



Wausau Elementary Facility Audit

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BACKGROUND

- Facilities Management Services Started in 1990
- Serve more than 200+ Schools Annually
- Facility Audits
- Construction Managers and Owner's Representatives
- Referendum Planning Services
- Environmental Health & Safety (EHS)





Elementary Strategic Plan



Wausau - Facilities Improvement Budget				
Deferred Maintenance				
Campus	1-2 Year	3-5 Year	5-10 Year	Construction Cost**
Riverview	\$3,748,700	\$597,600	\$148,500	\$4,494,800
John Marshall	\$544,500	\$3,404,500	\$231,500	\$4,180,500
Lincoln	\$12,000	\$2,933,250	\$175,000	\$3,120,250
Franklin	\$88,900	\$2,567,400	\$437,500	\$3,093,800
Grant	\$75,200	\$2,558,500	\$347,500	\$2,981,200
Rib Mountain	\$37,800	\$868,950	\$1,289,500	\$2,196,250
Jefferson	\$700,000	\$808,800	\$168,500	\$1,677,300
South Mountain	\$670,800	\$961,500	\$36,000	\$1,668,300
Stettin	\$538,500	\$399,800	\$330,000	\$1,268,300
GD Jones	\$521,500	\$627,800	\$35,000	\$1,184,300
Hawthorn Hills	\$55,200	\$324,500	\$263,500	\$643,200
Maine	\$455,500	\$41,500	\$56,500	\$553,500
Hewitt-Texas	\$31,500	\$291,600	\$207,000	\$530,100
Total	\$7,480,100	\$16,385,700	\$3,726,000	\$27,591,800

** Construction Costs = Hard construction costs only (labor, materials, and equipment)



Elementary Recommended Improvements



Wausau - Facilities Improvement Budget	
Recommended Standardization Upgrades	
Campus	Construction Cost**
Grant (Pick-Up/Drop-Off Lane, Secure Entrance, Add A/C, Multipurpose Space, Kitchen Enhancements, FF&E)	\$5,175,000
Hawthorn Hills (Multipurpose or Gym Addition, Kitchen Enhancements, minor renovation, FF&E)	\$3,215,000
Lincoln (Multipurpose Space, Kitchen Enhancements, FF&E)	\$2,720,000
Rib Mountain (Multipurpose Space, Kitchen Enhancements, Bathroom Renovations, FF&E)	\$2,635,000
John Marshall (Kitchen Enhancements, Add A/C, Cabinetry, FF&E)	\$2,505,000
Maine (Multipurpose Space, minor kitchen renovation, FF&E)	\$2,390,000
Hewitt-Texas (Multipurpose Space, minor renovation, FF&E)	\$2,370,000
South Mountain (Multipurpose Space, FF&E)	\$2,065,000
Franklin (Add A/C, minor renovation, FF&E)	\$1,190,000
GD Jones (Minor Kitchen Enhancements, FF&E)	\$625,000
Riverview (Minor Renovation, FF&E)	\$550,000
Jefferson (FF&E)	\$375,000
Stettin (FF&E)	\$265,000.
Total	\$26,080,000

*FF&E = Recommended Furniture, Fixtures, and Equipment

** Construction Costs = Hard construction costs only (labor, materials, and equipment)

BUILDING ANALYSIS



Franklin Facility Analysis

The Franklin Elementary School is located at 1509 N 5th 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 - Franklin ES

Year Built	1966
Building Addition	1991
Square Footage	55,000
Annual Electric Usage (kWh)	255,763



[Full Report](#)

Facility Improvement Measures

Wausau - Franklin Elementary School

Building System	General Description	Recommendation	Cost Estimate
Mechanical - HVAC	Air-side HVAC in Franklin is mainly provided by original 1965 air handlers, 60 years old. This equipment is 25 years past its expected service life and obsolete. Air is provided to perimeter classrooms directly through the tunnel systems unducted. Asbestos is present in the tunnels, however the tunnels themselves appear to be dry and in very good condition.	Complete HVAC replacement of approximately 80% of the facility moving to overhead air distribution and vacating the tunnels. Pricing given assuming the 1991 Classroom/Multi/IMC addition will remain as is, however it may be desired to replace these units to add them to chilled water. Asbestos abatement will be necessary.	\$1,725,000
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.	\$20,000
Electrical	Minimal exterior area lighting inside of play area fencing.	Add LED area lighting to play areas for improved security and safety.	\$18,000
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.	\$177,600



STRATEGIC PLAN

Franklin Strategic Plan

Wausau - Franklin ES

Project	Estimated Cost
1-2 Year Needs	
Replace/Repair Roof G and Concrete Canopy	\$22,500
Replace Slabs with Open or Deteriorated Joints	\$18,500
Address Electrical Availability Hazard	\$15,000
Add LED Area Lighting to Play Areas	\$15,000
Repair Asphalt Cracks and Seal/Repaint as Needed	\$7,500
Replace Water Heater	\$7,500
Remove Invasive Vegetation - Dumpster Fence	\$1,400
Clear Sand Covering Path Pavers	\$1,000
Monitor Structural Settling - Room 102/Bathroom	\$500
Total	\$88,900

Wausau - Franklin ES

Project	Estimated Cost
3-5 Year Needs	
HVAC Replacement (Approx. 80% of Facility)	\$1,725,000
Replace boilers and pumps	\$200,000
PA/Bell/Clock/Mass Communication System	\$177,600
Replace/Repair Roof Sections E and F	\$112,000
Whole Building Lighting Project (LED)	\$110,000
Replace All Subpanels and Disconnects	\$100,000
Invest in New Kitchen Equipment	\$75,000
Replace Cracked Concrete Walk Slabs	\$23,000
Replace Ceiling of 5 Classrooms	\$20,000
Card Access System Upgrades	\$8,000
Repair Loose Roof Edge Corner Brick	\$5,500
Enclose and Secure Gas Valve Access	\$4,500
Address Exterior Wall Open Wall Base	\$3,800
Coat and Guard Exterior Wall Vertical Pipe	\$2,000
Repair Bent Fence Pickets	\$1,000
Total	\$2,567,400

STRATEGIC PLAN (CONTINUED)

Wausau - Franklin ES

Project	Estimated Cost
5-10 Year Needs	
Re-tuck Walls and Exterior Masonry	\$170,000
Replace Main Electrical Breaker	\$150,000
Repair De-laminated and Damaged Glazing Film	\$26,000
Professionally Clean Exterior Walls	\$25,000
Address Missing and Peeling Fence Paint	\$20,000
Install Gym Destrat Fans	\$20,000
Add LED area Lighting to Play Areas	\$18,000
Repair Dumpster Roll Over Concrete Curbs	\$8,500
Total	\$437,500

Wausau - Franklin ES

Project	Estimated Cost
Recommended Standardization Upgrades	
Install Chilled Water-Based Air Conditioning	\$600,000
FF&E	\$290,000
Minor Renovations	\$300,000
Total	\$1,190,000

Questions?



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