



C.E.S.A. 10
 Facilities Management Services

Facility Improvement Measures Wausau - Hewitt-Texas Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Concrete entrance landing raised edge transition to walk.	Replace, patch, cut, or grind to eliminate trip hazard.	\$85,00
Exterior Building	Soiled soffits between outlookers.	Clean and paint where needed.	\$5,500
Exterior Building	Exterior wall EIFS blemishes and paint discoloration.	Skim patch and paint to match existing.	\$1,000
Exterior Building	Exterior wall base below face brick cracked and open.	Patch and seal.	\$4,500





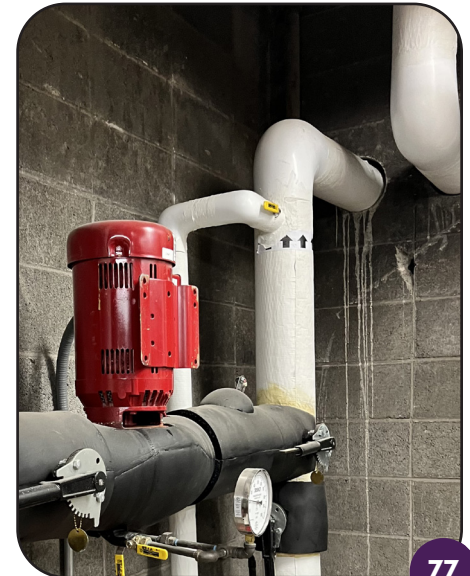
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Wausau - Hewitt-Texas Elementary School

Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Open roof edge flashing.	Add metal flashing to close opening.	\$1,000
Exterior Building	Exterior wall roof drain discharge wall stains.	Clean stains. Consider extending discharge away from brick face.	\$1,000
Interior - Kiln Safety	Art kiln is housed along with combustible materials.	Clean and organize the space. Store combustibles appropriately a safe distance away.	\$500
Interior - Wall Patching	Minor CMU block wall patching is needed in the boiler room. Determine if walls are fire rated.	Patch masonry and seal penetrations with caulk for noise. If a fire wall is present, properly seal with fire caulk.	\$2,000





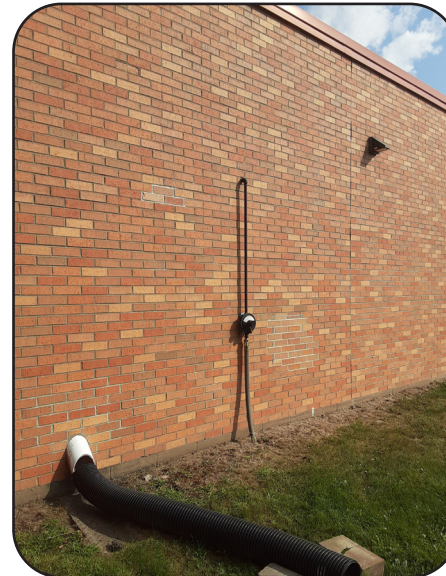
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Wausau - Hewitt-Texas Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape - Trees	One tree on the south side of the facility is overhanging the roof, too close to the building. Trees overhanging the building shed leaves on the roof which block roof drains, create mold and mildew on the building, allow a path for intruders to access the roof creating a security hazard.	Take down the tree and remove remaining stump.	\$3,000
Site & Landscape	Dumpsters on asphalt.	Install concrete pads for dumpsters.	\$6,800
Site & Landscape	Propane pipe tubing unprotected on side of building.	Isolate or guard pipe tubing.	\$1,000
Site & Landscape	Electrical service supply meter and cabinet unprotected and providing potential climbing assistance to roof.	Fence in to isolate. Consider fencing with other adjacent HVAC and generator mechanical equipment.	\$3,000





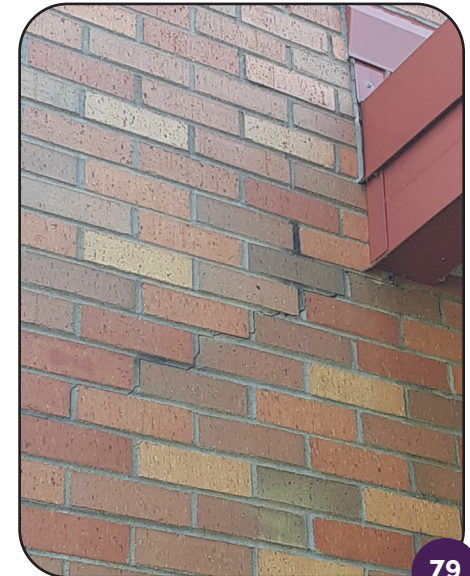
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Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Mechanical equipment (HVAC & generator) unprotected.	Fence in to isolate. Consider fencing with adjacent electrical supply meter and cabinet.	\$6,500
Exterior Building - Roofing	Roof sections B-D are 23 years old and many years out of warranty period. The roofs are showing signs of degradation, slightly ponding water and frequent patches were observed.	Replace roof sections B-D in the next 2-5 years with an adhered 60 mil black EPDM 20 year warranty roof.	\$192,000
Exterior Building	Open narrow soffit area under roof edge.	Seal and paint. Consider cladding to close open areas.	\$12,000
Exterior Building	Exterior wall step cracks at exit overhang.	Investigate and eliminate cause. Tuck point bricks and mortar.	\$18,500





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Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Exterior wall low corner bricks cracked.	Replace and tuck point.	\$3,800
Interior - Wood Doors	Minimal older interior wood doors throughout the facility are showing age; de-laminating, stained, and chipped.	Replace aged and damaged interior wood doors. Estimate given for 5 doors.	\$7,500
Electrical	Minimal original construction 1961 obsolete electrical subpanels were noted throughout the facility. If failures arise, replacement breakers will be difficult to find.	Replace panels and breakers. Ensure functional locking enclosure doors are in place.	\$20,000
Electrical	Although interior lighting in the facility has mainly been completed, spot small areas around the entrance look to still be fluorescent.	Complete remaining lighting conversion.	\$5,000





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Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Asphalt drive too narrow. Drive off area formed on edge.	Widen asphalt drive.	\$15,500
Site & Landscape	Multiple walk concrete slabs with transitional and divided cracks.	Replace cracked concrete walk slabs.	\$6,000
Site & Landscape	Missing insulation and unprotected tubing on side of building.	Isolate or guard pipe tubing.	\$1,000
Site & Landscape	Dock wall and bumper deteriorating.	Replace wall and bumpers.	\$14,500





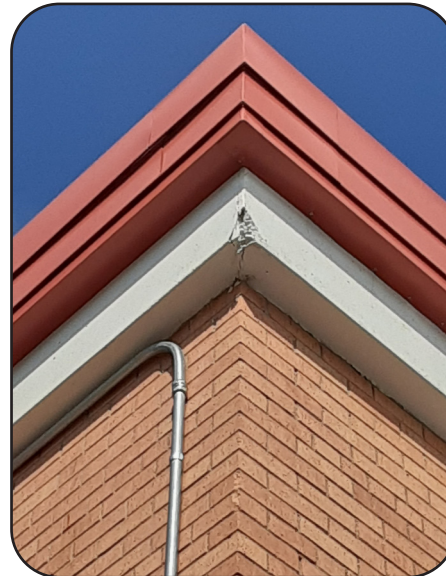
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Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Dock metal wall panel base rusting.	Patch, repair, and paint or replace.	\$7,500
Site & Landscape	School sign due for upgraded replacement.	Replace sign.	\$12,500
Exterior Building	Wall top concrete edge cracked.	Patch, seal, and paint.	\$4,000
Exterior Building	Exterior wall face bricks spalling in multiple areas.	Replace and tuckpoint spalling bricks.	\$75,000



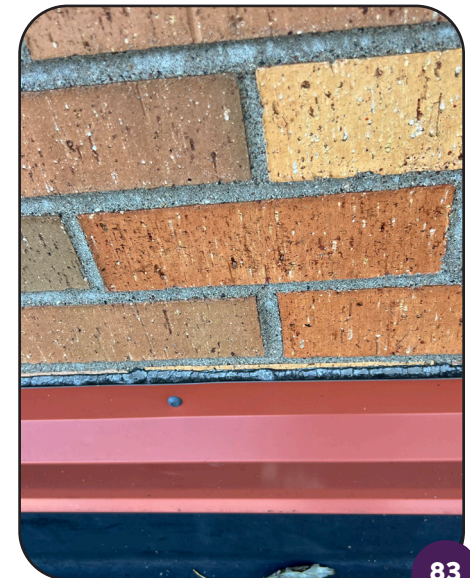
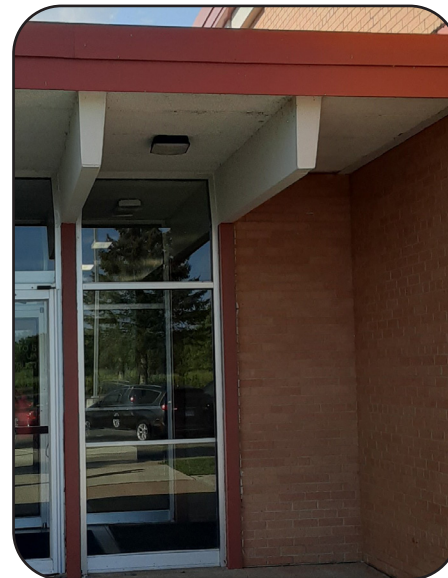


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Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Exterior wall expansion joint deteriorated caulk.	Remove existing and replace joint material.	\$12,500
Exterior Building	Exterior wall corner caulk between face brick and EIFS deteriorated.	Remove existing and caulk.	\$14,000
Exterior Building	Exterior door frame caulk deteriorated.	Remove existing and caulk.	\$2,500
Exterior Building	Exterior flashing caulk deteriorated.	Remove existing and caulk.	\$4,000





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Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Exterior window lintels rusted and loose.	Coat to prevent rust and tuckpoint around lintels.	\$20,000
Exterior Building	Exterior window sills stained under drip edges.	Clean edges and bricks.	\$2,500
Exterior Building	Exterior wall drinking fountain located next to large outdoor HVAC equipment.	Relocate drinking fountain.	\$3,000
Interior - Acoustical Ceiling	Most of the buildings acoustical ceiling is in good condition. A small section on the east end has 2x4 tile beginning to sag and show its age.	Replace ceiling in the newer addition in the next 5-10 years.	\$12,500





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Building System	General Description	Recommendation	Cost Estimate
Hewitt Texas ES	Exterior Building - Doors	Minimal exterior doors and frames are showing sign of deterioration and rust.	Replace deteriorating door frames and doors if necessary.
Site & Landscape	Substantial crack filled areas without top sealing.	Continue to crack clean and crack fill as needed. Approximately every 3-5 years additionally seal and repaint asphalt.	\$7,500
Interior - Stage Renovation	The stage area off the gym is original and dated. Stage curtain appears to be original and of a combustibile materials commonly called out by insurance for replacement.	Renovate the space into usable square footage, consider removing the curtain entirely if never used.	\$100,000



Hewitt-Texas Strategic Plan

Wausau - Hewitt Texas ES

Project	Estimated Cost
1-2 Year Needs	
Eliminate Concrete Trip Hazard at Entrance	\$8,500
Seal & Repaint Asphalt	\$7,500
Address Soiled Soffits Between Outlookers	\$5,500
Repair Exterior Wall Base Below Face Brick	\$4,500
CMU Block Wall Patching in Boiler Room	\$2,000
Skim Patch and Paint Exterior Wall EIFS Blemishes	\$1,000
Add Metal Flashing to Close Open Roof Edge	\$1,000
Clean Exterior Wall Roof Drain Discharge Stains	\$1,000
Clean and Organize Art Kiln Space	\$500
Total	\$31,500

Wausau - Hewitt Texas ES

Project	Estimated Cost
3-5 Year Needs	
Replace Roof Sections B-D	\$192,000
Replace Electrical Panels and Breakers	\$20,000
Address Exterior Wall Step Cracks at Exit Overhang	\$18,500
Replace Door Frames and Doors	\$12,500
Seal and Paint Narrow Soffit Area Under Roof Edge	\$12,000
Replace Interior Wood Doors (5)	\$7,500
Install Concrete Pads for Dumpsters	\$6,800
Fence Mechanical Equipment	\$6,500



Hewitt-Texas Strategic Plan

Wausau - Hewitt Texas ES

Project	Estimated Cost
3-5 Year Needs (Continued)	
Complete Remaining Light Conversion	\$5,000
Replace and Tuck Point Cracked Corner Bricks	\$3,800
Take Down South Side Tree and Remove Stump	\$3,000
Fence Electrical Service Supply Meter and Cabinet	\$3,000
Isolate or Guard Propane Pipe Tubing	\$1,000
Total	\$291,600

Wausau - Hewitt Texas ES

Project	Estimated Cost
5-10 Year Needs	
Address Exterior Wall Brick Spalling	\$75,000
Repair Rusted and Loose Window Lintels	\$20,000
Widen Asphalt Drive	\$15,500
Replace Dock Wall and Bumpers	\$14,500
Replace Exterior Wall Corner Caulk	\$14,000
Replace School Sign	\$12,500
Replace Exterior Wall Expansion Joint Material	\$12,500
Replace Ceiling in the Newer Addition	\$12,500
Address Dock Metal Wall Panel Rusting Base	\$7,500
Replace Cracked Concrete Walk Slabs	\$6,000
Address Wall Top Cracked Concrete Edge	\$4,000

Hewitt-Texas Strategic Plan

Wausau - Hewitt Texas ES

Project	Estimated Cost
5-10 Year Needs (Continued)	
Remove Existing and Caulk Exterior Flashing	\$4,000
Relocate Drinking Fountain	\$3,000
Remove Existing and Caulk Exterior Door Frame	\$2,500
Clean Stained Exterior Window Sills	\$2,500
Isolate or Guard Pipe Tubing on Side of Building	\$1,000
Total	\$207,000

Wausau - Hewitt Texas ES

Project	Estimated Cost
Recommended Standardization Upgrades	
Add Multipurpose/Cafeteria Space	\$2,150,000
FF&E	\$120,000
Minor Renovation	\$100,000
Total	\$2,370,000

John Marshall Facility Analysis

The John Marshall Elementary School is located at 1918 Lamont Street, Wausau, Wisconsin.

CESA 10 technical experts paid close attention to the site’s lighting, building envelope, and security concerns. Items identified in this report are meant to improve the facility’s efficiency over the next five to ten years while reducing future operation and maintenance costs.

Wausau School District - John Marshall ES

Year Built	1923
Building Addition	1930, 1944, 1954, 1990, 1999
Square Footage	62,000
Annual Electric Usage (kWh)	365,120

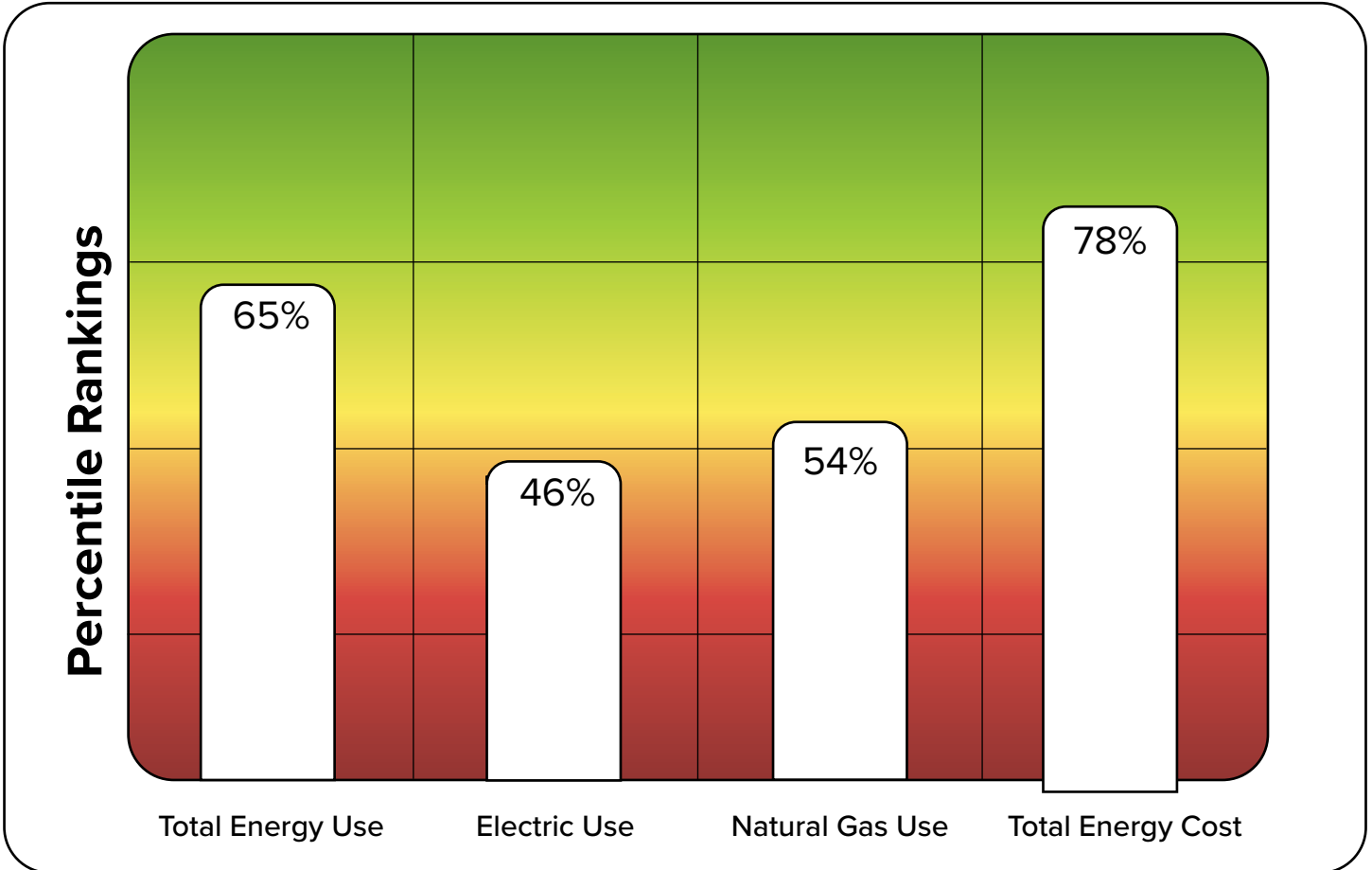


John Marshall Utility Analysis

ENERGY USE

The following benchmarking analysis compares John Marshall Elementary to an average elementary school in Wisconsin.

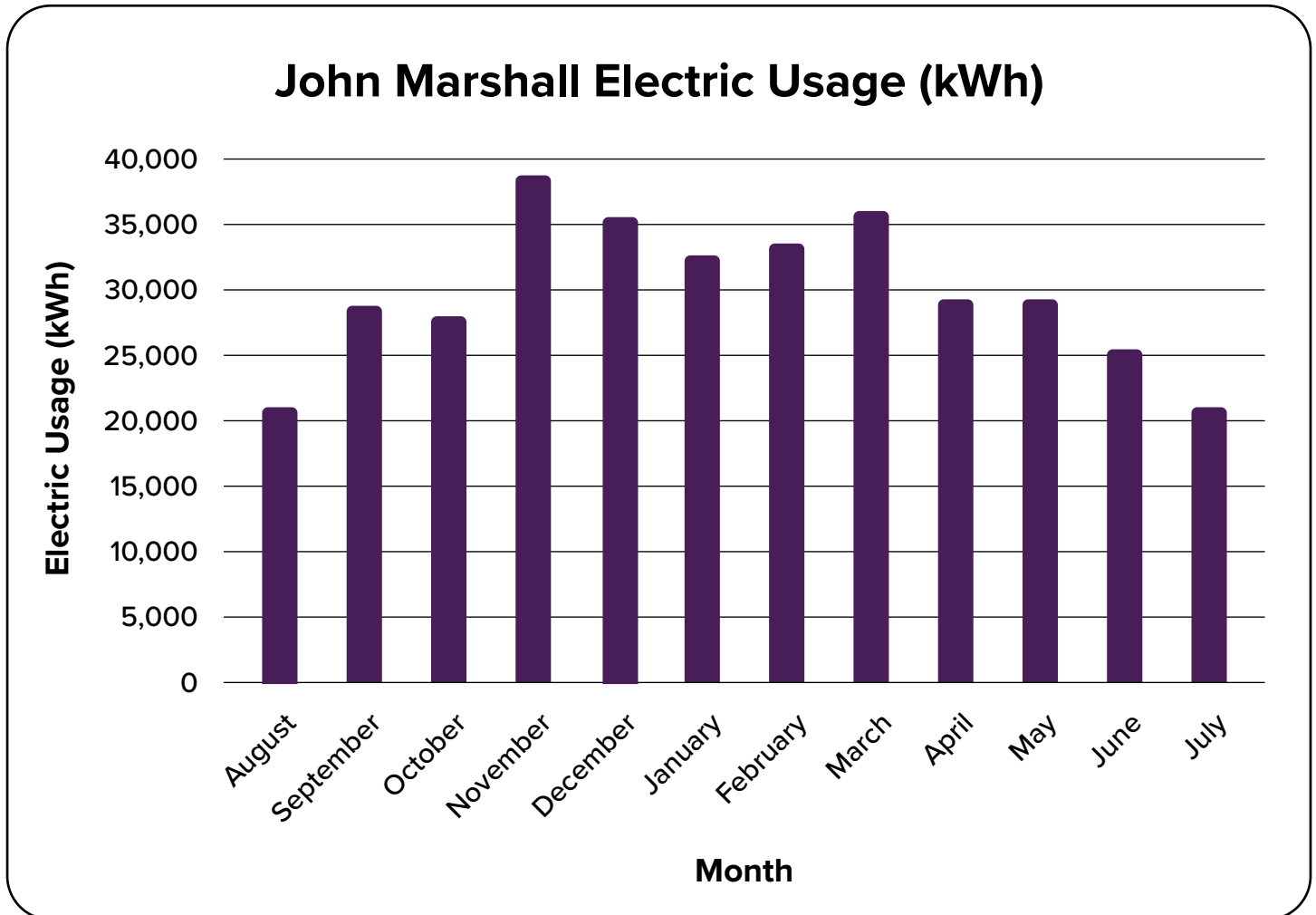
Wausau School District • Benchmarking				
	Total Energy Use kBtu/ft ²	Electric Use kWh/ft ²	Natural Gas Use Btu/ ft ² /HDD	Total Energy Cost \$/ft ²
Average Elementary School in WI	78.02	5.7	6.9	\$1.24
John Marshall ES	68.4	5.9	6.7	\$0.91
Percentile Rankings	65%	46%	54%	78%



John Marshall Utility Analysis

UTILITY ANALYSIS

The utility graph below demonstrates the electrical consumption at the John Marshall Elementary School from August 2023 through July 2024.

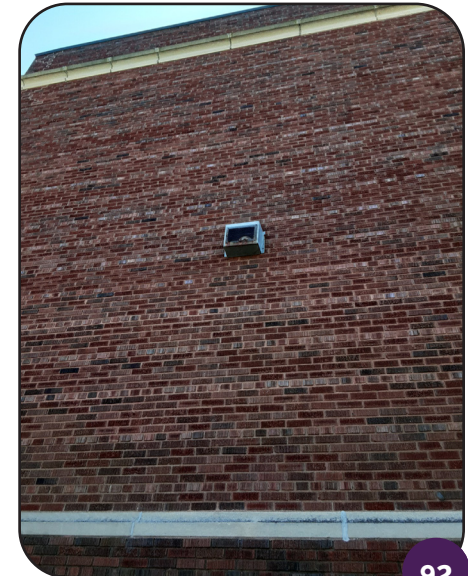




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Building System	General Description	Recommendation	Cost Estimate
Exterior Building - Roofing	Roof section D is 22 years old and beyond its warranty period. Although this roof appears in good condition, its deck is showing signs of failure from past leaks.	Replace roof section D in the next 1-5 years dependent on a structural assessment identified in a separate FIM. Replace with an adhered 60 mil black EPDM 20 year warranty roof. Pricing given including wood deck replacement. If wooden structural beams must also be replaced, this will be an additional cost.	\$72,000
Exterior Building - Gym EIFS Wall	The southern upper wall of the gym is of EIFS construction. This EIFS is beginning to fail with cracks through the surface. The EIFS caulk joints have failed and need to be replaced.	To address this problem long-term, consider removing the EIFS and replacing with a standard insulated brick cavity wall with weeps to the roof. Otherwise bring in an EIFS repair specialist to address the EIFS failures, remove, and re-caulk the joints. Pricing given for repair.	\$15,000
Exterior Building	Face brick paint stained.	Remove failed and around areas of missing caulk. Re-caulk without blocking or sealing weeps.	\$12,500
Exterior Building	Wall grill exhaust duct contains debris.	Remove rust, paint or coat, and seal with proper water shedding allowance.	\$1,000





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Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Unsecured cable from roof into brick face.	Secure cable in fixed conduit.	\$1,000
Exterior Building	Unsecured fiber cable from ground to roof.	Secure cable in fixed conduit.	\$3,500
Exterior Building	Upper decorative stone belt piece missing.	Replace missing stone. Seal and weather proof.	\$14,500
Exterior Building	Stone window sill rebar steel exposed.	Patch surface.	\$1,000





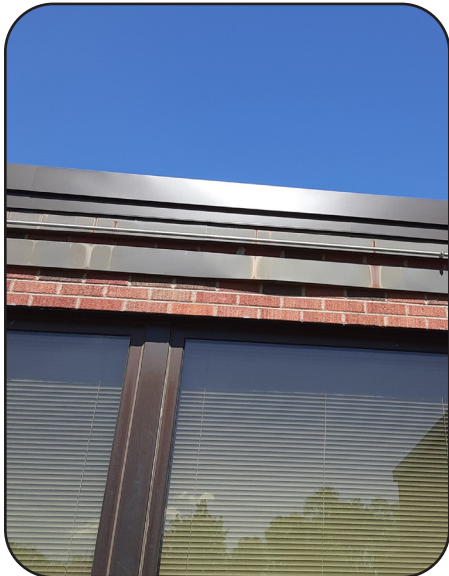
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Wausau - John Marshall Elementary School

Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Flashing fasteners rusting and staining metal flashing.	Clean metal flashing and replace fasteners with non-ferrous replacements.	\$1,000
Interior - Multi-Roof Deck	The wood roof deck of the multipurpose room is showing water damage from the interior.	Hire a structural engineer to closely examine the damage from a lift and determine the urgency. Examine both decking and wooden beams. If the structure does not pose an immediate danger, replace deck with steel decking during re-roofing of roof D, which should be reroofed at any time. Urgency and pricing given for structural examination. Deck replacement included in roof D FIM.	\$7,500
Mechanical - Pipe Insulation	Missing and/or damaged pipe insulation was noted in various locations around the building. Although the missing insulation pictured in room 114 does not appear to be asbestos containing, the exposed pipe can pose a burn hazard and should be addressed immediately.	Replace damaged and missing pipe insulation. Address issues in child areas as soon as possible. Presence of asbestos and abatement needed can drastically change pricing. Pricing given for spot replacement seen around the building, not for potential abatement.	\$10,000
Mechanical - Boilers	John Marshall ES is heated by three 34-year-old standard efficiency atmospheric boilers, each 1.5MBTU. The boilers have held up well, however are beyond their expected useful life and are inefficient to today's standards.	Replace the boilers and pumps in the next 1-3 years with high efficiency sealed combustion air condensing boilers. Test nearby materials for hazardous materials.	\$325,000





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Building System	General Description	Recommendation	Cost Estimate
Mechanical - Kitchen Cooling	It was noted during staff interviews that the kitchen area is hot. Air conditioning was provided to this area in the 2016 mechanical renovation and it should be cooled.	Balance the final S-1 diffuser to the kitchen to ensure proper air flow at the end of the line. Ensure no short cycling is occurring with incoming air being immediately exhausted.	\$3,000
Mechanical - Air Conditioning	Outdoor mechanical equipment directly on ground slab with no drainage or protective clearance.	Raise equipment on a stand, rack, or curb to protect from ice, water, and debris.	\$2,500
Plumbing - Domestic Hot Water	The two 100 gallon gas fired atmospheric water heaters in the boiler room are 35 years old and 15-10 years beyond their expected useful life.	Replace water heaters with sealed combustion/power exhaust high efficiency units within the next 1-3 years.	\$15,000
Electrical - Classrooms	Room 114 was formerly a computer lab re-purposed to a new child space. Many surface mount outlets are present at finger height creating a safety hazard. Avoiding surface mount electrical in a facility of this vintage will be difficult without constructing a furring wall.	Eliminate unnecessary outlets and mount at an appropriate height with tamper proof outlets.	\$10,000





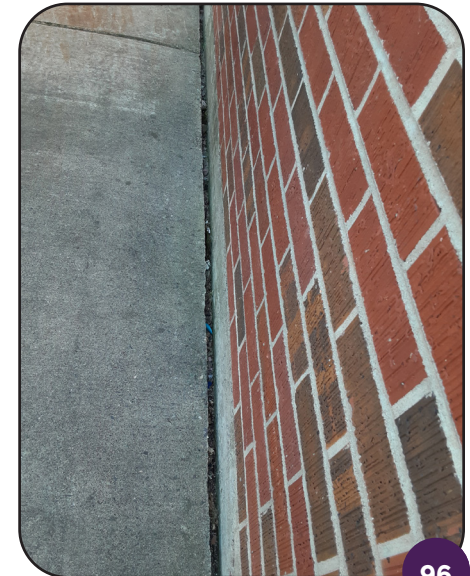
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Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Concrete curb sinking.	Replace or mud jack to elevate.	\$1,000
Site & Landscape	Concrete exit door landing raised edge and cracked.	Replace with smooth transition to walk concrete.	\$3,500
Site & Landscape	Wide concrete land slab gaps.	Back fill gaps with sand and backer rod. Caulk and seal with appropriate joint filler. Heat melt in place material recommended for smooth, clean appearance.	\$8,500
Site & Landscape	Building perimeter transition to hardscape gaps.	Back fill gaps with sand and backer rod. Caulk and seal with appropriate joint filler. Heat melt in place material recommended for smooth, clean appearance.	\$5000



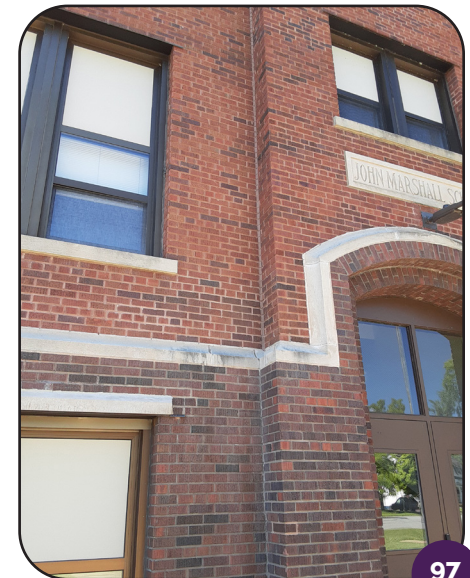


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Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Gas valve on side of building not secured inside of fencing.	Enclose and secure valve access.	\$4,500
Exterior - Doors	Some sets of exterior steel doors are deteriorating. Triple door set #5 is pictured and is rusting through.	Complete a through facility exterior door inventory and replace as necessary. Expect to replace several door sets in the next 1-5 years.	\$20,000
Exterior Building - Roofing	Roof sections A-C are 18 years old. Roof sections E-H and L are between 21-24 years old, all out of warranty. The roofs appear to be holding up well but are mostly at their expected useful life.	Replace all roof sections in the next 3-7 years. Economies of scale will be seen with doing more at once, but some roofs could be deferred based on individual performance. Pricing given for all roofs.	\$277,000
Exterior Building	Decorative lower stone belt stained.	Clean decorative stone.	\$18,000





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Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Under side of decorated belt stained.	Clean decorative stone.	\$15,000
Exterior Building	Decorative stone belt cracked.	Verify permanence. Patch crack or replace.	\$3,500
Exterior Building	Stone window sills stained.	Clean sills.	\$8000
Exterior Building	Window lintels rusting and open.	Prepare and appropriately coat to prevent rust. Stabilize and close open or loose edges.	\$60,000





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Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Window screen frame colors mismatched.	Match screen frame color per each elevation.	\$6,000
Exterior Building	Outdoor overhead storage door frame and gasket edge damaged.	Repair and replace frame cladding and gaskets.	\$2,000
Exterior Building	Roof edge flashing open gap underneath. Wasp nesting observed under gaps.	Verify components inside of gap. Spray foam insulation to close openings.	\$3,000
Exterior Building	Main entrance over hang wood soffit due for repainting.	Prepare and repaint. Consider cladding to extend maintenance frequency.	\$5,500



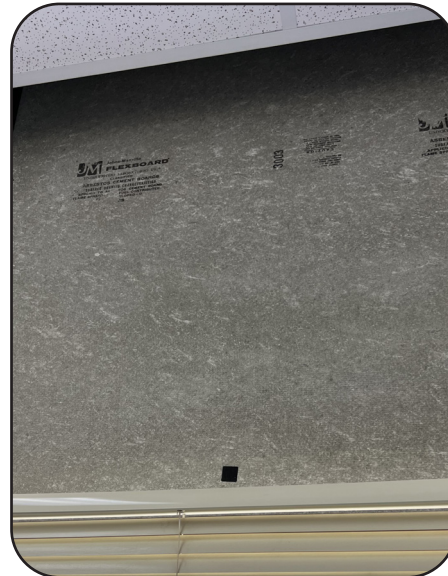


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Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Older face brick spalling.	Repair as part of larger masonry improvement project.	\$45,000
Interior - Secure Entrance	Although the entrance is secure with a vestibule and electronic vetting area, visitors are not directly routed through the office prior to being given access to the building. This can be accomplished cost effectively at John Marshall with the addition of a wall or storefront glass and door modifications.	Install secure entrance measures routing visitors through the office prior to being given access to the full school.	\$100,000
Interior - Windows	The original facility windows contain an upper opaque section, this fiber board is made of asbestos material and is unpainted from the inside, giving off an unfinished look to the classrooms.	The much more costly and recommended option is to abate the panels and replace with spandrel glass. Another option would be to paint the interior side of the asbestos panel. Pricing given for painting.	\$15,000
Interior - Gym Flooring	Although in good overall condition, the main gym floor is scuffed and scratched.	Maintain a wood floor refinishing cycle, recommended every 5-10 years dependent on use and condition.	\$25,000





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Building System	General Description	Recommendation	Cost Estimate
Interior - Lunch Flow	The single door and frame from the multipurpose room to the kitchen area creates a bottleneck for students getting through lunch.	Ensure the door is not a required fire door, it does not appear to be. Check for load bearing points. If acceptable, remove the door, frame, and surrounding wall to open up the entry.	\$10,000
Interior - Wood Doors	Minimal older interior wood doors throughout the facility are showing age; de-laminating, stained, and chipped.	Replace aged and damaged interior wood doors. Estimate given for 10 doors.	\$15,000
Interior - Ceilings	Ceilings in John Marshall are in good condition, however they all must come down if undertaking a major HVAC renovation.	Replace ceilings with mechanical renovation.	\$125,000
Mechanical - HVAC	Marshall is provided HVAC through a mix of air handling solutions ranging from 30 year old equipment in the original 3-story building to 50+ year old equipment in the 1955 wing. All beyond it's expected service life and not providing A/C. The multipurpose room's HVAC is modern with A/C.	Replace all air handling equipment in the facility with modern above ceiling VAV equipment. Take space within the school to create a new mechanical room in the 1955/89 wings. Replace the 1923 building RTU with modular penthouse rooftop equipment, and install new VAV's. The gym AHU likely has life remaining, but is ready for replacement by age, and must be replaced if moving to chilled water. Replace the 1999 renovation DX unit one-for-one. Leave the multipurpose equipment in place.	\$2,000,000





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Building System	General Description	Recommendation	Cost Estimate
Electrical - Generator	Emergency generator is 34 years old and at its expected useful life, the unit appears to be undersized to supply both emergency lighting and building heat.	Replace generator with modern outdoor unit capable of both emergency lighting and supplying building heat electricity. Pricing given to replace generator, emergency lighting rewiring possibly necessary not included.	\$150,000
Electrical - Whole Building Lighting Upgrade	The facility is in need of a whole building lighting upgrade from fluorescent to LED in approximately 85% of the building. Many classrooms were noted having fabric light filters hung over fixtures due to the harshness and intensity of existing lighting systems. Interior lighting projects provide roughly a 6 year simple payback, along with giving building occupants the ability to adjust light levels to their liking. Additionally, the systems have a 20+ year lifespan, drastically reducing maintenance required to change lamps and ballasts.	Replace classrooms, offices, and corridors with appropriate LED fixtures, occupancy sensors, and dimming controls. Pricing given to upgrade 85% of the facility.	\$106,000
Site & Landscape	Worn grass turf at building corner along walk.	Cultivate soil and replant turf. Consider placing paved or crushed stone extension off walk edge if used as a common pathway.	\$1,000
Exterior Building - Chimney	It appears the old boilers stack is no longer in use and is deteriorating. This adds to maintenance load and creates roofing leak avenues. Vintage tall stacks are no longer necessary with the elimination of coal fired boilers.	Verify the stack is no longer in use, maintain with tuckpointing if it is. The base recommendation is to demo the stack to the second story roof line. Accomplish this during any major roofing effort.	\$35,000





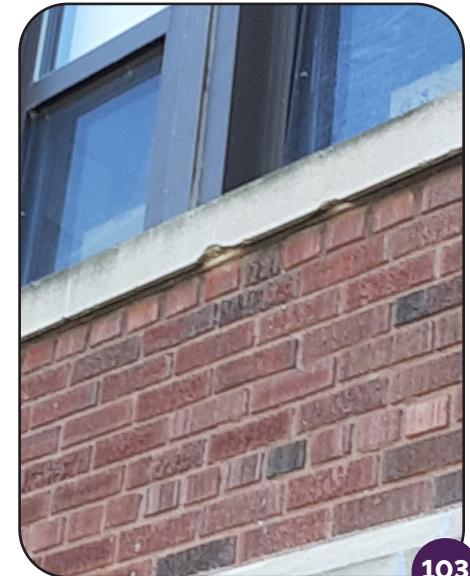
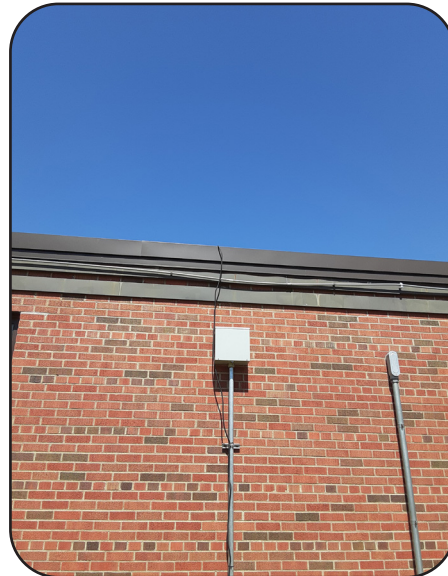
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Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Open face brick mortar.	Investigate and eliminate cause. Clean and remove stains.	\$6,500
Exterior Building	Conduit is sagging and was potentially used for climbing access to the roof.	Straighten conduit. Consider placing guards around conduit to deter potential use for climbing assistance.	\$5,500
Exterior Building	Limestone belt surface deteriorating.	Resurface decorative limestone.	\$35,000
Exterior Building	Stone window sills cracked.	Patch cracks or replace.	\$12,500





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Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Poor quality tuck pointing.	Redo poor quality work. Consider as add on to more extensive masonry work to reduce mobilization and down-time costs.	\$18,000
Exterior Building	Exterior wall base crack below brick face.	Repair or replace. Waterproof to prevent infiltration.	\$1,000
Exterior Building	Newer face brick spalling.	Repair as part of larger masonry improvement project.	\$35,000
Exterior Building	Window spandrel panels are asbestos cement boards.	Abate and replace.	\$82,000



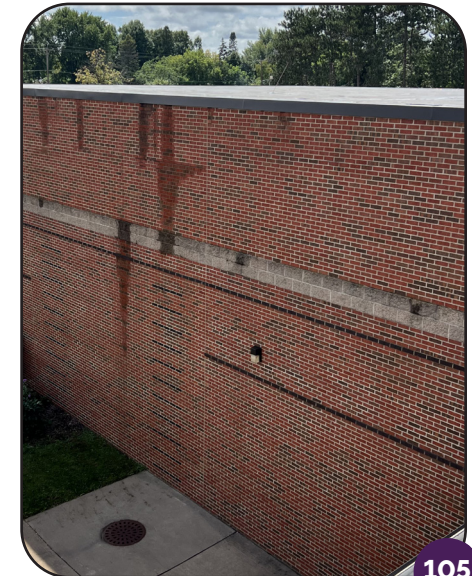
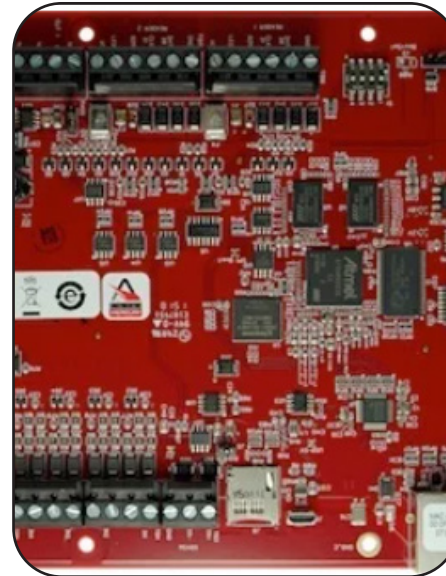
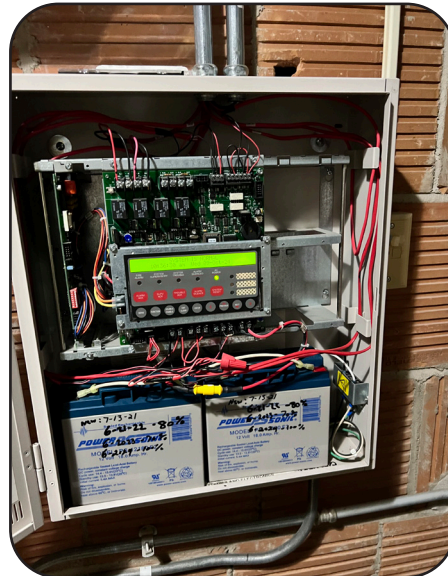


C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures Wausau - John Marshall Elementary School

Building System	General Description	Recommendation	Cost Estimate
Electrical - Bell/PA & Communication	PA/Bell/Clock/mass communication systems due for upgrade. Existing system is obsolete using decades old technology.	Replacement recommended with the district's Single-wire system standard.	\$210,000
Electrical - Fire Panel	Fire panel at end of expected usable life.	Replace or upgrade to Edwards standard.	\$155,000
Electrical - Door Access	Card Access systems across the district are in need of upgrade to their board controllers. Information was compiled through district IT interviews and recommended per school individual need.	Replace HID Vertx boards to Mercury LP1502's.	\$8,000
Exterior Building -Gym Masonry Wall	The gym masonry wall is holding water. This water is at times transferring through to the interior of the gym. A horizontal crack has developed along the upper perimeter of the gym on three walls, likely related to the water infiltration.	Address crack that has developed with a flexible joint. Apply Tri-Siloxane to exterior split faced block section and continue to do so every 5-7 years.	\$50,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - John Marshall Elementary School

Building System	General Description	Recommendation	Cost Estimate
Interior - Classroom Casework	Casework throughout the facility is dated, much is original, wood paneling is present throughout the main entry corridors. Some casework is damaged and chipped.	Verify interior modifications will not affect historical designation. Replace classroom casework and corridor paneling as desired. Estimate for 15 classroom upgrades and corridor walls.	\$425,000
Interior - Window Treatments	Window treatments were observed as being of low quality for a school setting with some damaged.	Replace plastic blinds with roller shades across the school.	\$50,000
Interior - Kitchen Storage	The serving kitchen is in good condition and well maintained, however small, with little storage space and difficulties getting the kids through.	Consider a renovation of the kitchen serving and custodial office area, adding additional square footage to the east of the custodian office for food storage and custodian space. Open up the front of the kitchen wall to create a walk-thru tray line.	\$843,750
Mechanical - Air Conditioning	The facility is mainly unairconditioned, creating an uncomfortable environment for teaching and learning.	Install chilled water based air conditioning. Pricing given assuming the large HVAC renovation recommendation occurs simultaneously. Running chilled water and creating cooling duct space throughout Marshall in the 1923 building will be challenging, leading to added cost.	\$875,000





John Marshall Strategic Plan

Wausau - John Marshall ES

Project	Estimated Cost
1-2 Year Needs	
Replace the Boilers and Pumps	\$325,000
Replace Roof Section D	\$72,000
Repair Gym Masonry Wall	\$50,000
Address EIFS Failures - Gym Souther Upper Wall	\$15,000
Replace Water Heaters	\$15,000
Replace Missing Decorative Stone and Seal	\$14,500
Repair Stained Face Brick Paint	\$12,500
Replace Damaged and Missing Pipe Insulation	\$10,000
Address Outlet Placement and Supply in Room 114	\$10,000
Address Wood Roof Deck of Multipurpose Room	\$7,500
Secure Fiber Cable from Ground to Roof	\$3,500
Address Kitchen Air Flow	\$3,000
Raise Outdoor Mechanical Equipment	\$2,500
Remove Debris from Wall Grill Exhaust Duct	\$1,000
Secure Cable From Roof into Brick Face	\$1,000
Address Exposed Window Sill Rebar	\$1,000
Clean Metal Flashing and Replace Fasteners	\$1,000
Total	\$544,500



John Marshall Strategic Plan

Wausau - John Marshall ES

Project	Estimated Cost
3-5 Year Needs	
Replace All Air Handling Equipment	\$2,000,000
Replace All Roof Sections	\$277,000
PA/Bell/Clock/Mass Communication System	\$210,000
Replace Fire Panel	\$155,000
Replace Generator	\$150,000
Replace Ceilings with Mechanical Renovation	\$125,000
Upgrade Fluorescent to LED Lighting	\$106,000
Install Secure Entrance Measures	\$100,000
Address Rusting and Open Window Lintels	\$60,000
Repair Spalling Older Face Brick	\$45,000
Gym Wood Floor Refinishing	\$25,000
Replace Exterior Doors as Necessary	\$20,000
Clean Decorative Stone Belt	\$18,000
Clean Decorative Stone Belt (Under Side)	\$15,000
Paint Interior Side of Window Asbestos Panel	\$15,000
Replace Aged and Damaged Interior Doors (10)	\$15,000
Remove Door from Multipurpose Space to Kitchen	\$10,000
Fix Wide Concrete Land Slab Gaps	\$8,500
Clean Stained Stone Window Sills	\$8,000
Card Access System	\$8,000
March Window Screen Frame Colors Per Elevation	\$6,000
Repaint Main Entrance Overhang Wood Soffit	\$5,500
Fix Building Perimeter Transition Gaps	\$5,000
Enclose and Secure Gas Valve Access	\$4,500

John Marshall Strategic Plan

Wausau - John Marshall ES

Project	Estimated Cost
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3-5 Year Needs (Continued)

Update Concrete Exit Door Landing	\$3,500
Patch Crack or Replace Decorative Stone Belt	\$3,500
Address Roof Edge Flashing open Gap	\$3,000
Repair Outdoor Overhead Storage Door	\$2,000
Address Sinking Concrete Curb	\$1,000

Total	\$3,404,500
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Wausau - John Marshall ES

Project	Estimated Cost
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5-10 Year Needs

Abate and Replace Window Spandrel Panels	\$82,000
Demo Old Boiler Stack to Second Story Roof line	\$35,000
Resurface Decorative Limestone	\$35,000
Repair Spalling Newer Face Brick	\$35,000
Redo poor quality tuck pointing	\$18,000
Patch Cracked Stone Window Sills or Replace	\$12,500
Address Open Face Brick Mortar and Clean Stains	\$6,500
Repair and Guard Conduit	\$5,500
Replant Turf at Building Corner Along Walk	\$1,000
Address Exterior Wall Base Crack Below Brick Face	\$1,000

Total	\$231,500
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John Marshall Strategic Plan

Wausau - John Marshall ES

Project	Estimated Cost
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Recommended Standardization Upgrades

Kitchen Enhancements	\$875,000
Add A/C	\$850,000
Cabinetry	\$425,000
FF&E	\$355,000

Total	\$2,505,000
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Hawthorn Hills Facility Analysis

The Hawthorn Hills Elementary School is located at 1600 Kickbusch Street, Wausau, Wisconsin.

CESA 10 technical experts paid close attention to the site’s lighting, building envelope, and security concerns. Items identified in this report are meant to improve the facility’s efficiency over the next five to ten years while reducing future operation and maintenance costs.

Wausau School District - Hawthorn Hills ES

Year Built	1985
Building Addition	1987, 1991, 2016
Square Footage	64,000
Annual Electric Usage (kWh)	434,475

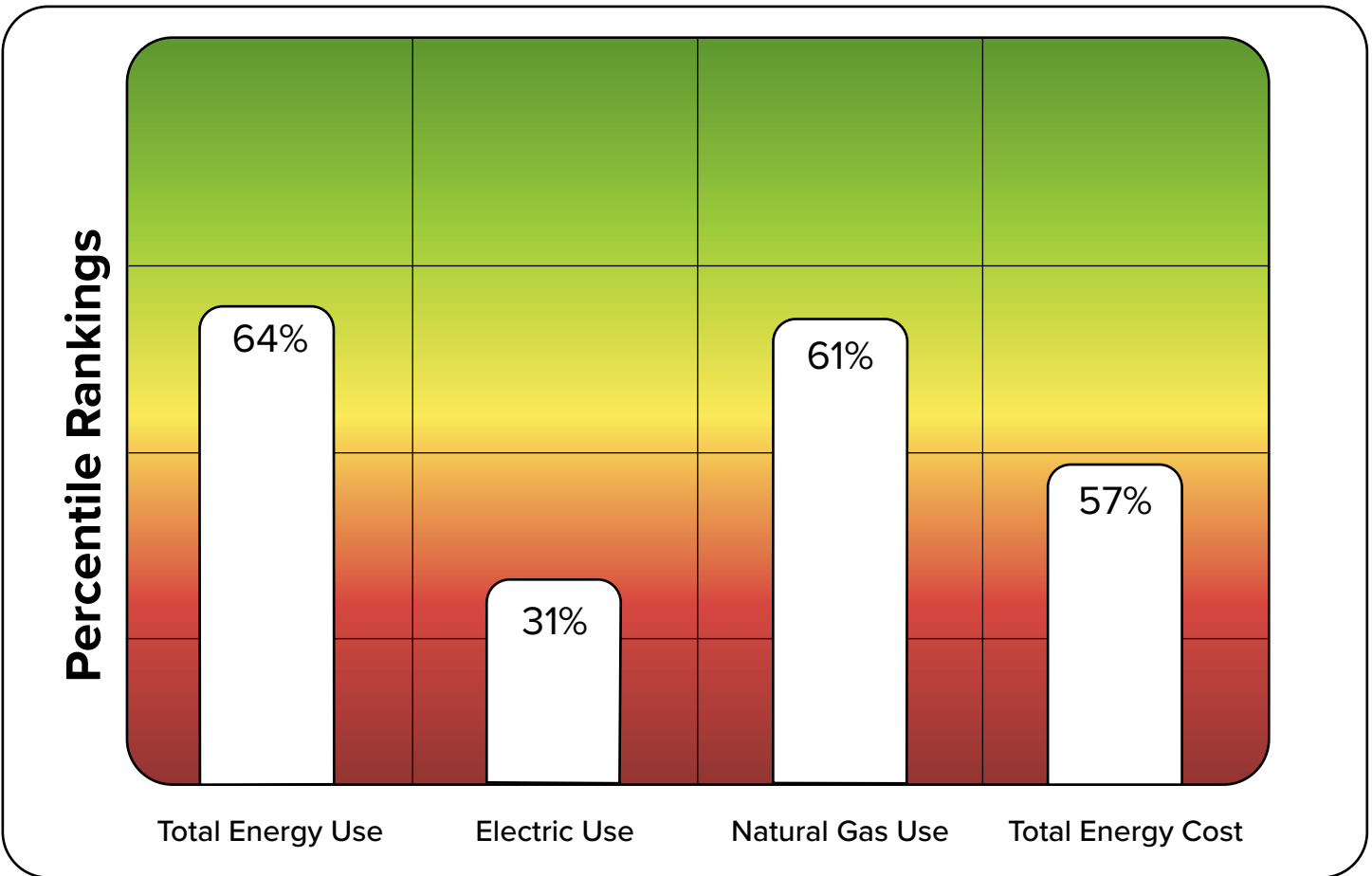


Hawthorn Hills Utility Analysis

ENERGY USE

The following benchmarking analysis compares Hawthorn Hills Elementary to an average elementary school in Wisconsin.

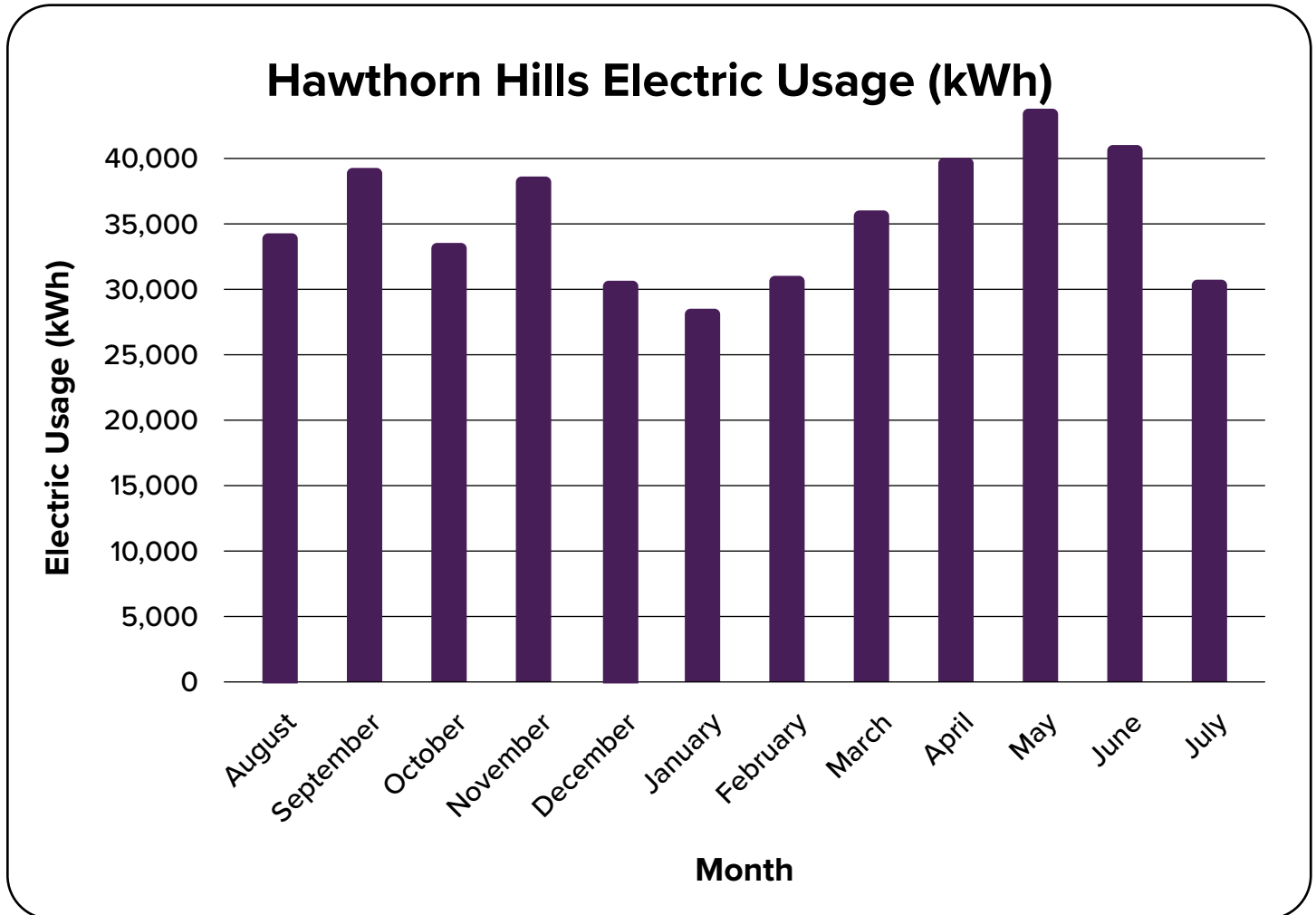
Wausau School District • Benchmarking				
	Total Energy Use kBu/ft ²	Electric Use kWh/ft ²	Natural Gas Use Btu/ ft ² /HDD	Total Energy Cost \$/ft ²
Average Elementary School in WI	78.02	5.7	6.9	\$1.24
Hawthorn Hills ES	68.8	6.8	6.3	\$1.16
Percentile Rankings	64%	31%	61%	57%



Hawthorn Hills Utility Analysis

UTILITY ANALYSIS

The utility graph below demonstrates the electrical consumption at the Hawthorn Hills Elementary School from August 2023 through July 2024.





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Substantial crack filled areas without top sealing.	Continue to crack clean and crack fill as needed. Approximately every 3-5 years additionally seal and repair asphalt.	\$6,500
Site & Landscape	Concrete landing for door #8 deteriorating and rebar exposed.	Replace concrete landing.	\$6,500
Site & Landscape	Exterior window sills at landscaping fill level.	Pull back grounds materials to create slope down and away from window sills.	\$3,500
Exterior Building	Paint on exterior brick wall.	Remove paint.	\$1,000





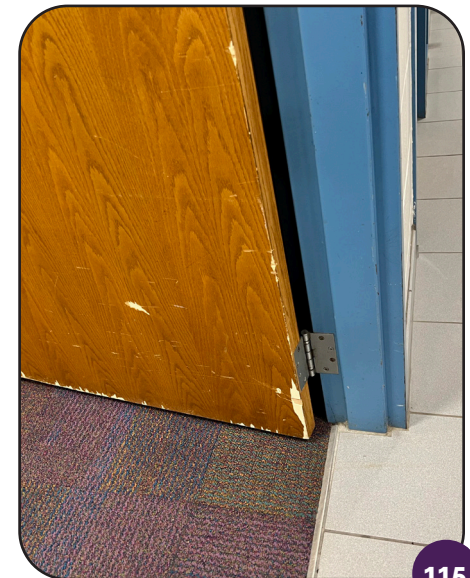
C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Exterior wall louver screen heavily soiled.	Clean screen.	\$1,000
Exterior Building	Exit door weather stripping failed.	Replace open weather stripping.	\$1,000
Exterior Building	Clouded failed thermal window.	Repair or replace thermal window.	\$1,200
Interior - Wood Doors	Minimal older interior wooden doors throughout the facility are showing age; de-laminating, stained, and chipped. Image shown for room 108.	Replace aged and damaged interior wood doors. Estimate given for 10 doors.	\$15,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Mechanical - Piping	The hot water pipes to the large AHU above the 2016 addition are insufficiently supported and sagging.	Install drop support leg(s) to floor and re-insulate.	\$3,500
Electrical - Lighting Controls	Recent fluorescent to LED lighting conversions installed two-way dimming vs infinite slider dimming switches. The two choices leave teachers with either too bright or too dark of classrooms. Teachers are forced to cover new LED lighting with light filters.	Replace switches with slider dimmer control.	\$15,000
Electrical - Parking Lighting	Parking lot area lighting fixture has wasp nest blocking lens.	Check other fixtures. Remove nest and clean fixture lens.	\$1,000
Site & Landscape	Concrete light pole base cracked.	Patch crack. Consider painting with yellow warning paint.	\$1,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Concrete flag pole base deteriorating, rebar exposed, and metal pole collar bent.	Skim coat with weather-proof coating. Replace bent pole collar.	\$1,000
Site & Landscape	Concrete curbs cracked and pieces missing.	Replace cracked and failed concrete curbs.	\$20,000
Site & Landscape	Concrete stairs without handrails.	Add ADA-compliant handrails to outdoor concrete stairs.	\$2,500
Site & Landscape	Unsecured mechanical equipment area.	Fence to enclose and secure access.	\$7,500





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Electrical - Bell/PA & Communication	PA/Bell/Clock/mass communication systems due for upgrade. Existing system is obsolete using decades old technology.	Replacement recommended with the district's Single-wire system standard.	\$174,000
Site & Landscape	Unsecured gas valve and tree.	Enclose and secure valve access.	\$4,500
Site & Landscape	Gas supply pipe rusty.	Prepare and paint with appropriate coating.	\$1,000
Site & Landscape	Building perimeter and hardscape gaps.	Back fill gaps with sand and backer rod. Caulk and seal with appropriate joint filler. Heat melt in place material recommended for smooth, clean appearance.	\$3,500





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Metal outbuilding panel base rusty.	Prepare and paint.	\$1,500
Exterior - Doors	Although minimal, some sets of exterior steel doors and aluminum entrance doors are in rough shape.	Complete a thorough facility exterior door inventory and replace as necessary. Expect to replace several doors in the next 1-5 years.	\$20,000
Exterior Building - Roofing	One abandoned roof curb was identified being in place on section B after equipment removal. Roof penetrations allow avenues for new leaks, abandoned equipment and curbs should be removed and roofed over.	Demo roof curbs to deck, insulate, and roof over. Consider work done with re-roofing of section B if priority moves up in time.	\$3,000
Exterior Building	Open flashing along roof edge.	Add flashing metal and seal.	\$1,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Exterior wall corner joint caulk failed.	Remove existing failed joint compound and replace.	\$1,000
Exterior Building	Exit door lintel due for painting.	Paint lintel.	\$1,000
Exterior Building	Exterior metal door faded and discolored.	Paint door.	\$1,000
Exterior Building	Exterior window spandrel panels faded and spotted.	Paint panels.	\$1,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Interior - Ceilings	Although minimal, some rooms are showing signs of ceiling failure with rusted grid and stained tile.	Replace failing ceilings in minimal areas.	\$10,000
Interior - Stairwells	Minimal cosmetic upkeep needed in stairwells. Floor base, stair tread repair, and paint issues were noted.	Inspect and perform upkeep needed in stairwells.	\$5,000
Interior - Multi Floor	Although generally in good condition, the multipurpose gym floor is ready for a new paint and stripe.	Paint and stripe multipurpose floor.	\$15,000
Mechanical - Pipe Insulation	Missing and/or damaged pipe insulation was noted in various locations around the building.	Insulate DHW piping up to water heaters. Replace damaged and missing pipe insulation. Presence of asbestos and abatement needed can drastically change pricing. Pricing given for minimal work noted in mechanical rooms.	\$5,000



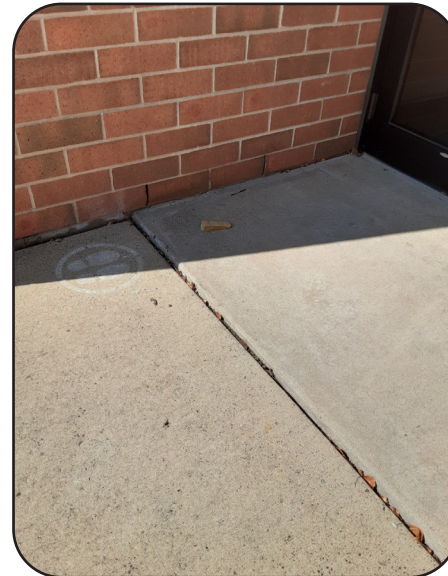
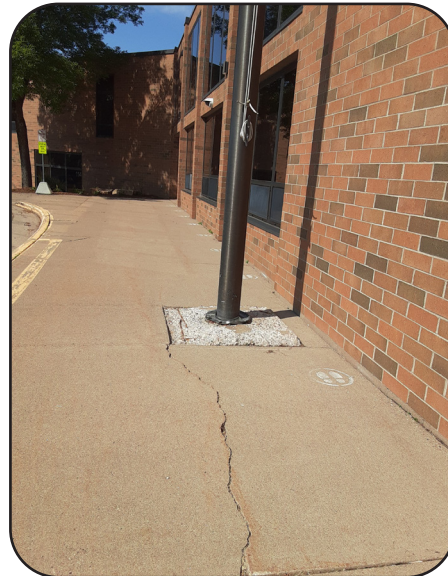


C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Electrical - Lighting	Although interior lighting in the facility has mainly been completed, small areas were spotted to still be fluorescent.	Complete remaining lighting conversation.	\$15,00
Site & Landscape	Concrete walk slabs cracked.	Replace cracked concrete walk slabs.	\$18,000
Site & Landscape	Concrete door landing raised creating trip hazard.	Replace or grind to smooth transition edge.	\$1,000
Exterior Building - Roofing	Roof section B is 17 years old and out of warranty. Roof section C is 14 years old and has one year of warranty remaining. Roofs appear in good condition and to be holding up well overall. Roof B is bubbling and has been patched.	Expect to replace roof section B in 5-10 years unless extensive leaking occurs.	\$230,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Face brick corners chipped.	Replace bricks. Consider completing with other more extensive masonry projects.	\$2,500
Exterior Building	Exterior wall base brick cracked.	Replace bricks. Consider completing with other more extensive masonry projects.	\$2,000
Plumbing - Domestic Hot Water	The 80-gallon gas fired atmospheric water heater in the boiler room is 11 years old and approaching its expected useful life.	Replace water heater with a high efficiency direct combustion/power exhaust unit within the next 5-10 years.	\$10,000
Electrical - Door Access	Card Access systems across the district are in need of upgrade to their board controllers. Information was compiled through district IT interviews and recommended per school individual need.	Replace HID Vertx boards to Mercury LP1502's.	\$12,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Hawthorn Hills Elementary School

Building System	General Description	Recommendation	Cost Estimate
Electrical - Security Cameras	Through district IT staff interviews, certain schools were identified as in need of camera investment. Recommendations based on individual need per school.	Replace obsolete cameras and or add new.	\$18,000
Interior - Partition Walls	Hawthorne was constructed with 8 interior partition walls and accordion wall shared teacher work rooms. These walls transfer sound through to adjacent classrooms obtrusively and aren't used as their intended purpose.	Construct solid stud walls with sound batts in lieu of partition walls, install solid walls with wood doors to each teacher work room. Install electrical and data in new walls.	\$150,000





Hawthorn Hills Strategic Plan

Wausau - Hawthorn Hills ES

Project	Estimated Cost
1-2 Year Needs	
Replace Aged Interior Wood Doors (10)	\$15,000
Replace Lighting Switches to Slider Dimmers	\$15,000
Top Seal Crack Filled Asphalt Areas	\$6,500
Replace Concrete Landing for Door #8	\$6,500
Create Slope Down and Away From Window Sills	\$3,500
Further Support Hot Water Pipes to Large AHU	\$3,500
Repair or Replace Thermal Window	\$1,200
Remove Paint From Exterior Brick Wall	\$1,000
Clean Exterior Wall Louver Screen	\$1,000
Replace Exit Door Weather Stripping	\$1,000
Clean Parking Lot Area Lighting Fixture	\$1,000
Total	\$55,200



Hawthorn Hills Strategic Plan

Wausau - Hawthorn Hills ES

Project	Estimated Cost
3-5 Year Needs	
PA/Bell/Clock/Mass Communication System	\$174,000
Replace Cracked and Failed Concrete Curbs	\$20,000
Replace Exterior and Entrance Doors as Necessary	\$20,000
Replace Obsolete Cameras or Add New	\$18,000
Complete Remaining Lighting Conversion	\$15,000
Paint and Stripe Multipurpose Floor	\$15,000
Card Access System	\$12,000
Replace Failing Ceilings	\$10,000
Secure Mechanical Equipment Area	\$7,500
Cosmetic Upkeep in Stairwells	\$5,000
Insulate DHW Piping to Water Heaters	\$5,000
Secure Gas Valve Access	\$4,500
Repair Building Perimeter and Hardscape Gaps	\$3,500
Demo Roof Curbs to Deck, Insulate, and Roof Over	\$3,000
Add ADA Compliant Handrails to Outdoor Stairs	\$2,500
Prepare and Paint Metal Outbuilding Panel Base	\$1,500
Repair Light Pole's Cracked Concrete Base	\$1,000
Repair Flag Pole Concrete Base and Collar	\$1,000
Prepare and Paint Gas Supply Pipe	\$1,000
Add Flashing Metal to and Seal Roof Edge	\$1,000



Hawthorn Hills Strategic Plan

Wausau - Hawthorn Hills ES

Project	Estimated Cost
3-5 Year Needs (Continued)	
Repair Exterior Wall Corner Joint Failed Caulk	\$1,000
Paint Exit Door Lintel	\$1,000
Paint Exterior Metal Door	\$1,000
Paint Exterior Window Spandrel Panels	\$1,000
Total	\$324,500

Wausau - Hawthorn Hills ES

Project	Estimated Cost
5-10 Year Needs	
Replace Roof Sections B	\$230,000
Replace Cracked Concrete Walk Slabs	\$18,000
Replace Water Heater	\$10,000
Replace Chipped Corner Face Brick	\$2,500
Repair Cracked Exterior Wall Base Brick	\$2,000
Smooth Concrete Door Landing Transition Edge	\$1,000
Total	\$263,500



Hawthorn Hills Strategic Plan

Wausau - Hawthorn Hills ES

Project	Estimated Cost
Recommended Standardization Upgrades	
Multipurpose/Gym Addition/Kitchen Enhancements	\$2,700,000
Minor Renovation	\$150,000
FF&E	\$365,000
Total	\$3,215,000

Maine Facility Analysis

The Maine Elementary School is located at 5901 N 44th Ave, Wausau, Wisconsin.

CESA 10 technical experts paid close attention to the site’s lighting, building envelope, and security concerns. Items identified in this report are meant to improve the facility’s efficiency over the next five to ten years while reducing future operation and maintenance costs.

Wausau School District - Maine ES	
Year Built	1961
Building Addition	2000
Square Footage	36,000
Annual Electric Usage (kWh)	268,104

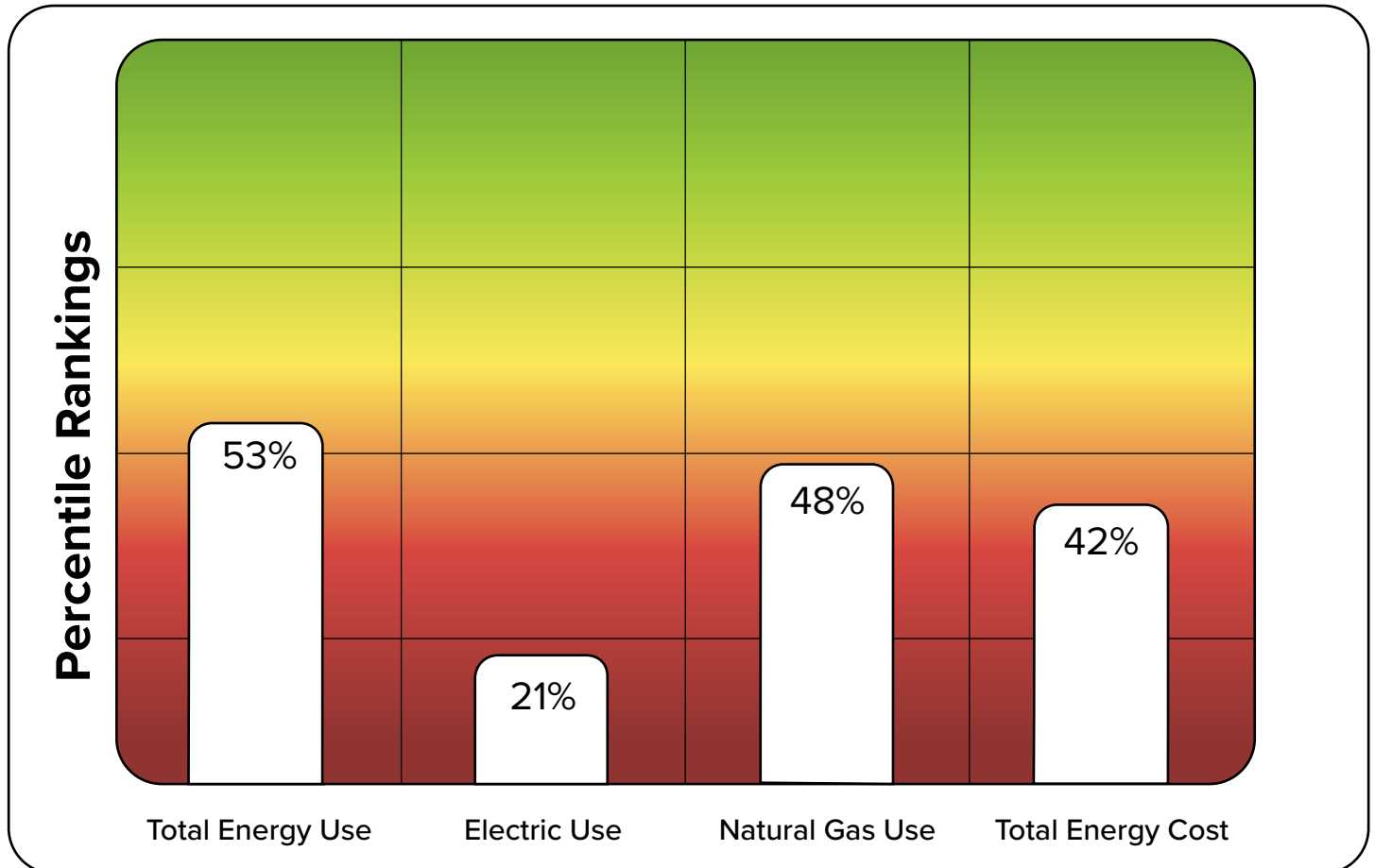


Maine Utility Analysis

ENERGY USE

The following benchmarking analysis compares Maine Elementary to an average elementary school in Wisconsin.

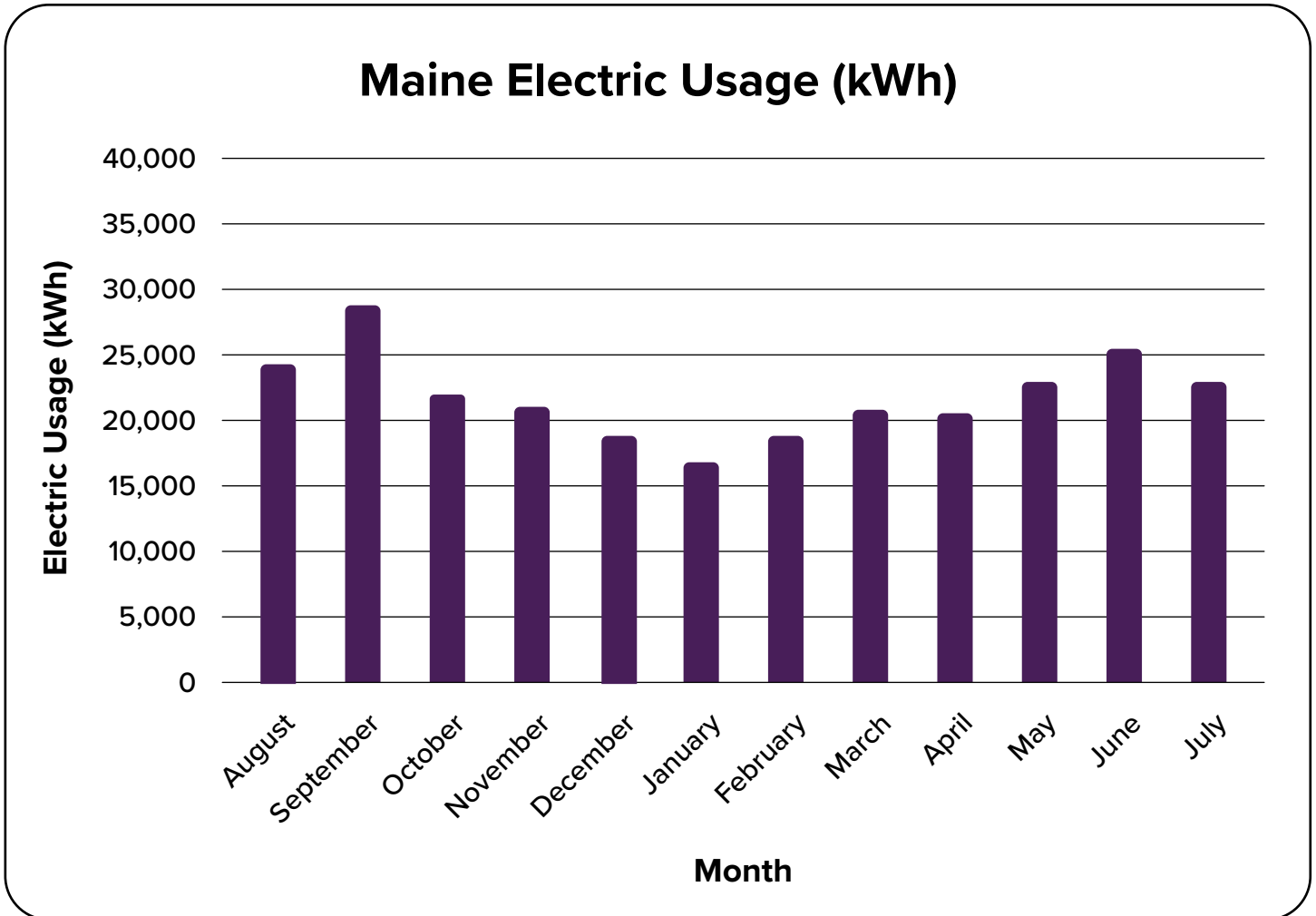
Wausau School District • Benchmarking				
	Total Energy Use kBu/ft ²	Electric Use kWh/ft ²	Natural Gas Use Btu/ ft ² /HDD	Total Energy Cost \$/ft ²
Average Elementary School in WI	78.02	5.7	6.9	\$1.24
Maine ES	76.1	7.4	7.0	\$1.33
Percentile Rankings	53%	21%	48%	42%



Maine Utility Analysis

UTILITY ANALYSIS

The utility graph below demonstrates the electrical consumption at the Maine Elementary School from August 2023 through July 2024.





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Maine Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Substantial crack filled areas without top sealing.	Continue to crack clean and fill as needed. Approximately every 3-5 years additionally seal and repaint asphalt.	\$4,500
Exterior Building - Roofing	Roof sections B-E are all between 22-24 years old. All four sections are out of warranty and have been problematic. Section B is an externally pitched roof, however the last 10' of the roof edge is lower than the drip-edge, creating significant ponding. These roofs are .045 mil, a substandard thickness.	Replace sections B-E in the next 1-2 years with an adhered 60 mil black EPDM 20 year warranty roof. Add additional insulation on roof B so it properly sheds water to the gutters. Roof mounted utilities will need to be addressed in this project, mount pipe stands to deck with sealed boots.	\$333,000
Exterior Building - Roofing	The small maintenance storage shed needs a new roof.	Replace with asphalt shingle.	\$2,000
Exterior Building - Roofing	One abandoned roof curb was identified on section D, after equipment removal. Roof penetrations allow avenues for new leaks. Abandoned equipment and curbs should be removed and roofed over.	Demo roof curbs to deck, insulate, and roof over. Complete work with re-roofing identified. Demo abandoned conduit and pipe stands.	\$3,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Maine Elementary School

Building System	General Description	Recommendation	Cost Estimate
Exterior Building - Tuckpointing	Minor tuckpointing is needed across the facility. Areas of concern are around the northern entrance, and surrounding an old utility chase on the south side of the boiler room.	Have a masonry tuckpointing expert perform a whole-building inspection. Address problem areas at northern entrance and at lintels. If the utility duct can be removed, demo and fill - or tuckpoint. Brick replacement will be necessary at the mechanical chase if salvaging.	\$25,000
Exterior Building - EIFS Repair	EIFS damage and deterioration was noted on several panels.	Have an EIFS repair specialist address problem areas and repaint EIFS panels.	\$50,000
Exterior Building - EIFS Caulk	Exterior caulk joint between EIFS panels and masonry are in very poor condition.	Remove and re-caulk areas in conjunction with masonry and EIFS repair project.	\$10,000
Exterior Building	Exterior wall louver stains on bricks.	Investigate and eliminate cause. Clean bricks.	\$2,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Maine Elementary School

Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Exterior wall unsecured cables and tubing.	Secure cables and tubing. Remove and discard if no longer in use.	\$1,000
Interior - Kiln Safety	Art kiln is housed in close proximity to combustible storage racking, creating a fire hazard.	Store combustible materials a safe distance away from kiln.	\$500
Interior - Wood Doors	Minimal older interior wood doors throughout facility are showing age; delaminating, stained, and chipped. Image shown is the kitchen door from gym.	Replace aged and damaged interior wood doors. Estimate given for 5 doors.	\$7,500
Mechanical - Rooftop Unit	The small office heating/cooling unit on the roof has significant hail damage and is 24 years old, at it's expected useful life.	Replace the unit in the next 1-3 years. Cooling efficiency gains will be seen with functional condensing unit fins. Consider running gas to the unit and switching to gas vs. electric heat for operating cost reductions.	\$12,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Maine Elementary School

Building System	General Description	Recommendation	Cost Estimate
Electrical - Exterior Lighting	Exterior lighting appears to be deficient with no pole mount lighting observed. One broken building mounted light was noted.	Consider installing pole mounted security lighting at a high cost for student and staff security. Address any failed wall pack lighting replacing with LED.	\$5,000
Site & Landscape	Multiple walk concrete slabs with transitional and divided cracks.	Replace cracked concrete walk slabs.	\$15,000
Site & Landscape	Gas valve on side of building not secured inside of fencing. Piping to roof provides potential assistance for climbing.	Enclose and secure valve access. Eliminate climbing assistance access.	\$4,500
Site & Landscape	Unsecured mechanical equipment (generator) area.	Fence to enclose and secure access.	\$4,000





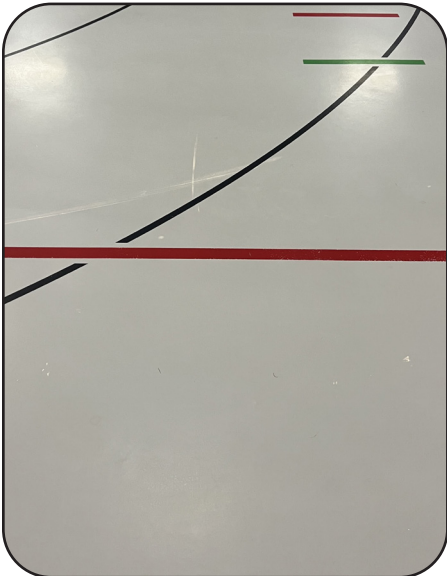
C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Maine Elementary School

Building System	General Description	Recommendation	Cost Estimate
Interior - Multi Floor	Although generally in good condition, the multipurpose gym floor needs attention due to wear and tear.	Have synthetic floor installer in for extended maintenance, consider restriping.	\$10,000
Site & Landscape	Concrete walk stains from downspout discharge. Damaged downspouts short extensions.	Install under slab drainage discharge system. Clean stains.	\$18,000
Site & Landscape	Concrete door landings cracked	Replace concreted door landings.	\$8,500
Exterior Building Glass Block	The upper east end of the gym contains glass block to allow natural light into the space. Glass block is very inefficient as a building envelope material.	Remove and replace with a custom aluminum window or translucent panel.	\$15,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Maine Elementary School

Building System	General Description	Recommendation	Cost Estimate
Mechanical - Gym Ceiling Fans	No gym destratification fans are present. Ceiling fans in high ceiling spaces help distribute heat from the ceiling to the occupants in winter, and can help maintain comfort in spring/fall.	Install gym destrat fans. Include schedulable control through the DDC system so fans can automatically turn on and off as desired.	\$15,000
Electrical - Door Access	Card Access systems across the district are in need of upgrade to their board controllers. Information was compiled through district IT interviews and recommended per school individual need.	Replace HID Vertx boards to Mercury LP1502's.	\$8,000



Maine Strategic Plan

Wausau - Maine ES

Project	Estimated Cost
1-2 Year Needs	
Replace Roof Sections B-E	\$333,000
Address EIFS Damage and Deterioration	\$50,000
Assess and Initiate Brick Tuckpointing	\$25,000
Replace Small Office Heating/Cooling Unit	\$12,000
Replace EIFS Panels and Masonry Caulk	\$10,000
Replace Interior Wood Doors (Approx. 5)	\$7,500
Install Pole Mounted Security Lighting	\$5,000
Top Seal Crack Filled Asphalt Areas	\$4,500
Address Roof Curb on Section D	\$3,000
Replace Small Maintenance Storage Shed Roof	\$2,000
Address Exterior Wall Louver Stains on Brick	\$2,000
Secure Exterior Wall Cables and Tubing	\$1,000
Move Combustible Materials Away From Art Kiln	\$500
Total	\$455,500

Wausau - Maine ES

Project	Estimated Cost
3-5 Year Needs	
Replace Cracked Concrete Walk Slabs	\$15,000
Update Multipurpose Gym Floor	\$10,000
Card Access System	\$8,000



Maine Strategic Plan

Wausau - Maine ES

Project	Estimated Cost
3-5 Year Needs (Continued)	
Enclose and Secure Gas Valve Access	\$4,500
Secure Mechanical Equipment Area	\$4,000
Total	\$41,500

Wausau - Maine ES

Project	Estimated Cost
5-10 Year Needs	
Install Under Slab Drainage Discharge System	\$18,000
Replace Glass Block in Gym	\$15,000
Install Gym Destrat Fans	\$15,000
Replace Concrete Door Landings	\$8,500
Total	\$56,500

Wausau - Maine ES

Project	Estimated Cost
Recommended Standardization Upgrades	
Multipurpose Space	\$1,800,000
Minor Kitchen Renovation	\$350,000
FF&E	\$240,000
Total	\$2,390,000

Riverview Facility Analysis

The Riverview Elementary School is located at 4303 Troy Street, Wausau, Wisconsin.

CESA 10 technical experts paid close attention to the site’s lighting, building envelope, and security concerns. Items identified in this report are meant to improve the facility’s efficiency over the next five to ten years while reducing future operation and maintenance costs.

Wausau School District - Riverview ES

Year Built	1964
Building Addition	1985, 1996, 1999, 2016, 2022
Square Footage	78,500
Annual Electric Usage (kWh)	412,700

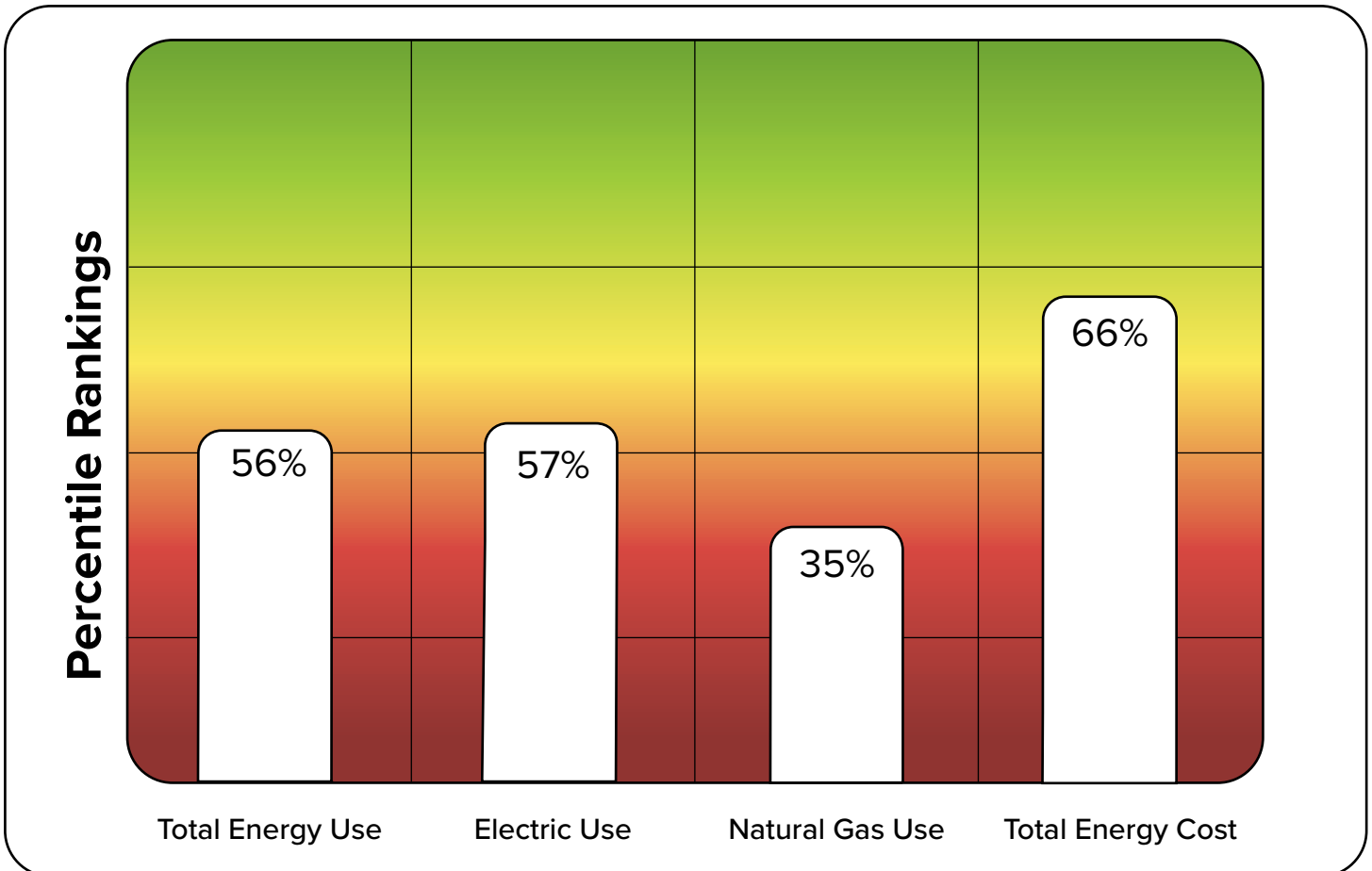


Riverview Utility Analysis

ENERGY USE

The following benchmarking analysis compares Riverview Elementary to an average elementary school in Wisconsin.

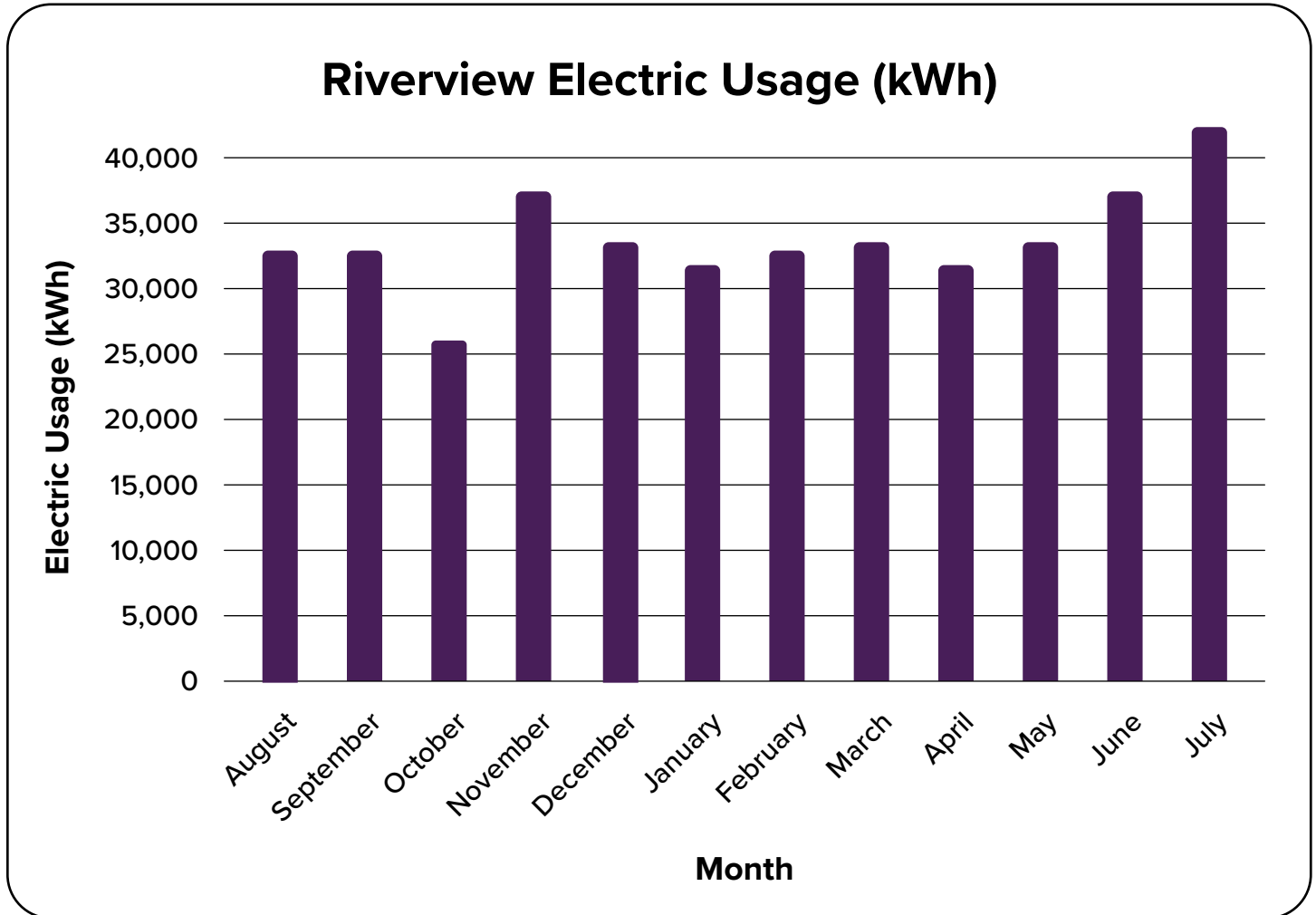
Wausau School District • Benchmarking				
	Total Energy Use kBtu/ft ²	Electric Use kWh/ft ²	Natural Gas Use Btu/ ft ² /HDD	Total Energy Cost \$/ft ²
Average Elementary School in WI	78.02	5.7	6.9	\$1.24
Riverview ES	73.9	5.3	7.7	\$1.06
Percentile Rankings	56%	57%	35%	66%



Riverview Utility Analysis

UTILITY ANALYSIS

The utility graph below demonstrates the electrical consumption at the Riverview Elementary School from August 2023 through July 2024.





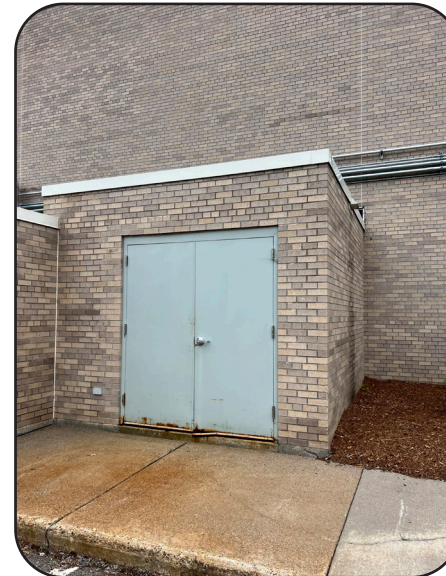
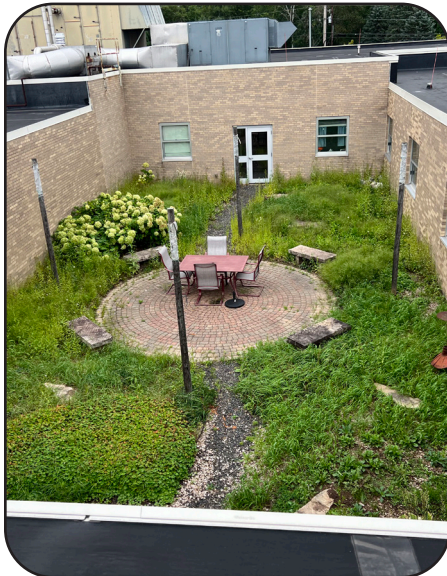
C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Riverview Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape Courtyard	Internal grass turf courtyard in state of disrepair. Vegetation along masonry walls will prematurely deteriorate the building and can block brick weep drainage..	Mow and landscape, install a 12" by 6" deep stone perimeter barrier with landscape fabric along building edge.	\$3,500
Site & Landscape - Trees	Two trees were noted overhanging the roof, close to the building. Trees overhanging the building: shed leaves on the roof which block roof drains, create mold and mildew on the building, and allow a path for intruders to access the roof creating a safety hazard.	Take down trees and remove remaining stumps.	\$3,500
Site & Landscape	Concrete walk stained.	Clean concrete walk.	\$1,500
Site & Landscape	Stump left in planters.	Remove stump.	\$1,000





C.E.S.A. 10
 Facilities Management Services

Facility Improvement Measures Wausau - Riverview Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Vegetation encroaching on door landings.	Annually or more often if needed remove vegetation around building perimeters, fencing, hardscape surface edges, utility supply areas, and planters.	\$2,500
Site & Landscape	Vegetation growing around building perimeter.	Annually or more often if needed remove vegetation around building perimeters, fencing, hardscape surface edges, utility supply areas, and planters.	\$1,500
Exterior Building - Chimney	It appears the old boiler stack is no longer in use and is deteriorating. This adds to maintenance load and creates roofing leak avenues.	Verify the stack is no longer in use, maintain with tuckpointing if it is. The base recommendation is to demo the stack below roof line, preferably to the floor freeing up floor space, and fill the roof voids. Accomplish this during any major roofing effort.	\$20,000
Exterior Building - Roofing	All roof sections of the building except L & M are in fair to poor condition, many are actively leaking. They are between 21-26 years old and none are still in warranty. Roof leaks rapidly degrade building interiors and structure, and can lead to mold.	Replace roof sections A-K as soon as possible. This project will need to be in coordination with mechanical reconfiguration or renovation. Eliminate and fill all corridor skylights. Pricing given for roofing only, at a higher cost due to the vast amount of penetrations.	\$1,280,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Riverview Elementary School

Building System	General Description	Recommendation	Cost Estimate
Exterior Building - Roofing	Kitchen condensing unit equipment was noted sitting on top of extremely rotted wood. Other rooftop equipment and pipe stands are also surface mounted on wood.	Swap kitchen equipment wood as an immediate step. Properly place any rooftop equipment or piping on appropriate roof curbs to deck or deck mounted pipe stands. Complete this endeavor during major roofing effort.	\$1,000
Exterior Building	Exterior roof flashings open.	Add flashing to close and seal.	\$1,000
Exterior Building	Roof flashing leaking and staining wall.	Investigate cause and correct. Seal flashing and clean wall.	\$2,500
Exterior Building	Roof scupper causing brick wall staining.	Extend scupper to prevent discharge on wall.	\$3,200





C.E.S.A. 10
 Facilities Management Services

Facility Improvement Measures Wausau - Riverview Elementary School

Building System	General Description	Recommendation	Cost Estimate
Exterior Building	Exterior window sills and frames soiled.	Clean frames and sills.	\$4,500
Exterior Building	Exterior wall base cracks.	Patch and seal base wall cracks.	\$2,500
Exterior Building	Exterior metal storage door rusted.	Replace metal doors and frames.	\$2,500
Exterior Building	Exterior metal door dented and rusted.	Repair dent and prepare and paint door.	\$1,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures Wausau - Riverview Elementary School

Building System	General Description	Recommendation	Cost Estimate
Interior - Storage Safety	Several storage spaces were noted to be over-packed and cluttered. Along with freeing up storage space and setting best practice for facilities personnel, cluttered spaces such as this create a fire hazard.	Clean, organize, and purge. Consider additional shelving.	\$1,000
Interior - Kiln Safety	Art kiln is stored along with cluttered combustible materials.	Clean and organize the space, store combustibles appropriately a safe distance away.	\$1,000
Mechanical - Boiler Maintenance	Leaky boiler circulation pumps along with disturbed likely asbestos insulation was observed in the boiler room.	Test for asbestos and abate if necessary. Perform boiler maintenance with new gaskets and potentially new pump(s). Re-insulate.	\$5,000
Mechanical - HVAC Renovation	Existing HVAC is largely accomplished through extravagant rooftop equipment along with exterior mounted ductwork and piping run on the roof. Much of this equipment is surface mounted on top of the roof rather than flashed roof curbs to deck. The hundred+ penetrations associated with this work has created a poor roofing condition, impossible to stay ahead of and impossible to reroof without major mechanical demolition.	Major HVAC renovation in all but the 2016 and 2022 additions. Eliminate rooftop duct and piping altogether. The two 1963 classroom wings will be challenging, traditional corridor supplied overhead HVAC is not possible without major construction. Two possible solutions are 4 RTU's for the two wings, or back to individual classroom unit vents style HVAC.	\$2,400,000





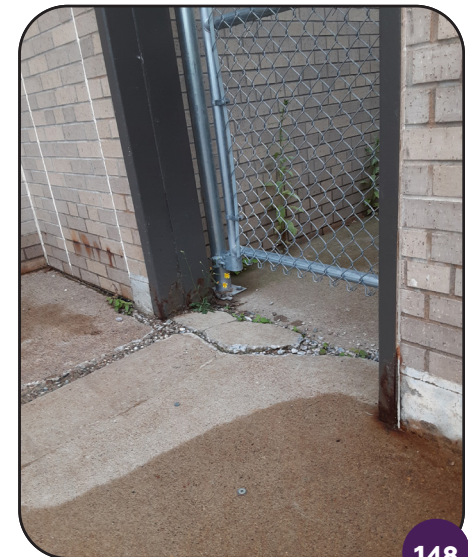
C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Riverview Elementary School

Building System	General Description	Recommendation	Cost Estimate
Electrical - Lighting Controls	The 2016 addition installed two-way dimming vs infinite slider dimming switches. The two choices leave teachers with either too bright or too dark a classroom. Teachers are forced to cover new LED lighting with light filters.	Replace switches with slider dimmer control.	\$10,000
Site & Landscape	Concrete curb deteriorating	Replace curbs.	\$18,000
Site & Landscape	Concrete roll over curb joints open.	Patch or replace curbs.	\$12,000
Site & Landscape	Concrete walk slab joints failed.	Replace concrete slabs.	\$17,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Riverview Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Concrete walk slabs cracked.	Replace concrete slabs.	\$22,000
Site & Landscape	Dock rusted and deteriorating.	Evaluate condition and uses. Replace dock.	\$25,000
Site & Landscape	Dumpsters on asphalt	Add concrete pads for dumpsters	\$12,800
Site & Landscape	Planter bushes too close to building.	Open area between bushes and building to prevent pests, infiltration, and screening from street view.	\$6,500





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Wausau - Riverview Elementary School

Building System	General Description	Recommendation	Cost Estimate
Site & Landscape	Unsecured gas tree and valve along building. Gas piping provides climbing assistance to roof.	Enclose gas tree, valve, and access to vertical pipe.	\$4,500
Site & Landscape	Unsecured mechanical equipment.	Enclose mechanical equipment.	\$10,000
Site & Landscape	Unsecured electrical generator.	Enclose generator.	\$7,500
Exterior Building - Wall Panel	The wall panel which houses mechanical louvers located in the interior courtyard is in poor condition and rusting through.	Replace the wall panel and louvers, reroute conduit through wall. This could be a new insulated solid panel, or brick & masonry (recommended). Pricing given for wall panel.	\$12,500

