a chiller to include the entire building for cooling and dehumidification. The chilled water would be piped to central air handling stations for cooling and dehumidification. This will improve the learning environment and prevent humidity issues.	7	7	7	4	25	3	$1,750,500

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Parking Lot	The District should seasonally remove vegetation around the perimeter of asphalt, and other hardscapes. They should also annually inspect, crack clean, and fill as needed. Creating an inventory and replacement schedule for asphalt areas will even out maintenance costs and extend the life of the materials.	Each lot should replaced in the next two to three years. When looking at replacement, the DIstrict should investigate adding a new entrance to the north gravel lot to help with traffic flow and pinch points.	6	7	7	5	25	3	$380,000
Restrooms	The toilets, sinks, and partitions are dated and aging in certain areas of the building.	The District should update the bathrooms as budget allows, including installing low-flow toilet tanks and urinals with automatic valves to save water and energy. Worn out partitions should be replaced with heavy-duty recycled plastic partitions.	7	6	6	6	25	2	$115,000
Middle School Gym	The bleachers are leaking oil and should be fixed or replaced. This area would benefit from new scoreboards and doors. The ceiling panels in the gymnasium are unusual, but thought to be in place for acoustical value during theater performances.	The cause of the leaking bleachers should be identified and remedied. New wireless scoreboards should be installed.	7	5	7	6	25	2	$17,000



C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
IMC	The IMC is an outdated space. The carpet and furniture are aged, and the area is underutilized. Now is a good time to renovate the IMC into break-out areas and more modern furnishings for group collaboration.	CESA 10 recommends updating this space for 21st-century learning. This includes new carpet, furniture, technology, and group collaboration spaces.	7	6	7	5	25	3	$195,000
High School Wrestling Room	The High School wrestling room has a roof leak from an undetermined location. The mats get mold and debris under them. The room needs more fans and a bottle-filling station. The space could also benefit from new cooling, flooring, lighting, equipment, and a sound system.	CESA 10 recommends updating the ceiling fans, sound system, and adding floor-level dehumidifiers. This is another space where dehumidification will help.	6	7	6	6	25	1	$7,000
Athletic Field	The football field needs a new scoreboard, lights, poles, and irrigation. The baseball field and concession stand need water. The baseball infield must be redone to eliminate lips, with a net added above the backstop to prevent balls from entering the creek.	Estimated costs include $295,000 for football poles/lights, $30,000 for a scoreboard, $90,000 for football and baseball irrigation, $185,000 for the baseball infield, $4,000 for a backstop net, $60,000 for an away dugout/batting cage/bullpen, $4,000 to add training tables, $8,000 for the bleacher booth, and $25,000 for a sound system.	6	6	7	6	25	3	$7011,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Project Recommendation Priority Order: Useful Life (<2 yr=10, 3-5 yr= 7, 5-10 yr= 3, 10+ yr= 0)	EHS Concern (High=10, Med=5, Low=0)	Func. Cond. (Poor =10, Ave =5, Great =0)	ROI (<2 yr=10, 5 yr= 5, 10 yr= 2, 20 yr= 0)	Total Points (Priority)	Proj. Cost (<$10K=1, <$100K=2, >100K=3)	Cost Est.
Generator	The Middle/High School doesn't have a generator.	The District should install a generator that covers the kitchen/cafeteria, servers, IT closets, HVAC equipment, lighting, offices, and gyms. Other areas can be added at the District's discretion.	7	6	6	5	24	3	$455,000
Domestic Water Heater	The existing Voyager water heaters are approaching the end of their expected useful life. Otherwise, these units have been performing effectively.	The District should replace these units within the next two to five years with similar high-efficiency tank-style units.	8	5	6	5	24	2	$75,000
ADA	Several ADA-compliance issues were noted during the audit. The Middle School locker rooms needed ADA-compliant bathrooms, the restroom by the gym had only a 31.5-inch passage, not large enough for a wheelchair to access the stall, and the Middle School elevator leading to the wrestling room was broken.	When updating the locker room areas, the bathrooms should be updated to achieve ADA-compliance, this includes renovating the existing walls, fixtures, and partitions.	7	7	5	5	24	3	$185,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Greenhouse	The greenhouse is in good condition. Minor caulking is needed, and the heating needs to be updated. The location of the greenhouse can be a safety concern.	The District should perform caulking, update the heating units and fix the actuators/dampers within the HVAC system, and add hangers for watering.	6	6	6	6	24	2	$15,000
Track	The track surface is in good condition and was updated in 2018. The track will need new sealant and the lines repainted in the next few years.	The District should add another overcoat of spray EPDM sealant and repaint the lines.	7	5	6	6	24	2	$125,000
Grounds	Staff members noted several pieces of equipment that need updating, including the paint sprayer, floor scrubber, 1565 mower, and gator. Staff Another ATV is needed with a plow.	The costs estimated are $15,000 for a paint sprayer, $25,000 for a floor scrubber, $35,000 for a 1565 mower, and $48,000 for a gator with a plow.	7	6	6	5	24	2	$245,000
Electrical	Minimal electrical outlets were noted in classrooms. The District should add additional electrical outlets.	The computer lab and IMC would be good areas to add electrical outlets as the spaces are renovated for small groups.	5	7	6	4	22	1	$7,500

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
IT	The District currently uses CAT 5 cabling.	The District should upgrade to CAT 6 in the office areas.	5	6	5	6	22	2	$20,000
Athletic Field	There are ADA issues with football bleachers, and a fence around the track perimeter is needed to help with traffic flow. The District should also consider adding another high jump area if space is available.	The District should update the bleachers for ADA compliance and enclose them for additional storage. Costs include $38,000 for bleacher updates and $22,000 for fencing and gates.	5	6	6	5	22	2	$85,000
Locker Rooms	The size of the official's room between the two locker rooms is inadequate.	The District should remove the wall between the two locker rooms and join the laundry/storage room with the official's room for added space.	5	5	6	5	21	2	$48,000
Roofing Downspouts	The gutter and downspouts do a good job of capturing the water off of the roof system. The water does not make it far enough away from the building's foundation. This could cause moisture issues inside the building on the exterior walls or the concrete slab. Some downspouts are missing elbows and extensions at the bottom to take the water away from the building. The downspouts also have issues with freezing in the winter months.	The District should channel or pipe downspout discharge below grade or direct it to storm drains if possible, replace and extend discharge elbows, remove the permeable ground cover, and replace it with gravel (traffic bond) or other hardscape material to prevent leaching into the foundation walls and under exit landings. The District should add heat tape to the roof drains to avoid freezing in the winter months, mainly on the north side of the building.	7	4	6	2	19	2	$12,000
Outdoor Classroom	The staff mentioned an outdoor classroom would be beneficial.	The District should build a new outdoor classroom as the budget allows. Safety factors should be taken into consideration when choosing the location of this outdoor learning space.	4	5	5	5	19	2	$32,000

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C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Middle/High School

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Interior Ceilings	There are damaged and stained ceiling tiles in various locations. Some areas have rust on the ceiling grid due to humidity concerns.	The District should replace damaged ceiling tiles and update the ceiling grid with 2x2 tiles as the budget allows.	4	5	5	4	18	1	$6,000
Restrooms	Several single-stall restrooms were noted during the audit. These restrooms could be turned into transgender or unisex restrooms.	CESA 10 recommends updating one of these into a unisex restroom with a lock for privacy. The estimated cost includes a new locking door and updated signage.	4	5	4	4	17	1	$2,000
Fire Alarm	The fire alarm is a Simplex system installed by Per Mar in 2008. The fire alarm addresses the whole building, Per Mar continues to provide updates, but no one will service the panels.	CESA 10 recommends finding a contractor to work on the panels.	4	5	3	4	16	-	-
Turf Football Field	Surrounding schools are investigating turf football fields. The District is also interested in this option.	The District should update the football field to turf, renovate the track and field area, update the bleachers, and address drainage issues. Estimated costs include $3.3 million for turf, $550,000 for the new track/ events, and $1.55 million for bleachers.	5	4	3	4	16	3	$5,400,000
Heritage Room	The Heritage Room is a proud piece of the District's history. However, the area where memorabilia is housed could be better utilized.	CESA 10 recommends moving the school artifacts into the IMC and renovating the space into a school store.	3	4	3	3	13	2	$16,000
Basketball Hoops	Staff members requested adding basketball hoops to the west parking lot for students.	The District should add these basketball hoops as the budget allows.	3	4	3	3	13	1	$4,000

STRATEGIC PLAN

The detailed items below highlight high-priority facility issues and associated costs for the Boyceville Middle/High School over the next ten years.

Boyceville Middle/High School	
1-5 Year Plan	
Project	**Cost Estimate**
Install Middle/High School secure entrance	$335,000
Install District office secure entrance	$115,000
Perform window/door numbering	$500
Install safety film on main entrances	$14,000
Update windows	$245,000
Replace unit ventilators	$175,000
Fix kitchen grease interceptor	$125,000
Upgrade interior lighting to LED	$525,000
Update exterior lighting to LED	$225,000
Replace the Middle School gym floor	$385,000
Replace roof sections	$1,900,000
Install new exhaust fans	$65,000
Update MS/HS entrance signage	$550
Install hydronic heater in the Middle School wrestling room	$18,000
Replace cafeteria and art room tables	$185,000
Invest in a key fob system	$165,000
Update the weight room	$175,000
Replace boilers	$445,000
Update HVAC controls	$425,000
Update air handling units	$185,000
Perform masonry tuck pointing	$225,000
Paint interior walls with school colors	$155,000
Update drinking fountains	$15,000
Update locker rooms	$195,000
Invest in new student lockers	$135,000
Renovate 1961 North wing	$285,000
Install a new camera server box in High School	$39,500
Install exterior doors to the Middle School wrestling room	$38,000
Replace rooftop units	$175,000
Install new VCT and carpeting throughout school	$430,000
Replace exterior doors	$158,000
Replace deteriorating hardscapes	$40,000
Update High School gymnasium fans, basketball hoops, and scoreboards	$65,000
Improve metals shop	$135,000

Boyceville Middle/High School	
1-5 Year Plan	
Project	**Cost Estimate**
Upgrade woods shop	$260,000
Fix Middle School elevator	$42,000
Update Middle/High School parking lot	$380,000
Upgrade restrooms	$115,000
Repair Middle School bleachers	$17,000
Update High School wrestling room	$7,000
Perform athletic field updates	$701,000
Replace domestic water heaters	$75,000
Resurface track	$125,000
Replace damaged ceiling tiles and grids	$6,000
Total	**$9,526,550**
5-10 Year Plan	
Project	**Cost Estimate**
Replace stage curtain	$8,000
Replace Mitsibushi unit in IT closet	$8,000
Update bell and notification system	$58,500
Perform commissioning after HVAC projects	$65,000
Remove tunnel asbestos	$165,000
Replace art room air handling unit and install a drop ceiling	$78,000
Replace kitchen equipment	$75,000
Replace interior doors	$101,000
Upgrade main service switchgear and distribution panels	$525,000
Purchase interactive touch screens and teacher computers	$210,000
Add air conditioning/dehumidification	$1,750,500
Renovate IMC	$195,000
Address ADA compliance issues	$185,000
Perform greenhouse updates	$15,000
Purchase new maintenance equipment	$245,000
Add electrical outlets	$7,500
Update to CAT 6 cable	$20,000
Enclose bleachers and add fencing	$85,000
Renovate official’s area in locker room	$48,000
Fix roofing downspouts	$12,000
Build an outdoor classroom	$32,000
Add basketball hoops	$4,000
Total	**$3,892,500**

BUS GARAGE

FACILITY ANALYSIS

The Boyceville Community Schools bus garage is located at 1220 Hedlund in Boyceville, Wisconsin. The District owns 13 buses and runs eight routes. The Department includes a Director of Transportation, numerous bus drivers, and one full-time maintenance technician.

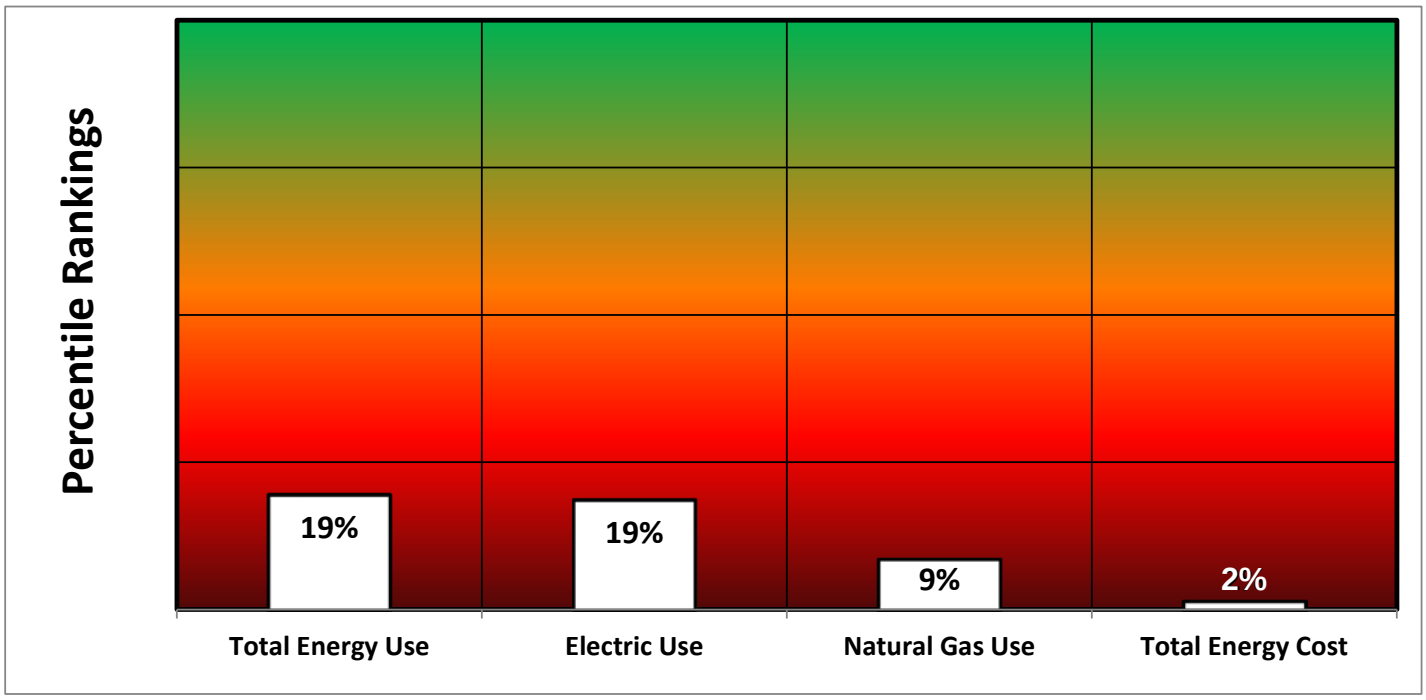
The District mentioned the bus garage has unusually high electric usage. During the assessment, CESA 10 technical experts paid close attention to HVAC systems, garage doors, lighting, and equipment. Items identified in this report are meant to improve the facility's efficiency over the next ten years while reducing future operation and maintenance costs.

Bus Garage	
Year Built	Renovated in 2008
Square Footage	4,000
Annual Electric Usage (kWh)	39,756
Annual Natural Gas Usage (Therms)	4,454

ENERGY USE

The following benchmarking analysis compares the bus garage to an average school with a pool in Wisconsin. While this isn't an apples to apples comparison, it allows the District to see how the bus garage rates compared to a high-energy use facility. Even compared to a larger-sized and more utilized space, the bus garage uses more electricity and natural gas. Most of the identified projects for this area focus on energy efficiency to reduce utility costs.

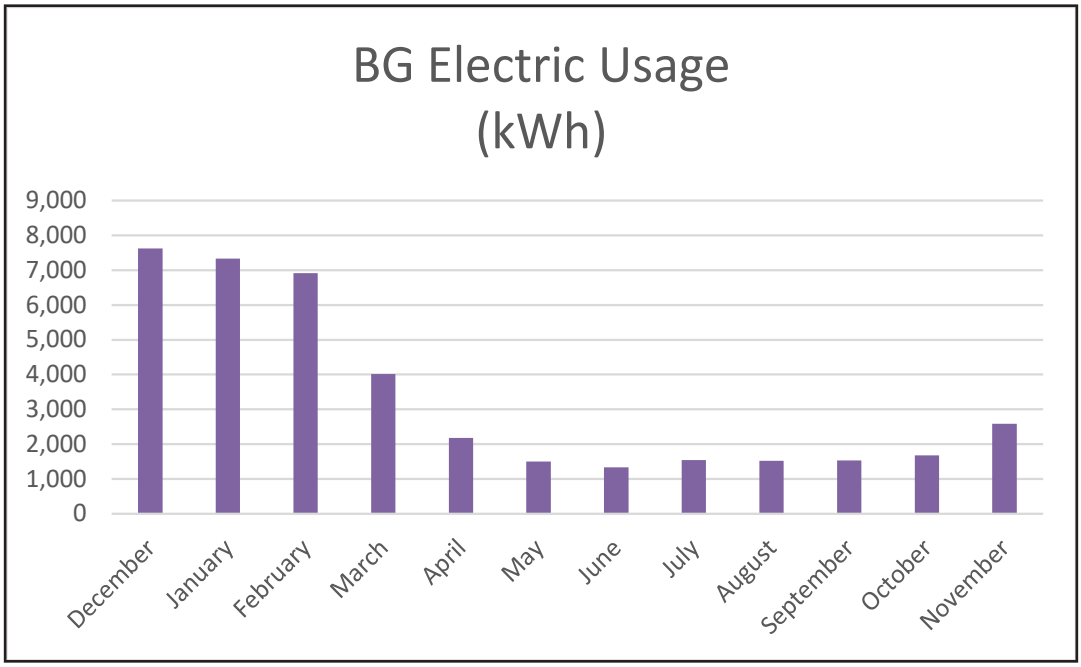
K-12 SCHOOL BENCHMARKING				
	Total Energy Use kBtu/ft²	**Electric Use kWh/ft²**	**Natural Gas Use Btu/ft²/HDD**	**Total Energy Cost $/ft²**
Average School with Pool	138.17	7.6	13.7	$1.44
Boyceville Bus Garage	167.2	9.9	19.5	$2.33
Percentile Rankings	19%	19%	9%	2%



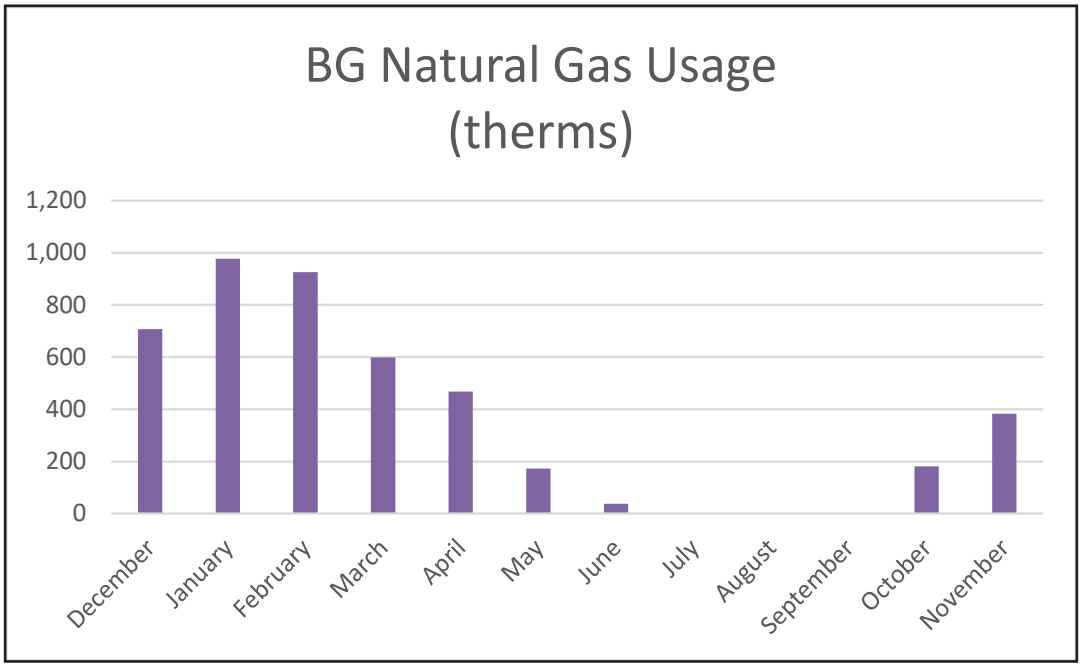
The chart above indicates the level of energy efficiency the facility is running at. Green equals good, yellow equals moderate, and red equals poor.

UTILITY ANALYSIS

The utility graph below demonstrates the electrical consumption at bus garage from December through November 2022. The consumption increases over the winter months, most likely due to an increased heating demand.



The bus garage is heated using natural gas. As shown in the graph below, the gas load follows a typical profile for a building that is heated with natural gas and is exposed to Wisconsin's weather patterns.



C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Bus Garage

Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Roofing	Snow falls off the roof and hits the electrical outlets on the side of the building.	The District should add edge stoppers to prevent snow chunks from falling off the roof.	7	8	7	8	30	1	$6,000
HVAC	The bus garage was warm. The District mentioned it spends almost as much heating this space during winter as it does for one entire school. The District would like to see energy-efficiency gains in this area.	CESA 10 recommends installing radiant tube heaters to handle most of the heat load, supplementing that with a new direct gas-fired makeup air unit for frigid weather, and using large ceiling fans for distributing radiant heat.	8	7	7	7	29	2	$85,000
Ventilation	The bus garage smelled heavily of exhaust. While the buses only come inside for maintenance, the District should ensure adequate air quality for staff.	The District should upgrade to a direct gas-fired makeup air unit and monitor ongoing air quality.	8	8	7	6	29	2	$38,000
Electrical	The bus garage has a 100-amp 120/208v 3-phase service at full capacity. With this current services, it can not add any additional equipment or electrical load to the building.	The District should upsize the transformer to a 200-amp 120/208v 3-phase service. The main building panel and associated feeder must be upsized to accommodate a larger service. Existing circuits can be reused as needed.	7	7	7	7	28	2	$75,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Bus Garage

Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
		Project Recommendation Priority Order	<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Equipment	Staff noted it needs a leaver ladder to work on the top of buses.	The District should purchase the needed equipment.	7	8	7	6	28	1	$5,000
Welder	The current welder is 20-plus years old.	The District should purchase a new heavy-duty welder that is more suited to staff needs.	8	6	6	8	28	1	$4,500
Garage Door	Staff stated that one of the garage doors does not close all the way due to a shift in the concrete. One of the overhead doors is also in need of replacement.	The District should even out the concrete under garage doors to eliminate air gaps, and replace the garage doors with new openers that work. CESA 10 also recommends fixing the drains and sloping issues to avoid water backups.	7	7	7	6	27	2	$53,000
Bus	Staff stated two new diesel buses are needed.	The District should purchase these diesel buses as the budget allows.	7	7	7	6	27	3	$225,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Bus Garage

			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
Radios	The District is struggling with service in the area and with communications.	The District should update radios and towers for better communication and work with the county to see if they would share costs.	6	7	7	7	27	2	$15,000
Bus Lift	The bus lift in the garage was old, rusted, and reaching the end of its useful life. It poses a safety hazard for anyone working near it.	CESA 10 recommends replacing this equipment to improve employee safety and working conditions.	7	7	7	5	26	2	$65,000
Electrical/IT	There is no fiber running to the bus garage.	The District should add fiber to the bus garage if it doesn't get completed with E-Rate.	7	6	7	6	26	2	$6,000
Lighting	The lighting in the bus garage is fluorescent and should be replaced with LED lighting.	While the bus garage is a low priority for lighting replacement, the District will see energy gains by switching to this new technology and installing sensors.	6	6	6	8	26	2	$75,000

C·E·S·A 10
Facilities Management Services

Facility Improvement Measures
Boyceville Community School District
Bus Garage

Building System	General Description	Recommendation	Useful Life	EHS Concern	Func. Cond.	ROI	Total Points	Proj. Cost	Cost Est.
			Project Recommendation Priority Order						
			<2 yr=10 3-5 yr= 7 5-10 yr= 3 10+ yr= 0	High=10 Med=5 Low=0	Poor =10 Ave =5 Great =0	<2 yr=10 5 yr= 5 10 yr= 2 20 yr= 0	Priority	<$10K=1 <$100K=2 >100K=3	
Power Washer	Staff stated it needs an under wash for the cleaning under the buses.	The District should purchase a power washer.	6	7	6	7	26	1	$2,500
Fencing	Staff stated the fence gate is causing issues.	The District should raise the fence gate.	5	8	6	5	24	1	$600
Plow	Staff stated the need for a truck with a plow to move snow.	The District should look for a used truck with a plow.	4	8	5	6	23	2	$25,000
Bus Shell	The buses are rusting and aging faster due to being out in the weather. Adding a roof to cover the buses and keep them out of the elements could prolong their useful life.	The District should add a roof shell on the east side of the bus garage to keep buses out of the weather. Civil work will be needed to address water issues with running towards the building. A concrete slab may also be required due to a potential floodplain with the roof and lighting.	6	6	5	5	22	3	$185,000
Propane Filling Station	Staff stated it needs a roof over the propane filling station to protect drivers from the elements.	The District should add a roof over the fueling station.	4	5	5	4	18	2	$14,000

STRATEGIC PLAN

The detailed items below highlight high-priority facility issues and associated costs for the bus garage over the next ten years.

Bus Garage	
1-5 Year Plan	
Project	**Cost Estimate**
Add edge stoppers to the roof	$6,000
Install radiant tube heaters	$85,000
Upgrade to direct gas-fired makeup air units	$38,000
Update the electrical system and outlets	$75,000
Purchase a new welder	$4,500
Replace garage doors and even out concrete	$53,000
Purchase two diesel buses	$225,000
Replace the bus lift	$65,000
Fix the fence gate	$600
Total	**$552,100**
5-10 Year Plan	
Project	**Cost Estimate**
Purchase leaver ladder	$5,000
Update radios and towers	$15,000
Add fiber to the Bus Garage	$6,000
Install LED lighting	$75,000
Purchase a power washer	$2,500
Invest in a truck with a plow	$25,000
Construct a bus shell	$185,000
Add a roof over the propane filling station	$14,000
Total	**$327,500**

DISTRICT-WIDE STRATEGIC PLAN

Tiffany Creek Elementary School, Boyceville Middle/High School, and the bus garage have significant costs to address identified maintenance needs. The chart below summarizes the total estimated project costs for the next five and ten years, and if each school were to pursue CESA 10's recommended big ticket item of a new gymnasium at the Elementary School and a turf football field for the Middle/High School. Prioritizing project scope, costs, and how they align with the District and community's needs will be essential when developing the District's long-term capital maintenance plan.

5-Year Project Costs	
Tiffany Creek Elementary School	$3,499,800
Boyceville Middle/High School	$9,526,550
Bus Garage	$552,100
Total	**$13,578,450**
10-Year Project Costs	
Tiffany Creek Elementary School	$699,500
Boyceville Middle/High School	$3,892,500
Bus Garage	$327,500
Total	**$4,919,500**
Big Ticket Items	
Tiffany Creek Elementary School Gymnasium	$4,130,000
Boyceville Middle/High School Turf Football Field	$5,400,000
Total	**$9,530,000**

It is important to note that CESA 10 conducted this facility audit following a global pandemic, impacting estimated construction costs. All provided prices are based on construction alone and do not include contingencies, design fees, permits, etc. Estimated costs will vary based on the finalized project scope, timeline, equipment, finishes, and fixtures.

NEXT STEPS

This facility audit is meant to provide a long-term capital maintenance plan for the Boyceville Community School District. While all the issues have been identified and costs solicited, it can be hard to determine the next steps moving forward. However, based on our findings, CESA 10 recommends the District turn to the community to gauge their support for a future referendum. The next steps to stay proactive in this process include:

- Administer an electronic staff survey to determine any additional facility-related challenges. High school students in a government class could also be sent this survey.
- Develop a Facility Advisory Committee to review and prioritize projects. Ensure the group is diverse to capture different points of view.
- Conduct intercept surveys as needed for informal opinions. This includes asking community members at sporting events what could be done to improve the gym or community theater members how the stage and equipment could be improved.
- Visit nearby schools that recently completed similar projects.
- Firm up project costs and the scope of work.
- Create and disseminate a community survey with varying options based on the data collected. Use the survey results to inform future facility decisions.

SUMMARY

CESA 10 audited the Boyceville Community School District in January 2023. The educational facilities are well maintained, and District leadership and facility staff should be commended on how the school is being run, maintained, and managed.

The recommendations included in this report will assist the District over the next ten years in conserving energy, reducing operating and maintenance costs, and improving occupant comfort and safety where applicable. The District can achieve a safer and more effective learning environment by prioritizing projects and determining a long-term facility plan that aligns with the goals and budget of the District.

Any questions about this report can be directed to Luke Schultz at Lschultz@cesa10.k12.wi.us or 715-720-2167.