

# CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT

## 2021 FACILITY STUDY & MASTER PLAN



CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT

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FACILITIES MASTER PLAN 2021

TABLE OF CONTENTS

EXECUTIVE SUMMARY	
DESCRIPTION OF CONTENT	
DISTRICT SQUARE FOOTAGE AND ACREAGE	
HALMSTAD ELEMENTARY	Section 1
HILLCREST ELEMENTARY	Section 2
JIM FALLS ELEMENTARY	Section 3
PARKVIEW ELEMENTARY	Section 4
SOUTHVIEW ELEMENTARY	Section 5
STILLSON ELEMENTARY	Section 6
CHIPPEWA FALLS MIDDLE SCHOOL	Section 7
CHIPPEWA FALLS HIGH SCHOOL	Section 8
KORGER CHESTNUT	Section 9
ADMINISTRATION FACILITY	Section 10
PUPIL SERVICES CENTER	Section 11
21ST CENTURY SCHOOL DESIGN	Section 12



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

FUTURES: PLANNING STRATEGICALLY	Section 13
PLANNING STANDARDS	Section 14
BUILDING INTERVIEWS	Section 15
ASPIRATION PLANS	Section 16
ASPIRATION EXECUTIVE SUMMARY	Section 16A
ASPIRATION MENU PLANS	Section 16B
ASPIRATION OPTION 1	Section 16C
ASPIRATION OPTION 2	Section 16D
ASPIRATION OPTION 3	Section 16E
ASPIRATION OPTION 4	Section 16F
ASPIRATION COSTS	Section 16G
DEMOGRAPHIC ANALYSIS (2020)	Section 17

# CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

## FACILITIES MASTER PLAN 2021

### Executive Summary

Since the 2014 initial study, the Chippewa Falls Public Schools has been updating the Comprehensive Study. The purpose of this continuation of the 2014 study was to identify next step long-term and short-term repairs and the educational needs for teaching and learning. As a result of the current study the District has the pertinent information on facilities conditions and educational planning next steps to best make decisions for the best possible teaching and learning spaces.

The District determined that an updated assessment of their buildings was needed to include an updated analysis of the physical conditions of the buildings and an updated Educational Analysis to improve teaching and learning. Architects and engineers from ATSR, working collaboratively with the District, were hired to conduct this extensive analysis. The process included review of the 2014 study and conducting on-site evaluations of the physical condition of each building, analyzing the current scheduling practices in each building, and conducting numerous interviews of key stakeholders including members of the school administration, faculty, and staff.

From the study, the following can be concluded:

- 1) The overall conditions of the buildings are generally good. Some of the older facilities show wear and tear based on 50- 70 years of continual use and curriculum changes over the decades. The District has been pro-active in developing and implementing effective repairs, but these buildings show many deficiencies based on educational delivery needs.
- 2) Within budgetary constraints and utilizing approved referendum funds, the District has addressed the primary health and safety needs and facility updates identified in the 2014 Facility Study.
- 3) It should be noted that the 2014 study recommended approximately \$180 million of needs. The community showed support for \$65 million in the successful referendum in 2018. Thus the 2014 amount of \$180 million less the \$65 million was not addressed. Refer to the Aspiration Budgets Section 17 for current and future estimated costs for the district to address the facility repair and educational suggested improvements.
- 4) As might be expected, the physical condition of each building varies. However, there are other critical areas that should be addressed in each building to better ensure their long-term viability. These areas have been identified in the report and consideration should be given to address those needs in the short-term to avoid the probability of greater costs in the long-term.
- 5) The majority of the school sites are 'undersized' resulting in the co-mingling of parent/student drop-off and pick-up areas with bus drop-off and pick-up areas.
- 6) The 'core' areas in the secondary buildings are not adequately sized. This includes lunchrooms, gymnasiums, and the fine arts of music and art. In the elementary schools, the shared use of space by the physical education and food service programs creates inefficiencies in student scheduling and the lack of a large group – multipurpose space in those schools that share a gym with the cafeteria.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

- 7) The limitation in the size of the site for each school does not easily allow for expansion to accommodate the growing needs of the community's and school district's activity programs.
- 8) Although great strides have been made with the replacement of Stillson Elementary School and the renovation/addition projects at the Middle School and High School; based upon the updated educational adequacy study, many district buildings continue to lack appropriate space to accommodate current learning activities that are typically found in classrooms today. For example, the use of differentiated instruction and small group/collaborative learning practiced by Chippewa Falls' teachers do not have appropriately designed space. In addition, most of these buildings do not have sufficient space for activities such as professional development, conferencing, or individual tutoring.

We find the High School has the most urgent needs regarding teaching, learning, cafeteria / commons spaces, athletics, performing arts, site size, car / pedestrian safety concerns and worn and tired materials. We show multiple levels of improvements in Section 16.

We find Hillcrest has equal or the next most need to the High School. Hillcrest has similar needs regarding lack of flexible space, limited site size, car / bus drop off safety concerns and worn and tired materials. We show multiple levels of improvements in Section 16.

Halmstad should also be considered for improvements to teaching and learning. We show ideas for improvements in Section 16.

The District Office conditions should also be looked at. They are in three locations currently which reduces collaboration, efficiency, and cohesiveness. One location would be beneficial. Removing the Administration from the Hillcrest / High School site would help the congestion found on that site and in Hillcrest Elementary School.

The findings of this study suggest that the School Board and administration face some important decisions moving forward in their planning. Solutions to address the physical problems cited in this 2021 Comprehensive Facility and Educational Study can be relatively simple; developing a long-term plan that 'triages' the District's most critical needs and then put that plan forward for public support or donor support. Developing such a plan becomes more complex, and costly, when faced with the decision of how to address the educational adequacy issues that have been identified in this study. However, the pathway forward, while challenging, will present opportunities for the school district and community to learn and grow together.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

The buildings have physical needs. This is the summary of the facility costs.

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS				
FACILITY / REPAIR COST SUMMARY				
	SCHOOL	Priority One Immediate Considerations	Priority 2 Near Future Considerations	Priority 3 Long Range Considerations
1	Halmstad Elementary	\$3,369,600	\$5,930,200	\$8,800
2	Hillcrest Elementary	\$3,084,800	\$3,786,600	\$99,300
3	Jim Falls Elementary	\$3,056,800	\$3,714,600	\$1,000
4	Parkview Elementary	\$657,000	\$124,100	\$0
5	Southview Elementary	\$95,800	\$30,200	\$0
6	Stillson Elementary	\$2,664,100	\$3,626,800	\$1,034,900
7	Middle School	\$618,400	\$35,200	\$0
8	High School	\$14,669,559	\$5,214,211	\$1,768,804
9	Korger Chestnut	\$1,535,198	\$2,138,963	\$0
10	Adminstration	\$396,084	\$1,050,105	\$23,075
11	Pupil Services Center	\$483,500	\$692,200	\$190,300
	<b>Total</b>	<b>\$30,630,841</b>	<b>\$26,343,179</b>	<b>\$3,126,179</b>
	Total 1 + 2 +3	<b>\$60,100,199</b>		

Other Factors to Consider:  
 Hazardous Material Clean-up Costs  
 Legal / Interest Costs, and Special Construction Services

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 FACILITIES MASTER PLAN 2021

The buildings have teaching and learning needs. This is the summary of the aspiration options to improve each building. See Section 16 for aspiration options to consider for each facility. Option 1 and 2 include the Facility Repair Costs which you will find in 2021 costs and inflated to 2031.

CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION SUMMARY						
Option	Menu Items	Aspiration Idea	* Preliminary Estimated Project 2021 Costs	** Preliminary Estimated Project 2024 Costs	** Preliminary Estimated Project 2028 Costs	** Preliminary Estimated Project 2031 Costs
Option 1	HM1; HL1 ;JF1; PV1; SV1; MS1; HS1; DO1	ALL BUILDINGS -Repairs, Improvements, Remodeling and to all Buildings. Some additions to keep all boundaries the same.	\$ 188,787,957	\$ 212,360,777	\$ 248,432,072	\$ 279,452,295
Option 2	HL3; DO3; HS2	Remove District Office from Hillcrest to offer space needed at Hillcrest for enrollment, transform Korger Chestnut into a District Office which includes PSC, High School new gym, fitness, music suite, repairs, auditorium/ stage renovation and expansion, new fitness	\$ 63,762,998	\$ 71,724,700	\$ 83,907,755	\$ 94,384,813
Option 3	HL4; DO3; HS3	New Hillcrest Elementary; Transform old Hillcrest as a District Office and CVHS, High School- new field house + new Music Suite + auditorium / stage renovation and expansion, new fitness	\$ 90,502,092	\$ 101,802,546	\$ 119,094,579	\$ 133,965,205
Option 4	HL3; DO2; HS4	New District Office Building, remove District Office from Hillcrest to offer space needed at Hillcrest for enrollment, High School- create a field house inside the existing building, add new locker rooms, new Music Suite + auditorium / stage renovation and expansion, new fitness	\$ 65,521,386	\$ 73,702,648	\$ 86,221,674	\$ 96,987,657
2018 to 2021		Past Bond at \$65M cost with inflation for this study in today's cost is:	\$ 74,051,647	\$ 83,298,032	\$ 97,446,916	\$ 109,614,527
		* Estimates do not include Bonding Costs, Interest, Legal Fees or Environmental Abatement Costs				
		** Estimates are inflated at a 4% per year rate for this study. Current post Covid inflation increases in construction are 10%- 15%. We don't anticipate this increase rate in the future. We can add more if you are uncomfortable with this rate increase percentage per year.				

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Description of Content

Contained within this study is an analysis of all District Facilities performed in conjunction with the facility analysis performed and documented by ATSR in a separate, corresponding document. Sections 1-11 of this report contain an overhead view of each building followed by a corresponding User Feedback. As shown below, the overhead view highlights some of the problems associated with the facility and site. This is followed by a narrative describing repair and betterment concerns identified by qualified architects and engineers conducting the review.

Chippewa Falls 2021 Educational Analysis

CHIPPEWA FALLS HIGH SCHOOL

Good condition

Next priority to consider for improvements

Highest priority items to address

**Educational Adequacy**

- Site safety traffic flow
- Separate Traffic flow

**Allow for safe**

- Car Drop
- Bus Drop
- Pedestrian
- Bike Traffic

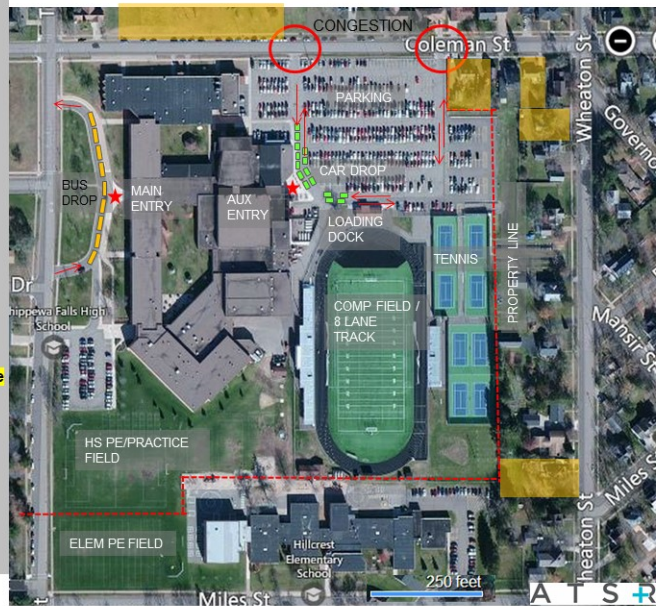
**Site Amenities**

- Adequate Parking
- Bike Racks
- Practice / PE Fields
- Outdoor classrooms
- Environmental learning
- Room to Expand in Future

**Key**

- Good
- Modifications Suggested
- Attention Item

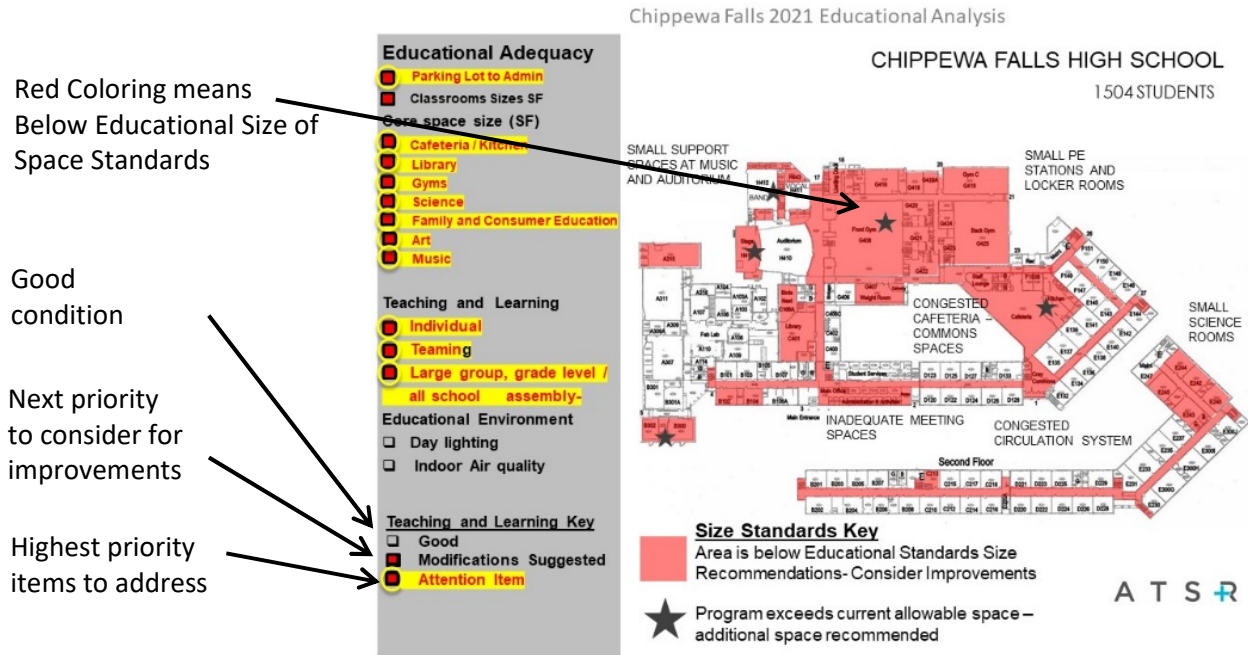
District Owned Property





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

An educational adequacy assessment of each of the District’s buildings is also included within each section. Issues related to adequacy were identified by ATSR architects utilizing a ‘room utilization’ planning program and through interviews with faculty, staff, students, and administration.



A narrative describing shortcomings of each building to support the kind and quality of educational programs and services follows each illustration.

Section 12 is a researched-based look at how the teaching/learning process has changed since Chippewa Falls’ school buildings were constructed. Interviews of students, faculty and school administration found that most of the 21<sup>st</sup> century practices described in this section are already taking place in the Chippewa Falls Area Unified District’s schools and classrooms throughout the District.

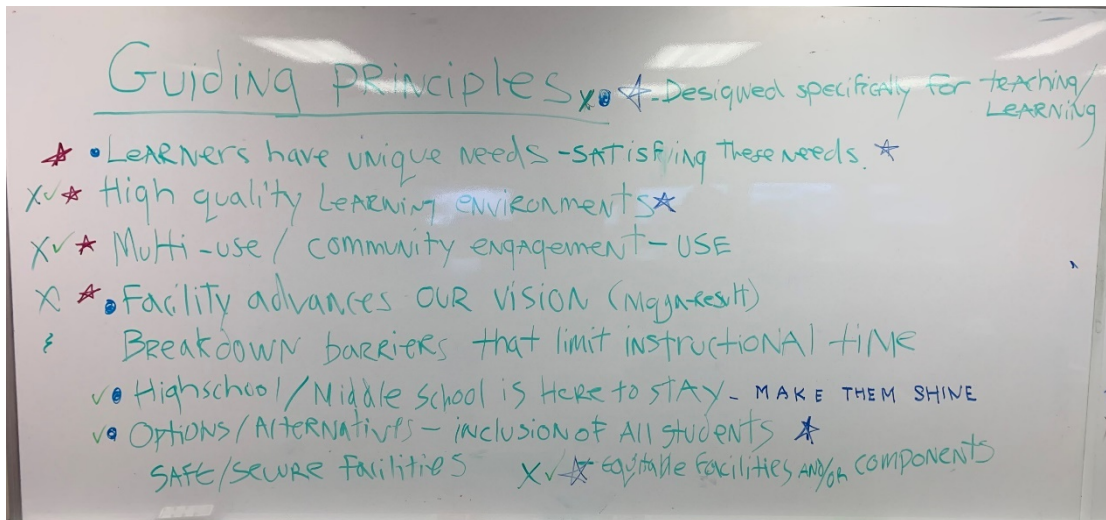
A 2020 study of population trends in the greater Chippewa Falls area was performed by the Applied Population Laboratory of the University of Wisconsin-Madison. Each building’s student capacity, based upon the School Board/Administration’s desired class sizes, have been included in each section of this report and used to determine building student enrollment trends in each building over the next five (5) to ten (10) years. It is provided in Section 17 of this report for reference.

Aspiration Options and Budgets can be found in Sections 16. In this section, the District’s Strategic Plan is used as an ‘overlay’ onto the Facility Master Plan; serving as a roadmap to the future for the Chippewa Falls Area Unified School District.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

The following are guiding principles to be used as part of this roadmap and have been identified by the School District in order of priority determined by in-depth discussions with a group of selected school administration, faculty, and staff: ( numbers prior to the item are meant to show the priorities. The higher numbers had more importance to the administrative leadership who performed this visioning.

- 5 - High quality learning environments
- 4 - Options / alternatives – inclusion of all students
- 4 - Learners have unique needs – satisfying these needs
- 4 - Equitable facilities and / or components
- 4 - Multi-use / community engagement – use make them shine
- 3 - High School / Middle School is here to stay –
- 4 - Designed specifically for teaching & learning
- 1 - Break down barriers that limit instruction time
- 4 - Facility advances our vision ( Maga result)
- 1 - Safe / Secure Facilities

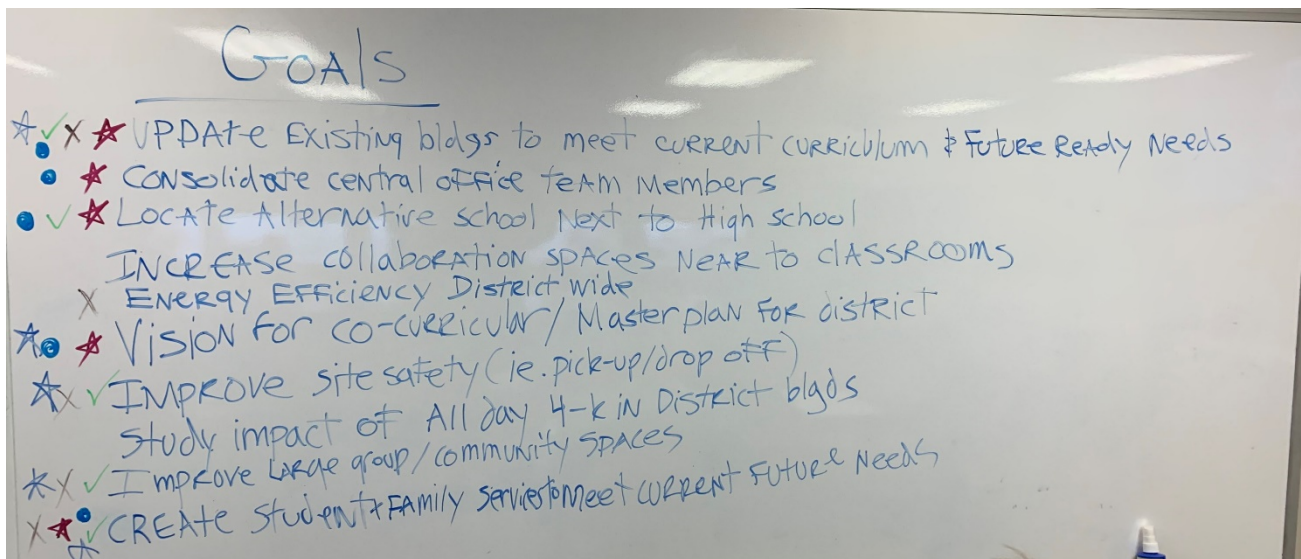




CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

The following are district goals that have been identified by the School District in order of priority determined by in-depth discussions with the administrative leadership:

- 6 - Update existing buildings to meet current curriculum & future ready needs
- 6 - Create student and family services to meet current and future needs
- 4 - Vision for co-curricular / master plan for district
- 4 - Improve site safety ( i.e., pick up / drop off )
- 4 - Locate alternative school next to High School
- 4 - Improve large group / community spaces
- 3 - Consolidate central office team members
- 2 - Energy efficiency district wide
- 1 - Increase collaboration spaces near the classrooms
- 1 - Study impact of all day 4K in district buildings



# CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

## FACILITIES MASTER PLAN 2021

### District Data Chart

CHIPPEWA FALLS DISTRICT CAPACITIES TO ENROLLMENTS														
Existing Square Footage	Acres	Classrooms Current	School Name	* Current Enrollment	* Current SF / Student	* Current Capacity WITHOUT Future Ready Components	* Recommended Capacity WITH Future Ready Components	Students Removed or Added	School Name	Recommended Square Footage	Recommended Classrooms	* Project Enrollment in this Building	SF / Student at Capacity	*Remaining Capacity
NON FUTURE READY						CURRENT CONDITIONS		FUTURE READY		FUTURE READY				
								RECOMMENDED CAPACITY		RECOMMENDED DATA				
55,250	13.0	18	**Halmstad	376	147	414	288	-100	***Halmstad	55,250	12	276	192	12
54,340	3.0	18	**Hillcrest	397	137	414	288	-100	***Hillcrest	54,340	12	297	189	-9
22,800	5.5	6	**Jim Falls	143	159	143	143	0	**Jim Falls	22,800	6	143	159	0
80,556	13.0	24	***Parkview	469	172	552	576	100	***Parkview	99,044	24	569	172	7
71,833	10.0	18	***Southview	336	214	432	432	50	***Southview	71,833	18	386	166	46
74,500	35.0	18	***Stillson	362	206	432	432	50	***Stillson	74,500	18	412	172	20
359,279	80	102	District Wide K-5	2,083	172	2,387	2,159			377,767	90	2,083	175	76
226,316	34.0		Middle School	1,082	209	1,215	1,215		Middle School	226,316		1,082	186	133
287,032	24.0		High School	1,447	198	1,500	1,500		High School	401,432		1,447	268	53
872,627	138	102	District Wide K-12	4,612		5,102	4,874			1,005,515		4,612		262

Elementary Schools Educational Standards = 170-200 sf per student basis 3.5%  
 \* ATSR was directed to use the same enrollment for 2031 in this study  
 Capacities are based on 23 students per classroom for buildings with smaller sized classrooms and 24 students per classroom for buildings with rooms that meet the educational standard sizes.  
 \*\* Capacity based on 23 students per classroom  
 \*\*\* Capacity based on 24 students per classroom - some schools increase their capacity with additions or removal of students and right sized classroom  
 \*\*\*\* Limited Site Area for an Addition

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

## Section 1: Halmstad Elementary

### Overview:

The 55,200 square feet in Halmstad Elementary School was originally constructed in 1971. Additions were constructed in 2001 and 2005 to address space limitations. A 2014 modification was made to the school to address recommended changes to improve building security. The 2001 and 2005 additions included new classrooms at the southeast corner of the building and classrooms between the original building and the gymnasium areas. The site is large in size and can accommodate both school and community activities. There is a lack of appropriately sized teaming and collaboration areas ( breakout areas) throughout the school. The school has mostly classrooms and corridors. Current teaching and learning benefits from adjacent spaces to the classrooms for differentiated learning needs of all students with various learning needs.

### Architectural Review:

The exterior walls and window lintels have had some repair work performed since the previous facility study. There are some exterior wall locations where repairs remain to be completed. These can be seen where efflorescence is on the surface of the brick. This shows that water is getting into the brick and coming to the surface lower on the wall and carrying the salts from the brick to the surface. Also, the joints are generally showing minor cracks at the bond between brick and grout. A recommendation is to tuckpoint the entire building and replace the grout at the ledges noted above with caulk. Some masonry cracks are found in the interior side of the south exterior walls where there may some minor movement of the walls and these should be tuckpointed and the wall be re-painted too.

Windows are original to this building, and it may be time to replace them, to clean and paint the rusting steel lintels, and re-caulk the windows and door frames.

This building was originally provided with minimal casework and cabinets and miscellaneous mismatched loose metal and wood, and plastic laminate cabinets have been added over time and does not contribute to a uniform feel from room to room. The casework and the wood cubbies of the original building are showing wear and its age and replacement is recommended.

This building was originally designed as an open plan school with folding partitions separating adjacent classrooms. The corridor dividing walls and corridor doors have been installed over time. The folding partitions have chalkboard panels installed, of which, a number are covered with paper or have loose cabinets pushed up against them which prevents operation. Ceilings generally have been converted from 1x1 acoustic tile to current standard 2x2 lay-in ceiling.

The original built-up roofing of the building has been replaced with 60 mil EPDM membrane roofing and is in good condition.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

The existing kitchen is small with little space for additions other than to the south. The dry food storage room, kitchen staff toilet, and walk-in freezer across the gym exit hallway from the kitchen. There are multiple coolers stored in the entry/exit to and from the gym due to inadequate kitchen space to accommodate the number required for pre-school breakfasts and lunch students.

Sealcoat of the hard surface play areas and drives which have been previously crack sealed is recommended to extend the life of the asphalt. Replacement of worn curbs and gutters and sidewalks is recommended.

#### **Mechanical Review:**

The heating plant consists of two Dunham Bush (Iron Fireman) Model 503A-W-100 scotch marine hot water boilers with natural gas/propane burners. Capacity is 100 boiler horsepower, 4,200 MBH input, 3346 MBH Output, 100BHP, SN 5846. The heating pumps are two Bell & Gossett, U3B-73/4-BF, 237 GPM, 48 Ft, 7.5 HP, 1750 RPM constant speed, base mounted pumps. Heating piping runs from boiler room to spaces through tunnels.

Four Carrier (39CA1001UA12) multizone VAV Air handlers (11,864 CFM) with hot water heat (10 HP) and R-22 DX cooling (Carrier 38AKS044) serving the classrooms.

Gym AHU has DX coil piped for future cooling. Most likely R-22. Stacked draw thru with multizone coils. A Trane model xx air handler with hot water heat and DX cooling serves the ??? area.

Remainder of condensing units are R410A.

Water closets are wall mounted china with manual flush valves. Urinals are floor mounted with manual flush valves. Water heater is an AO Smith BT 365 880, 365,000 BTUH input gas fired atmospheric with separate vertical storage tank.

Controls are pneumatic.

#### **Plumbing Review:**

The domestic water heater is atmospheric (Approx.80% efficient). The building has galvanized piping should be replaced with copper piping. There are no Eye washes in the boiler room, kitchen, and custodian rooms. The sump pumps in the boiler room are old.

Recommend replacing water heater with a high efficiency condensing water heater. Recommend replacing galvanized piping throughout the building. Provide eye washes with tempered water in boiler room, kitchen, and custodian rooms. Replace the two sump pumps in the boiler room.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Fire Protection Review:**

The building is not protected by a fire protection system.

**Recommendation-**The entire building should be protected by a new fire protection system fed by a new water service fed from the Street.

#### **Electrical Review:**

##### **Arc flash Study**

An arc flash study is required by the electrical code.

**Recommendation-** Provide an arc flash study.

##### **Electric Service**

The building has a single pad mount transformer that feeds (2) services (1)1600, and (1) 800. Both services are 120/208-volt 3 phase 4 wire services.

**Recommendation-** The service is of adequate size. If air conditioning is added the service will need to be upgraded.

##### **Electric Switchboards, Panels and Distribution Equipment**

Both the 800- and 1600-amp switchboards are past their life expectancy and should be replaced. All the panels in the building are old and need to be replaced.

**Recommendation-** Replace both main switchboards and all the building electrical panels.

##### **Fire Alarm**

The fire alarm system is a “fire Lite MS 9200” addressable system.

**Recommendation-** The fire alarm system is adequate. IF the system is added to it will need to be replaced by a voice evacuation system.

##### **Battery Backup Emergency Lighting Systems**

The battery pack emergency lights, and exit lights are past their life expectancy.

**Recommendation-** Replace with new LED lighting units.

##### **Exterior emergency lighting systems**

There are no battery-operated emergency light fixtures at the building exits. These are required by code.

**Recommendation-** Battery operated emergency light fixtures should be installed at the building exits.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### **Lighting - Lamps / ballasts / controls**

Lighting levels appear to be mostly adequate in classrooms, offices, corridors, and other spaces. Lighting lamps are fluorescent controlled by switches in classrooms, offices, storage rooms, mechanical and electrical rooms. There are occupancy sensors in classrooms, and corridors.

**Recommendation-** Replace light fixtures with LED fixtures. Provide dimming for LED fixtures in lieu of switches.

### **Security Lighting (Exterior)**

Exterior security lighting fixtures are wall mounted and recessed LED fixtures.

**Recommendation-** The exterior lighting is adequate.

### **Parking lot lights**

Parking lot pole mounted fixtures are LED fixtures LED fixtures.

**Recommendation-** The Parking lot lighting is adequate.



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Halmstad Elementary School Facility						
	Revised Priority		Item	55250 sf		
	Priority 1 Items		Immediate Replacement / Deferred Maintenance / Addition Items			\$3,369,600
	Priority 2 Items		Near Future Replacement / Deferred Maintenance / Addition Items			\$5,930,200
	Priority 3 Items		Long Range Replacement/ Deferred Maintenance / Addition Items			\$8,800
			TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE			\$9,308,600
	Initial Priority	Category	Item	Quantity	Unit	Project Cost
Def Maint	1	04 00 00	A Masonry Exterior - re-caulk control and expansion joints, window and door frames; re-caulk masonry ledges below recessed brick face	4,140	LF	\$30,015
Def Maint	1	04 00 00	A Masonry Exterior - tuckpoint and masonry restoration of all exterior brick walls; clean efflorescence from brick; tuckpoint interior cmu joint cracks	15,344	Sq.Ft.	\$247,422
Def Maint	1	05 00 00	A Window Lintels - clean and paint lintels	242	LF	\$1,050
Def Maint	3	05 00 00	A Replace wood stair handrails to ADA size requirements	216	LF	\$8,764
Def Maint	1	08 00 00	A Exterior Windows - replace exterior windows / clean and paint exposed steel lintels	1,175	Sq.Ft.	\$125,861
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - replace door hardware to accessibility requirements	28	Ea	\$9,563
Def Maint	2	08 00 00	A Interior Doors / Frames / Hardware - replace doors and frames and widen opening for ada; relocate light switches, thermostat, intercom as occurs at rm 138, 151	2	Ea	\$7,030
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - add cross corridor zoning doors tied to existing fire alarm and panic lockdown systems	8	Ea	\$50,000
Def Maint	1	09 00 00	A Interior Finishes - Ceilings - replace worn act ceilings in classrooms and corridors	24,785	Sq.Ft.	\$186,388
Def Maint	1	10 00 00	A Room Signs - provide room number signs for every room	85	EA	\$8,756
Def Maint	1	10 14 00	A Exterior room and door numbers for rescue assistance - 3 number vinyl letters - first and second floors	85	RM	\$1,594
Def Maint	1	10 00 00	A Lockers - replace worn wood cubbies w/ lockers	505	EA	\$151,656
Def Maint	1	11 23 00	A Food Service - replace ventilator hood add fire protection incl mech	1	LS	\$70,000
Def Maint	1	12 00 00	A Casework / Shelving - replace orig bldg worn classroom / staff areas casework / add casework at classrooms incl add accessible sinks	774	LF	\$334,770
Def Maint	1	12 00 00	A Casework / Shelving - modify classroom countertop sinks to be accessible	2	LS	\$1,625
Def Maint	1	21 00 00	M Fire Protection - Fire sprinkle the entire building Including new water service	55,250	SF	\$414,375
Def Maint	1	22 00 00	M Plumbing - update eyewash for Boiler and Kitchen Room with temper water mixing valve.	2	ea	\$12,500

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Halmstad Elementary School Facility						
		Revised Priority		Item	55250 sf	
Def Maint	1	22 00 00	M	Plumbing - New eyewash for Janitor Rooms with temper water.	4	ea \$25,000
Def Maint	2	22 00 00	M	Plumbing - Upgrading existing galvanize water piping to copper, with fiberglass insulation, (estimate does not include abatement)	1	LS \$182,790
Def Maint	2	22 00 00	M	Plumbing - Gas water heater, Sealed combustion 95% efficient.	2	ea \$84,365
Def Maint	2	22 00 00	M	Plumbing - Update pumps in sump pump in boiler room.	2	ea \$14,061
Def Maint	2	23 00 00	M	HVAC - Boilers - Replace existing 40-plus year old, 80% efficient boilers with high-efficiency boilers - incl pumps, VFDs & elec	1	ls \$1,271,659
Def Maint	1	23 00 00	M	HVAC - Exhaust Fans - replace older exhaust fans	16	ea \$160,000
Def Maint	2	23 00 00	M	HVAC - Test and Balance - Provide analysis and rebalancing of existing air systems to match the current building layout	55,250	ls \$58,264
Def Maint	1	23 00 00	M	HVAC - The building controls are pneumatic. The building controls, including valves and dampers, should be upgraded to DDC	35,000	sf \$350,000
Def Maint	2	23 00 00	M	HVAC - Duct Cleaning of existing ductwork - Provide duct cleaning of the existing lined ductwork in the original air handling unit systems	30,000	ls \$21,091
Def Maint	2	23 00 00	M	HVAC - Recommission existing original air handling units	55,250	ls \$85,455
Def Maint	2	23 00 00	M	HVAC - Provide VRF system for spot cooling in the Kitchen	1	ls \$85,771
Def Maint	2	23 00 00	M	HVAC - Replace the two Gym air handlers, add cooling, CO2 control, DX condensing units incl electrical, cut & Patch	1	ls \$590,947
Def Maint	2	23 00 00	M	HVAC - Replace the Cafeteria air handler, add cooling, CO2 control, DX condensing units incl electrical, cut & Patch, incl elec	1	ls \$441,340
Def Maint	2	23 00 00	M	HVAC - Replace existing 40-plus year old classroom air handling units w/ air handling units dedicated outdoor air units and chilled beams - incl elec	4	ls \$2,676,468
Def Maint	1	26 00 00	E	Electric Service and Distribution- Arc flash study needed.	25	ea \$6,250
Def Maint	1	26 00 00	E	New distribution boards "MA" & "MB" to replace aging equipment	1	ls \$55,686
Def Maint	1	26 00 00	E	Replace existing old 100A & 200A panels with new	20	ea \$110,000
Def Maint	2	26 00 00	E	Interior Lighting - Replace existing fluorescent lay in fixtures with LED lay in fixtures	431	ea \$212,107
Def Maint	2	26 00 00	E	Interior Lighting - Replace existing fluorescent lay in fixtures with LED lay in fixtures in kitchen area to provide more light and add 5 mor light fixtures	18	ea \$11,389
Def Maint	2	26 00 00	E	Replace surface mounted fluorescent fixtures with LED fixtures	99	ea \$48,721
Def Maint	2	26 00 00	E	Replace surface mounted incandescent fixtures with LED fixtures	62	ea \$26,153



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Halmstad Elementary School Facility						
		Revised Priority	Item	55250 sf		
Def Maint	2	26 00 00	E Replace gymnasium fluorescent fixtures with LED fixtures	20	ea	\$28,122
Def Maint	2	26 00 00	E Interior Lighting - replace 4x4 fluorescent lighting with LED light fixtures- 2nd flr troffers / first flr 1x1 act	24	ea	\$33,746
Def Maint	2	26 00 00	E Interior Lighting - replace 2x2 fluorescent lighting with LED light fixtures	48	ea	\$67,492
Def Maint	2	26 00 00	E Interior Lighting - Provide occupancy sensors in spaces that currently have none	40,250	Sq.Ft.	\$11,319
Def Maint	2	26 00 00	E Upgrade lighting controls in classrooms for new LED lighting (dimming capability)	30	ea	\$42,182
Def Maint	2	26 00 00	E Upgrade lighting controls in office area for new LED lighting (dimming capability)	9	ea	\$12,655
Def Maint	1	26 00 00	E Emergency Lighting / Exit Signs - Update with new LED exit signs and emergency lighting units spaced to current Code.	55,250	Sq.Ft.	\$27,625
Def Maint	1	26 00 00	E Exterior Emergency Lighting - Add at exterior exits as facility currently has none	7	Ea	\$21,875
Def Maint	1	28 31 10	E Replace existing fire alarm system with voice evacuation/addressable fire alarm system	55,250	sq. ft.	\$60,775
Def Maint	2	27 15 00	T Upgrade existing older Data Cabling to Category 6	70	ea	\$29,528
Def Maint	2	29 00 00	T Update classroom Sound Enhancement systems	25	ea	\$70,304
Def Maint	2	29 53 14	T Clocks - wireless system	45	ea	\$9,491
Def Maint	1	32 00 00	S Bituminous Paving - sealcoat bituminous paving drives, walks, play areas	5,844	Sq.Yd.	\$43,190
Def Maint	1	32 00 00	S Concrete - replace worn areas of concrete walks - incl at covered entrances	14,005	SF	\$147,709
Def Maint	1	32 00 00	S Concrete - replace worn areas of curb and gutter - repaint curbs yellow where occurs	910	LF	\$36,787
Def Maint	1	32 00 00	S Bituminous Paving - replace front drive	1,615	Sq.Yd.	\$109,517
Remodeling	1	09 00 00	R Remodel classroom toilets to ada accessibility requirements - 109, 112,	96	SF	\$35,256
Remodeling	1	09 00 00	R Remodel staff toilets to ada accessibility requirements	140	SF	\$51,415
Remodeling	1	09 00 00	R Remodel student gang toilets to current ada requirements	432	SF	\$158,652
Addition	1	01 10 10	AD Consider addition to gym to provide time for cafeteria cleaning	750	SF	\$173,438
Addition	1	01 10 10	AD Consider addition for dry food / walk-in cooler incl related equipment	1	LS	\$150,828

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Enrollment and Capacities Study

Chippewa Falls 2021 Educational Analysis

## ELEMENTARY EDUCATIONAL ANALYSIS

ITEM OF NOTE							ITEM OF COMPARISON			RECOMMENDATION					
Existing Square Footage	Acres	Classrooms Current	School Name	* Current Enrollment	* Current SF / Student	* Current Capacity WITHOUT Future Ready Components	Recommended Capacity WITH Future Ready Components	Students Removed or Added	Recommendation	School Name	Recommended Square Footage	Recommended Classrooms	* Project Enrollment in this Building	SF / Student at Capacity	* Remaining Capacity
55,250	13.0	18	**Halmstad	376	147	414	288	-100	Shift Students out	***Halmstad	55,150	12	276	191	12
							OR ADD ON			CREATE FUTURE READY SPACES					
54,340	3.0	18	**Hillcrest	397	137	414	288	-100	Shift Students out	***Hillcrest	54,240	12	297	188	-9
							OR ADD ON			CREATE FUTURE READY SPACES					
22,800	5.5	6	**Jim Falls	143	159	143	143	0	Remain the same	**Jim Falls	22,800	6	143	159	0
							OR ADD ON			CREATE FUTURE READY SPACES					
80,556	13.0	24	**Parkview	469	172	552	576	100	Shift Students in	***Parkview	80,656	24	569	140	7
							OR ADD ON			CREATE FUTURE READY SPACES					
71,833	10.0	18	***Southview	336	214	432	432	50	Shift Students in	***Southview	71,883	18	386	166	46
							OR ADD ON			CREATE FUTURE READY SPACES					
74,500	35.0	18	***Stillson	362	206	432	432	50	Shift Students in	***Stillson	74,500	18	412	172	20
							OR ADD ON			CREATE FUTURE READY SPACES					
359,279	80	102	District Wide K-5	2,083	172	2,387	2,159				359,229	90	2,083	170	76

Elementary Schools Educational Standards = 170-200 sf per student basis 3.5%


\* ATSR was directed to use the same enrollment for 2031 in this study

Capacities are based on 23 students per classroom for buildings with smaller sized classrooms and 24 students per classroom for buildings with rooms that meet the educational standard sizes.

\*\* Capacity based on 23 students per classroom

\*\*\* Capacity based on 24 students per classroom- some schools increase their capacity with additions or removal of students and right sized classrooms

\*\*\*\* Limited Site Area for an Addition

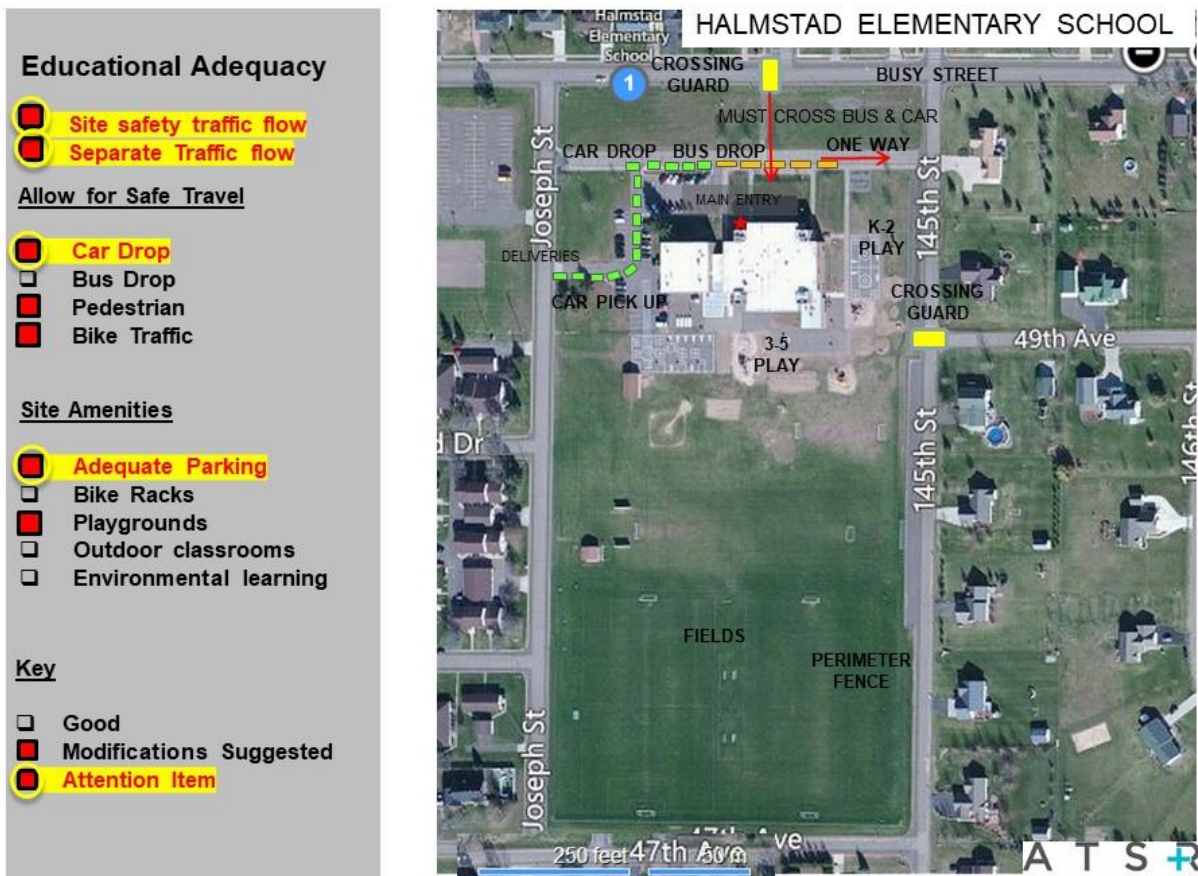


ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Site Analysis:

Chippewa Falls 2021 Educational Analysis



From the aerial view of the site, as shown above, and based upon interviews of faculty, staff, and administration, the following deficiencies are noted:

- The designated bus drop off area and parent drop off/pick up areas are within the same vicinity creating congestion and posing a safety hazard to students.
- The 2015 SRTS plan noted that restriping at crosswalks and additional crosswalks will improve safety
- The 2015 SRTS Plan noted discontinuous sidewalk pathways to school.
- The 2015 SRTS Plan noted no school zone signs present and vehicle traffic is fast on all streets adjacent to the school campus. This is especially important at Halmstad because it has one of the highest percentages of students walking, biking, or taking bus home from school.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Building Analysis:

Chippewa Falls 2021 Educational Analysis

**Educational Adequacy**

- Secure Entry modifications
- Classrooms Sizes SF

**Core space size (SF)**

- Cafeteria / Kitchen
- Library
- Gym
- Music
- Art
- Toilets
- Administration
- Storage
- Special Education

**Teaching and Learning**

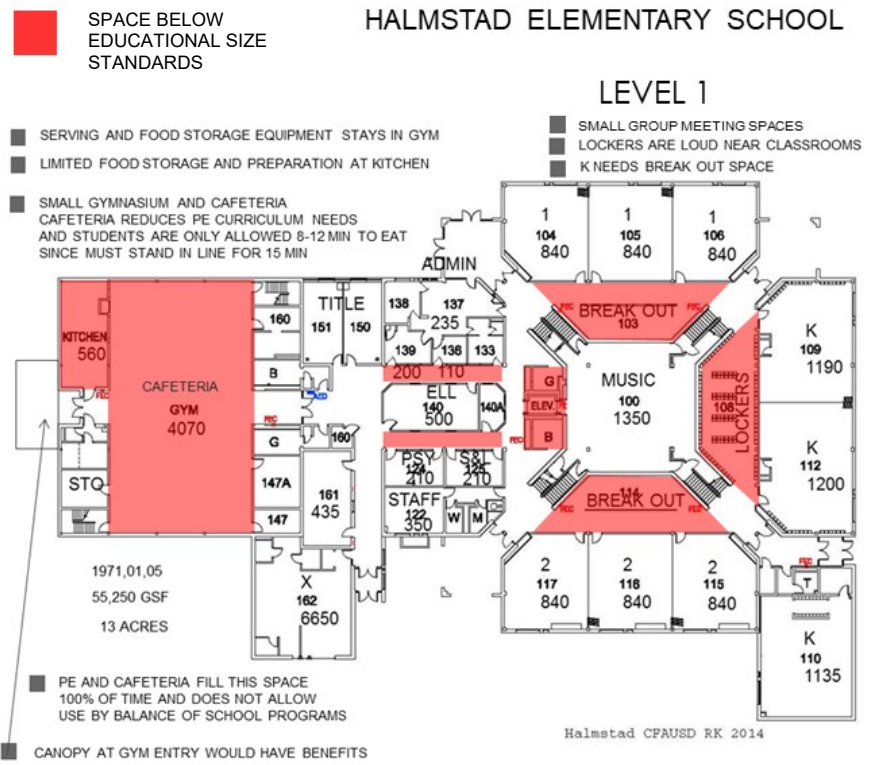
- Individual
- Teaming
- Large group, grade level / all school assembly-

**Educational Environment**

- Day lighting
- Indoor Air quality

**Key**

- Good
- Modifications Suggested
- Attention Item





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

**Educational Adequacy**

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**Teaching and Learning**

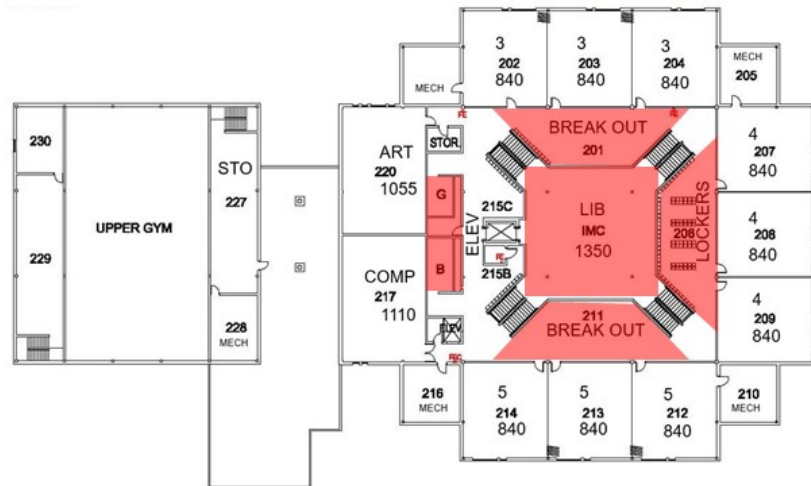
- Individual
- Teaming
- Large group, grade level / all school assembly- Educational Environment
- Day lighting
- Indoor Air quality

**Key**

- Good
- Modifications Suggested
- Attention Item

 SPACE BELOW EDUCATIONAL SIZE STANDARDS

HALMSTAD ELEMENTARY SCHOOL



LEVEL 2

The elementary instructional model used at Halmstad today incorporates more individualized, differentiated and computer assisted instruction than was the practice when it was first designed and constructed. These new forms of instruction require more space allocation per student. Therefore, a 'comfortable' class size for those classrooms should approach twenty-five (25) students. The current number of students enrolled in this school is three hundred and seventy-eight (378). Based upon a careful analysis of scheduling, all classrooms are fully utilized throughout the entire day. Please Aspiration Options for options to resolve the educational deficiencies at Halmstad. We will suggest removing some students to open up the school to incorporate more teaming and collaboration spaces or place additions to solve these needs.

The school has a combination gym/lunchroom; an architectural design commonly used in schools constructed during this period of time. Scheduling physical education classes and providing valuable play space during days of inclement weather is problematic when the space is used for lunch service. This conflict accounts for approximately 30% of the school day. Current water closets and lavatories do not meet ADA standards. Art room does not have appropriate and necessary plumbing.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

The footprint of Halmstad Elementary School shown below notes the inadequacy of the core instructional spaces including the gymnasium and cafeteria areas. Storage is also cited as an area of concern.

The diagram below shows adequately sized classrooms (~840 sq./ft.) as was noted above. This is the minimum sized room but is difficult to accommodate special instruction such as individualized or small, quiet, small group instructional space to accommodate conferencing and special needs. Additional toilet rooms or modifications to existing are needed to accommodate increased enrollment and code standards.

Halmstad Plumbing Fixture Count for Student Use of current(378) and capacity(420) Enrollment

FIXTURE TYPE	FIXTURE PER OCCUPANT	FIXTURES REQUIRED		FIXTURES PROVIDED
		CURRENT	CAPACITY	
<b>Water Closets</b>	Male: 1 per 50	4	5	3 WC /4 Urinal
	Female: 1 per 50	4	5	10
<b>Lavatories</b>	Male: 1 per 50	4	5	5
	Female:1 per 50	4	5	5
<b>Drinking Fountains</b>	1 per 100	4	5	6

Notes:

1. Fixture counts do not include Kindergarten rooms have 2 water closets and 2 lavatories
2. Fixture counts do not include staff/non-public users that total 4 water closets and 4 lavatories

**User Feedback:**

As a part of the facility review process, representatives from ATSR met with school leaders, faculty, staff, parents, and Board members. Below are the ‘key themes’ that describe some of the greatest attributes of Halmstad based upon those conversations.

**Positives:**

- The site provides for potential expansion as the population grows
- Classrooms are organized by grade levels, providing opportunities for collaboration
- Technology is available to all and works well
- There is some natural lighting in virtually every classroom
- Newly added Outdoor classroom space

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Negatives:**

- A second gym that is separate from the cafeteria is needed to provide more flexibility in scheduling and more efficient use of staff
- Space that is specially designed to accommodate small group instruction and intervention with student in need is important; something that is not currently present.
- Lack of space to accommodate expanding special education, ELL, and family needs.
- Special spaces, such as restrooms, are no longer large enough to accommodate the increases in student enrollment
- There is a need for more parking and alleviation of the congestion during student drop-off and pick-up time
- The playground equipment is outdated and there is a lack of space for 'quiet' time- for kids to just get away
- The efficiency and acoustics in the cafeteria during lunch time is very poor
- Lack of storage space on first floor
- No "get away" space for staff to recharge. Existing lounge does not accommodate this need.
- There is a lack of shade in play areas and some muddy areas.

# CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

## FACILITIES MASTER PLAN 2021

### Section 2: Hillcrest Elementary

#### Overview:

This 1964 elementary school was added onto in 1969, 1991, 2001 and an office/security addition was completed in 2014. The 1969 addition added the classrooms on the east side of the gym. The 1991 IMC and east classroom addition connected Hillcrest Elementary School with the 1964 Administration building which was constructed at the same time as the original Hillcrest Elementary. The 2001 addition provided the west gymnasium. There is an unheated wood framed structure added to the kitchen area which houses a walk-in freezer for the kitchen, and it is recommended to replace this with a permanent structure as the kitchen is updated and expanded. There is a lack of appropriately sized teaming and collaboration areas ( breakout areas) throughout the school. The school has mostly classrooms and corridors. Current teaching and learning benefits from adjacent spaces to the classrooms for differentiated learning needs of all students with various learning needs.

#### Architectural Review:

The casework of the original building is showing wear. The addition of air conditioning throughout the building was mentioned as being desired. Unit ventilators are past their expected service life and tend to be excessively noisy and do not provide evenly distributed ventilation throughout the classroom spaces. Art room does not have appropriate and necessary plumbing. The wood structure addition next to the kitchen does not meet building code construction-type requirements.

The 1964 building construction is steel roof structure on steel column and beam interior structure and exterior brick over block exterior bearing walls. The subsequent additions utilized similar construction of exterior bearing walls and steel columns and glazed concrete block walls in corridors and the interior bearing walls too. The interior corridor walls are glazed structural tile wainscot or concrete block and classrooms generally are painted block.

Ceilings generally are 2x4 lay-in acoustic tile which exhibit some sagging due to humidity levels during the summer when the building is not air conditioned. The 1991 IMC, the 2001 gym addition corridor and the 2014 addition ceilings are 2x2 lay-in acoustic tile. The ceilings of the 2001 addition classrooms are hard surface and consideration should be given to replacement with acoustic ceilings to improve the learning environment. The casework of the original building is showing wear and its age and replacement is recommended.

The existing kitchen is small with little space for additions other than to the north. An exit sign above a door to the kitchen indicates that students are to exit through the kitchen to reach the exterior. This is not recommended. It has been suggested that a cafeteria addition be constructed to accommodate the number of students for lunch in a small area. There are recommendations in the current facility study for kitchen facility updates to current health department standards.



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

There are areas of masonry that require tuckpointing and masonry restoration and re-caulk of masonry control joints and window and door frames. The predominant classroom ventilation system in this building is unit ventilators which should be considered for replacement and the exterior wall louvers removed and insulated wall be infilled.

The roofing of the elementary school from the district office to the gym roof above that entry is showing age and wear as the roofing seams are failing. The exhaust fan curb corners have been patched over time and these patches are beginning to fail too.

The hard surface play areas and drives are cracked. The chain link fence along the north side, although covered, has the barbed tops that could cause injury. Sealcoat of the hard surface play areas and drives which have been previously crack sealed is recommended to extend the life of the asphalt.

#### **Mechanical Review:**

The heating plant consists of two Dunham Bush (Iron Fireman) Model 503A-W-100 scotch marine hot water boilers with natural gas/propane burners. Capacity is 100 boiler horsepower. 4,200 MBH input, 3346 MBH Output, 100BHP, SN 5846. The heating pumps are two Bell & Gossett, U3B-73/4-BF, 237 GPM, 48 Ft, 7.5 HP, 1750 RPM constant speed, base mounted pumps. Heating piping runs from boiler room to spaces through tunnels.

Four Carrier (39CA1001UA12) multizone VAV Air handlers (11864 CFM) with hot water heat (10 HP) and R-22 DX cooling (Carrier 38AKS044) serving the classrooms.

Gym AHU has DX coil piped for future cooling. Most likely R-22. Stacked draw thru with multizone coils

A Trane model xx air handler with hot water heat and DX cooling serves the ??? area. Remainder of condensing units are R410A.

Water closets are wall mounted china with manual flush valves. Urinals are floor mounted with manual flush valves. Water heater is an AO Smith BT 365 880, 365,000 BTUH input gas fired atmospheric with separate vertical storage tank.

Controls are pneumatic.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Plumbing Review:**

The domestic water heater is atmospheric (Approx. 80% efficient). There is pipe insulation missing from the domestic water piping in the boiler room. There are no eye washes in the boiler room, kitchen, and custodian rooms. The Kitchen need a backflow preventer, three faucets replaced, and the grease trap replaced.

Recommend replacing water heater with a high efficiency condensing water heater. Reinsulate domestic water piping in the boiler room. Provide eye washes with tempered water in boiler room, kitchen, and custodian rooms. Replace kitchen faucets and grease trap. Provide backflow preventer in the kitchen.

#### **Fire Protection Review:**

The building is not protected by a fire protection system.

Recommend

The entire building should be protected by a new fire protection system fed by a new water service fed from the Street.

#### **Electrical Review:**

##### **Arc flash Study**

An arc flash study is required by the electrical code.

**Recommendation-** Provide an arc flash study.

##### **Electric Service**

The building is served by a 600A, 120/208-volt Three phase service panelboard located in the boiler room. Based on utility demand figures the building has about 16 % spare capacity.

**Recommendation-** The service to the building does not need any work done at this time. If any additional work is added, or air conditioning is added the service will need to be upgraded.

##### **Electric Switchboards, Panels and Distribution Equipment**

The 600-amp switchboard is in good condition, Panels "E", "L", "X" and "CAF" are in poor condition.

**Recommendation-** Replace panels "E", "L", "X" and "CAF"

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Fire Alarm**

There is a Honeywell “fire lite” MS5UD fire alarm control pane. It is an outdated 5 zone non-addressable system. There are no fire alarm horns in the classrooms, kitchen, cafeteria, staff workrooms, small group spaces, or (2) bathrooms. Some storage rooms do not have smoke detectors.

**Recommendation-** The fire alarm system should be replaced by a voice evacuation system. The fire alarm horns, and smoke detectors should be added immediately.

#### **Battery Backup Emergency Lighting Systems**

There are conventional battery pack emergency lights and exit lights.

**Recommendation-** Emergency lights should be replaced with new units that can provide the required coverage., the exit lights should be replaced.

#### **Exterior emergency lighting systems**

There are no battery-operated emergency light fixtures at the building exits. These are required by code.

**Recommendation-** battery operated emergency light fixtures should be installed at the building exits.

#### **Lighting - Lamps / ballasts / controls**

Lighting levels appear to be mostly adequate in classrooms, offices, corridors, and other spaces. Lighting lamps are mostly T8 fluorescent controlled by switches in classrooms, offices, storage rooms, mechanical and electrical rooms. There are no occupancy sensors in classrooms. The light fixture in the kiln room is installed against code.

**Recommendation-** Replace light fixtures with LED fixtures. Provide occupancy sensors in classrooms. Provide dimming for LED fixtures in lieu of switches. Revise installation of kiln room fixture to meet code.

#### **Security Lighting (Exterior)**

Exterior security lighting fixtures have been partially replaced with wall mounted and recessed LED fixtures.

**Recommendation-** Replace remaining old fixtures with LED fixtures.

#### **Receptacles**

Receptacles within 6’-0” of sinks are not GFI receptacles (code requirement).

**Recommendation-** Replace these receptacles with GFI receptacles.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Hillcrest Elementary School Facility						
	Revised Priority		Item	54340 sf		
	Priority 1 Items		Immediate Replacement / Deferred Maintenance / Addition Items			\$3,084,800
	Priority 2 Items		Near Future Replacement / Deferred Maintenance / Addition Items			\$3,786,600
	Priority 3 Items		Long Range Replacement/ Deferred Maintenance / Addition Items			\$99,300
			TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE			\$6,970,700
	Initial Priority	Category	Item	Quantity	Unit	Project Cost
Def Maint	1	04 00 00	A Masonry Exterior - re-caulk control and expansion joints, stone window sills, window and door frames, ext walls at door 6 to gym	1,480	LF	\$13,416
Def Maint	1	04 00 00	A Masonry Exterior - tuckpoint and seal and masonry restoration of exterior brick walls - apx 75% of 1963 / 1969 exterior walls and chimney	8,710	Sq.Ft.	\$193,111
Def Maint	1	04 00 00	A Masonry Exterior - replace window panels / infill masonry openings w/ brick / insulation / block / remove rusting lintels when unit ventilators are removed	210	Sq.Ft.	\$9,023
Def Maint	1	04 00 00	A Exterior - add foundation & stoop at ne exit from cafeteria to provide code required level landing each side of the exit door / revise exterior stoops at doors 7, 8, 9N to provide flush to interior floor and down to exterior grade	1	LS	\$7,813
Def Maint	1	07 00 00	A Exterior - repair eifs / plaster cracks - exposed mesh & insulation / re-caulk plaster and eifs to walls / replace water damaged underlying materials	1	LS	\$16,363
Def Maint	2	07 00 00	A Roofing - replace gym addition roofing (granules loosening / blister at east side toward north end developing) / re-caulk pre-fin cap flashing	20	Sq.Ft.	\$4,218
Def Maint	3	07 00 00	A Roofing - replace 5 skylights	5	LS	\$8,079
Def Maint	1	08 00 00	A Exterior Windows - replace original building / south addition classrooms and IMC windows w/ 1" insulating glass in alum frames	2,080	Ea	\$226,500
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - replace louvered classroom doors to corridors when unit ventilators are replaced	24	Ea	\$43,125
Def Maint	1	08 00 00	A Interior Doors / replace wood kitchen doors and screen door	3	Ea	\$4,492
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - replace doors and frames and widen opening for ada; relocate light switches, thermostat, intercom	8	ea	\$31,250
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - add cross corridor zoning doors tied to existing fire alarm and panic lockdown systems	4	Ea	\$31,250
Def Maint	2	88 00 00	A Exterior Steel Doors / Frames / Hardware - replace building service ext steel doors and frames with frp doors in alum frames	580	Sq.Ft.	\$68,300
Def Maint	2	88 00 00	A Exterior Steel Doors / Frames / Hardware - Revise stoops at doors 7, 8, 9N to be flush with interior and to exterior grade (currently not flush)	580	Sq.Ft.	\$68,300
Def Maint	1	09 00 00	A Interior Finishes - Floors - replace vat floor and base in classrooms / cafeteria / adjacent storage	12,860	LS	\$233,088
Def Maint	1	09 00 00	A Interior Finishes - Floors - replace worn carpet and base	9,090	Sq.Ft.	\$65,903
Def Maint	1	09 00 00	A Interior Finishes - Ceilings - replace hard surface west classroom ceilings w/ 2x2 act ceilings; replace surface mounted lights; tie up loose conduit and cables	3,944	Sq.Ft.	\$50,570

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Hillcrest Elementary School Facility						
		Revised Priority		Item	54340 sf	
Def Maint	1	09 00 00	A	Interior Finishes - Ceilings - replace worn act 1x1 ceilings	14,848	Sq.Ft. \$139,700
Def Maint	1	09 00 00	A	Interior Finishes - Kitchen / Freezer / Dry Food Storage - Upgrade finishes / patch holes in ceilings and walls incl cracks and unused anchors and holes / replace wood shelving / paint concrete block and drywall and conduit / seal plaster ceiling to walls / replace flooring / wood finish	900	Sq.Ft. \$246,094
Def Maint	1	10 00 00	A	Provide ships ladder access to roof from interior	1	LS \$8,000
Def Maint	1	10 00 00	A	Toilet Partitions - replace rusting gang toilet partitions - by gym / admin	2	LS \$32,813
Def Maint	1	10 00 00	A	Room Signs - provide room number signs for every room	73	EA \$9,342
Def Maint	1	10 00 00	A	Lockers - replace worn wood cubbies w/ lockers	135	EA \$59,850
Def Maint	2	10 00 00	A	Visual Display Boards - replace chalk / tackboards w/ marker / tackboards (does not include abatement)	384	Sq.Ft. \$22,095
Def Maint	1	10 14 00	A	Exterior room and door numbers for rescue assistance - 3 number vinyl letters - first floor	85	RM \$1,992
Def Maint	1	11 40 00	A	Replace worn items and conditions not meeting current health code concerns: rusting wire shelving, wood shelving, NSF hand carts, caulk between dishtables and walls	1	EA \$1,789
Def Maint	1	11 40 00	A	Provide sneeze guards at serving counter	4	EA \$10,000
Def Maint	1	11 40 00	A	Replace work table having galvanized legs and undershelf with stainless steel	1	EA \$2,188
Def Maint	1	11 40 00	A	Replace work table having galvanized base and undershelf; wood shelf and drawers with stainless steel	1	EA \$6,875
Def Maint	1	11 40 00	A	Provide cooking battery fire protection system, includes power circuit and fire alarm	1	EA \$11,500
Def Maint	1	11 40 00	A	Provide two compartment preparation sink, includes floor cutting and patching and plumbing	1	EA \$19,128
Def Maint	1	11 40 00	A	Provide scullery sink, including cut and patch floor and grease trap	1	EA \$59,013
Def Maint	1	11 40 00	A	Replace dish table's galvanized legs with stainless steel legs, includes plumbing and electrical (for disposer) disconnection and reconnection	1	EA \$4,500
Def Maint	1	11 40 08	A	Provide condensate hood over dishmachine, includes fan, ductwork, controls, electrical lights and fan connection	1	LS \$26,875
Def Maint	1	11 41 23	A	Replace rusted walk-in cooler	70	Sq Ft \$15,313
Def Maint	1	11 00 00	A	Miscellaneous Equipment - Cafeteria - provide ships ladder to filter room at dry food storage and to storage above maintenance space - modify maint area	2	Ea \$71,563
Def Maint	1	12 00 00	A	Casework / Shelving - modify original classroom cabinets / replace sinks for accessibility (incl replace sink and faucet)	17	Ea \$22,445
Def Maint	1	12 00 00	A	Casework / Shelving - add cabinets where unit ventilators are removed	198	LF \$76,979



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Hillcrest Elementary School Facility						
		Revised Priority		Item	54340 sf	
Def Maint	1	21 00 00	M	Fire Protection - Fire sprinkle the entire building <b>Including new water service</b>	54,340	SF \$407,550
Def Maint	1	22 00 00	M	Plumbing - Boiler Room, Insulation of water piping at water heater	1	LS \$1,250
Def Maint	1	22 00 00	M	Plumbing - Upgrade eyewash for Boiler and Kitchen Room with temper water.	2	ea \$12,500
Def Maint	1	22 00 00	M	Plumbing - New eyewash for Janitor Rooms with temper water.	4	ea \$25,000
Def Maint	3	22 00 00	M	Plumbing - Gas water heater, Sealed combustion 95% efficient.	2	ea \$91,249
Def Maint	2	22 00 00	M	Plumbing - Electric water heater	1	ea \$2,812
Def Maint	1	22 00 00	M	Plumbing - Kitchen, installation of backflow preventer	1	ea \$375
Def Maint	2	22 00 00	M	Plumbing - Kitchen, Faucet upgrades	3	ea \$2,109
Def Maint	2	22 00 00	M	Plumbing - Kitchen, New grease interceptor	1	LS \$10,472
Def Maint	2	23 00 00	M	HVAC - Boilers - Remove and replace the existing heating piping system located in the tunnels due to age and the use of asbestos materials in the insulation - abatement not included	1,700	ls \$239,034
Def Maint	1	23 00 00	M	HVAC - Exhaust Fans - replace older exhaust fans	15	ea \$150,000
Def Maint	2	23 00 00	M	HVAC - Test and Balance	54,340	Sq.Ft. \$76,406
Def Maint	1	23 00 00	M	HVAC - Provide code required ventilation systems in the kitchen area, and the spaces indicated in the 1969 portion of the building - hoods, fire suppression, exhaust fans and AHU with split system air conditioning - incl elec	1	ls \$192,850
Def Maint	2	23 00 00	M	HVAC - Provide new air handler with heating and DX cooling for cafeteria. Provide distribution ductwork and 12 diffusers	1	ls \$463,781
Def Maint	2	23 00 00	M	HVAC - Provide Ventilation and Air Conditioning for the Gym - addition of split-system air conditioning to the Gym air handling unit - incl elec	1	ls \$105,456
Def Maint	2	23 00 00	M	HVAC - Provide Ventilation and Air Conditioning of the classrooms - displacement system	35,000	Sq.Ft. \$1,722,448
Def Maint	2	23 00 00	M	HVAC - Replace the Hot Water heating system with high efficiency condensing boilers and hydronic heating. Two boilers with primary pumps, Two secondary pumps, Air separator, expansion tank(s), side stream filter, insulated piping, electrical and controls.	1	ls \$824,334
Def Maint	1	23 00 00	M	HVAC - Replace Pneumatic Controls w/ DDC - The building controls are mostly pneumatic. The building controls, including valves, dampers and scheduling should be upgraded to DDC	54,340	Sq Ft \$543,400
Def Maint	2	23 00 00	M	HVAC - Duct Cleaning of existing ductwork - Provide duct cleaning of the existing lined ductwork in the original air handling unit systems	10,000	ls \$7,030
Def Maint	2	23 00 00	M	HVAC - Recommission existing original air handling units	54,340	ls \$84,047

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Hillcrest Elementary School Facility						
		Revised Priority		Item	54340 sf	
Def Maint	2	23 00 00	M	HVAC - Provide VRF system for spot cooling in the Kitchen	1	ls \$85,771
Def Maint	1	26 00 00	E	Electric Service and Distribution - Arc flash study.	15	ea \$3,750
Def Maint	1	26 00 00	E	Replace existing old electrical panels with new	4	ea \$22,000
Def Maint	2	26 00 00	E	Lighting control system for LED fixtures	32	ea \$44,995
Def Maint	2	26 00 00	E	Interior Lighting - replace existing lay in fluorescent with LED light fixtures.	202	ea \$99,410
Def Maint	2	26 00 00	E	Interior Lighting - replace existing surface fluorescent with LED light fixtures.	372	ea \$183,072
Def Maint	2	26 00 00	E	Interior Lighting - Provide occupancy sensors in spaces that currently have none	54,340	CLRM \$15,281
Def Maint	2	26 00 00	E	Interior Lighting - replace fluorescent gym lights with LED fixtures	36	ea \$50,619
Def Maint	1	26 00 00	E	Emergency Exit Signs - Update with new LED exit signs emergency lighting units	12	ea \$6,000
Def Maint	1	26 00 00	E	Exterior Emergency Lighting - Add at exterior exits as facility currently has none	8	CLRM \$10,000
Def Maint	2	28 00 00	E	Fire Alarm Systems - Provide new voice evacuation/addressable fire alarm system to replace existing zoned system	54,340	Sq Ft \$67,238
Def Maint	2	29 00 00	T	Update classroom Sound Enhancement systems	25	ea \$70,304
Def Maint	2	29 16 00	T	Replace existing classroom paging speakers with new	30	ea \$2,531
Def Maint	2	29 53 14	T	Clocks - wireless system	40	ea \$8,099
Def Maint	1	32 00 00	S	Bituminous Paving - sealcoat parking and hard surface play - seal to building	1,770	Sq.Yd. \$13,079
Def Maint	1	32 00 00	S	Walks - replace concrete walk when freezer enclosure is replaced / replace cracked north and south entry walks	1,520	Sq.Yd. \$33,283
Def Maint	1	04 00 00	S	Exterior - replace sidewalk at door 19 exit - current uneven landing from exg stoop	64	Sq.Ft. \$1,401
Def Maint	1	32 00 00	S	Bituminous Paving - add hard surface west of cafeteria to classrooms - or - install sod	167	Sq.Yd. \$9,133
Def Maint	1	32 00 00	S	Bituminous Paving - replace north and west side asphalt	3,050	Sq.Yd. \$206,828
Def Maint	2	32 00 00	S	Site - replace barbed top chain link fence at north side of building w/ knuckle top chain link fence (currently covered)	400	LF \$37,683
Remodeling	1	09 00 00	R	Add exit doors directly to exterior instead of through the kitchen incl exterior stoop	1	SF \$16,250

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Hillcrest Elementary School Facility						
		Revised Priority		Item	54340 sf	
Remodeling	1	09 00 00	R	Update boys / girls toilets to accessible standards / replace rusting toilet partitions	1,890	SF \$687,960
Remodel	1	09 00 00	R	Update kitchen - exhaust ventilator hood / wood shelving / hand sink / dishmachine hood / steamer hood /	350	SF \$141,750
Addition	1	01 10 10	AD	Consider kitchen addition / add prep area, pot pan sink, walk-in cooler, additional freezer space, dry food / replace temporary freezer enclosure w/ permanent construction - incl related equipment	1	LS \$410,313
Addition	1	01 10 10	AD	Consider cafeteria addition for number of students - increase by 1/3 (?) - incl equip	570	LS \$255,790



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Enrollments and Capacities Study:

Chippewa Falls 2021 Educational Analysis

## ELEMENTARY EDUCATIONAL ANALYSIS

ITEM OF NOTE							ITEM OF COMPARISON			RECOMMENDATION					
Existing Square Footage	Acres	Classrooms Current	School Name	* Current Enrollment	* Current SF / Student	* Current Capacity WITHOUT Future Ready Components	* Recommended Capacity WITH Future Ready Components	Students Removed or Added	Recommendation	School Name	Recommended Square Footage	Recommended Classrooms	* Project Enrollment in this Building	SF / Student at Capacity	* Remaining Capacity
55,250	13.0	18	**Halmstad	376	147	414	288	-100	Shift Students out	***Halmstad	55,150	12	276	191	12
54,340	3.0	18	**Hillcrest	397	137	414	288	-100	Shift Students out	***Hillcrest	54,240	12	297	188	-9
22,800	5.5	6	**Jim Falls	143	159	143	143	0	Remain the same	**Jim Falls	22,800	6	143	159	0
80,556	13.0	24	**Parkview	469	172	552	576	100	Shift Students in	***Parkview	80,656	24	589	140	7
71,833	10.0	18	***Southview	336	214	432	432	50	Shift Students in	***Southview	71,883	18	386	166	46
74,500	35.0	18	***Stillson	362	206	432	432	50	Shift Students in	***Stillson	74,500	18	412	172	20
359,279	80	102	District Wide K-5	2,083	172	2,387	2,159				359,229	90	2,083	170	76

Elementary Schools Educational Standards = 170-200 sf per student basis 3.5%


\* ATSR was directed to use the same enrollment for 2031 in this study

Capacities are based on 23 students per classroom for buildings with smaller sized classrooms and 24 students per classroom for buildings with rooms that meet the educational standard sizes.

\*\* Capacity based on 23 students per classroom

\*\*\* Capacity based on 24 students per classroom- some schools increase their capacity with additions or removal of students and right sized classrooms

\*\*\*\* Limited Site Area for an Addition

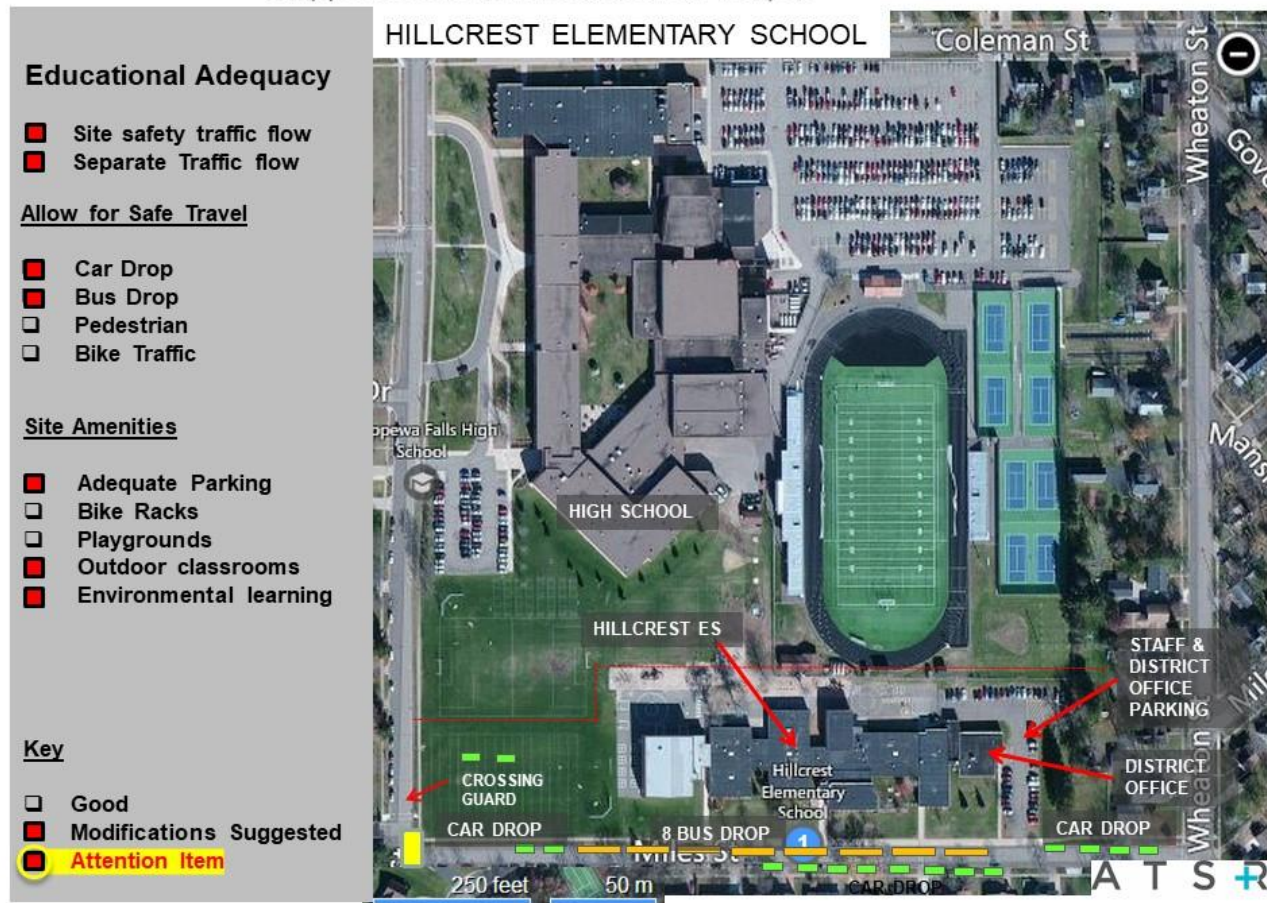


ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

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Site Analysis:

Chippewa Falls 2021 Educational Analysis



As shown in the aerial view of the school above, this site is relatively small. Play area was recently updated with new equipment and green space. Also noted in the aerial photo is the congestion around the student/parent drop off and pick up areas when buses are loading and unloading. The west end of the site is often used for High School practice.

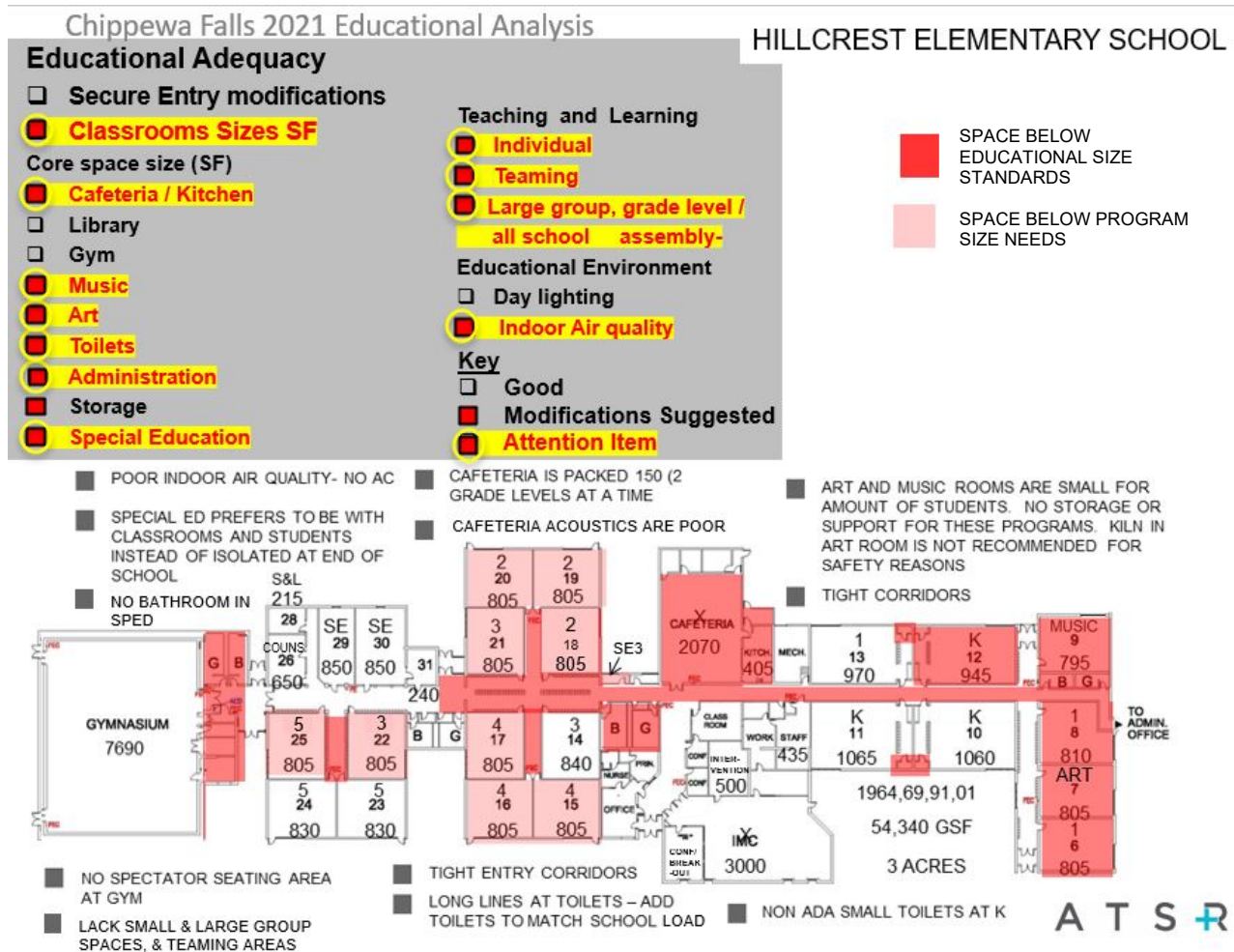
As shown above, and based upon interviews of faculty, staff, and administration, the following deficiencies are noted:

- There are no on-site parking spaces designated for staff or visitor parking.
- There is not a bus load / unload area separate from parent pick up areas and occurs on Miles Street.
- 2015 SRTS Plan identifies there are needed stop signs at Terrill and Miles along with other intersections around the campus.
- 2015 SRTS Plan notes that bike racks lack pavement to and from.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- 2015 SRTS Plan notes there is no 15-mph school zone sign and there are blind spots to safety patrol guards hidden by cars and buses and cross walk painting is faded. Main Crossing on Miles therefore needs to be more visible to improve student safety.

**Building Analysis:**



Hillcrest Elementary School is approximately 54,300 square feet. It is located on a site shared by the District Office and Chippewa Falls High School. It is a three (3) section school that has a single purpose gymnasium. Two (2) of its twenty (20) classrooms are used for art and music. There are no unused instructional spaces. There are two (2) outdoor spaces designated as 'play spaces' for students. The space used by students in the K-2 program is entirely hard-surface. The bus drop-off/pick-up areas are on the street directly in front of the building. Parent drop-off and pick-up areas are not immediately adjacent to the building.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

The current enrollment at Hillcrest is three hundred ninety-seven (397) students. Room size is below recommended design standards and less than ideal for the differentiated instruction utilized by the faculty at Hillcrest. Classrooms are ‘clustered’ into groups of four (4). Since Hillcrest is a three (3) section school, one (1) class from each grade is not contiguously located with the other two (2) grade level classrooms. Given that every classroom is currently utilized and the physical size of the classrooms are too small to adequately accommodate the current number of students, increased enrollment at Hillcrest will be problematic. Based upon a careful analysis of scheduling, all classrooms are fully utilized throughout the entire day. Please reference [ASPIRATION OPTIONS](#) Section 16 for options to resolve the educational deficiencies at Hillcrest. We will suggest removing some students to open up the school to incorporate more teaming and collaboration spaces or place additions to solve these needs.

The footprint of Hillcrest above illustrates some of the deficiencies identified through the educational analysis that was conducted as a part of this study. As noted earlier, the majority of the classrooms are not sized large enough. The art and music areas are small and lack adequate storage space to support their program needs. There is no space that is available to support individual tutoring, small group instruction, conferencing, or hands-on learning.

Hillcrest Plumbing Fixture Count for Student Use of current(397) and capacity(402) Enrollment

FIXTURE TYPE	FIXTURE PER OCCUPANT	FIXTURES REQUIRED		FIXTURES PROVIDED
		CURRENT	CAPACITY	
<b>Water Closets</b>	Male: 1 per 50	4	5	6 WC /6 Urinal
	Female: 1 per 50	4	5	
<b>Lavatories</b>	Male: 1 per 50	4	5	8
	Female: 1 per 50	4	5	8
<b>Drinking Fountains</b>	1 per 100	4	5	3

\* Fixture counts do not include Kindergarten rooms have 4 water closets and 4 lavatories

\*\* Fixture counts do not include staff/non-public users that total 4 water closets and 4 lavatories



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **User Feedback:**

As a part of the facility review process, representatives from ATSR met with school leaders, faculty, staff, parents, and School Board. Below are the 'key themes' that describe some of the greatest needs that cited in those conversations.

#### **Positives:**

- The gymnasium and cafeteria are separate spaces and don't need to be shared
- The new student entry improves the sense of security in the school
- The new technology/computer lab
- The bus drop-off/pick-up area is strategically located
- The media center has space that can be utilized for collaborative uses with the addition of flexible furniture.

#### **Negatives:**

- The location of the cafeteria creates disruptions during the lunch period as students pass through the hallways
- Classrooms are sized too small to provide adequate space for differentiating instruction and there are not enough classrooms
- The technology does not work consistently
- No flexible collaboration or teaming spaces
- Lack of air conditioning makes learning spaces uncomfortable for students and staff during the spring and fall seasons.
- The cafeteria and kitchen/Food storage are undersized and do not meet the needs of current enrollment.
- There is no space for the utilization of sensory tools for learning by students.
- Corridors are narrow with lockers down the middle which creates congestion during student transition times.
- No dedicated green spaces for physical education outside area of updated playground.
- Need more parking, separate bus and car routes, and safety improvements to Miles Street for pedestrians.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

### Section 3: Jim Falls Elementary School

#### Overview:

Jim Falls Elementary School was constructed in 1964 with an addition constructed in 1992, 2010. Along with other schools in the District, an office update for security purposes was constructed in 2014. Jim Falls Elementary is located in a rural community setting on a small site. The original building has a wood glulam beam and tectum roof deck structure, which are visible in the interior classrooms and corridor. The south 2010 addition (including the IMC / classroom / toilets / staff area) also has glulam beams and wood deck exposed roof structure. The exterior walls are brick with wood paneling below the windows at the original building and brick at the 1992 and the 2010 additions.

As shown in the aerial view on the next page, the property is elongated and offers sufficient play space for students. Drop off areas for parents with students and school buses are co-mingled, creating less than ideal congestion immediately before and after school. Water closets and janitor's room are outdated and in need of new fixtures, carriers, piping, and ADA accessibility. The predominant classroom ventilation system in this building is unit ventilators. They are past their expected service life and tend to be excessively noisy and do not provide evenly distributed ventilation throughout the classroom spaces. The presence of ductwork under the floor poses a possible health threat (mold); an overhead-ducted system avoids the potential for moisture and mold build-up and provides better system access. Code item concerns include the lack of proper ventilation in the kitchen, and the lack of piping insulation in the boiler room. The casework of the original building is showing wear. 2015 SRTS Plan notes that most students either take the bus or are dropped off by parents. Few students walk or bike to school which may be due to distance. There is a lack of appropriately sized teaming and collaboration areas ( breakout areas) throughout the school. The school has mostly classrooms and corridors. Current teaching and learning benefits from adjacent spaces to the classrooms for differentiated learning needs of all students with various learning needs.

#### Architectural Review:

The exterior brick walls need tuckpointing and masonry restoration performed including repair or replacement of the concrete chimney cap.

There are 5 different types of roofing systems on this building including the adhered membrane roof on the 2014 entry canopy. The connections of the different types of roofing are not performing well. The original building gym roof, the 1992 north classrooms addition membrane roof and the 2010 pvc roofing areas are showing their age and replacement and repairs considered to protect the exterior envelope of the building. At the time of the site visit in 2020 there were areas of the prefinished metal fascia that were loosened by winds and storms and the custodian was in the process of reinstalling the fascia panels.



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

There are classrooms with vinyl composition tile, rooms with vat and rooms that are carpeted. The rooms with vat should be considered to have the vat removed and vinyl tile or carpet tile installed. Corridor walls are glazed block wainscot with concrete block above and areas with brick and areas with painted concrete block. The corridors have terrazzo floors.

The classroom cabinets are worn in the original building and replacement should be considered. There are recommendations in the current facility study for this small kitchen to have facility updates to current health department standards.

Sealcoat of the hard surface play areas and drives which have been previously crack sealed is recommended to extend the life of the asphalt. There are no on-site parking spaces designated for staff or visitor parking.

There is a small parking area across the street from the school with access directly from the street.

### **Mechanical Review:**

The boiler plant has a single Burnham model 4FW-240-45-LB natural gas fired, hot water boiler with (2) 2 HP inline variable primary pumps. The heating piping in the boiler room is bare (no insulation).

The office is cooled by a Trane DX condensing unit R-22, (installed in 1992). The media center is heated & cooled by an air handler located in receiving and ducted through underground duct work to floor registers. The unit ventilators provide heating and ventilation to the classrooms. A small air handle heats and ventilates two classrooms at west end of the school.

The gymnasium/cafeteria air handler is a hot water heating and ventilating unit mounted high in a storage room next to the gym.

The water closets are wall mounted china with manual flush valves. The urinals are floor mounted timer flush, and the lavatories are wall mounted china with manual lever faucets. Domestic hot water is provided by an AO Smith gas fired atmospheric water heater installed in 2015. The domestic water piping in the boiler room does not have insulation.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Plumbing Review:**

The two domestic water heaters are atmospheric (Approx. 80% efficient). There is pipe insulation missing from the domestic water piping in the boiler room. There are no eye washes in the boiler room, kitchen, and custodian rooms.

Recommend replacing water heaters with a high efficiency condensing water heater. Reinsulate domestic water piping in the boiler room. Provide eye washes with tempered water in boiler room, kitchen, and custodian rooms.

#### **Fire Protection Review:**

The building is not protected by a fire protection system.

Recommend

The entire building should be protected by a new fire protection system fed by a new water service fed from the Street.

#### **Electrical Review:**

##### **Arc flash Study**

An arc flash study is required by the electrical code.

**Recommendation-** Provide an arc flash study.

##### **Electric Service**

The building is served by an 800A, 120/240-volt single-phase service panelboard located in the boiler room. Based on utility demand figures the building has about 61 spare capacities.

**Recommendation-** The service to the building does not need any work done at this time. If air conditioning is added the service will need to be upgraded.

##### **Electric Switchboards, Panels and Distribution Equipment**

The 800-amp switchboard is in good condition, Panels "B" and "EM" are in poor condition.

**Recommendation-** Replace panels "B" and "EM".

##### **Fire Alarm**

There is a Honeywell "fire lite" fire alarm control panel located in the Boiler Room. It is an outdated 5 zone nonaddressable system. There are not enough fire alarm horns in the media center, (2) bathrooms do not have horns, and (4) classrooms do not have horns.

**Recommendation-** The fire alarm system should be replaced by a voice evacuation system. The fire alarm horns should be added immediately.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### **Battery Backup Emergency Lighting Systems**

There are conventional battery pack emergency lights, and fluorescent exit lights.

**Recommendation-** Emergency lights should be replaced with new units that can provide the required coverage. The exit lights should be replaced

### **Exterior emergency lighting systems**

There are no battery-operated emergency light fixtures at the building exits. These are required by code.

**Recommendation-** Battery operated emergency light fixtures should be installed at the building exits.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Jim Falls Elementary School Facility						
		Revised Priority	Item	22800 sf		
			Priority 1 Items	Immediate Replacement / Deferred Maintenance / Addition Items		\$3,056,800
			Priority 2 Items	Near Future Replacement / Deferred Maintenance / Addition Items		\$3,714,600
			Priority 3 Items	Long Range Replacement/ Deferred Maintenance / Addition Items		\$1,000
			TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE			\$6,772,400
	Initial Priority	Category	Item	Quantity	Unit	Project Cost
Def Maint	1	04 00 00	A Masonry Exterior - tuckpoint and masonry restoration of exterior brick gym walls incl chimney & replace concrete cap - apx 75%	7,260	Sq.Ft.	\$146,333
Def Maint	1	04 00 00	A Masonry Exterior - infill exterior walls where unit ventilators are removed / gym south wall openings where exhaust fans were removed	110	Sq.Ft.	\$4,727
Def Maint	1	04 00 00	A Masonry Exterior - re-caulk control joints at gym / kitchen exterior walls / windows	1,840	LF	\$7,964
Def Maint	1	07 00 00	A Roofing - replace north addition adhered membrane roof - seams opening	3,680	EA	\$74,883
Def Maint	1	07 00 00	A Roofing - replace spray foam roofing	3,680	EA	\$74,883
Def Maint	1	07 00 00	A Roofing - replace roof edge metal, fascia & seal scuppers at gym roof perimeter - roof edge detail leaking and rusting / replace kitchen exhaust fan and curb	1	LS	\$18,750
Def Maint	1	07 00 00	A Roofing - replace roof edge metal, fascia & seal scuppers at building roof perimeters - roof edge detail leaking and rusting / replace kitchen exhaust fan and curb	736	LF	\$24,668
Def Maint	1	07 00 00	A Roofing - replace Trocal roofing south of original bldg & at IMC - seams opening / roof edges opening - patches to spray roofing deteriorated / replace metal fascia / repair roof leak at room 127 where water comes in through light fixture	7,505	EA	\$152,717
Def Maint	3	07 00 00	A Roofing - add splashblocks at scuppers from new canopy, at downspout by entry to IMC hallway, downspouts at east side gym	7	EA	\$998
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - replace door knobs w/ lever handles to accessible standards	7	Ea	\$2,989
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - replace pair of doors and frames at east and west sides of gym	4	Ea	\$8,438
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - add cross corridor zoning doors tied to existing fire alarm and panic lockdown systems	3	Ea	\$23,438
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - add interior vestibule door and sidelite between rooms 112/113	1	Ea	\$3,906
Def Maint	1	08 00 00	A Interior Doors - Replace wood doors at kitchen and cafeteria to kitchen	4	Ea	\$6,250
Def Maint	1	08 00 00	A Exterior Windows - replace original building / south addition classrooms and IMC windows w/ 1" insulating glass in alum frames	2,080	Sq.Ft.	\$226,500
Def Maint	2	88 00 00	A Exterior Steel Doors / Frames / Hardware - replace steel doors / frames and sidelites w/ FRP (fiber reinforced polyester) doors in alum frames	192	Sq.Ft.	\$22,610
Def Maint	2	88 00 00	A Replace stoops at exit doors to be without a from media emergency exit, from room 119, and at southwest and northeast corridor exits	1	Ea	\$8,788

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Jim Falls Elementary School Facility						
		Revised Priority	Item	22800 sf		
Def Maint	1	09 00 00	A Interior Finishes - Floors - replace classroom vat and base (residential sheet vinyl at art washfountain) w/ vt and base - 110, 113, 117, 118, 128, 129.	5,824	LS	\$105,560
Def Maint	1	09 00 00	A Interior Finishes - Floors - replace kitchen dry food storage vat w/ quarry tile / grind concrete to flush w/ kitchen	160	Sq.Ft.	\$4,111
Def Maint	2	09 00 00	A Interior Finishes - Floors - refinish stage floor	336	Sq.Ft.	\$886
Def Maint	2	09 00 00	A Interior Finishes - Ceilings - replace worn act ceilings kitchen hallway from exterior	160	Sq.Ft.	\$1,687
Def Maint	1	09 00 00	A Interior Finishes - Kitchen - seal open holes where screws removed and ceiling to walls / backsplash to walls / paint exposed conduit / replace wood shelving / replace wood doors / readhere vinyl base on serving counter at gym side / replace vat flooring / clean - re-grout glazed tile joints	1	LS	\$11,438
Def Maint	1	10 00 00	A Room Signs - provide room number signs for every room	36	EA	\$5,006
Def Maint	1	10 14 00	A Exterior room and door numbers for rescue assistance - 3 number vinyl letters	85	RM	\$1,992
Def Maint	1	10 00 00	A Visual Display Boards - replace classroom / art chalkboards / tackboards w/ markerboards / tackboards	512	Sq.Ft.	\$16,640
Def Maint	1	10 00 00	A Lockers - replace worn wood cubbies w/ lockers	117	EA	\$51,975
Def Maint	1	11 40 00	A Replace Convection Oven, includes gas and electrical disconnect and reconnect and GFCI breaker	1	EA	\$12,375
Def Maint	1	11 40 00	A Provide Steamer, includes floor cut and patch for floor drain, plumbing (water and drain no gas) and electrical	1	EA	\$40,888
Def Maint	1	11 40 00	A Replace wood knife holder	1	EA	\$188
Def Maint	1	11 40 00	A Replace wood shelving 1x5 units in DF	1	EA	\$938
Def Maint	1	11 40 00	A Replace wood wall shelving in kitchen	1	EA	\$469
Def Maint	1	11 40 00	A Provide NSF Condiment Counter	1	EA	\$5,625
Def Maint	1	11 40 00	A Provide caulking between wall and backsplash at serving counter at corner of pass through.	2	LF	\$13
Def Maint	1	11 40 00	A Repair broken knob at hot well serving counter	1	EA	\$438
Def Maint	1	11 40 00	A Provide sneeze guards at serving counter	4	EA	\$10,000
Def Maint	1	11 40 00	A Seal between stainless steel wainscot and base below serving line in cafeteria	1	EA	\$500
Def Maint	1	11 40 00	A Replace work counter in kitchen having galvanized shelves and doors	1	EA	\$6,875

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS							
Jim Falls Elementary School Facility							
		Revised Priority		Item	22800 sf		
Def Maint	1	11 40 00	A	Replace plastic laminate wainscot under dishdrop with stainless	1	EA	\$1,125
Def Maint	1	11 40 00	A	Replace galvanized legs on dish table and prepsink (or scullery sink) with stainless steel legs, includes plumbing and electrical (for dispenser) disconnect and reconnect	1	EA	\$4,500
Def Maint	1	11 40 00	A	Provide longer clean dishtable current table only holds two of the required 5 dishracks	1	EA	\$6,875
Def Maint	1	11 40 08	A	Replace cooking battery hood (Existing: not proper overhang, painted, no lights or fire protection, mesh filters), includes replacement of exhaust system, ductwork, fire wrap, controls, VFD, and electrical	1	LS	\$103,688
Def Maint	1	11 40 08	A	Provide condensate hood over dishmachine, includes fan, ductwork, controls, electrical lights and fan connection	1	LS	\$26,875
Def Maint	1	11 00 00	A	Miscellaneous Equipment - Gym - replace stage front pads and doors at front of stage	60	Sq.Ft.	\$1,598
Def Maint	1	11 00 00	A	Miscellaneous Equipment - Gym - replace front stage storage doors	6	Ea	\$46,875
Def Maint	1	11 00 00	A	Miscellaneous Equipment - replace door numbers w/ accessible room numbers / modify cubbie locations for wall mounted locations	18	Ea	\$1,603
Def Maint	1	11 23 00	A	Food Service - replace exhaust ventilator hood, wood table, dry food wood shelving, dishmachine hood, separate dish table from serving counter, add steamer.	1	LS	\$125,580
Def Maint	1	12 00 00	A	Casework / Shelving - replace worn classroom / art casework incl spec ed / stage storage / rm 124 / 119	1,191	LF	\$528,506
Def Maint	1	12 00 00	A	Casework / Shelving - replace classroom casework where unit ventilators are replaced w/ vav system	60	LF	\$26,625
Def Maint	1	12 00 00	A	Casework / Shelving - modify exg classroom sinks and cabinets to current accessible standards	8	LS	\$23,125
Def Maint	1	21 00 00	M	Fire Protection - Fire sprinkle the entire building <b>Including new water service</b>	22,800	SF	\$171,000
Def Maint	2	22 00 00	M	Plumbing - Boiler Room, Insulation of domestic water piping	1	LS	\$16,170
Def Maint	1	22 00 00	M	Plumbing - update eyewash for Boiler and Kitchen Room with temper water mixing valve.	2	ea	\$12,500
Def Maint	1	22 00 00	M	Plumbing - New eyewash for Janitor Rooms with temper water.	2	ea	\$12,500
Def Maint	2	22 00 00	M	Plumbing - Replace two Gas water heaters with Sealed combustion 95% efficient water heaters	2	ea	\$84,365
Def Maint	1	23 00 00	M	HVAC - Boilers - Insulate the boiler room piping to prevent possible burns by touching the piping	1	ls	\$45,000
Def Maint	2	23 00 00	M	HVAC - Replace the Hot Water heating system with high efficiency condensing boilers and hydronic heating. Two boilers with primary pumps, Two secondary pumps, Air separator, expansion tank(s), side stream filter, insulated piping, electrical and controls.	1	ls	\$725,594
Def Maint	2	23 00 00	M	HVAC - Add VFD's for 2 heating pumps	2	ea	\$42,182



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Jim Falls Elementary School Facility						
		Revised Priority	Item	22800 sf		
Def Maint	2	23 00 00	M HVAC - Exhaust Fans - replace older exhaust fans	8	ea	\$112,486
Def Maint	2	23 00 00	M HVAC - Test and Balance	22,800	Sq.Ft.	\$24,044
Def Maint	2	23 00 00	M HVAC - Provide Makeup Air - Provide properly sized kitchen hood with fire suppression system, a dishwasher hood, and make-up air - incl elec	1	ls	\$134,646
Def Maint	2	23 00 00	M HVAC - Provide VRF system for spot cooling in the Kitchen	1	ls	\$85,771
Def Maint	2	23 00 00	M HVAC - Replace existing classroom unit ventilators w/ multiple ahu's (apx 3) /DOAS ground mounted air handlers with service vestibules feeding displacement units in the classrooms - incl elec	2	ls	\$1,286,619
Def Maint	2	23 00 00	M HVAC - Replace the Cafeteria air handler, add cooling, CO2 control, DX condensing units incl electrical, cut & Patch, incl elec	1	ls	\$501,183
Def Maint	2	23 00 00	M HVAC - Replace the underfloor ductwork with an overhead ducted system to avoid the potential for moisture and mold build-up in the underfloor ductwork, and to provide better system access - Budget includes reworking of ductwork in the mechanical room, new overhead ductwork and grilles. Filling of underfloor ductwork is not included	1	ls	\$103,066
Def Maint	2	23 00 00	M HVAC - Replace the R-22 refrigerant systems with an environmentally friendly refrigerant - includes removal of (3) existing condensing units and installation of new condensing units, coil and piping. - incl elec	3	ls	\$147,638
Def Maint	1	23 00 00	M HVAC - The building controls are mostly pneumatic. The building controls, including valves and dampers, should be upgraded to DDC	22,800	Sq.Ft.	\$228,000
Def Maint	2	23 00 00	M HVAC - Add CO2 sensors to controls at gym / cafeteria	1	ls	\$34,730
Def Maint	2	23 00 00	M HVAC - Duct Cleaning of existing ductwork - Provide duct cleaning of the existing lined ductwork in the original air handling unit systems	1	ls	\$35,152
Def Maint	2	23 00 00	M HVAC - Recommission existing original air handling units	1	ls	\$32,059
Def Maint	1	26 00 00	E Electric Service and Distribution- Arc flash study needed.	10	ea	\$2,500
Def Maint	2	26 00 00	E Upgrade aging panelboards and add additional to add more circuit breakers	2	ea	\$12,374
Def Maint	1	26 09 45	E Replace Existing lighting controls with LED light controls	14	Lump	\$12,938
Def Maint	2	26 00 00	E Interior Lighting - replace fluorescent lights with new LED light fixtures	176	ea	\$98,988
Def Maint	2	26 00 00	E Interior Lighting - replace fluorescent gym lights with new LED light fixtures	12	ea	\$16,873
Def Maint	2	26 00 00	E Interior Lighting - replace fluorescent corridor lights with new LED light fixtures	32	ea	\$22,497
Def Maint	2	26 00 00	E Interior Lighting - replace fluorescent media center lights with new LED light fixtures	36	ea	\$40,495

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Jim Falls Elementary School Facility						
		Revised Priority		Item	22800 sf	
Def Maint	1	26 00 00	E	Exterior Emergency Lighting - Add at exterior exits as facility currently has none	6	ea \$7,500
Def Maint	2	26 00 00	E	Parking Lot Lighting - Upgrade to LED	1	ls \$11,249
Def Maint	1	28 00 00	E	Replace fire alarm system with voice evac/addressible system	22,800	sq. ft. \$25,080
Def Maint	2	27 00 00	T	Data Cabling Update from Cat 5 to Cat 6	70	ea \$29,528
Def Maint	2	27 00 00	T	Wireless Access Points	10	Sq. Ft. \$14,061
Def Maint	2	29 00 00	T	Update classroom Sound Enhancement systems	15	ea \$42,182
Def Maint	2	29 00 00	T	Paging System	40	ea \$26,716
Def Maint	1	04 00 00	S	Exterior - replace sidewalk at door 3 exit - current uneven landing from exg stoop	64	Sq.Ft. \$1,401
Def Maint	1	32 00 00	S	Bituminous Paving - replace front entry asphalt walks & IMC entry walk w/ concrete	161	Sq.Yd. \$3,528
Def Maint	1	32 00 00	S	Bituminous Paving - replace hard surface play area / re-paint play markings	1,535	Sq.Yd. \$104,115
Def Maint	1	32 00 00	S	Bituminous Paving - sealcoat parking and drives	1,025	Sq.Yd. \$7,577
Def Maint	1	32 00 00	S	Bituminous Paving - provide paved exit walkway to area of safe refuge from door 4	33	Sq.Yd. \$730
Remodeling	1	09 00 00	R	Upgrade student / staff toilets to accessible standards	740	SF \$259,000
Remodeling	1	09 00 00	R	Modfiy IMC pit for accessibility to all levels	1	LS \$11,719
Addition	1	01 10 10	AD	Consider kitchen addition for prep area / walk-in freezer / walk-in cooler / dry food storage - incl related equipment	1	LS \$203,277

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Enrollments and Capacities Study

Chippewa Falls 2021 Educational Analysis

ELEMENTARY EDUCATIONAL ANALYSIS

ITEM OF NOTE							ITEM OF COMPARISON			RECOMMENDATION					
Existing Square Footage	Acres	Classrooms Current	School Name	* Current Enrollment	* Current SF / Student	* Current Capacity WITHOUT Future Ready Components	* Recommended Capacity WITH Future Ready Components	Students Removed or Added	Recommendation	School Name	Recommended Square Footage	Recommended Classrooms	* Project Enrollment in this Building	SF / Student at Capacity	* Remaining Capacity
55,250	13.0	18	**Halmstad	376	147	414	288	-100	Shift Students out	***Halmstad	55,150	12	276	191	12
54,340	3.0	18	**Hillcrest	397	137	414	288	-100	Shift Students out	***Hillcrest	54,240	12	297	188	-9
22,800	5.5	6	**Jim Falls	143	159	143	143	0	Remain the same	**Jim Falls	22,800	6	143	159	0
80,556	13.0	24	**Parkview	469	172	552	576	100	Shift Students in	***Parkview	80,656	24	589	140	7
71,833	10.0	18	***Southview	336	214	432	432	50	Shift Students in	***Southview	71,883	18	386	166	46
74,500	35.0	18	***Stillson	362	206	432	432	50	Shift Students in	***Stillson	74,500	18	412	172	20
359,279	80	102	District Wide K-5	2,083	172	2,387	2,159				359,229	90	2,083	170	76

Elementary Schools Educational Standards = 170-200 sf per student basis 3.5%

\* ATSR was directed to use the same enrollment for 2031 in this study

Capacities are based on 23 students per classroom for buildings with smaller sized classrooms and 24 students per classroom for buildings with rooms that meet the educational standard sizes.

\*\* Capacity based on 23 students per classroom

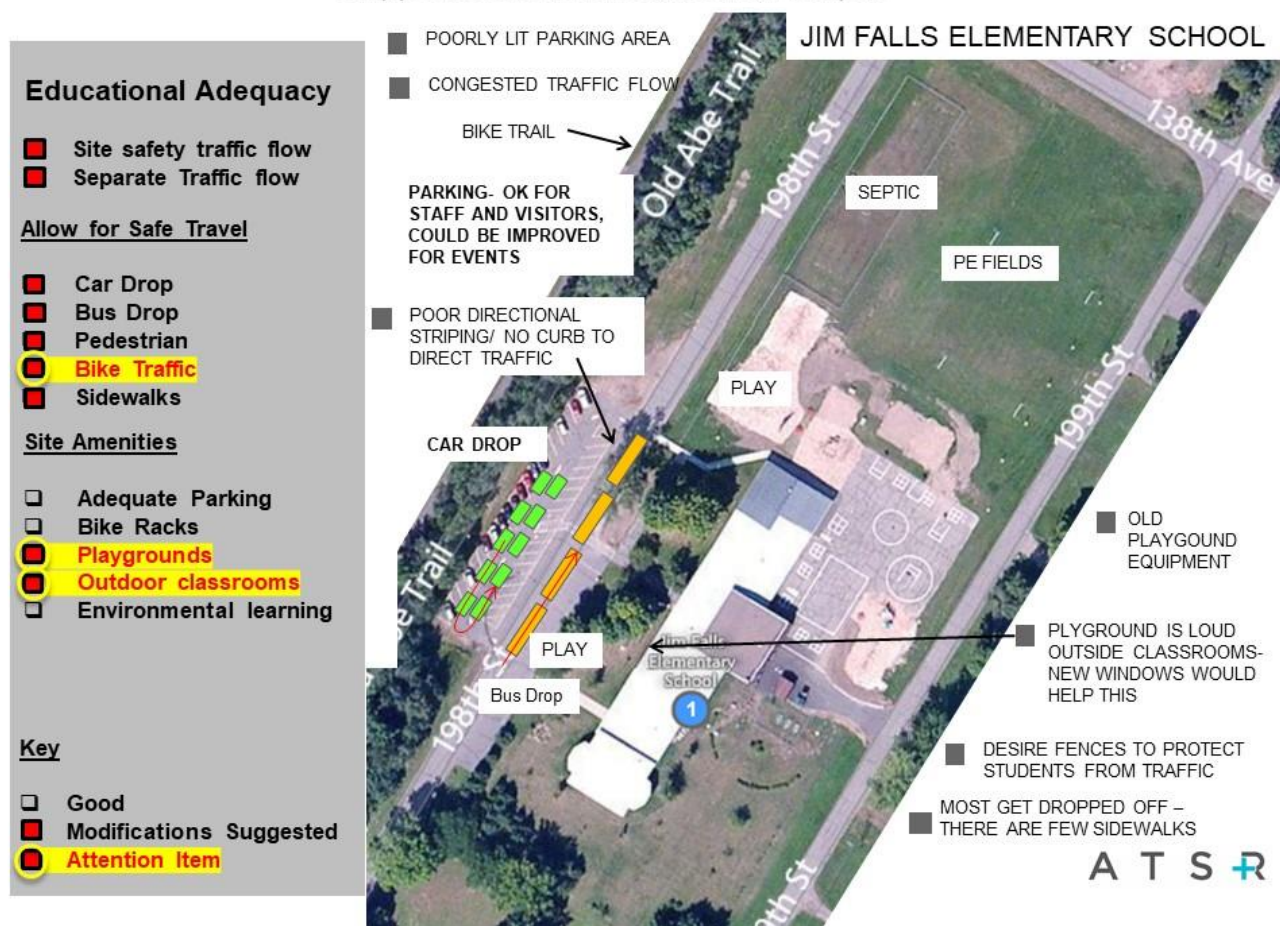
\*\*\* Capacity based on 24 students per classroom- some schools increase their capacity with additions or removal of students and right sized classrooms

\*\*\*\* Limited Site Area for an Addition

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Site Analysis:

Chippewa Falls 2021 Educational Analysis



From the aerial view of the site, as shown above, and based upon interviews of faculty, staff, and administration, the following deficiencies are noted:

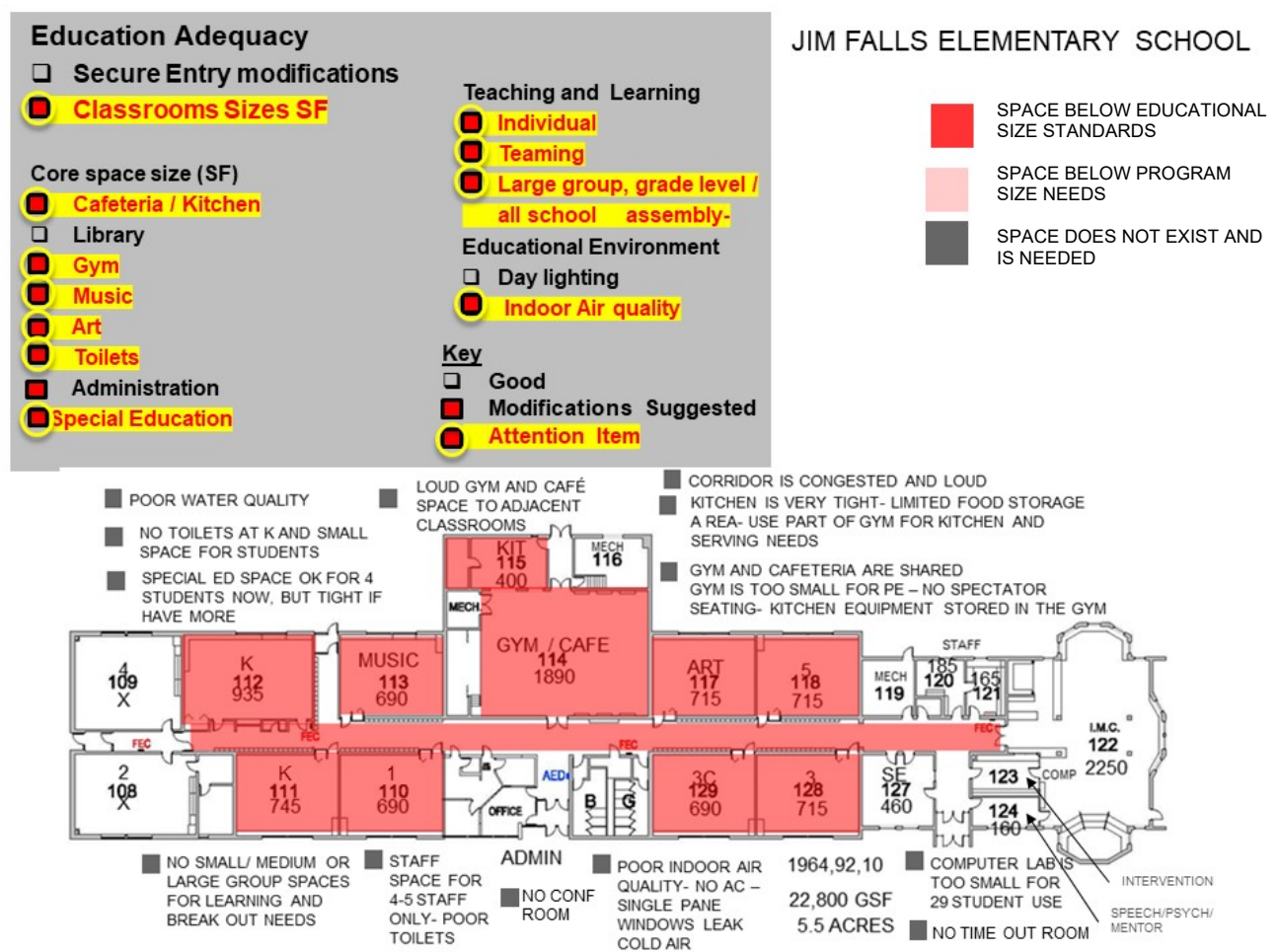
- There is not a separate bus load/unload area from the parent drop-off area.
- Aging playground equipment. Nearby Classrooms are disrupted by playground noise- new windows will improve sound transfer to classrooms.
- Fencing desired to protect students from traffic.
- There are few sidewalks
- Parking area is poorly lit and could be improved for events
- 2015 SRTS Plan notes that bike racks should be relocated to the front of school
- The hard surface play areas and drives are cracked.
- There is no sidewalk connection between old Abe Trail and the school campus
- There is no outdoor classroom space



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Building Analysis:**

Jim Falls Elementary is the smallest school in the District. It serves approximately one-hundred and forty-three (143) students. There has been a significant increase in enrollment over the past three (3) years. The school was designed with a multi-purpose cafeteria/gymnasium. This creates instructional planning challenges for teachers when the cafeteria is being used during the lunch period. The space is too small to accommodate a full Physical Education class which, according to staff, has been the cause of numerous student injuries due to lack of space. It also limits the size of after school activities and events.



The footprint and anecdotal comments above articulate some of the ‘short-comings’ found in a review of how the building is being used. The majority of the classrooms are undersized and additional classrooms and breakout spaces are needed to meet enrollment needs. The restroom facilities are small. The aging air ventilation system (as noted in the Facility Analysis above) creates a less than ideal learning environment for both students and staff. The corridors are congested during passing time and there is little room available for

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

students to engage in small group learning activities. Please reference [ASPIRATION OPTIONS](#) Section 16 for options to resolve the educational deficiencies at Jim Falls.

Jim Falls Plumbing Fixture Count for Student Use of current(143) and capacity(121) Enrollment

FIXTURE TYPE	FIXTURE PER OCCUPANT	FIXTURES REQUIRED		FIXTURES PROVIDED
		CURRENT	CAPACITY	
<b>Water Closets</b>	Male: 1 per 50	3	3	3 WC /6 Urinal
	Female: 1 per 50	3	3	6
<b>Lavatories</b>	Male: 1 per 50	3	3	4
	Female:1 per 50	3	3	4
<b>Drinking Fountains</b>	1 per 100	2	2	2

\* Fixture counts do not include Kindergarten rooms have 1 water closet and 1 lavatory

\*\* Fixture counts do not include staff/non-public users that total 1 water closet and 1 lavatory

**User Feedback:**

As a part of the facility review process, representatives from ATSR met with school leaders, faculty, staff, parents, and School Board. Below are the ‘key themes’ that describe some of the greatest needs that cited in those conversations.

**Positives:**

- The safe environment in our school because of its size
- Technology is working well
- There is large amount of green space for outdoor activities
- The bus drop-off zone is safe and conveniently located
- The library is of ample size with good ventilation and daylighting
- The playground was recently enclosed with a new fence for safety

**Negatives:**

- Staff and community parking is too small to function well
- There is a lack of directional markers for an organized, efficient drop-off/pick-up process
- The outdoor play space is immediately adjacent to two (2) classrooms creating distractions for students/staff in the building
- There is less than adequate space for special education programs and for students engaged in small group learning activities.
- There is only one set of multi-user toilet rooms that limit flexibility and one kindergarten toilet room used for Special Education students. Neither meet ADA standards



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

- The art room is small with Special education washer/dryer in space which limits class size.
- There is a lack of quiet, individual spaces, so students often work in hallways, staff lounge, and office spaces
- No flexible collaboration or teaming space
- No outdoor classroom spaces
- Not enough office space for Student Services. Staff are required to rotate days in order to accommodate this deficiency
- Storage limitations
- Staff lounge is undersized, limiting use to 2-3 staff at a time

## Section 4: Parkview Elementary School

### Overview:

Parkview Elementary School was constructed in 1995. There have been no major additions or upgrades to the existing building since that time. The exterior and interior components of the building are generally in good condition. As noted in the diagram above, the traffic flow into and out of the site can be confusing to those who are not at the site on a regular basis. The current traffic flow directs buses and cars to enter and exit in opposite locations from each other; potentially causing conflicting traffic patterns. There is limited green space for student play or outdoor learning. There are plumbing fixtures that are showing their age and/or not meeting ADA guidelines for the age groups they are serving. Art room does not have adequate/required fixtures. There is a lack of appropriately sized teaming and collaboration areas ( breakout areas) throughout the school. The school has mostly classrooms and corridors. Current teaching and learning benefits from adjacent spaces to the classrooms for differentiated learning needs of all students with various learning needs.

### Architectural Review:

The exterior brick walls need some tuckpointing and masonry restoration, to re-caulk exterior masonry control and expansion joints and to address water drainage at exterior door lintels.

Re-caulk of windows and door frames will assist with exterior envelope protection. Roofing repairs and replacements have been made since the previous facility study and replacement of a skylight has prolonged the life of the building.

Interior components of the building are generally in good condition. There are recommendations in this study for kitchen repairs and upgrade to current health department standards.

The traffic flow into and out of the site can be confusing to those who are not at the site on a regular basis as buses and cars enter and exit in opposite locations from each other and may cause conflicting traffic patterns. It also appears that there may be conflicts between car and bus traffic and pedestrians.

Sealcoat of the hard surface play areas and drives which have been previously crack sealed is recommended to extend the life of the asphalt.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### **Mechanical Review:**

The boiler plant is steam boilers original to the building and should be replaced with condensing boilers and variable speed water pumps. The heating coils in the air handlers throughout the building are being replaced with low water temperature coils to allow the heating water temperature to be reduced to benefit the condensing boiler plant.

The chiller plant is original to building and should be replaced.

Classroom air handling units for VAV system are original to the building and should be replaced with chilled beam system with energy recovery units.

The Gymnasium, and Cafeteria air handlers are original and should be replaced new air handlers using CO2 sensors to limit outdoor air use during low occupancy times.

Exhaust fans are original to the building and should be replaced.

Ventilation is missing in maintenance office and physical education offices and should add a VRF system and heating coil to meet code requirements for spaces.

The control system for the building mechanical system is original to the building and should be replaced. Emergency Eyewashes for Boiler and Kitchen are original to the building and should be replaced including tempered water. New eyewash should be added to Janitor Room. 14 lavatory sink faucets are manual and should get replaced with sensor faucets.

### **Electrical Review:**

#### **Arc Flash Study**

An arc flash study is required by the electrical code.

**Recommendation-** Provide an arc flash study.

#### **Electric Service**

The building is served by a 2000A, 120/208-volt Three phase service panelboard located in the boiler room. Based on utility demand figures the building has about 55 % spare capacity.

**Recommendation-** The service to the building does not need any work done at this time. If any air conditioning is added the service may need to be upgraded.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Electric Switchboards, Panels and Distribution Equipment**

The main switchboard, and building panels were installed 25 years ago, this is the end of the equipment life expectancy, spare parts may be hard to find.

**Recommendation-** Replace main switchboard and electrical panels.

#### **Fire Alarm**

There is a Honeywell “fire lite” MS10UD fire alarm control pane. It is an outdated 10 zone nonaddressable system.

**Recommendation-** The fire alarm system should be replaced by a voice evacuation system.

#### **Emergency Generator**

The emergency generator installed 25 years ago, this is the end of the equipment life expectancy, spare parts may be hard to find.

**Recommendation-** Replace emergency generator, and related transfer devices and panelboards.

#### **Exterior Emergency Lighting Systems**

There are no battery-operated emergency light fixtures at the building exits. These are required by code.

**Recommendation-** Battery operated emergency light fixtures should be installed at the building exits.

#### **Lighting - Lamps /Ballasts / Controls**

Lighting levels appear to be mostly adequate in classrooms, offices, corridors, and other spaces. Lighting lamps are mostly T8 fluorescent controlled by switches in classrooms, offices, storage rooms, mechanical and electrical rooms.

**Recommendation-** Replace light fixtures with LED fixtures. Provide occupancy sensors in classrooms. Provide dimming for LED fixtures in lieu of switches.

#### **Security Lighting (Exterior)**

Exterior security lighting fixtures have been replaced with wall mounted and recessed LED fixtures.

**Recommendation-** None

#### **Parking Lot Lighting**

Exterior security lighting fixtures have been replaced with wall mounted and recessed LED fixtures.

**Recommendation-** None

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Parkview Elementary School Facility						
	Revised Priority		Item	80556 sf		
	Priority 1 Items		Immediate Replacement / Deferred Maintenance / Addition Items			\$2,271,200
	Priority 2 Items		Near Future Replacement / Deferred Maintenance / Addition Items			\$9,211,600
	Priority 3 Items		Long Range Replacement/ Deferred Maintenance / Addition Items			\$1,288,100
			TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE			\$12,770,900
	Initial Priority	Category	Item	Quantity	Unit	Project Cost
Def Maint	1	04 00 00	A Masonry Exterior - re-caulk control and expansion joints, window and door frames / re-caulk pcc to brick (different rates of expn / contraction) - sawcut narrow joints wider	4,635	LF	\$56,489
Def Maint	1	04 00 00	A Masonry Exterior - tuckpoint and masonry restoration of exterior brick walls at window and door lintels / column bases at front entry canopy - caulk bearing ends of lintels - add flashing to drain at lintels / clean and paint lintels	1,350	Sq.Ft.	\$53,891
Def Maint	1	04 00 00	A Masonry Exterior - tuckpoint and masonry restoration of exterior brick walls at window and door lintels / column bases at front entry canopy - caulk bearing ends of lintels - add flashing to drain at lintels / clean and paint lintels	1,350	Sq.Ft.	\$53,891
Def Maint	2	07 00 00	A Roofing - miscellaneous roofing repairs - curbs, etc.	1	LS	\$17,576
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - add cross corridor zoning doors tied to existing fire alarm and panic lockdown systems	6	Ea	\$46,875
Def Maint	2	88 00 00	A Exterior Steel Doors / Frames / Hardware - replace ext steel doors and frames with frp doors in alum frames	652	Sq.Ft.	\$76,779
Def Maint	1	09 00 00	A Plaster Exterior Finishes - repair / repaint exterior entry soffits incl front entry canopy	2,521	Sq.Ft.	\$6,224
Def Maint	1	09 00 00	A Interior Finishes - Kitchen - replace wood doors at kitchen to be cleanable	3	Ea	\$5,391
Def Maint	1	09 00 00	A Interior Finishes - Kitchen - grout cmu joints in scored cmu walls to be cleanable or cover with ceramic tile / repair broken quarry tile base	1,192	Sq.Ft.	\$8,806
Def Maint	1	09 00 00	A Interior Finishes - Kitchen - provide sealant at ceiling to walls / remove unused wall anchors and fill holes in wall tile	1	LS	\$469
Def Maint	1	09 00 00	A Interior Finishes - Kitchen - sand / paint rusting steel columns	1	LS	\$547
Def Maint	1	09 00 00	A Interior Finishes - Kitchen - paint ceiling or replace ceiling to be cleanable	1,600	Sq.Ft.	\$15,000
Def Maint	1	10 00 00	A Room Signs - provide room number signs for every room	91	EA	\$11,452
Def Maint	1	10 14 00	A Exterior room and door numbers for rescue assistance - 3 number vinyl letters - first and second floors	85	RM	\$1,992
Def Maint	1	11 40 00	A Replace worn items and conditions not meeting current health code concerns: rusting wire shelving, wood shelving, NSF hand carts, caulk between dishtables and walls, grind smooth sharp fasteners in	1	EA	\$2,750
Def Maint	1	11 40 00	A Update sneeze guards to current code	2	EA	\$5,000
Def Maint	1	11 40 00	A Provide stainless steel wainscot below dishdrop area	1	EA	\$1,125

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	1	22 00 00	M	Plumbing - update eyewash for Boiler, and Kitchen Room with temper water.	2	ea	\$12,500
Def Maint	1	22 00 00	M	Plumbing - New eyewash for Janitor Rooms with temper water.	3	ea	\$18,750
Def Maint	2	22 00 00	M	Plumbing - Fixture, replacements for lavatory sink faucets to sensors faucets.	14	ea	\$15,748
Def Maint	1	22 00 00	M	Plumbing - Fixture, replacements for Classroom sink faucets,	29	ea	\$116,000
Def Maint	1	22 00 00	M	Plumbing - Art Room, New faucet and solids interceptor at sink	2	ea	\$8,000
Def Maint	2	22 00 00	M	Plumbing - Water Closets fixture, upgrade bowl, seat and flush valve to 1.6 gpf. (carrier not included)	27	ea	\$106,300
Def Maint	2	22 00 00	M	Plumbing - Fixture, replacements for urinal flush valve to sensors flush valve.	10	ea	\$39,370
Def Maint	1	22 00 00	M	Plumbing - Fixture, Replacement for mop sink faucets, with backflow preventer.	2	ea	\$2,000
Def Maint	1	22 00 00	M	Plumbing - Exterior hose bibbs, install backflow preventer	2	ea	\$1,500
Def Maint	1	22 00 00	M	Plumbing - Replace original Gas water heater w/ Sealed combustion 95% efficient.	3	ea	\$56,250
Def Maint	1	22 00 00	M	Plumbing - Art Room - relocate 2 wash fountains for accessibility - Sensor ADA	1	LS	\$7,500
Def Maint	1	22 00 00	M	Plumbing - New wash fountain - Sensor ADA	10	ea	\$100,000
Def Maint	3	23 00 00	M	HVAC - Boiler Replacement - Replace with condensing boilers.	1	mmbh	1,288,131
Def Maint	1	23 00 00	M	HVAC - Exhaust Fans	9	ea	\$90,000
Def Maint	1	23 00 00	M	HVAC - Test and Balance	80,000	Sq.Ft.	\$100,000
Def Maint	1	23 00 00	M	HVAC - Provide code required ventilation to the maintenance and physical education offices with VRF System and heating coil.	2	ea	\$55,860
Def Maint	1	23 00 00	M	HVAC - The building controls are pneumatic. The building controls, including valves and dampers, should be upgraded to DDC	80,000	Sq.Ft.	\$800,000
Def Maint	1	23 00 00	M	HVAC - Duct Cleaning of existing ductwork - Provide duct cleaning of the existing lined ductwork in the original air handling unit systems	80,000	Sq.Ft.	\$100,000
Def Maint	1	23 00 00	M	HVAC - Recommission existing original air handling units	80,000	Sq.Ft.	\$100,000
Def Maint	2	23 00 00	M	HVAC - Replace VAV system with Chilled Beam System, including new indoor packaged Energy Recovery Units.	5	ea	\$7,380,514
Def Maint	1	23 00 00	M	HVAC - repace relief hoods with PRV's	2	ea	\$25,000
Def Maint	2	23 00 00	M	HVAC - Replace Chiller.	150	ton	\$632,736
Def Maint	1	26 00 00	E	Electric Service - Arc flash study needed.	35	ea	\$8,750
Def Maint	2	26 00 00	E	Electric Service - replace 25 year old 2000 amp 120/208v main switchboard	1	ea	\$127,447



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	2	26 00 00	E	Existing panel - replace 25 year old 4000 amp 120/208v panel	1	ea	\$8,050
Def Maint	2	26 00 00	E	Existing panels - replace 25 year old 250 amp 120/208v panels	16	ea	\$98,988
Def Maint	2	26 00 00	E	Interior Lighting - replace existing lay in florescent with LED light fixtures.	1	lump	\$332,749
Def Maint	2	26 00 00	E	Interior Lighting - replace existing 4X4 florescent with LED light fixtures.	12	lump	\$16,873
Def Maint	2	26 00 00	E	Interior Lighting - replace existing down lights with LED light fixtures.	88	lump	\$37,121
Def Maint	2	26 00 00	E	Interior Lighting - replace existing gym light fixtures with LED light fixtures.	48	ea	\$67,492
Def Maint	2	26 00 00	E	Interior Lighting - Provide occupancy sensors in spaces that currently have none	62,780	Sq.Ft.	\$17,655
Def Maint	2	26 00 00	E	Interior Lighting - Upgrade lighting controls for classrooms	38	ea	\$53,431
Def Maint	1	26 00 00	E	Emergency Lighting / Exit Signs - Update with new LED exit signs and emergency lighting units spaced to current Code.	80,556	Sq.Ft.	\$40,278
Def Maint	1	26 00 00	E	Exterior Emergency Lighting - Add at exterior exits as facility currently has none	14	ea	\$35,000
Def Maint	1	28 00 00	E	Fire Alarm Systems - Provide new addressable fire alarm/voice evacutaion system to replace existing zoned system	80,556	Sq.Ft.	\$88,612
Def Maint	2	27 00 00	T	Data Cabling Update from Cat 5 to Cat 6	100	ea	\$70,304
Def Maint	2	29 00 00	T	Update classroom Sound Enhancement systems	40	ea	\$112,486
Def Maint	1	32 00 00	S	Bituminous Paving - update crack seal / sealcoat asphalt drives, walks, play areas / re-paint play lines	4,336	Sq.Yd.	\$32,042
Addition	1	01 10 10	AD	Consider kitchen addition or remodel for dry food storage / walk-in freezer / walk-in cooler / third serving line - incl related equipment	1	LS	\$203,277

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Enrollment and Capacities Study

Chippewa Falls 2021 Educational Analysis

## ELEMENTARY EDUCATIONAL ANALYSIS

ELEMENTARY SCHOOL CAPACITIES															
ITEM OF NOTE							ITEM OF COMPARISON								
Existing Square Footage	Acres	Classrooms Current	School Name	* Current Enrollment	* Current SF / Student	* Current Capacity WITHOUT Future Ready Components	* Recommended Capacity WITH Future Ready Components	Students Removed or Added	Recommendation	School Name	Recommended Square Footage	Recommended Classrooms	* Project Enrollment in this Building	SF / Student at Capacity	* Remaining Capacity
RECOMMENDATION							RECOMMENDATION			RECOMMENDATION					
55,250	13.0	18	**Halmstad	376	147	414	288	-100	Shift Students out	***Halmstad	55,150	12	276	191	12
OR ADD ON							OR ADD ON			CREATE FUTURE READY SPACES					
54,340	3.0	18	**Hillcrest	397	137	414	288	-100	Shift Students out	***Hillcrest	54,240	12	297	188	-9
OR ADD ON							OR ADD ON			CREATE FUTURE READY SPACES					
22,800	5.5	6	**Jim Falls	143	159	143	143	0	Remain the same	**Jim Falls	22,800	6	143	159	0
OR ADD ON							OR ADD ON			CREATE FUTURE READY SPACES					
80,556	13.0	24	**Parkview	469	172	552	576	100	Shift Students in	***Parkview	80,656	24	569	140	7
OR ADD ON							OR ADD ON			CREATE FUTURE READY SPACES					
71,833	10.0	18	***Southview	336	214	432	432	50	Shift Students in	***Southview	71,883	18	386	166	46
OR ADD ON							OR ADD ON			CREATE FUTURE READY SPACES					
74,500	35.0	18	***Stillson	362	206	432	432	50	Shift Students in	***Stillson	74,500	18	412	172	20
OR ADD ON							OR ADD ON			CREATE FUTURE READY SPACES					
359,279	80	102	District Wide K-5	2,083	172	2,387	2,159				359,229	90	2,083	170	76

Elementary Schools Educational Standards = 170-200 sf per student basis 3.5%


\* ATSR was directed to use the same enrollment for 2031 in this study

Capacities are based on 23 students per classroom for buildings with smaller sized classrooms and 24 students per classroom for buildings with rooms that meet the educational standard sizes.

\*\* Capacity based on 23 students per classroom

\*\*\* Capacity based on 24 students per classroom- some schools increase their capacity with additions or removal of students and right sized classrooms

\*\*\*\* Limited Site Area for an Addition



ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Site Analysis

Chippewa Falls 2021 Educational Analysis



From the aerial view of the site, as shown above, and based upon interviews of faculty, staff, and administration, the following deficiencies are noted:

- The hard surface play areas and drives are cracked and in need of repair.
- Separate traffic flow improvements needed. Cars back up onto Edwards during pick up/drop off times which creating congestion and difficulty for cars trying to exit the parking lot.
- Aging playground equipment
- Cross over confusion between parking lot and play area.
- 2015 SRTS Plan notes restriping needed at most crosswalks and additional crosswalk paint and signage needed at Edward Street.
- Desire to better secure play area from outside intrusion

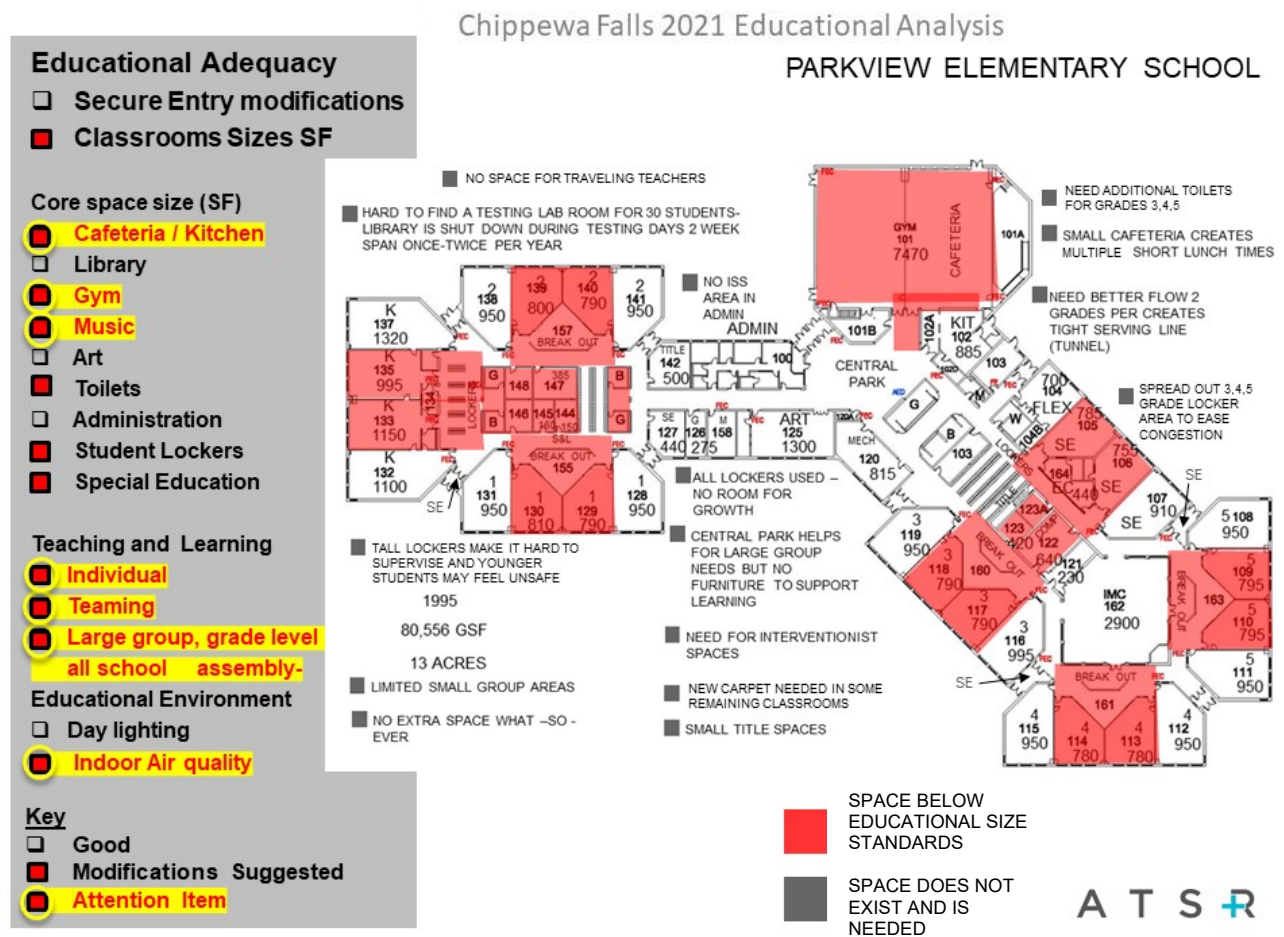


CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Building Analysis:**

Parkview Elementary School is approximately 80,500 square feet. It contains twenty-four (24) classrooms that are assigned for regular instruction. The school is a four (4) section school; classrooms are clustered. Each cluster has adjacent faculty offices. The current enrollment at Parkview is approximately four hundred and sixty-eight (468) students. The gymnasium is immediately adjacent to, but separate from, the lunchroom and the adjacent stage is underutilized. Some smaller classrooms with angled walls present unique limitations for teachers in the utilization of classroom space.

The footprint of the school below shows some of the deficiencies cited based upon an analysis of how the building is being used, interviews with faculty and staff and conducting a comparison of classroom size to established recommended standards.



While many of the rooms provide ample space for teachers to conduct differentiated instruction, there is little room for students to participate in small group learning activities. The classrooms dedicated to music and art are too small. Student lockers are not conveniently located. Parkview Elementary has seen increasing need for more special education and intervention spaces. Some vestibules have been utilized for this purpose,

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

while there is a lack of larger adaptable space in the k-2 grade area. Improvements are needed at the secure entry to improve performance, such as the installation of cameras, buzzer adjustment, and vision to outside from receptionist area. Please reference **ASPIRATION OPTIONS** Section 16 for options to resolve the educational deficiencies at Parkview.

Parkview Plumbing Fixture Count for Student Use of current(468) and capacity(579) Enrollment

FIXTURE TYPE	FIXTURE PER OCCUPANT	FIXTURES REQUIRED		FIXTURES PROVIDED
		CURRENT	CAPACITY	
<b>Water Closets</b>	Male: 1 per 50	5	6	5 WC /2 Urinal
	Female: 1 per 50	5	6	13
<b>Lavatories</b>	Male: 1 per 50	5	6	-
	Female: 1 per 50	5	6	-
<b>Drinking Fountains</b>	1 per 100	5	6	8

\* Fixture counts do not include Kindergarten rooms have 1 water closet and 1 lavatory

\*\* Fixture counts do not include Staff/non-public single users that total 5 water closets and 5 lavatories

**User Feedback:**

As a part of the facility review process, representatives from ATSR met with school leaders, faculty, staff, parents, and students. Below are the ‘key themes’ that describe some of the greatest needs that cited in those conversations.

**Positives:**

- The flexible use of ‘Central Park’
- The cluster arrangement of grade level classrooms
- Rooms are large enough to allow for the effective implementation of differentiated instruction in the classroom
- Parking for staff
- Room for possible expansion of the school

**Negatives:**

- Appropriate/dedicated space for small group work and interventionist instruction
- Bus drop-off/pick-up area is ‘double loaded’ creating less than ideal safety conditions
- Too few specialist areas such as music and art
- Lunch service is not very efficient (lines are too long)
- Congested Locker areas
- Lack of dedicated special education space in K-2 area such as for Gross Motor and Sensory
- Lack of dedicated space for traveling teachers such as for visually impaired, OT/PT
- New handwashing sinks needed and an additional restroom for 3-5

Lack of small group, intervention spaces

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Section 5: Southview Elementary School

### Overview:

The school was originally constructed in 1952. Additions have been constructed in 1988, 1991, 2001, 2011, and 2014. A major addition and major upgrades of the existing building finish materials and systems was constructed and then occupied in 2014. These upgrades included the office/security addition alterations. As noted in the aerial view above, the site presents safety challenges immediately before and after school. Parent drop off and pick up of students is immediately adjacent to bus loading and unloading zone. The gym is not air conditioned. There is a lack of appropriately sized teaming and collaboration areas ( breakout areas) throughout the school. The school has mostly classrooms and corridors. Current teaching and learning benefits from adjacent spaces to the classrooms for differentiated learning needs of all students with various learning needs.

### Architectural Review:

The building is generally in good condition and upgrades for accessibility have been performed. The existing building prior to the 2014 addition has need for EIFS (Exterior Insulation Finish System) repairs, masonry tuckpointing and restoration, window replacements and roofing repair and replacement.

The interiors materials of this facility are generally in good condition. There are classroom doors that do need to have solid panels replaced with louvers or mechanical ventilation system revisions made for return of supply air to the mechanical ventilation system.

There are recommendations in the current facility study for kitchen facility updates to current standards.

The play area does have a location where water stands on the east-west sidewalk and grading revisions are recommended. Part of the south and east chain link has barbed tops and could be replaced with the twisted tops to reduce chance of injury.

Sealcoat of the paved areas of parking, drives and hard surface play areas would extend the life of these areas.

### Mechanical Review:

The boiler plant has been updated to condensing boilers in 2014. The heating system pumps were also replaced with variable speed pumps operating in parallel.

The building is cooled with 6 dx condensing units at each air handling installed in 2014. Some units should be updated. Option 1 add dx coils and condensers to 4 air handling units and replace 2 dx coils and condensers for code compliant refrigerant. Option 2 demo all condensers and dx coils and replace with chilled water system with chilled water coils.

Air handling units are replacement units, 3 replaced in 2014, 1 replaced in 2011, and 5 replaced in 2001.



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

The Gymnasium, and cafeteria air handlers should use CO2 sensors to limit outdoor air use during low occupancy times.

20 Classrooms lack a return path to main return. Return grilles and transfer ducts should be added. Condensing Hot water heater was installed in 2014. Emergency eyewash fixtures in Boiler Room is original and should be replaced along with tempered water and emergency eyewash fixtures should be added for Janitor Room, Mezzanine, and Mechanical Room.

### **Electrical Review:**

#### **Arc Flash Study**

An arc flash study is required by the electrical code.

**Recommendation-** Provide an arc flash study.

#### **Electric Service**

The building has a single pad mount transformer that feeds a 1200-amp 277/480-volt 3 phase 4 wire services.

**Recommendation-** The service is of adequate size.

#### **Electric Switchboards, Panels and Distribution Equipment**

Both the switchboard and the panels in the building were installed in 2014.

**Recommendation-** None

#### **Fire Alarm**

The fire alarm system is a “Simplex 4010ES” addressable system.

**Recommendation-** Replace the fire alarm system with a voice evacuation system.

#### **Emergency Lighting Systems**

The battery pack emergency lights, and exit lights are fed by a generator and are in good condition.

**Recommendation-** None

#### **Exterior Emergency Lighting Systems**

The exterior emergency light fixtures are fed by a generator and are in good condition.

**Recommendation-** None

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Lighting - Lamps / Ballasts / Controls**

Lighting levels are adequate in classrooms, offices, corridors, and other spaces. Lighting lamps are fluorescent controlled by switches in classrooms, offices, storage rooms, mechanical and electrical rooms. There are occupancy sensors in classrooms, and corridors.

**Recommendation-** Replace light fixtures with LED fixtures. Provide dimming for LED fixtures in lieu of switches.

#### **Security Lighting (Exterior)**

Exterior security lighting fixtures are wall mounted and recessed LED fixtures.

**Recommendation-** The exterior lighting is adequate.

#### **Parking Lot Lights**

Parking lot pole mounted fixtures are LED fixtures LED fixtures.

**Recommendation-** The Parking lot lighting is adequate.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

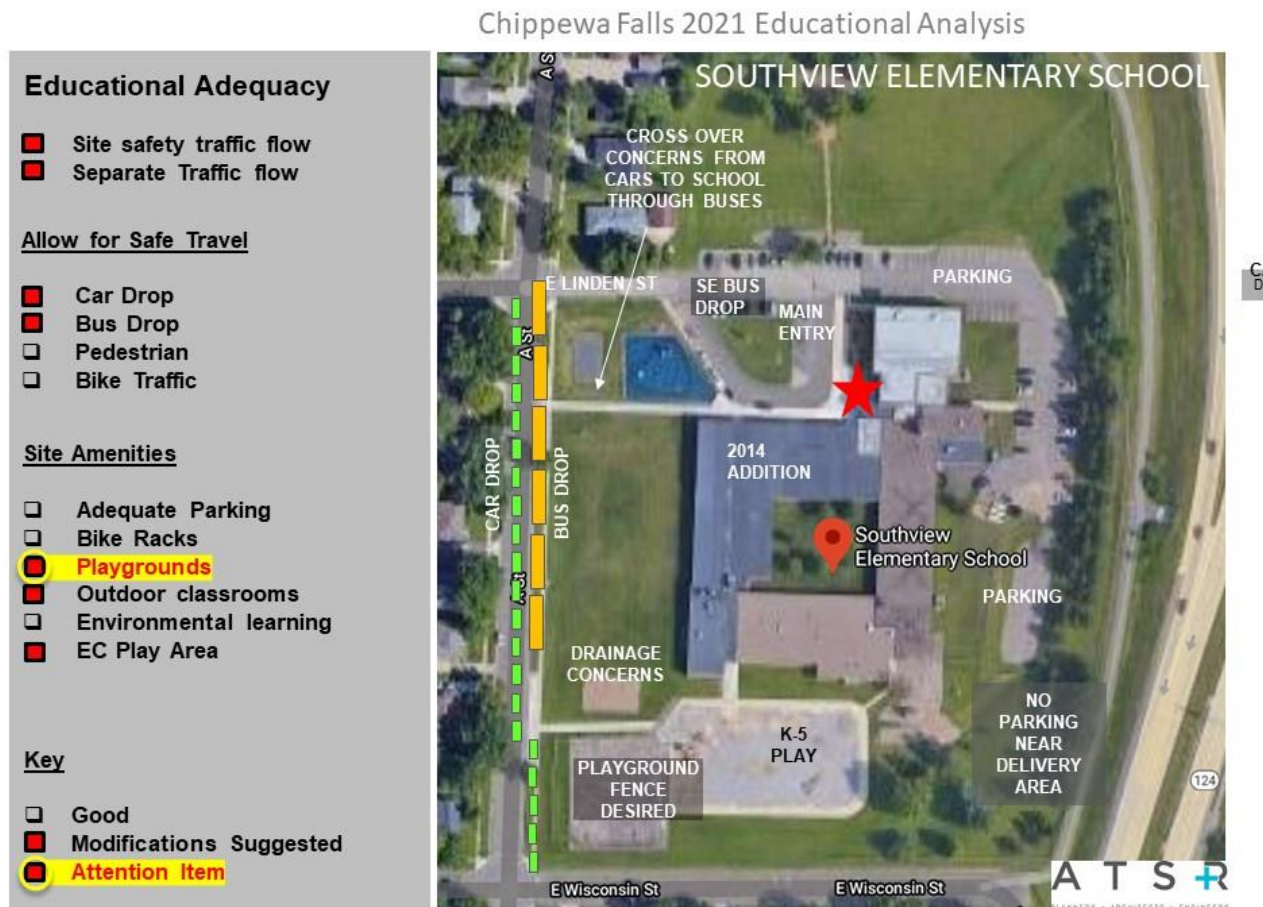
CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Southview Elementary School Facility						
		Revised Priority		Item	71833	SF
	Priority 1 Items			Immediate Replacement / Deferred Maintenance / Addition Items		\$674,200
	Priority 2 Items			Near Future Replacement / Deferred Maintenance / Addition Items		\$3,439,600
	Priority 3 Items			Long Range Replacement/ Deferred Maintenance / Addition Items		\$221,600
				TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE		\$4,335,400
	Initial Priority	Category		Item	Quantity	Unit
Def Maint	1	04 00 00	A	Masonry Exterior - re-caulk control and expansion joints except most recent addition	925	LF
Def Maint	1	04 00 00	A	Masonry Exterior - tuckpoint and masonry restoration of chimney and gym east exterior brick walls - grout falling out of gym wall in the top 4 brick courses	915	Sq.Ft.
Def Maint	1	07 00 00	A	Roofing - re-caulk gym / music / cap north of chimney pre-fin metal cap flashing	65	EA
Def Maint	2	07 00 00	A	Roofing - replace deteriorating gym & music modified app roofing w/ 5 10 years	9,275	Sq.Ft.
Def Maint	1	07 00 00	A	EFIS - repair damaged EFIS at south wall / above roof south addn above office - south wall of gym above glass block - replace any water damaged materials - re-caulk joints	1	LS
Def Maint	1	08 00 00	A	Interior Doors / Frames / Hardware - add cross corridor zoning doors tied to existing fire alarm and panic lockdown systems	6	Ea
Def Maint	1	08 00 00	A	Exterior Windows - replace (2) south and (3) east windows incl greenhouse	925	Sq.Ft.
Def Maint	1	08 00 00	A	Exterior Steel Doors / Frames / Hardware - replace building service ex steel doors and frames with frp doors in alum frames - incl doors 3 and 4	470	Ea
Def Maint	1	08 00 00	A	Exterior Steel Doors / Frames / Hardware - provide stoops at doors 6 & 7 exit doors - step down from gym floor - tripping hazard	2	Ea
Def Maint	1	08 00 00	A	Provide ships ladder access to roof in courtyard and to gym roof	2	Ea
Def Maint	1	09 00 00	A	Interior Finishes - Kitchen - replace wood doors at kitchen to be cleanable	2	Ea
Def Maint	1	09 00 00	A	Interior Finishes - Kitchen - replace wood shelving / cover drywall with frp finish / paint cmu walls to cleanable surface / patch flooring / provide ceiling at entrance to cooler	4	Ea
Def Maint	1	09 00 00	A	Interior Finishes - Kitchen - provide ceiling in store room	128	Ea
Def Maint	1	10 00 00	A	Room Signs - provide room number signs for every room	96	EA
Def Maint	1	10 14 00	A	Exterior room and door numbers for rescue assistance - 3 number vinyl letters - first and second floors	85	RM
Def Maint	1	11 40 00	A	Replace wood wall shelving for plastic wrap rolls in kitchen with SST	3	EA
Def Maint	1	11 40 00	A	Replace non NSF hand carts	3	EA
Def Maint	1	11 40 00	A	Provide sneeze guards at serving counter	2	EA

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	1	11 40 00	A	Replace work table having galvanized legs, undershelf and drawer pan with stainless steel	1	EA	\$2,813
Def Maint	1	11 40 00	A	Replace soiled dish table having galvanized legs and wood undershelf with stainless steel legs and undershelf, includes plumbing and electrical (for disposer) disconnection and reconnection and GFCI breaker	1	EA	\$6,875
Def Maint	1	11 41 23	A	Seal between cooler and freezers and adjacent floor and walls. Site condition may be building insulation versus locked cold storage room panels where heat can escape and condensation may occur.	50	LF	\$313
Def Maint	1	22 00 00	M	Plumbing - Upgrade eyewash for Boiler Room with temper water.	1	ea	\$6,250
Def Maint	1	22 00 00	M	Plumbing - New eyewash for Gym Janitor Room, Mezzanine and Air Handler room with temper water.	3	ea	\$18,750
Def Maint	1	22 00 00	M	Plumbing - Fixture, Replacement for mop sink faucets, with backflow preventer.	1	LS	\$813
Def Maint	2	23 00 00	M	HVAC - Test and Balance	48,000	Sq.Ft.	\$472,443
Def Maint	1	23 00 00	M	HVAC - Possible addition of air conditioning for the gym - Budget includes coil in existing air handling unit, piping, and exterior grade mounted condensing unit	1	ls	\$81,250
Def Maint	1	22 00 00	M	HVAC - Add CO2 sensors to controls at gym / cafeteria	1	ea	\$30,875
Def Maint	1	23 00 00	M	HVAC - Provide ductwork for return airflow back to main return. 20 rooms with return grilles and transfer ducts.	20	ea	\$65,000
Def Maint	2	23 00 00		Add chiller and provide cooling coils to all units. Demo all DX coils and CU condensers. 7 Units	1	ea	\$1,827,904
Def Maint	1	26 00 00	E	Electric Service - Arc flash study needed.	30	ea	\$7,500
Def Maint	2	2606 50	E	Replace Existing gymnasium fluorescent light fixtures with LED lights	24	ea	\$33,746
Def Maint	2	2606 50	E	Replace Existing industrial fluorescent light fixtures with LED lights	28	ea	\$11,811
Def Maint	2	26 09 45	E	Replace Existing lighting controls with LED light controls (existing step dimming controls may not work with LED lights)	38	ea	\$53,431
Def Maint	2	26 06 50	E	Replace Existing lay-in fluorescent light fixtures with LED lights	731	ea	\$364,807
Def Maint	1	28 31 10	E	Replace Existing fire alarm with voice evac/fire alarm system	47,496	sq. ft.	\$52,246
Def Maint	2	29 00 00	T	Update classroom Sound Enhancement systems	40	ea	\$112,486
Def Maint	1	32 00 00	S	Option 1: Bituminous Paving - sealcoat north & east parking and south hard surface play - re-paint play markings	2,685	Sq.Yd.	\$19,846
Def Maint	3	32 00 00	S	Option 2: Bituminous Paving - replace east parking and south hard surface play - re-paint play markings	2,685	Sq.Yd.	\$221,551
Def Maint	1	32 00 00	S	Concrete Paving - add concrete sidewalk to area of refuge at west exit	1,800	Sq.Yd.	\$30,319
Def Maint	1	32 00 00	S	Site - replace barbed top chain link fence at south and east sides of building w/ knuckle top chain link fence	750	LF	\$38,086
Remodeling	2	09 00 00	R	Remodel south wing boys and girls gang toilets to accessible standards	720	SF	\$283,466

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Site Analysis:



From the aerial view of the site, as shown above, and based upon interviews of faculty, staff, and administration, the following deficiencies are noted:

- Sealcoat of the paved areas of parking, drives and hard surface play areas would extend the life of these areas.
- Cross over occurs by cars entering campus site through bus drop-off/pick-up area
- 2015 SRTS Plan recommends 4 way stop at Wisconsin /A Street and Linden/A Street
- Crossing guards are hidden by buses
- There is no parking near the delivery area
- The school desires to have fencing around the playground.
- Drainage concerns at fields area

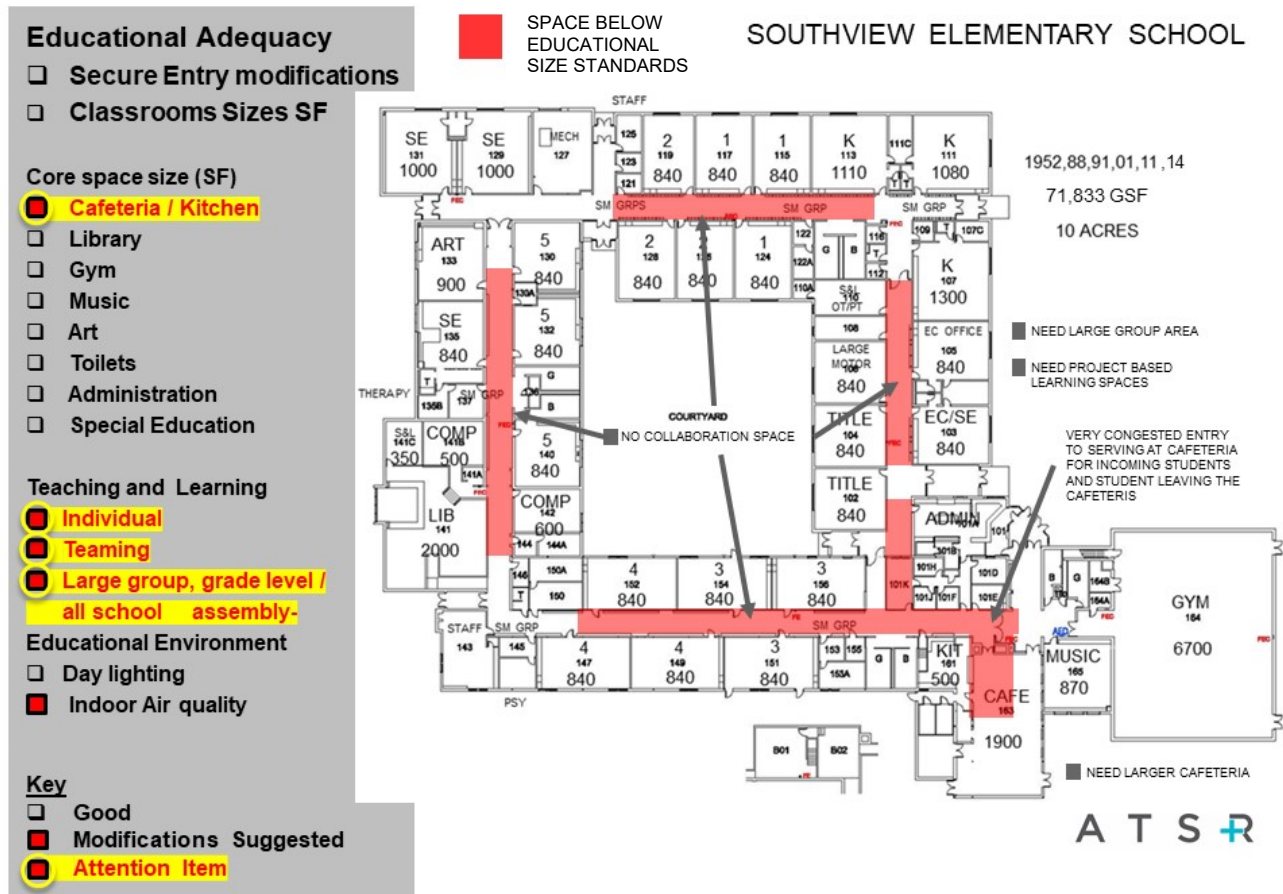


CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Building Analysis:**

Southview Elementary is a three (3) section school with approximately three-hundred and twenty-three (323) students. The building layout allows for grade level classes to be clustered, providing ease in teacher collaboration. The gymnasium and cafeteria are separate. There are instructional spaces designated for Title I and special education programs. The school also contains a room for large motor activities. The plumbing fixtures meet ADA guidelines for the age groups they are serving. Majority of these fixtures are water efficient and do meet the lead-free requirements.

Chippewa Falls 2021 Educational Analysis



As shown in the diagram of the footprint and anecdotal comments above, generally this school has few deficiencies.



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

Southview Plumbing Fixture Count for Student Use of current(336) and capacity(419) Enrollment

FIXTURE TYPE	FIXTURE PER OCCUPANT	FIXTURES REQUIRED		FIXTURES PROVIDED
		CURRENT	CAPACITY	
<b>Water Closets</b>	Male: 1 per 50	4	5	9 WC /15 Urinal
	Female: 1 per 50	4	5	20
<b>Lavatories</b>	Male: 1 per 50	4	5	12
	Female:1 per 50	4	5	11
<b>Drinking Fountains</b>	1 per 100	4	5	6

\* Fixture counts do not include Kindergarten rooms that total 6 water closets and 5 lavatories

\*\* Fixture counts do not include Staff/Non-Public users that total 2 water closets and 2 lavatories

**User Feedback:**

As a part of the facility review process, representatives from ATSR met with school leaders, faculty, staff, parents, and School Board members. Below are the ‘key themes’ that describe some of the greatest needs that cited in those conversations.

**Positives:**

- Separate drop-off/pick-up space for buses and cars
- Large outdoor green space for students
- The internal organization of the rooms
- The design of the media center; plenty of natural light
- Size of the gym allows for student performances
- The size of the classrooms provides opportunities for students to work in small groups when differentiating instruction

**Negatives:**

- Outdoor play space is not accessible to all students
- Lunch lines are long, inefficient cafeteria space
- Some special needs instructional spaces are too small
- School cafeteria unable to adequately serve growth in the student population
- Lack of Physical Education storage
- Need safe individual sped spaces for calming in the resource room
- Doors are left open by staff and is a security concern

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Section 6: Stillson Elementary School

Overview:

Stillson Elementary was replaced with a new building/site in the Fall 2020.

Site Analysis:

**Educational Adequacy**

- Site safety traffic flow
- Separate Traffic flow

**Allow for safe travel**

- Car Drop
- Bus Drop
- Pedestrian
- Bike Traffic

**Site Amenities**

- Adequate Parking
- Bike Racks
- Playgrounds
- Outdoor classrooms
- Environmental learning

**Key**

- Good
- Modifications Suggested
- Attention Item

Chippewa Falls 2021 Educational Analysis

STILLSON ELEMENTARY SCHOOL



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Building Analysis:**

The new Stillson Elementary School is 74,000 sf, single story building. The school opened in August of 2020 replacing the old Stillson Elementary school which was approximately 50,900 square feet. The current enrollment is 362 students. The new Stillson Elementary is a 3-section school organized into 3 houses: including a kindergarten and first grade house, second and third grade house, and a fourth and fifth grade house. Each house has shared student toilet rooms and one staff toilet. Classrooms are on average approximately 900 square feet with shared coat rooms and staff storage rooms in between.

The illustration of the building footprint below highlights the small group/teaming areas evenly distributed between houses, as well as collaboration and common spaces. Special Education and learning media center are located at the core of these houses. The primary area of concern is the overall size of classrooms.

**Educational Adequacy**

- Secure Entry
- Classrooms Sizes SF

**Core space size (SF)**

- Cafeteria / Kitchen
- Library
- Gyms
- Music
- Art
- Toilets
- Administration
- Special Education

**Teaching and Learning**

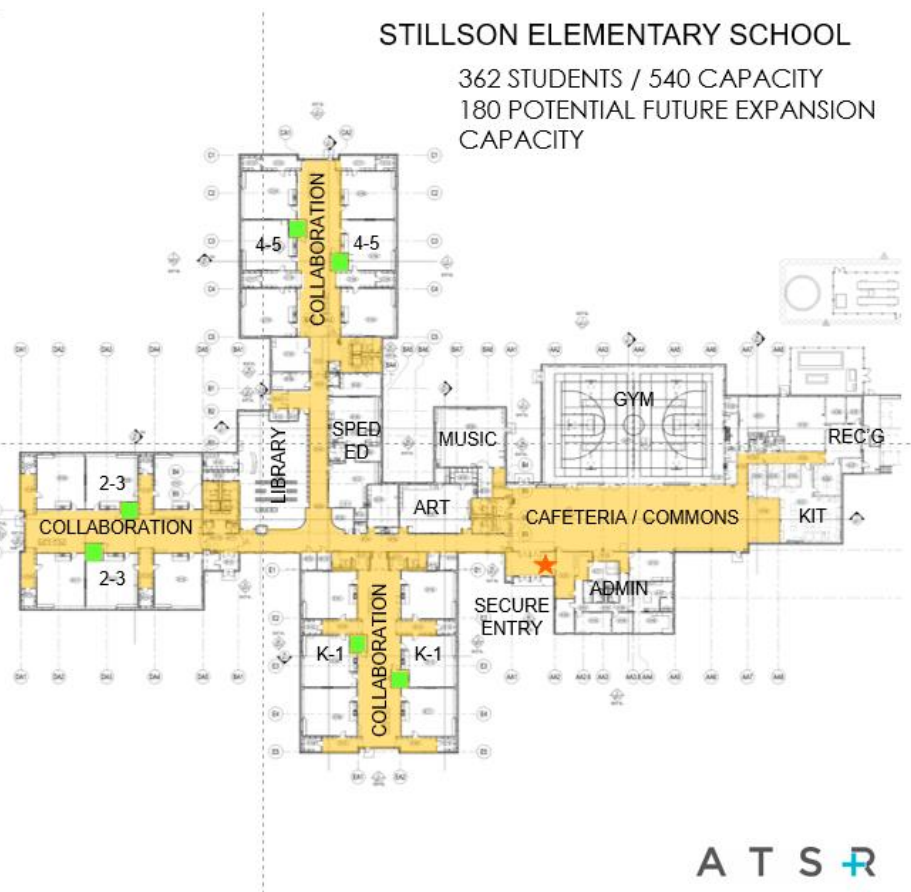
- Small Group / Teaming
- Collaboration / Commons / Circulation
- Large group, grade level / all school assembly-

**Educational Environment**

- Day lighting
- Indoor Air quality

**Key**

- Good
- Modifications Suggested
- Attention Item



There are currently no known educational deficiencies. Given the short amount of time that students and staff have occupied the building at the time that user feedback was received for this study, no user feedback has been received.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Stillson Plumbing Fixture Count for Student Use of current(362) and capacity(540) Enrollment

FIXTURE TYPE	FIXTURE PER OCCUPANT	FIXTURES REQUIRED		FIXTURES PROVIDED
		CURRENT	CAPACITY	
<b>Water Closets</b>	Male: 1 per 50	4	6	6 WC /3 Urinal
	Female: 1 per 50	4	6	9
<b>Lavatories</b>	Male: 1 per 50	4	6	12
	Female:1 per 50	4	6	12
<b>Drinking Fountains</b>	1 per 100	4	6	10**

\* Fixture counts do not include Staff/Non-Public users that total 3 water closets and 3 lavatories

\*\*Drinking Fountains include 3 kindergarten and 3 first grade classrooms

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Section 7: Chippewa Falls Middle School

### Overview:

This original 1977 middle school was designed as an “open” plan school with demountable partitions. In the intervening years, walls had been constructed to create enclosed classrooms with walls that were installed in a somewhat hap-hazard layout that was disorientating. Although most of these walls have been removed as part of the current referendum construction and remodeling project, some remain on the west and south areas of the school.

The 2019 addition with new bus loading area and parking lot, included related alterations to the building and classrooms including walls and finishes and mechanical and electrical system upgrades are currently under construction as a part of the work of the current referendum and includes provision of a fire sprinkler system.

A 2019 parking lot expansion and redesign of the pick-up/drop-off drive reduced conflicts between car and pedestrian traffic immediately before and after school and added parking stalls. According to the 2015 SRTS Analysis found that the middle school has the highest numbers of students within the District who walk and bike to school.

### Architectural Review:

An addition and related alterations to the building and classrooms including walls and finishes and mechanical and electrical system upgrades is currently under construction as a part of the work of the current referendum and includes provision of a fire sprinkler system.

The building exterior is brick over masonry bearing wall construction and interior steel columns. The roof is built-up on tectum board on steel joists.

This building is showing its age. The current facility study includes recommendations for areas of tuckpointing and masonry restoration to be performed and includes re-caulk of exterior control joints and window and exterior door frames and lintels. Some existing windows are in need of replacement as the insulating glass has lost their seal. There are some roof areas being replaced as part of the current construction.

Current existing interior building finishes are generally in acceptable condition with some areas are in need of upgrades.

There are recommendations in the current facility study for kitchen updates to current standards. Sealcoat of the paved areas of parking, drives and hard surface play areas would extend the life of these areas. There is adequate space on the site for additional parking to be created if necessary.



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### **Mechanical Review:**

The boiler plant has been updated to condensing boilers in 2019. The heating system pumps were also replaced with variable speed pumps operating in parallel.

The chiller plant has been added in 2019 provides chilled water to coils in air systems. The chilled water pumps are variable speed pumps and operate in parallel.

The air handling unit units for classrooms, auditorium, gym, pool, media center, lunchroom have been updated in 2019. Classrooms, media center, and cafeteria are served by chilled beams. The kitchen hood and makeup unit have been added in 2020. The air handling units for the locker rooms are original to the building and should be replaced. The admin area air handling system was replaced in 2014 but should be replaced with high efficiency chilled beam system.

Most exhaust fans have been replaced, but ten remain that are original to building and should be replaced. The Dust Collector System is original to building with modifications and is no longer code compliant. The Dust Collector System should be replaced.

#### Recommend

Replace Locker Room Air Handlers with Energy Recovery Unit. Replace Admin area Air Handler with a high efficiency chilled beam system.

Replace ten exhaust fans original to the building.

Replace Dust Collector system with a new code compliant unit.

### **Electrical Review:**

#### **Arc Flash Study**

An arc flash study is required by the electrical code.

**Recommendation-** Provide an arc flash study.

#### **Electric Switchboards, Panels and Distribution Equipment**

A new switchboard and some distribution panels were replaced (added) in 2020.

(14) 102/208-volt panels, 225 amps and smaller, are past their life expectancy and should be replaced.

(3) 120/208-volt 600-amp panels are past their life expectancy and should be replaced.

(1) 120/208-volt 800-amp panel is past its life expectancy and should be replaced.

(1) 120/208-volt 2000-amp panel is past its life expectancy and should be replaced.

(26) 277/480-volt panels, 225 amps and smaller, are past their life expectancy and should be replaced.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

- (1) 277/480-volt 400-amp panel is past its life expectancy and should be replaced.
- (1) 277/480-volt 600-amp panel is past its life expectancy and should be replaced.
- (1) 277/480-volt 800-amp panel is past its life expectancy and should be replaced.
- (1) 277/480-volt 1200-amp panel is past its life expectancy and should be replaced.

The following 480/120/208-volt transformers are past their life expectancy and should be replaced:

- (2) 9 kva
- (2) 37.5 kva
- (2) 150 kva
- (1) 750 kva

**Recommendation-** Replace above listed panelboards and transformers.

#### **Fire Alarm**

A new voice evacuation fire alarm system was installed in 2020.

**Recommendation-** The fire alarm system is adequate.

#### **Battery Backup Emergency Lighting Systems**

A new emergency generator was installed in 2020.

**Recommendation-** None

#### **Exterior Emergency Lighting Systems**

There are no battery-operated emergency light fixtures at the building exits. These are required by code.

**Recommendation-** Battery operated emergency light fixtures should be installed at the building exits.

#### **Lighting - Lamps / Ballasts / Controls**

Part of the school lighting is being replaced in the 2020 project. Some fluorescent lighting remains. There are occupancy sensors in classrooms, and corridors.

**Recommendation-** Replace remainder of fluorescent light fixtures with LED fixtures. Provide dimming for new LED fixtures in lieu of switches.

#### **Security Lighting (Exterior)**

Exterior security lighting fixtures are wall mounted and recessed LED fixtures.

**Recommendation-** None

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS							
Middle School Facility							
	Revised Priority		Item	226,316	SF		
	Priority 1 Items		Immediate Replacement / Deferred Maintenance / Addition Items			\$9,150,800	
	Priority 2 Items		Near Future Replacement / Deferred Maintenance / Addition Items			\$1,705,000	
	Priority 3 Items		Long Range Replacement/ Deferred Maintenance / Addition Items			\$107,500	
			TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE			\$10,963,300	
	Initial Priority	Category	Item	Quantity	Unit	Project Cost	
Def Maint	1	04 00 00	A	Masonry Exterior - re-caulk control and expansion joints, window and door frames, each side of columns between windows and centerline of column where occurs	3,095	LF	\$28,048
Def Maint	1	04 00 00	A	Masonry Exterior - tuckpoint of exterior brick walls	3,205	Sq.Ft.	\$61,977
Def Maint	1	04 00 00	A	Masonry Exterior - masonry restoration of broken / cracked / damaged exterior	315	Sq.Ft.	\$19,097
Def Maint	3	04 00 00	A	Masonry Exterior - tuckpoint exposed interior cmu joints	1	LS	\$14,448
Def Maint	3	04 00 00	A	Masonry Interior - repair / repaint cracked kitchen receiving / storage walls	5,025	Sq.Ft.	\$10,928
Def Maint	1	07 00 00	A	Roofing - Area 1. replace front entry roofing from east to cjt west of auditorium incl high auditorium roof (add insulation / raise roof edge / remove unused roof openings & infill w/ met deck) - locker bay to locker bay and north of auditorium	59,630	EA	\$1,213,395
Def Maint	1	07 00 00	A	Roofing - Area 2. replace roofing south of gyms, gyms and pool roof, roofs east to cjt west of auditorium (add insulation / raise roof edge / remove unused roof openings & infill w/ met deck)	67,880	EA	\$1,381,272
Def Maint	1	07 00 00	A	Roofing - Area 3. replace roofing north of gyms & LMC (add insulation / raise roof edge / remove unused roof openings & infill w/ met deck) - infill where unused roof openings are removed, patch roofing of west end maint receiving addition to original building	99,890	EA	\$2,032,635
Def Maint	1	08 00 00	A	Interior Doors / Frames / Hardware - revise door / frame to rm 506 to accessible standards	1	Ea	\$3,906
Def Maint	1	08 00 00	A	Interior Doors / Frames / Hardware - replace wood doors and frames in demountable partitions when partitions are replaced	78	Ea	\$173,794
Def Maint	1	08 00 00	A	Interior Doors / Frames / Hardware - replace door hardware to accessibility requirements (replace door knobs w/ lever handles)	110	Ea	\$46,963
Def Maint	2	88 00 00	A	Aluminum Doors / Frames / Hardware - replace front entry hm doors and frames w/ alum	680	SF	\$80,076
Def Maint	2	88 00 00	A	Aluminum Doors / Frames / Hardware - replace cafeteria failing glass and exit hm doors and frames and windows w/ alum	3,360	SF	\$411,570
Def Maint	2	88 00 00	A	Exterior Steel Doors / Frames / Hardware - replace building service ext steel doors and frames with frp doors in alum frames	360	Sq.Ft.	\$42,393
Def Maint	1	09 00 00	A	Interior Finishes - Floors - replace carpet in classrooms	5,171	Sq.Ft.	\$44,438
Def Maint	2	09 00 00	A	Interior Finishes - Floors - replace cafeteria carpet w/ vinyl tile or quarry tile	6,910	Sq.Ft.	\$80,157

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	1	09 00 00	A	Interior Finishes - Walls - replace demountable partitions incl exg wood paneled walls	2,848	LF	\$859,562
Def Maint	1	09 00 00	A	Interior Finishes - Walls - Paint - clean / re-paint exposed art rooms ductwork	1	LS	\$5,475
Def Maint	1	09 00 00	A	Interior Finishes - Ceilings - replace 2x4 act ceilings at classrooms	65,570	Sq.Ft.	\$615,219
Def Maint	1	09 00 00	A	Interior Finishes - Ceilings - replace 2x4 act ceilings at receiving, kitchen, staff break, corridors around gym , locker rooms, auditorium back stage, media center and adjacent classrooms and offices	19,830	Sq.Ft.	\$186,406
Def Maint	1	09 00 00	A	Interior Finishes - Ceilings - re-paint corridor exposed structure & tectum panel deck (14075 was 46,020 sf)	26,205	Sq.Ft.	\$15,240
Def Maint	1	09 00 00	A	Repair / paint interior plaster ceilings at kitchen, dishwash and serving - resolve ductwork leak above ceiling	0	Sq.Ft.	\$500
Def Maint	1	09 00 00	A	Repair damaged quarry tile floor areas at kitchen	160	Sq.Ft.	\$5,500
Def Maint	1	09 00 00	A	Repair cracked interior masonry walls at kitchen storage, receiving and equipment - clean and paint walls, wood storage loft and roof deck and structure	4,000	Sq.Ft.	\$7,650
Def Maint	1	10 00 00	A	Lockers - replace kitchen staff lockers	5	Ea	\$3,061
Def Maint	1	10 00 00	A	Lockers - Option 1 - electrostatic re-paint corridor lockers	0	Ea	\$788
Def Maint	2	10 00 00	A	Lockers - Option 2- replace corridor lockers	0	Ea	\$886
Def Maint	1	10 00 00	A	Room Signs - provide room number signs for every room	250	EA	\$30,084
Def Maint	1	10 14 00	A	Exterior room and door numbers for rescue assistance - 3 number vinyl letters - first and second floors	84	RM	\$1,969
Def Maint	1	10 00 00	A	Visual Display Boards - replace old chalkboard / tackboard	1,360	Sq.Ft.	\$34,000
Def Maint	1	11 00 00	A	Miscellaneous Equipment - Gym - provide accessible boys and girls locker room hair dryers	2	Ea	\$4,688
Def Maint	1	11 00 00	A	Miscellaneous Equipment - Gym - replace wood bleachers & provide ada seating at pool bleachers	200	Seat	\$76,563
Def Maint	1	11 40 00	A	Replace Convection Oven with Combination Oven, including plumbing and electrical disconnect and connections	2	LS	\$98,750
Def Maint	1	11 40 00	A	Replace Range, including gas disconnection and connection	1	LS	\$10,625
Def Maint	1	11 40 00	A	Replace wood dunnage	38	EA	\$7,600
Def Maint	1	11 40 00	A	Replace milk cooler at receiving	1	EA	\$4,125
Def Maint	1	11 40 00	A	Remove pot and pan rack and replace with mobile pot and pan storage shelving	1	EA	\$1,125
Def Maint	1	11 40 00	A	Replace rusted wire shelving 2x4	1	EA	\$938
Def Maint	1	11 40 00	A	Replace painted dish room cabinet with SST	1	EA	\$2,813
Def Maint	1	11 40 00	A	Replace wood wall shelving for plastic wrap rolls in kitchen with SST	3	EA	\$1,406

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	1	11 40 00	A	Replace non NSF hand carts	6	EA	\$1,313
Def Maint	1	11 40 00	A	Provide sneeze guards at serving counter	5	EA	\$12,500
Def Maint	1	11 40 08	A	Provide condensate hood over dishmachine (Remove pant legs), includes fan, ductwork, controls, electrical lights and fan connection	1	LS	\$26,875
Def Maint	1	11 23 00	A	Food Service - replace wood balcony storage and wood stair to balcony	1	LS	\$31,250
Def Maint	1	12 00 00	A	Casework / Shelving - replace worn casework at classrooms not altered by current bid project (est is cost per bldg sf basis)	23,242	Sq.Ft.	\$157,607
Def Maint	1	12 00 00	A	Casework / Shelving - modify cabinets at sinks for ada access - incl replace sink & faucet	15	LS	\$43,359
Def Maint	1	11 23 00	A	Food Service - replace kitchen hood / add sprinkler to current codes	50,000	LS	\$62,500
Def Maint	1	22 00 00	M	Plumbing -	1	ls	\$0
Def Maint	1	22 00 00	M	Plumbing - update eyewash for Boiler, Kitchen and Pool Equipment Room with temper water.	3	ea	\$5,625
Def Maint	1	22 00 00	M	Plumbing - New eyewash for Janitor with temper water.	1	ea	\$2,375
Def Maint	1	22 00 00	M	Plumbing - New eyewash for Janitor and Science Rooms with temper water.	4	ea	\$9,500
Def Maint	1	22 00 00	M	Plumbing - Fixture, Replacement for mop sink faucets, with backflow preventer.	5	ea	\$4,063
Def Maint	1	22 00 00	M	Plumbing - Exterior hose bibbs, install backflow preventer	2	ea	\$1,500
Def Maint	1	22 00 00	M	Plumbing - Kitchen, New grease interceptor	1	LS	\$11,250
Def Maint	1	22 00 00	M	Plumbing - Update pumps in sump pumps.	2	ea	\$3,750
Def Maint	1	22 00 00	M	Plumbing - New Back Flow Preventer for spot welder	1	ea	\$1,000
Def Maint	1	23 00 00	M	HVAC - Provide exhaust systems for the refuse room, the stage janitor room, the floor cleaner charging area, the pool/gym mechanical mezzanine, and the science storage room	7	ls	\$175,000
Def Maint	1	23 00 00	M	HVAC - Duct Cleaning of existing ductwork - Provide duct cleaning of the existing lined ductwork in Locker Rooms, Gym, and Auditorium.	25,000	Sq.Ft.	\$31,250
al / Electrical / T	1	24 00 00	M	HVAC - Replace Admin HVAC system with chilled beam system, including new rooftop unit, structural controls, ductwork, piping.	1	ea	\$156,250
al / Electrical / T	1	25 00 00	M	HVAC - Replace Kitchen Makeup Air units RTU-8 and RTU-9.	2	ea	\$150,000
al / Electrical / T	1	26 00 00	M	HVAC - Replace Remaining Exhaust Fans.	10	ea	\$125,000
al / Electrical / T	1	27 00 00	M	HVAC - Replace Locker Room Air Handling Units, including structural, electrical and controls.	2	ea	\$400,000
Def Maint	1	26 00 00	E	Electric Service and Distribution- Arc flash study needed.	30	ea	\$7,500
Def Maint	2	26 00 00	E	Clean and provide load test for existing 750kVA transformer	1	ls	\$4,921



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	2	26 00 00	E	Replace existing dry type transformers (8 total)	1	LOT	\$92,555
Def Maint	1	26 00 00	E	Replace existing electrical panels under 400 amps	1	LOT	\$195,625
Def Maint	2	26 00 00	E	Replace existing e 60 amp 120/280V panel #120-300	1	EA	\$14,630
Def Maint	1	26 00 00	E	Replace existing electrical panels over 400 amps	1	LOT	\$182,394
Def Maint	1	26 00 00	E	LED lighting control systems	35	Lump	\$43,750
Def Maint	2	26 00 00	E	Interior Lighting - replace existing 2ft wall lights with LED light fixtures.	12	ea	\$3,375
Def Maint	1	26 00 00	E	Interior Lighting - replace existing exit lights with LED light fixtures.	68	ea	\$25,500
Def Maint	2	26 00 00	E	Interior Lighting - replace existing incandescent storage room lights with LED light fixtures.	45	ea	\$9,491
Def Maint	2	26 00 00	E	Interior Lighting - replace existing incandescent shower lights with LED light fixtures.	5	ea	\$1,055
Def Maint	3	26 00 00	E	Interior Lighting - replace existing pool lights with LED light fixtures.	36	ea	\$82,124
Def Maint	2	26 00 00	E	Interior Lighting - replace existing lay in pool lights with LED light fixtures.	8	ea	\$11,249
Def Maint	2	26 00 00	E	Interior Lighting - replace existing fluorescent lay in fixtures with LED light fixtures.	344	lump	\$145,107
Def Maint	2	26 00 00	E	Interior Lighting - replace existing down lights with LED light fixtures.	204	lump	\$86,052
Def Maint	2	26 00 00	E	Interior Lighting - replace existing fluorescent industrial/shop lights with LED light fixtures.	419	ea	\$176,744
Def Maint	2	26 00 00	E	Interior Lighting - replace existing fluorescent 1x4 lay in lights with LED light fixtures.	423	ea	\$178,432
Def Maint	2	26 00 00	E	Interior Lighting - replace existing fluorescent locker room lights with LED light fixtures.	122	ea	\$85,771
Def Maint	2	26 00 00	E	Interior Lighting - replace existing auditorium lights with LED light fixtures.	52	ea	\$109,674
Def Maint	2	26 00 00	E	Interior Lighting - replace existing fluorescent gymnasium lights with LED light fixtures.	69	ea	\$97,020
Def Maint	2	26 00 00	E	Interior Lighting - replace existing corridor 1x8 & 1x4 hanging fixtures with lay in lights with LED light fixtures. Reduce quantity of fixtures	175	ea	\$73,819
Def Maint	1	26 00 00	T	Add exterior speaker towards phy ed and football field	1	CLRM	\$313
Def Maint	1	26 00 00	T	Auditorium - add small video projectors for lecture spaces	2	Each	\$3,750
Def Maint	1	27 00 00	T	Auditorium sound and video system modifications	1	ea	\$33,125
Surveillance	1	28 00 00	T	Video projection screen in auditorium	1	ea	\$31,200
Def Maint	1	27 00 00	T	Auditorium large format HD video projector	1	ea	\$25,000
Def Maint	1	27 00 00	T	Update commons sound system	1	ea	\$37,500

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	1	32 00 00	S	Bituminous Paving - sealcoat parking and drives - repaint striping - include across Tropicana Blvd - incl patch asphalt	9,733	Sq.Yd.	\$71,935
Def Maint	1	32 00 00	S	Replace worn curbs and gutters at nw side of building	1,800	LF	\$72,765
Remodel	1	09 00 00	R	Remodel band and vocal risers for ada access	2	LS	\$23,438
Remodel	1	09 00 00	R	Provide accessible drinking fountain in pool area	1	LS	\$5,469

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Site Analysis:

Chippewa Falls 2021 Educational Analysis

Middle School

**Educational Adequacy**

- Site safety traffic flow
- Separate Traffic flow

**Allow for safe**

- Car Drop
- Bus Drop
- Pedestrian- crossover
- Bike Traffic

**Site Amenities**

- Adequate Parking
- Bike Racks
- Fields
- Outdoor classrooms
- Environmental learning

**Key**

- Good
- Modifications Suggested
- Attention Item

- LACK OF FIELDS FOR PE PROGRAM
- PE SAFETY CONCERN CROSSING TROPICANA
- FIELDS HAVE HEAVY USE BY ALL AGES IN DISTRICT
- PARKING FOR EVENTS IS SPREAD OUT AND LONG WALK TO ENTRY DOORS



From the aerial view of the site, as shown above, and based upon interviews of faculty, staff, and administration, the following deficiencies are noted:

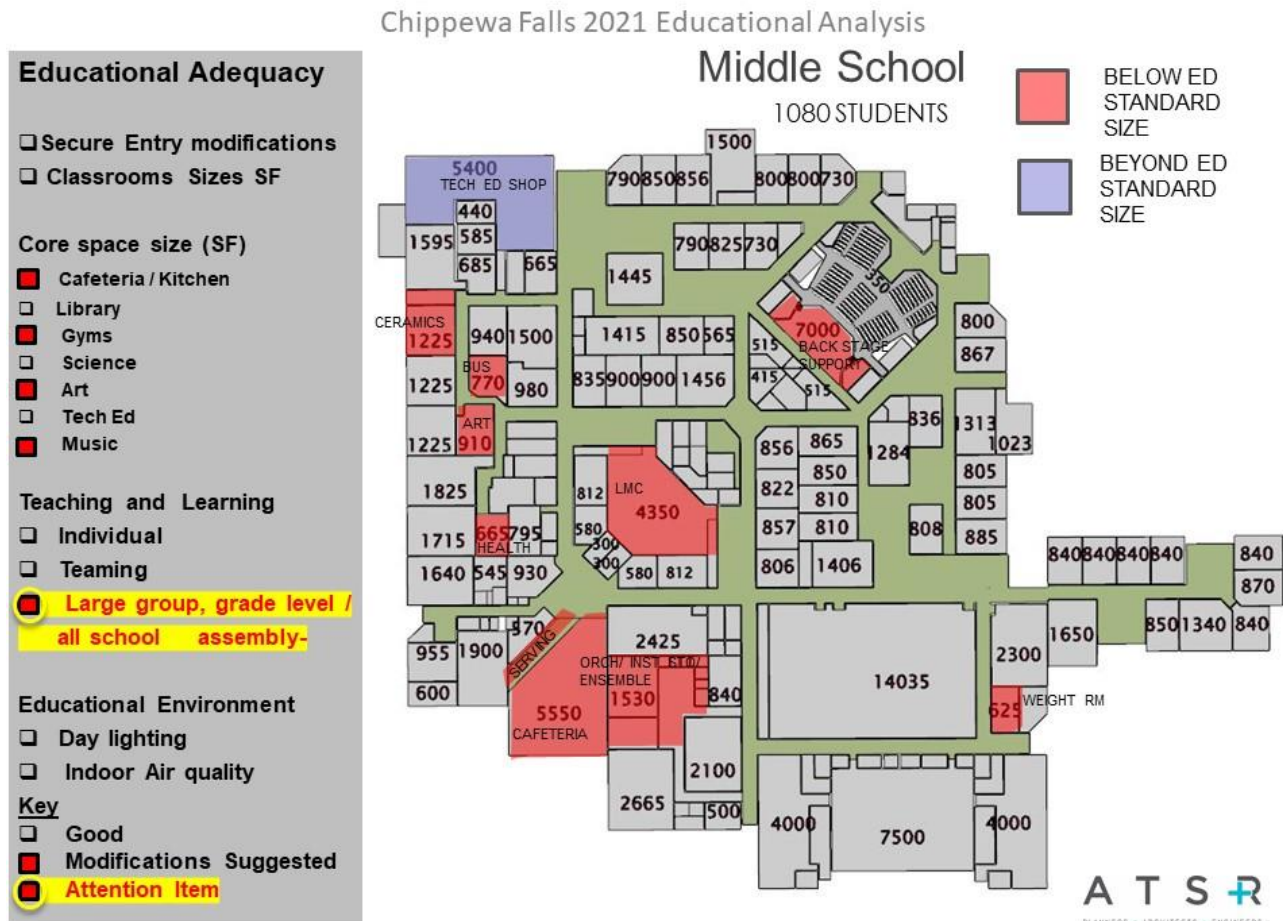
- No outdoor classroom spaces
- Event parking needs resurfacing or seal coating.
- 2015 SRTS Plan noted the lack of centerline stripping, parking lines or bike lanes.
- Additional bike rack locations at other entries are recommend
- 2015 SRTS Plan noted the need for a crosswalk at Mansfield Street

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Building Analysis:**

Chippewa Falls Middle School is approximately 226,316 sq. ft. Its student population is approximately 1080 and a capacity of 1226. The site size is below recommended state standards. The building houses students in grades six (6) through eight (8). There is a pool and auditorium that serve the district and community as well as the students and staff in the school. The three (3) station gym is viewed to be a high use space rarely available for other needs of the school programs. The capacity of the school cafeteria is three-hundred and fifty (350) to four hundred (400) students. New plumbing fixtures have been provided as part of the recent referendum work.

The illustration of the middle school footprint and anecdotal comments shown above highlight some of the concerns raised through a careful analysis of how the building is utilized throughout the day.



The school lunchroom, serving area and preparation areas are too small to serve the number of students required by the schedule currently in use and must instead go to three periods. The auditorium stage is small



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

and creates performance limitations. There is a lack of backstage support space including dressing rooms, scene shop, storage, and staging areas. There is a lack of natural light interior rooms near art area. The weight-fitness rooms are vastly undersized. Excess space in the technology lab may be reutilized for other programs requiring smaller spaces. The Learning Media Center is currently being renovated with new finishes and furniture. The square footage, with all supporting rooms, should be 5300 to 6000 square feet using design standards for this student population. Please reference [ASPIRATION OPTIONS](#) Section 16 for options to resolve the educational deficiencies at the Middle School.

Middle School Plumbing Fixture Count for Student Use of current(1080) and capacity(1100) Enrollment

FIXTURE TYPE	FIXTURE PER OCCUPANT	FIXTURES REQUIRED		FIXTURES PROVIDED
		CURRENT	CAPACITY	
Water Closets	Male: 1 per 50	11	11	18 WC /30 Urinal
	Female: 1 per 50	11	11	36
Lavatories	Male: 1 per 50	11	11	21
	Female:1 per 50	11	11	21
Drinking Fountains	1 per 100	11	11	15

\*Fixture counts do not include Staff/Non-Public users that total 13 water closets and 13 lavatories

**User Feedback:**

As a part of the facility review process, representatives from ATSR met with school leaders, faculty, staff, parents and students and School Board members. Below are the ‘key themes’ that describe some of the greatest needs cited in those conversations.

**Positives:**

- There is a lot of green space to support student activities
- The gymnasiums have been updated
- The technology lab is well designed and works well for students and staff
- The media center is strategically located and readily accessible

**Negatives:**

- The walls between some remaining rooms are not permanent; sound permeates through them
- Storage space throughout the building is less than adequate
- The high school wrestling and gymnastics team share spaces at the middle school
- The band room is undersized
- The service lines in the lunchroom are inefficient





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Section 8: Chippewa Falls High School

### Overview:

The original 1959 high school has had multiple additions and related alterations in 1964, 1971, 1974, 1997 and 2019 and the office/security addition alterations were constructed in 2014. The original building is starting to show its age. There are physical distinctions between the original building and the 1997 construction. There is also a lack of uniformity in appearance from one addition to another.

The typical classrooms are located at the two-story building areas with the upper floors accessed via both older and newer stairs and elevators. Construction typically is exterior brick walls over concrete masonry walls on concrete or steel structure. Most original building and first addition classroom entrances do not have the code required clearance for wheelchair access. There is a lack of appropriately sized teaming and collaboration areas ( breakout areas) throughout the school. The school has mostly classrooms and corridors. Current teaching and learning benefits from adjacent spaces to the classrooms for differentiated learning needs of all students with various learning needs.

### Architectural Review:

The original 1959 High School has had multiple additions and alterations in 1964, 1971, 1974, 1997 and 2019 referendum work.

The typical classrooms are located at the two-story building areas with the upper floors accessed via both older and newer stairs and elevators.

Construction is exterior brick walls over concrete masonry walls on concrete or steel structure. There are areas of the exterior walls that have masonry restoration and tuckpointing performed as part of the current construction but there are more areas that need to have masonry restoration and tuckpointing performed.

Window replacements are recommended for some areas of the building.

Some re-roofing of older areas has been completed in recent years and the current construction with more recommended in the current study.

Some portions of the building are original construction that have not been significantly updated since their original use and many rooms have a feel of deteriorated materials and systems. Some sinks in cabinets of older classrooms with are not accessible.

Auditorium updates including dressing rooms and elevator access to the lower-level dressing rooms and storage from the main building level are recommended to be provided.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

Many original buildings and first addition classroom entrances do not have the code required clearance for wheelchair access. Wood corridor doors exhibit their age and replacement of those doors with hardware improvements is recommended. Many floor materials exhibit the wear and tear of their age. Some rooms have vat floor tile under carpet that will require abatement in order to remove that vat. Replacement with vinyl tile or carpet is recommended.

Many ceilings are suspended acoustic tile in ceiling grid. Individual corridor ceiling tile are allowed to be painted by a student as a reward and that painting of the surface has reduced the acoustic properties of the tile in the corridor and in some classrooms.

Most classrooms are equipped with projectors and smart boards, but some still have chalkboards and older tackboards behind the Smart Boards.

The High School site has on-site parking spaces for students, staff, and visitors but there are students who park on the adjacent streets. Sealcoat of the paved areas of parking, drives and hard surface play areas would extend the life of these areas. The tennis courts have cracks across the courts and consideration of replacement is recommended.

### **Mechanical Review:**

The boiler plant has been updated to condensing boilers in 2019. The heating system pumps were also replaced with variable speed pumps operating in parallel. Most of the 3-way valves in the heating system have been replaced with 2-way to reduce bypass in the system to allow for reduction in pumping energy. The heating coils in the air handlers throughout the building are being replaced with low water temperature coils to allow the heating water temperature to be reduced to benefit the condensing boiler plant.

The chiller plant was upgraded to include the current chiller as 1<sup>st</sup> stage of cooling, followed by a new, larger chiller and ice storage for additional capacity. The chilled water pumps have been replaced with variable speed pumps operated in parallel and control valves at most air handlers are being replaced with 2-way to reduce bypass in the system.

The unit ventilators in the 1957 and 1963 building are being replaced with dedicated outdoor air handlers with chilled beams for room distribution.

The gymnasium, auditorium and weight room air handlers are being replaced with new air handlers using CO<sub>2</sub> sensors to limit outdoor air use during low occupancy times.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Plumbing Review:**

The domestic water system is city water fed into the boiler room and distributed throughout the building from there. The Domestic hot water is generated in the boiler room for the majority of the building by three condensing water heaters. There is a condensing water heater in the 2<sup>nd</sup> floor mechanical room in the 97 (East End) portions of the building.

Most gang toilet rooms have been updated with new fixtures. The 1970 portion of the building has galvanized piping that should be replaced with copper piping. The 1957 and 1963 (South) two story building has a lack of recirculation for the domestic hot water system leading to long water draw to achieve hot water.

Recommend replacing galvanized piping in the 1970 (Tech) and running new recirculation piping for the 1957/1963 (2-story) portion of the building.

#### **Fire Protection Review:**

The entire building is being protected by a new fire protection system fed by a new water service fed from Coleman Street.

#### **Electrical Review:**

##### **Arc flash Study**

An arc flash study is required by the electrical code.

**Recommendation-** Provide an arc flash study.

##### **Electric Switchboards, Panels and Distribution Equipment**

A new switchboard and some distribution panels were replaced(added) in 2020.

(14) panels, 100 amps and smaller, are past their life expectancy and should be replaced.

(10) 250-amp panels are past their life expectancy and should be replaced.

(5) 250-amp double tub panels are past their life expectancy and should be replaced.

(1) 400-amp panel is past its life expectancy and should be replaced.

(1) 1000-amp distribution panel is past its life expectancy and should be replaced.

(1) 300 KVA 480/120/208-volt transformer is past its life expectancy and should be replaced.

**Recommendation-** Replace above listed panelboards and transformers.

##### **Fire Alarm**

A new voice evacuation fire alarm system was installed in 2020.

**Recommendation-** The fire alarm system is adequate.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Emergency lighting systems**

The building has an emergency generator that was installed in 1998.

**Recommendation-** No recommendation.

#### **Exterior emergency lighting systems**

There are no battery-operated emergency light fixtures at the building exits. These are required by code.

**Recommendation-** Battery operated emergency light fixtures should be installed at the building exits.

#### **Lighting - Lamps / ballasts / controls**

Part of the school lighting is being replaced in the 2020 project. Some fluorescent lighting remains. There are occupancy sensors in classrooms, and corridors.

#### **Recommendation**

Replace remainder of fluorescent light fixtures with LED fixtures. Provide dimming for new LED fixtures in lieu of switches.

#### **Security Lighting (Exterior)**

Exterior security lighting fixtures are wall mounted and recessed HID fixtures.

**Recommendation-** Replace with LED fixtures.

#### **Parking lot lights**

Parking lot pole mounted fixtures are LED fixtures LED fixtures.

**Recommendation-** The Parking lot lighting is adequate.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
High School Facility						
	Revised Priority	Item	287,032	SF		
	Priority 1 Items	Immediate Replacement / Deferred Maintenance / Addition Items				\$14,669,559
	Priority 2 Items	Near Future Replacement / Deferred Maintenance / Addition Items				\$5,214,211
	Priority 3 Items	Long Range Replacement/ Deferred Maintenance / Addition Items				\$1,768,804
		TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE				\$21,652,574
	Initial Priority	Category	Item	Quantity	Unit	Project Cost
Def Maint	1	04 00 00	A Masonry Exterior - re-caulk control and expansion joints, window and door frames / change of direction auditorium walls incl courtyard walls	5,412	LF	\$49,046
Def Maint	1	04 00 00	A Masonry Exterior - tuckpoint exterior brick walls and seal the brick incl where water stains are on the walls and on mech room 247 ext wall - apx 30%	107,428	Sq.Ft.	\$2,441,626
Def Maint	1	04 00 00	A Masonry Exterior - masonry restoration of exterior brick walls - incl repair of horizontal crack and thru bolts at west wall of back gym	2,828	Sq.Ft.	\$171,466
Def Maint	1	04 00 00	A Masonry Exterior - cut in brick control joints at cavity wall exterior corners - orig bldg / addition stairs / north aud wall	134	LF	\$4,271
Def Maint	2	05 00 00	A Windows - replace high music area windows	390	LF	\$43,870
Def Maint	2	05 00 00	A Windows - replace high music area windows	390	LF	\$43,870
Def Maint	2	05 00 00	A Re-caulk 1964 wing windows	800	LF	\$35,152
Def Maint	2	05 00 00	A Replace gym glass block with insulated translucent panels	1,800	LF	\$189,821
Def Maint	2	05 00 00	A Window Lintels - clean / paint steel lintels when windows are replaced - add exterior door lintels at A315, music, art, west two story wing; and incl north wall projected brick lintels	1,160	LF	\$50,970
Def Maint	2	05 00 00	A Misc Steel - modify orig bldg stair handrails / guardrails to current code reqs, to auditorium dressing rooms	680	LF	\$66,260
Def Maint	1	07 00 00	A Roofing - replace roofing (add ins to upcoming code / raise roof edge / remove unused roof openings & infill w/ met deck - over entry by room 228 (part of section V), gyms B & C (sections N & O), 415 boiler room (part of section I & sect J), w/ 5 years	25,238	SF	\$505,742
Def Maint	1	07 00 00	A Roofing - re-coat base flashings of auditorium	40	EA	\$9,258
Def Maint	1	07 00 00	A Roofing - re-caulk prefin metal cap flashings of gym C, control joint / roof perimeter intersections 200 wing, 400 wing (re-set base flashing nails & add cover over nails), gym B roof control intersections / corridor to commons / above south entry to 1998 addn	568	LF	\$44,375
Def Maint	1	07 00 00	A Roofing - patch corner of (24) 1998 wing roof exhaust fan curbs	24	EA	\$9,375
Def Maint	1	07 00 00	A Roofing - replace wood blocking saddles of gas piping w/ correct type	46	EA	\$10,781



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	2	07 00 00	A	Roofing - repair wind scours roofs above 202, entry by 228, phy ed locker rooms,	2	EA	\$3,515
Def Maint	2	07 00 00	A	Roofing - water stands between 1959 main gym locker rooms roof - replace and add insulation to drain	1,000	SF	\$22,541
Def Maint	2	08 00 00	A	Interior Doors / Frames / Hardware - replace orig bldg - music area - interior auditorium worn wood doors / hardware incl add continuous hinge	115	Ea	\$280,690
Def Maint	2	08 00 00	A	Interior Doors / Frames / Hardware - replace worn wood doors / hardware incl add continuous hinge	115	Ea	\$280,690
Def Maint	1	08 00 00	A	Interior Doors / Frames / Hardware - replace door hardware to accessibility requirements - incl pair media entry doors from south e-w corridor, gym B exit to e-w hallway	44	EA	\$18,785
Def Maint	3	08 00 00	A	Interior Doors / Frames / Hardware - modify lockers / doors / frames adjacent to classroom entries for accessible clearance at orig bldg two story lower and upper level classrooms, 316; relocate light switches, thermostat, phone outlet	33	Ea	\$178,791
Def Maint	1	08 00 00	A	Interior Doors / Frames / Hardware - replace orig bldg fire rated doors, frames and hardware at boiler room, and mezzanine incl fire alarm connection	5	Ea	\$58,125
Def Maint	1	08 41 00	A	Replace 1959 and 1964 Building Aluminum Exterior Windows - replace with fixed glass (and with operable windows?)	10,080	SF	\$1,097,654
Def Maint	1	08 41 00	A	Replace courtyard south wall and east wall (rooms 400, 402, 404, 410, 412, and 1 angled south wall door glass where vacuum has failed Exterior Windows - replace with fixed glass - and replace sagging window lintels at Room 412	390	SF	\$42,469
Def Maint	1	88 00 00	A	Aluminum Doors / Frames / Hardware - replace front / main entry 2 story hm doors and frames w/ alum / add interior vestibule doors at north exit from art area	5	PR	\$46,875
Def Maint	1	88 00 00	A	Aluminum Doors / Frames / Hardware - replace 3 pair rusting steel doors and frames full height at south west front entry 2 story hm doors and frames w/ alum	6	PR	\$168,750
Def Maint	2	88 00 00	A	Exterior Steel Doors / Frames / Hardware - replace building service ext steel doors and frames incl roof access from 2nd floor with frp doors in alum frames	1,785	Ea	\$210,200
Def Maint	2	88 00 00	A	Exterior Doors / Frames / Hardware - replace overhead doors at 158, 315, 415 to current standards w/ auto return	3	Ea	\$32,111
Def Maint	1	09 00 00	A	Interior Finishes - Floors - replace classroom / storage room, related offices vat and base & vat cpt over vat w/ vt and vinyl base - many rooms included rms 101, 102, 201, 202, 202A, 203, 204, 205, ofcs between 205/206, 206, 207, rm off 206A, stair landing off 211, student services, 115 (and transformer rm w/ curb installed on vat) 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 133, 201, 202, 203, 204, 205, 206, adj offices, 206A, custodial closet, 212, 213, 214, 215, 216, 217, 219, 220, 221, 222, 223, 224, 225, 226, 228, 229 & adj stor, 404 entrys	73,943	Sq.Ft.	\$704,769
Def Maint	1	09 00 00	A	Interior Finishes - Floors - replace cracked vct flooring at door from classrooms to office and along office walls - 243 and 237	48	Sq.Ft.	\$459
Def Maint	1	09 00 00	A	Interior Finishes - Floors - replace worn carpet at music areas	153	Sq.Ft.	\$1,464
Def Maint	1	09 00 00	A	Interior Finishes - Floors - replace worn carpet incl 1998 addn (not incl carpet over vat) - incl 412 weight room	35,205	Sq.Ft.	\$269,538

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	1	09 00 00	A	Interior Finishes - Floors - replace cracked ct flooring at n-s corridor east side of cafeteria, commons corridor entry from south wing,	1,050	Sq.Ft.	\$52,500
Def Maint	1	09 00 00	A	Interior Finishes - Ceilings - replace worn 1x1 & sagging 2x4 act ceilings	5,068	Sq.Ft.	\$48,013
Def Maint	1	10 00 00	A	Lockers - modify lockers / entrances adjacent to classroom entries for accessible clearance at orig bldg two story lower and upper level classrooms; relocate light switches, thermostat, phone outlet	25	Sq.Ft.	\$50,788
Def Maint	1	10 00 00	A	Room Signs - provide room number signs for every room	309	EA	\$36,998
Def Maint	1	10 00 00	A	Visual Display Boards - replace chalkboards / tackboards w/ markerboards / tackboards	1,730	Sq.Ft.	\$43,250
Def Maint	1	11 00 00	A	Miscellaneous Equipment - Auditorium - Revise seating to accessible standards - 5% of no. of seats led floor lighting	35	LS	\$35,000
Def Maint	2	11 00 00	A	Miscellaneous Equipment - Gym - replace phy ed wood locker room benches	8	ls	\$14,061
Def Maint	1	11 23 00	A	Food Service - replace kitchen hood / mechanical accommodation	50,000	LS	\$62,500
Def Maint	1	11 40 00	A	Repaint Blakeslee Mixer, Model CC60	1	EA	\$938
Def Maint	1	11 40 00	A	Provide dunnage for milk and beverages in walk-in cooler	3	EA	\$563
Def Maint	1	11 40 00	A	Replace rusted wire shelving 1'-6"x5 and 2x5 units near dishwashing, (2) 1'-6"x4 elsewhere	4	EA	\$3,750
Def Maint	1	11 40 00	A	Replace non NSF hand carts in Walk in Freezer	5	EA	\$1,094
Def Maint	1	11 40 00	A	Provide sneeze guard end panels	3	EA	\$938
Def Maint	1	11 40 00	A	Fasten plastic laminate panels at face of serving counters at left, middle, and end.	5	EA	\$1,563
Def Maint	1	11 40 00	A	Replace outdated serving line	1	LS	\$116,875
Def Maint	1	11 40 00	A	Seal hole through base cabinet at sink waste through bottom cabinet in serving area	1	EA	\$250
Def Maint	1	11 40 08	A	Install lighting in dish hood	1	EA	\$938
Def Maint	1	11 40 08	A	Main cooking hood requires 1'-3" minimum additional capture area unless mobile cart is removed and equipment is relocated under the hood	1	EA	\$45,000
Def Maint	1	11 41 23	A	Low light levels - Provide additional lighting in walk-in cooler and freezer, Includes electrical wiring	5	EA	\$4,063
Def Maint	1	11 41 23	A	Seal between cooler and freezers and adjacent floor and walls. Site condition may be building insulation versus locked cold storage room panels where heat can escape and condensation may occur.	120	LF	\$750
Def Maint	1	11 41 23	A	Provide 120 square foot cooler and 100 square foot freezer	220	Sq Ft	\$48,125
Def Maint	1	11 41 23	A	Provide 100 square foot dry food storage	100	Sq Ft	\$15,625
Def Maint	1	12 00 00	A	Casework / Shelving - replace orig bldg / 1st addn worn classroom casework incl 238, & (greenhouse used), art 300, 303, 307 thru 316, and storage, media center workroom	322	LF	\$142,666

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	1	12 00 00	A	Casework / Shelving - replace casework incl worn homemade science chemicals shelving (missing lip on shelving), T5, 213, 228, 229, 238, 400, 405, Gym mezzanine,	24	LF	\$10,650
Def Maint	1	12 00 00	A	Casework / Shelving - replace worn front office casework incl staff mail casework	55	LS	\$24,406
Def Maint	1	12 00 00	A	Casework / Shelving - replace worn shops 315, 311, 307 student tables/lockers base	14	EA	\$54,688
Def Maint	1	14 00 00	A	Elevator ADA access to Auditorium dressing rooms	1	EA	\$142,000
Def Maint	1	22 00 00	M	Plumbing - Upgrade eyewash for Boiler, Art and Kitchen Room with temper water valve.	4	ea	\$25,000
Def Maint	1	22 00 00	M	Plumbing - New eyewash for Janitor Rooms with temper water.	11	ea	\$33,000
Def Maint	2	22 00 00	M	Plumbing - Upgrading existing galvanize water piping to copper in the 1970 Tech Building, with fiberglass insulation, (estimate does not include abatement)	1	LS	\$316,368
Def Maint	1	22 00 00	M	Plumbing - Fixture, Replacement for mop sink faucets, with backflow preventer.	11	ea	\$13,750
Def Maint	1	22 00 00	M	Plumbing - Provide new insulated recirc piping from the 1957 & 63, 2-story bldg back to boiler room . Change recirc pumps and repipe to new water heater location.	1	ea	\$70,625
Def Maint	2	22 00 00	M	Plumbing - Shop Rooms, New wash fountain - Sensor ADA	4	ea	\$84,365
Def Maint	3	22 00 00	M	Plumbing - Update pumps in sump pumps for boiler room.	2	ea	\$13,687
Def Maint	2	22 00 00	M	Plumbing - Science - update acid neutralizing basin	1	ea	\$28,122
Def Maint	2	23 00 00	M	Replace three locker room AHUs with (1) recovery AHU in Mezzaning with access platform included	1	ea	\$643,985
Def Maint	3	23 00 00	M	HVAC - Remove unused unit above room 412 Fitness Room - patch roofing / metal deck / insulation	1	ls	\$5,323
Def Maint	3	23 00 00	M	HVAC - Remove and replace the existing heating piping system located in the tunnels due to age and the use of asbestos materials in the insulation - Budget does not include asbestos removal	1	ls	\$1,571,003
Def Maint	2	23 00 00	M	HVAC - Exhaust Fans - replace older exhaust fans	60	ls	\$538,585
Def Maint	2	23 00 00	M	HVAC - Exhaust Fans - Provide exhaust in the 1997 mechanical room to remove build-up of compressor heat - incl elec	1	ls	\$13,465
Def Maint	2	23 00 00	M	HVAC - Test and Balance remaining building	80,000	Sq.Ft.	\$84,365
Def Maint	1	23 00 00	M	HVAC - Refurbish Music air handler unit including New Motor, VFD and remove inlet vanes	1	ls	\$11,305
Def Maint	2	23 00 00	M	HVAC - Duct Cleaning of existing ductwork - Provide duct cleaning of the existing lined ductwork in the original air handling unit systems	1	ls	\$316,368
Def Maint	2	23 00 00	M	HVAC - Recommission existing equipment not presently commissioned	1	ls	\$70,304
Def Maint	1	26 00 00	E	Electric Service and Distribution- Arc flash study needed.	45	ea	\$11,250
Def Maint	1	26 00 00	E	600a/3p 13.6kv sw and 300kva 12470 delta/120/208v "Y" 13.6kv transformer	1	ea	\$82,125

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	1	26 00 00	E	Upgrade aging panelboards under 600 amps	1	lot	\$120,500
Def Maint	1	26 00 00	E	Upgrade aging 1000 amp distribution panel with tvss and 1000A/3P main breaker	1	ea	\$61,250
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade 2x4 fluorescent lighting to LED	1,647	ea	\$694,744
Def Maint	2	26 00 00	E	Interior Lighting : Provide LED lighting in kitchen hood	5	ea	\$2,109
Def Maint	2	26 00 00	E	Interior Lighting: Upgrade 1x4 fluorescent lighting to LED	110	ea	\$46,401
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade surface mounted fluorescent lighting to LED	105	ea	\$36,910
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade 1x4 fluorescent industrial lighting to LED	320	ea	\$134,984
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade hanging direct/indirect fluorescent lighting to LED	84	ea	\$94,489
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade surface incandescent lighting to LED	45	ea	\$9,491
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade recessed 2x2 fluorescent lighting to LED	59	ea	\$24,888
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade vapor proof 4 ft lighting to LED	57	ea	\$48,088
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade track lighting to LED	8	ea	\$2,250
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade exit lighting to LED	25	ea	\$10,546
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade recessed incandescent lighting to LED	33	ea	\$13,920
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade wall mounted lighting to LED	12	ea	\$3,375
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade 4x4 fluorescent lighting to LED	50	ea	\$56,243
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade auditorium incandescent lighting to LED	33	ea	\$23,200
Def Maint	2	26 00 00	E	Interior Lighting : Upgrade fluorescent gymnasium lighting to LED	70	ea	\$98,426
Def Maint	2	26 00 00	E	Interior Lighting - Provide occupancy sensors in spaces that currently have none	275,911	Sq.Ft.	\$77,591
Def Maint	1	26 00 00	E	upgrade auditorium dimming system	1	ea	\$125,000
Def Maint	1	26 00 00	E	Exterior Emergency Lighting - Add at exterior exits as facility currently has none / TENNIS COMPLEX	20	ea	\$62,500
Def Maint	1	27 00 00	T	Gymnasium sound and video system modifications	1	ea	\$56,250
Def Maint	1	27 00 00	T	Update commons sound system	1	ea	\$37,500



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

Def Maint	2	32 00 00	S	Bituminous Paving - sealcoat parking and drives - repaint striping	22,333	Sq.Yd.	\$185,667
Def Maint	1	32 00 00	S	Bituminous Paving - Opt 1 tennis courts - mill 1-1/2" re-pave / recoat (2 colors)	8	ea	\$120,000
Def Maint	2	32 00 00	S	Bituminous Paving - Opt 2 replace tennis courts	8	ea	\$281,216
Def Maint	1	32 00 00	S	Concrete Paving - replace concrete drive/walks at shop entries; add exit sidewalk at 2nd level stair exit to west by room 132; replace sidewalks along Coleman by shop wing	1,400	Sq.Ft.	\$18,865
Remodeling	1	09 00 00	R	remodel orig bldg gang toilets to current accessible standards - by 127, 207, 229, boys / girls (442/436) locker rooms and auditorium dressing toilets	15,752	Sq.Ft.	\$5,513,200
Remodeling	1	09 00 00	R	provide elevator to lower level auditorium dressing rooms / toilets / set storage	1	LS	\$626,563
Remodeling	1	09 00 00	R	remodel lower level auditorium dressing rooms and toilets / storage area	2,832	Sq.Ft.	\$566,683
Remodel	1	09 00 00	R	remodel south boys and girls phy ed locker room student showers to accessible standards	795	Sq.Ft.	\$278,250
Addition	1	01 10 10	AD	Consider kitchen addition for cooler / dry food - incl related equipment	1	LS	\$237,188



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Site Analysis:



From the aerial view of the site, as shown above, and based upon interviews of faculty, staff, and administration, the following can be noted:

- Parking for students, staff and visitors is less than adequate. Due to the lack of entrances/exits, congestion occurs on Coleman St. immediately before and after school as well as following major evening activities.
- The site does not sufficiently provide for outdoor learning areas to support classroom activities related to environmental science. Practice fields and outdoor physical education areas are also less than adequate.
- The principal’s office is not located near the main parking lot entrance.
- The pedestrian and bike traffic are unsafe with the high volume of cars.
- The current track has eight (8) lanes. A nine (9) lane track is required to hold conference meets.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Building Analysis:**

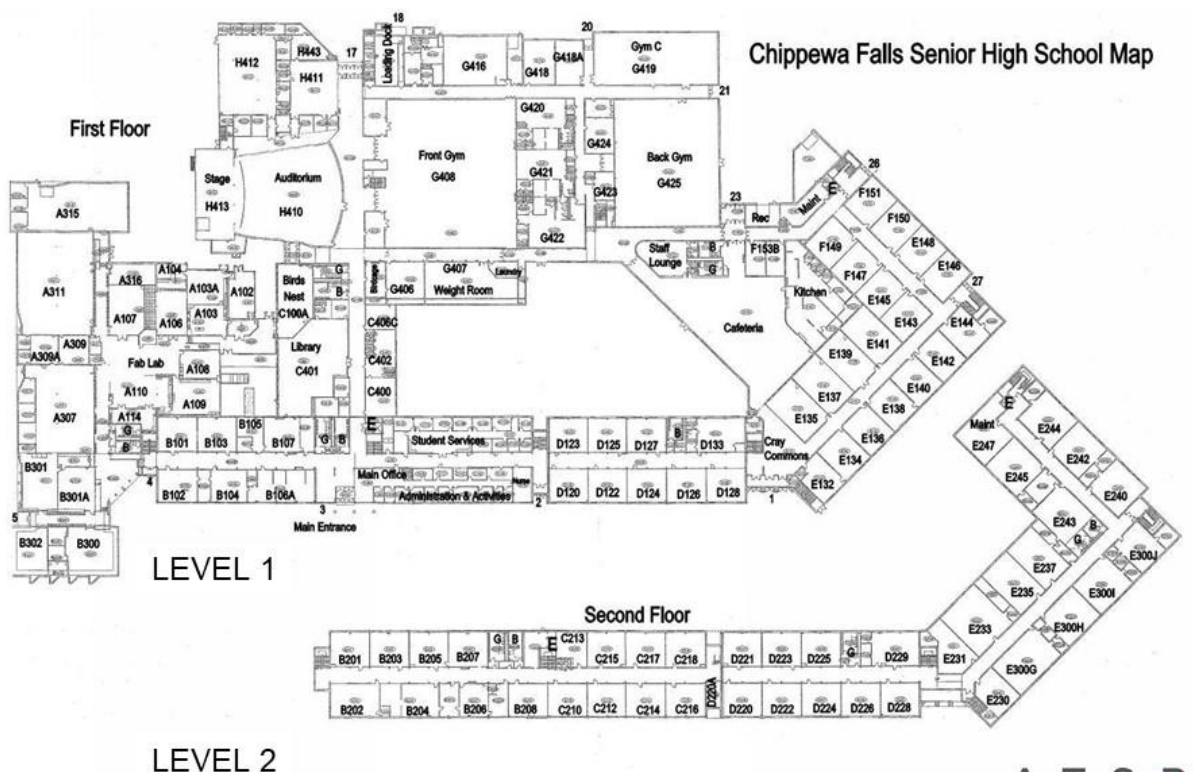
The Chippewa Falls Senior High School is approximately 287,032 square feet. It houses over one-thousand four-hundred and sixty (1,450) students in grades nine (9) through twelve (12). The school is co-located on a site with Hillcrest Elementary School and the District Office.

The overall capacity to sufficiently serve the number of students in the high school's 'core areas' is generally below recommended size. For example, the seating capacity of the cafeteria is approximately three hundred and fifty (350) students; too small to service the entire student body in 3 lunch periods which is typical for a high school. Addition to the Cafeteria and commons spaces would be agreed by all here. As an accommodation, the lunch period operates as an 'open' campus. The music area is designed to meet the needs of the high school's choir and instrumental band program, but less than adequate to accommodate the orchestra program. The instructional classrooms were designed to accommodate 'traditional approach' to instruction, but do not adequately support the changing approaches to instruction currently in place or under consideration at CFHS such as the 'virtual school,' multi-purpose learning areas, and/ integrated technology instruction.

Chippewa Falls 2021 Educational Analysis

CHIPPEWA FALLS HIGH SCHOOL

ROOM NUMBER PLAN 2021



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

CHIPPEWA FALLS HIGH SCHOOL

1504 STUDENTS

**Educational Adequacy**

- Parking Lot to Admin
- Classrooms Sizes SF
- Core space size (SF)**
- Cafeteria / Kitchen
- Library
- Gyms
- Science
- Family and Consumer Education
- Art
- Music

**Teaching and Learning**

- Individual
- Teaming
- Large group, grade level / all school assembly-

**Educational Environment**

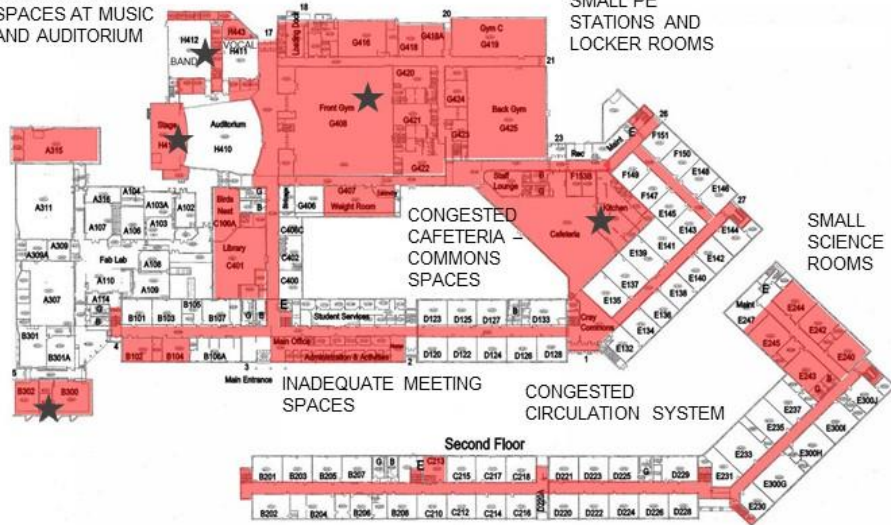
- Day lighting
- Indoor Air quality

**Teaching and Learning Key**

- Good
- Modifications Suggested
- Attention Item

SMALL SUPPORT SPACES AT MUSIC AND AUDITORIUM

SMALL PE STATIONS AND LOCKER ROOMS



**Size Standards Key**

■ Area is below Educational Standards Size Recommendations- Consider Improvements

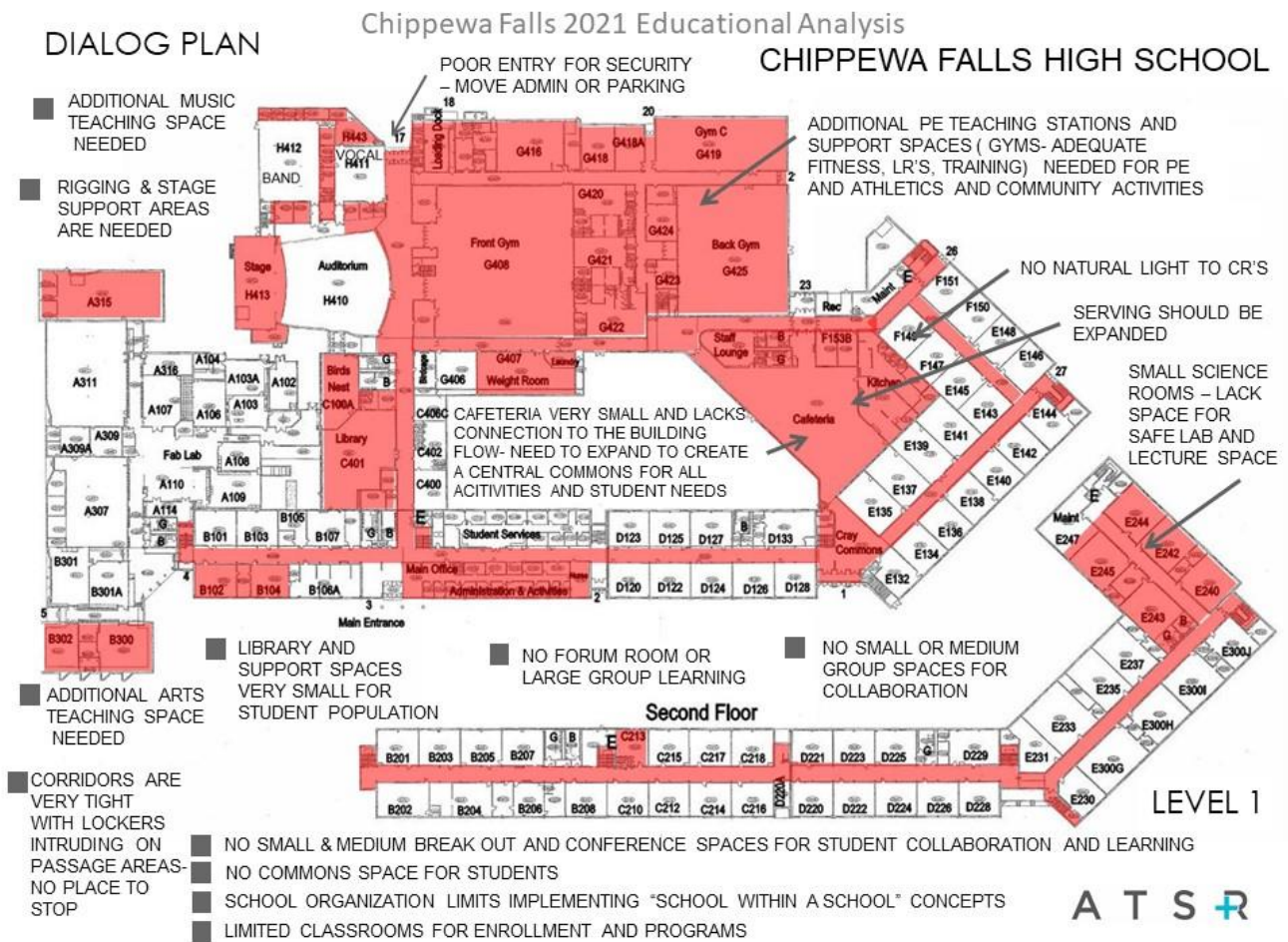
★ Program exceeds current allowable space – additional space recommended





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

The illustration below shows the relative size of classrooms on the second floor of CFHS. Based upon standards suggested by Educational Standards, the majority of those classrooms are below standards and have at least thirty (30) students scheduled into these rooms at least one period of the day. The illustration also notes the lack of adequate conference rooms, student collaborative learning areas and the limited access to faculty restrooms.





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Similar to the scheduling analysis of the first floor of CFHS, the second floor is efficiently scheduled.

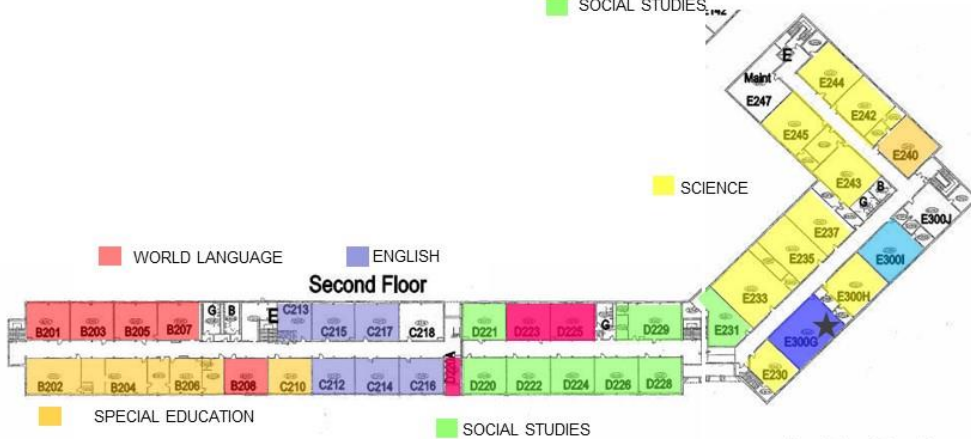
Chippewa Falls 2021 Educational Analysis

ROOM USAGE PLAN 2021  
SECOND SEMESTER 2021-2022

★ SCHEDULED 4 OF 4 BLOCKS- CONSIDER ADDITIONAL ROOMS

CHIPPEWA FALLS HIGH SCHOOL

- BUSINESS
- SPECIAL EDUCATION
- ENGLISH
- TECHNOLOGY EDUCATION
- FCS
- VISUAL ARTS
- INFORMATION TECHNOLOGY
- WORLD LANGUAGE
- MATH
- UNIVERSAL- MULTI USE
- MUSIC
- SCHOOL WITHIN SCHOOL
- PE/ HEALTH
- NON SCHEDULED / UTILITY
- SCIENCE
- SOCIAL STUDIES



ATSR

ATSR&R Planners Architects Engineers

Project: Chippewa Falls Area School District

Master Schedule for: Chippewa Falls High School

CURRENT

MASTER SCHEDULE - CHIPPEWA FALLS HS CURRENT USAGE (QTR 2 2021/ 2022)

Current Enrollment	1,420	Current Capacity	1,420 to 1,505	1.00 Adjustment
Current Grade Level:	9-12	Current Grade Level:	9-12	0
Current Periods / Day:	4	Current Blocks / Day:	4.0	Staff Planning Sep.
Current Utilization:	3.00	Current Utilization:	75%	

DEPT.	DEPT.	21/22 SEC	MULTIPLIER	SEC	P/DAY	STATIONS	UTILIZATION	EXISTING	NEW STATIONS NEEDED	STATIONS EXACT	STATIONS ROUNDED	SEC ROUNDED
1	ENGLISH	33	x 1.00 =	33	/ 3.0 =	11	75%	11	-	11.0	11.0	33.0
1	MATH	27	x 1.00 =	27	/ 3.0 =	9	75%	9	-	9.0	9.0	27.0
1	SOCIAL STUDIES	24	x 1.00 =	24	/ 3.0 =	8	75%	8	-	8.0	8.0	24.0
1	SPECIAL EDUCATION	42	x 1.00 =	42	/ 2.8 =	15	70%	15	-	15.0	15.0	42.0
1	WORLD LANGUAGE	16	x 1.00 =	16	/ 3.2 =	5	80%	5	-	5.0	5.0	16.0
		142		142	/ 3.0 =	47	75%	48	(0.7)	48.0	48	142
1	BUSINESS	12	x 1.00 =	12	/ 3.0 =	4	75%	4	-	4.0	4.0	12.0
1	SCIENCE	30	x 1.00 =	30	/ 3.0 =	10	75%	10	-	10.0	10.0	30.0
1	ART	8	x 1.00 =	8	/ 4.0 =	2	100%	2	-	2.0	2.0	8.0
1	FAMILY & CONS. SCI.	9	x 1.00 =	9	/ 2.3 =	4	56%	4	-	4.0	4.0	9.0
1	MUSIC (incl. Drama)	12	x 1.00 =	12	/ 4.0 =	3	100%	3	-	3.0	3.0	12.0
1	TECHNOLOGY ED	21	x 1.00 =	21	/ 3.0 =	7	75%	7	-	7.0	7.0	21.0
1	PHYSICAL EDUCATION	17	x 1.00 =	17	/ 3.4 =	5	85%	5	-	5.0	5.0	17.0
1	INFORMATION TECH	12	x 1.00 =	12	/ 4.0 =	3	100%	3	-	3.0	3.0	12.0
		121		121	/ 3.0 =	38	75%	38		38	38	121
13	TOTALS	263		263		85	77.1%	86		86.0	86	

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

CHIPPEWA FALLS HIGH SCHOOL

SQUARE FOOTAGE PLAN 2021



LEVEL 1

ATSR



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### User Feedback:

As a part of the facility review process, representatives from ATSR met with school leaders, faculty, staff, parents and students and School Board members. Below are the ‘key themes’ that describe some of the greatest needs that cited in those conversations.

#### Positives:

- The green space around the building is aesthetically pleasing
- Dorias Field
- The math and science wing
- Continuous updating/upgrading in our technology

#### Negatives:

- Music department lacks sufficient practice room space. The orchestra does not have a room of its own
- There is no ability to develop and/or implement new programs; there are simply no rooms available
- The stage area of the auditorium does not meet all essential safety requirements
- The main office is currently not located in the appropriate school entrance
- There are no outdoor ‘learning’ areas to support the science curriculum
- The new security entrance location was very poorly designed
- The art rooms are inadequately sized
- Office and conference rooms are not appropriately sized

#### Activities Program:

Chippewa Falls’ “Chi-Hi” athletics and activities program provide students in grades 7-12 with an opportunity to participate in a variety of activities ranging from football, basketball and track and field to less ‘typical’ activities such as equestrian, forensics and SkillsUSA. Each year, literally hundreds of students participate in these programs; presenting challenges to the District as it strives to provide time and appropriate space for these activities and events to occur. In just over the past three (3) years, the number of events that have been scheduled and held in District facilities, or on school grounds, has doubled to more than 8,000 events annually. Including the many school teams and activity programs, there are more than three hundred and sixteen (316) organizations that made requests to use the District’s facilities in 2015 with an estimated 35% of those requests resulting in scheduling conflicts that required resolution.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

School site sizes and spaces designed to accommodate the many school and community activities are insufficient in size/number and inadequate in meeting the needs of these programs. Specific examples include:

- The weight room: The high school weight room is very small and not conducive to an effective Strength and Conditioning program. It is not safe to have many more than 20 kids in there at a time. For the size of our school and the programs that we offer, we must do better.
- Shared gymnasium space: Currently, three (3) high school varsity programs (wrestling, gymnastics, and cheer/stunt) share one smaller than needed practice space. Wrestlers have incurred injuries during practice because they roll/fall onto or into a piece of Gymnastics equipment. Gymnasts have suffered skin diseases as a result of sharing space with the wrestlers. The space is not adequate for the gymnastics team to safely practice some elements of their routines because the ceiling isn't high enough.
- Green Space: As noted earlier, there is inadequate space throughout the district and specifically at the high school campus to facilitate the daily practices that need to occur. The result is that teams practice off site and/or at odd times during the day and evening in order to have access to practice space. The cross-country team has to travel ten (10) miles one way to find a space adequate enough to host a home meet.
- Storage: There is not enough dedicated storage space for athletics. Many items end up in hallways which causes fire hazards or unsafe conditions.



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Section 9: Korger Chestnut Facility

### Overview:

The Korger-Chestnut facility was constructed in 1925 and an elevator addition was constructed in 2009. A medical clinic was created by ATSR in the older cafeteria area / Voyager gym space in 2017 as was an area for district Human Resources. Currently the building usage is for community meetings, events and with some district staff working from this building.

This older original elementary school building is on a small site with minimal space for on-site parking and minimal outside activity space available. Sealcoat of the paved areas of parking, drives and hard surface play areas would extend the life of these areas.

### Architectural Review:

This older original elementary school building is on a small site with minimal space for on-site parking and minimal outside activity space available. Sealcoat of the paved areas of parking, drives and hard surface play areas would extend the life of these areas.

Exterior steps and base on the building and the concrete over the boiler room are recommended to be repaired.

There has been some masonry restoration and tuckpointing of the exterior brick walls and the concrete ornamentation. There remains a need to have additional tuckpointing and masonry restoration performed. This building was constructed in the era of brick over clay tile walls with plaster interior finish and minimal wall insulation if any insulation was installed. The floors of the building are concrete joist on clay tile pan.

The roof is constructed of wood deck on wood joists and the roofing has been replaced since the previous 2014 facility study and is in good condition.

It is also recommended to re-caulk window and door frames and the joints of the concrete windowsills.

Original windows have been replaced with insulating glass in aluminum frames. Many classrooms have high suspended acoustic lay-in ceilings and have the original wood doors with multiple panes of glass. These rooms also may have the original wood cabinets which have been painted and will also have wood box to cover the original unit ventilators due to the hot pipes for the unit ventilators.

Carpet has been added over the original wood floors in most classrooms and offices and the original wood corridor floors are painted.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

Original wood framed chalkboard or tackboard may be found on the walls of the classrooms as well as current smartboard and projector technology.

The gang toilets are old and have outdated fixtures and partitions and upgrades are recommended. The room sizes and configurations are small by current standards for classrooms.

Many rooms have window air conditioning units as the building is not air conditioned.

The building is not fire sprinkled and may not meet current building code requirements for a school facility as a result.

#### **Mechanical Review:**

One Dunham Bush/Iron Fireman steam boiler with Gordon Piatt burner, natural gas at 1,289 MBH firing rate, No. 2 oil at 9.2 GPH provides heat to cast iron radiators and unit ventilators.

Plumbing: The toilets are manual flush valve. Urinals are floor type with manual flush valves. Lavatories have manual lever handle faucets. Water piping is galvanized. Domestic water is provided by an atmospheric gas fired water heater.

Approximately half of the building is cooled by window air conditioners while the other half is cooled by VRF system. Ventilation is furnished by unit ventilators or open windows.

No exhaust present for toilet rooms.

#### **Plumbing Review:**

The domestic water heater is atmospheric (Approx. 80% efficient). There is pipe insulation missing from the domestic water piping in the boiler room. The building has galvanized piping that should be replaced with copper piping. There are no eye washes in the boiler room, kitchen, and custodian rooms. The drinking fountains are in need of replacement.

Recommend replacing water heaters with a high efficiency condensing water heater. Reinsulate domestic water piping in the boiler room. Provide eye washes with tempered water in boiler room, kitchen, and custodian rooms. Recommend replacing galvanized piping throughout the building. Recommend replacing drinking fountains with water coolers.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Fire Protection Review:**

The building is not protected by a fire protection system.

**Recommendation-**The entire building should be protected by a new fire protection system fed by a new water service fed from the street.

#### **Electrical Review:**

##### **Arc flash Study**

An arc flash study is required by the electrical code.

**Recommendation-** Provide an arc flash study.

##### **Electric Service switchboard**

There is an 800-amp 120/240-volt single phase main panel in the basement. It is in good condition.

**Recommendation-** None

##### **Electric Switchboards, Panels and Distribution Equipment**

Panels are newer load centers.

**Recommendation-** None

##### **Fire Alarm**

The fire alarm is a "DSC MAXSYS PC4020CF" it is a zoned (not addressable) system. Most rooms do not have horns or smoke detectors.

**Recommendation-** The fire alarm system should be replaced by a voice evacuation system, including adding horns and smoke detectors where required.

##### **Battery Backup Emergency Lighting Systems**

The emergency lights and exit lights are on an emergency generator

**Recommendation-** None

##### **Exterior emergency lighting systems**

There are no battery-operated emergency light fixtures at the building exits. These are required by code.

**Recommendation-** Battery operated emergency light fixtures should be installed at the building exits.

##### **Lighting - Lamps / ballasts / controls**

Lighting levels appear to be mostly adequate in the offices, and workspaces. Lighting lamps are mostly T8 fluorescent controlled by switches in the offices.

**Recommendation-** Replace light fixtures with LED fixtures. Provide occupancy sensors in locations missing them.

Provide dimming for LED fixtures in lieu of switches.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Korger Chestnut Facility						
		Revised Priority	Item	20534 sf		
	Priority 1 Items		Immediate Replacement / Deferred Maintenance / Addition Items			\$1,535,198
	Priority 2 Items		Near Future Replacement / Deferred Maintenance / Addition Items			\$2,138,963
	Priority 3 Items		Long Range Replacement/ Deferred Maintenance / Addition Items			\$0
			TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE			\$3,674,161
	Initial Priority	Category	Item	Quantity	Unit	Project Cost
Def Maint	1	04 00 00	A Masonry Exterior - re-caulk control and expansion joints, window and door frames	1,375	LF	\$12,462
Def Maint	1	04 00 00	A Masonry Exterior - clean stone and masonry and tuckpoint / provide masonry restoration of exterior brick walls and stone	9,420	LF	\$189,519
Def Maint	1	04 00 00	A Masonry Exterior - clean stone and masonry and tuckpoint / provide masonry restoration of exterior brick walls and stone, re-caulk stone joints	790	LF	\$18,765
Def Maint	1	04 00 00	A Masonry Exterior - repair concrete building base to sidewalks and sod	1	LS	\$5,469
Def Maint	2	06 00 00	A Wood Systems - replace wood handrails to current standards	192	EA	\$9,003
Def Maint	1	08 00 00	A Exterior Windows - replace windows and frames - remove (and reinstall thru window air conditioning units?) - replace blinds - incl clean and repaint lintels	4,928	Sq.Ft.	\$308,002
Def Maint	1	08 00 00	A Exterior Windows - replace window lintels	475	LF	\$61,602
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - replace worn wood doors, wood frames and hardware	38	Ea	\$68,281
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - replace doors and frames and widen opening for ada; relocate light switches, thermostat, intercom	2	Ea	\$7,813
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - add cross corridor zoning doors tied to existing fire alarm and panic lockdown systems	4	Ea	\$31,250
Def Maint	2	09 00 00	A Interior Finishes - Floors - replace worn carpet w/ carpet tiles	10,452	LS	\$91,852
Def Maint	1	09 00 00	A Interior Finishes - Ceilings - replace worn act ceilings	6,750	Sq.Ft.	\$63,781
Def Maint	1	10 00 00	A Room Signs - provide room number signs for every room	37	EA	\$5,123
Def Maint	1	10 14 00	A Exterior room and door numbers for rescue assistance - 3 number vinyl letters - first and second floors	85	RM	\$1,992
Def Maint	1	10 00 00	A Visual Display Boards - replace original bldg wood framed chalk / tackboards w/ markerboards / chalkboards (abatement required?)	46	Sq.Ft.	\$1,150
Def Maint	1	11 00 00	A Miscellaneous Equipment - provide accessible signage	35	Ea	\$2,461
Def Maint	1	12 00 00	A Casework / Shelving - replace worn casework including unit ventilator enclosures	324	LF	\$143,775

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	1	21 00 00	M	Fire Protection - Fire sprinkle the entire building <b>Including new water service</b>	20,534	SF	\$154,005
Def Maint	2	22 00 00	M	Plumbing - Drinking Fountain Replacements	4	ls	\$21,372
Def Maint	2	22 00 00	M	Plumbing - Boiler Room, Insulation of water piping at water heater	1	LS	\$6,327
Def Maint	1	22 00 00	M	Plumbing - Upgrade eyewash for Boiler Room with temper water.	1	ea	\$6,250
Def Maint	1	22 00 00	M	Plumbing - New eyewash for Janitor Rooms with temper water.	2	ea	\$12,500
Def Maint	2	22 00 00	M	Plumbing - Upgrading existing galvanize water piping to copper, with fiberglass insulation, (estimate does not include abatement)	1	LS	\$74,522
Def Maint	2	22 00 00	M	Plumbing - Fixture, replacements for lavatory sink and faucets to sensors faucets.	8	ea	\$22,497
Def Maint	1	22 00 00	M	Plumbing - Fixture, replacements for sink faucets,	2	ea	\$2,000
Def Maint	1	22 00 00	M	Plumbing - Water Closets fixture, upgrade bowl, seat and flush valve to 1.6 gpf. (carrier not included)	14	ea	\$35,000
Def Maint	2	22 00 00	M	Plumbing - Remodel of one Toilet room. (includes piping) DOES NOT INCLUDE EXHAUST	1	LS	\$36,558
Def Maint	1	22 00 00	M	Plumbing - Fixture, Replacement for mop sink and faucets, with backflow preventer.	2	ea	\$5,500
Def Maint	1	22 00 00	M	Plumbing - Exterior wall hydrant, install backflow preventer	1	ea	\$1,875
Def Maint	2	22 00 00	M	Plumbing - Gas water heater, Sealed combustion 95% efficient.	2	ea	\$78,740
Def Maint	1	22 00 00	M	Plumbing - Kitchen, Faucet upgrades	2	ea	\$2,500
Def Maint	1	22 00 00	M	Plumbing - Replace the old floor mounted Urinals with new wall mount, repair walls as needed for revision of waste/vent piping	6	ls	\$30,000
Def Maint	2	23 00 00	M	HVAC - Replace the steam heating system with high efficiency condensing boilers and hydronic heating. Two boilers with primary pumps, Two secondary pumps, Air separator, expansion tank(s), side	1	ls	\$785,436
Def Maint	2	23 00 00	M	HVAC - Due to the age of the systems in the building, the recommendation to remove the existing system completely and install a new VRF System, DOAS air handling unit with hot water and DX	1	ls	\$792,917
Def Maint	2	23 00 00	M	HVAC - Exhaust Fans Toilet rooms have no exhaust, 4 main toilet rooms, plus smaller staff toilets need exhaust	2	ea	\$33,746
Def Maint	2	23 00 00	M	HVAC - Test and Balance	20,475	Sq.Ft.	\$21,592
Def Maint	2	23 00 00	M	HVAC - Duct Cleaning of existing ductwork - hand-in-hand w/ commissioning	20,475	Sq.Ft.	\$14,395
Def Maint	1	26 00 00	E	Electric Service - Arc flash study needed.	10	ea	\$2,500
Def Maint	2	26 00 00	E	Lighting control systems for LEDs	16	Lump	\$22,497
Def Maint	2	26 00 00	E	Interior Lighting - : Upgrade classroom and corridor lighting to LED	20,534	Sq.Ft.	\$90,948



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

Def Maint	2	26 00 00	E	Interior Lighting control - add occupancy sensors to classrooms	12	ea	\$8,436
Def Maint	1	26 00 00	E	Exterior Emergency Lighting - Add at exterior exits as facility currently has none	4	ea	\$5,000
Def Maint	2	26 00 00	E	Parking Lot Lighting - Upgrade to LED	1	ls	\$9,140
Def Maint	1	28 00 00	E	Fire Alarm Systems - Provide new addressable fire alarm/voice evacuation system to facilitate addition of initiating and annunciating equipment if major remodeling were to occur	20,534	Sq.Ft.	\$25,668
Def Maint	2	27 00 00	T	Data Cabling Update from Cat 5 to Cat 6	45	ea	\$18,982
Def Maint	1	32 00 00	S	Concrete - repair / replace spalling / damaged entry steps and above boiler room	1	LS	\$14,844
Def Maint	1	32 00 00	S	Bituminous Paving - sealcoat parking and drives - repaint striping	2,735	Sq.Yd.	\$20,216
Def Maint	1	32 00 00	S	Replace chain link fence with ornamental	490	LF	\$71,509
Def Maint	1	32 00 00	S	Add soft surface at play area	972	Sq.Yd.	\$22,786
Remodeling	1	09 00 00	R	remodel toilets to current standards	576	SF	\$201,600

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Site Analysis:



From the aerial view of the site, as shown above, and based upon interviews of faculty, staff, and administration, the following can be noted:

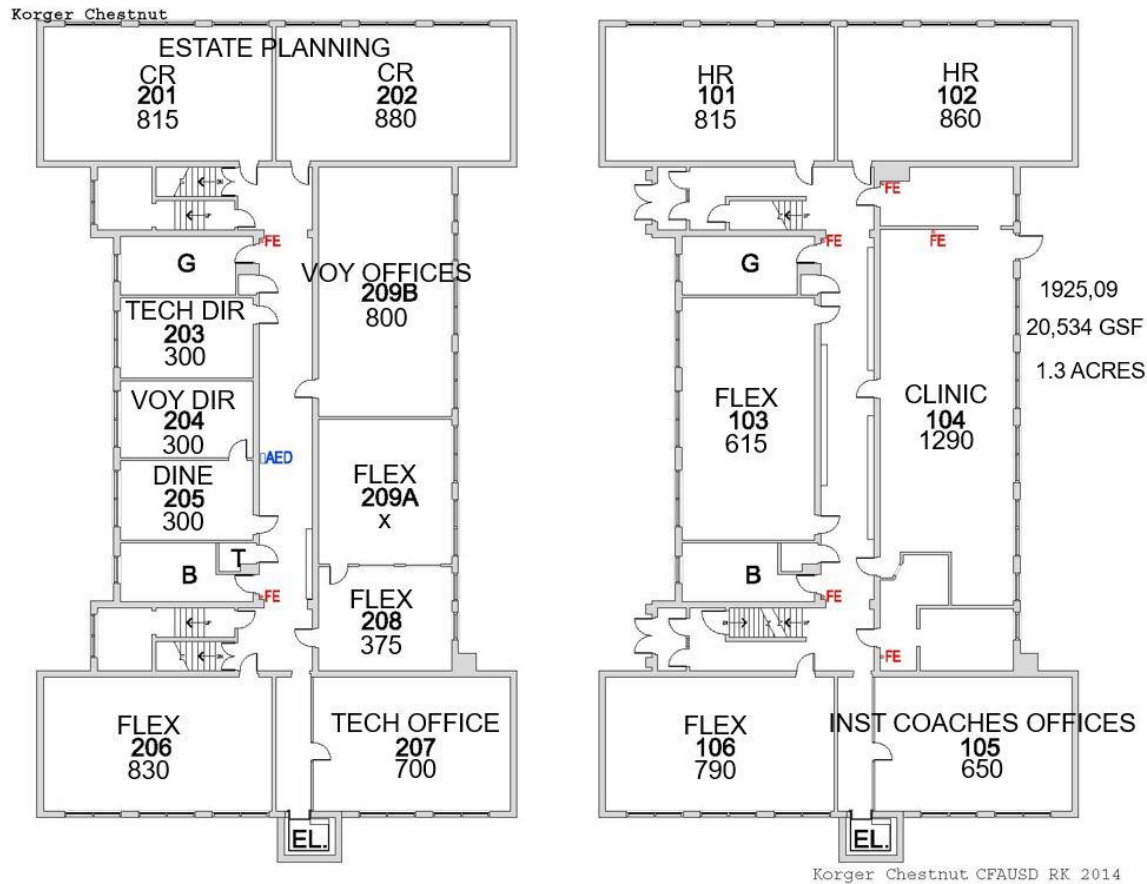
- Paved areas of parking, drives and hard surface play areas are in need of repair.
- Exterior steps are in need of repair.
- Small site limits future expansion opportunities
- Lack of enough off-street parking
- There are multiple entry points
- No bike racks
- No sidewalk along Park Place

*(Note: The district's response to the conditions noted above and below may vary depending upon its projected long-term utilization of the building.)*

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Building:** Also see [ASPIRATION OPTIONS](#) Section 16.

KORGER CHESTNUT SCHOOL



The illustrated footprint of the Korger-Chestnut School is shown above. Anecdotal comments derived from interviews of staff on that site have been noted. Payroll and Benefits recently moved into this building. Voyager program prefers designated space in each school in lieu of the utilization of this separate building. The building also has the District Clinic and Human Resources Staff here.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Section 10: Chippewa Falls District Office (Administration Facility)

### Overview:

This 1964 facility which was constructed at the same time as Hillcrest Elementary and the building was connected to Hillcrest with a corridor extension at the time of the 1991 IMC/classroom addition. Reference [ASPIRATION OPTIONS](#) Section 16 for options to bring all of the departments together to improve communication and efficiencies for the current separation of departments today in three or more facilities.

### Architectural Review:

There is minimal parking for staff and visitors, and it may not be adequate for the number of visitors for board meetings. The parking lot shows signs of distress, and a patched area is an indication that the underlying base may be failing.

Sealcoat of the adjacent Hillcrest Elementary hard surface play areas related and drives which have been previously crack sealed is recommended to extend the life of the asphalt if the parking lot and drives are not replaced at this time. The chain link fence along the north side, although covered, has the barbed tops, and could be replaced with the twisted tops to reduce chance of injury.

The building construction is very similar to that of the original Hillcrest Elementary building with steel roof structure on steel column and beam interior structure and exterior brick over block exterior bearing walls.

As at Hillcrest Elementary there are areas of masonry that require tuckpointing and masonry restoration and re-caulk of masonry control joints and window and door frames.

The staff / visitor toilets do not meet current accessible codes.

There has been some recent update of the building interior finishes and are generally in good condition. Ceilings generally are 2x2 lay-in acoustic tile.

The casework of the workroom is showing wear and its age and replacement is recommended. The roofing is generally in acceptable condition.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### **Mechanical Review:**

Building is heated, cooled, and ventilated by an Air handling unit, original to the building, heated by hot water system and cooling by dx condensing unit. Replace with DOAS air handler with DX condenser and VRF system.

Three exhaust fans are original to the building. Replace with new exhaust fans and add exhaust fan for janitor's sink in the mechanical room.

Replace pneumatic controls with DDC controls.

### **Plumbing Review:**

The domestic water heater is electric.

Recommend running a recirculation pipe to the Hillcrest boiler room and getting domestic hot water from Hilcrest

### **Fire Protection Review:**

The building is not protected by a fire protection system.

The entire building should be protected by a new fire protection system fed from Hilcrest Elementary

### **Electrical Review:**

#### **Electric Service**

This portion of the building is fed from the service in Hillcrest Elementary school.

**Recommendation-** none

#### **Electric Switchboards, Panels and Distribution Equipment**

Panels "A" and "B" are in poor condition.

#### **Recommendation**

Replace panels "A" & "B"

#### **Fire Alarm**

The fire alarm is an extension of the Hillcrest School fire alarm.

**Recommendation-** The fire alarm system should be replaced by a voice evacuation system as part of the Hillcrest school system.



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Battery Backup Emergency Lighting Systems**

There are conventional battery pack emergency lights and exit lights.

**Recommendation-** Emergency lights should be replaced with new units that can provide the required coverage. The exit lights should be replaced.

#### **Exterior emergency lighting systems**

There are no battery-operated emergency light fixtures at the building exits. These are required by code.

**Recommendation-** Battery operated emergency light fixtures should be installed at the building exits

#### **Lighting - Lamps / ballasts / controls**

Lighting levels appear to be mostly adequate in the offices, and workspaces. Lighting lamps are mostly T8 fluorescent controlled by switches in the offices

**Recommendation-** Replace light fixtures with LED fixtures. Provide occupancy sensors in locations missing them.

Provide dimming for LED fixtures in lieu of switches.

#### **Security Lighting (Exterior)**

Exterior security lighting fixtures have been partially replaced with wall mounted and recessed LED fixtures.

**Recommendation-** Replace remaining old fixtures with LED fixtures.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS								
Administration Facility								
			Revised Priority	Item	6069 sf			
	Priority 1 Items		1	Immediate Replacement / Deferred Maintenance / Addition Items				\$396,084
	Priority 2 Items		2	Near Future Replacement / Deferred Maintenance / Addition Items				\$1,050,105
	Priority 3 Items		3	Long Range Replacement/ Deferred Maintenance / Addition Items				\$23,075
				TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE				\$1,469,264
	Initial Priority	Revised Priority	Category	Item	Quantity	Unit	Project Cost	
Def Maint	1		04 00 00 A	Masonry Exterior - re-caulk control and expansion joints, efs, window, door and overhead door frames	360	LF	\$3,263	
Def Maint	1		04 00 00 A	Masonry Exterior - tuckpoint and masonry restoration of exterior brick walls	85	Sq.Ft.	\$1,644	
Def Maint	1		07 00 00 A	Roofing - patch built-up roofing corner base flashing opening at hallway from Hillcrest	1	EA	\$1,172	
Def Maint	2		08 00 00 A	Exterior Steel Doors / Frames / Hardware - replace building service ext steel doors and frames with frp doors in alum frames	32	Sq.Ft.	\$3,768	
Def Maint	1		08 00 00 A	Interior Doors / Frames / Hardware - add cross corridor zoning doors tied to existing fire alarm and panic lockdown systems	3	Ea	\$11,719	
Def Maint	1		09 00 00 A	Interior Finishes - Floors - replace vat flooring w/ vt in workroom	924	LS	\$8,807	
Def Maint	1		09 00 00 A	Interior Finishes - Ceilings - replace worn 1x1 act ceiling in staff lounge	0	Sq.Ft.	\$500	
Def Maint	1		10 00 00 A	Room Signs - provide room number signs for every room	19	EA	\$3,014	
Def Maint	1		10 14 00 A	Exterior room and door numbers for rescue assistance - 3 number vinyl letters - first and second floors	85	RM	\$1,992	
Def Maint	1		12 00 00 A	Casework / Shelving - replace worn casework in workroom	54	LF	\$23,963	
Def Maint	1		21 00 00 M	Fire Protection - Fire sprinkle the entire building Feed from Hillcrest Elem	6,069	SF	\$45,518	
Def Maint	2		23 00 00 M	HVAC - Exhaust Fans - replace older exhaust fans	3	ea	\$35,855	
Def Maint	2		23 00 00 M	HVAC - Test and Balance	6,069	Sq.Ft.	\$6,400	
Def Maint	2		23 00 00 M	HVAC - Provide code required exhaust system at the janitors sink in the mechanical room	1	ls	\$9,140	
Def Maint	2		23 00 00 M	Replace Underground ventilation system with a DOAS air handler with DX condenser and a VRF system for individual space cooling. Close-off door louvers and provide air transfer/return air.	1	LS	\$919,576	
Def Maint	1		23 00 00 M	HVAC - The building controls are a mixture of pneumatic and DDC. The building controls, including valves and dampers should be upgraded to DDC	6,069	Sq.Ft.	\$60,690	
Def Maint	2		23 00 00 M	HVAC - Replace gas fired unit heaters in receiving with new hot water unit heaters off boiler system	2	ls	\$35,152	
Def Maint	1		26 00 00 E	Electric Service and Distribution- Arc flash study needed.	3	ea	\$750	
Def Maint	1		26 00 00 E	Upgrade aging panelboards and add additional to add more circuit breakers	2	ea	\$8,563	
Def Maint	3		26 00 00 E	Replace existing fluorescent light fixtures with LED light fixtures	6,069	sq.ft.	\$23,075	
Def Maint	2		26 00 00 E	Lighting control system for LED fixtures	16	ea	\$22,497	

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

Def Maint	2		26 00 00	E	Interior Lighting - Provide occupancy sensors in spaces that currently have none	3,000	Sq.Ft.	\$844
Def Maint	1		26 00 00	E	Emergency Lighting / Exit Signs - Update with new LED exit signs and emergency lighting units spaced to current Code.	6,069	Sq.Ft.	\$3,035
Def Maint	1		26 00 00	E	Exterior Emergency Lighting - Add at exterior exits as facility currently has none	2	ea	\$5,000
Def Maint	1		28 00 00	E	Fire Alarm Systems - Provide new addressable fire alarm system to replace existing zoned system wired to Hillcrest Elementary	6,069	Sq.Ft.	\$6,676
Def Maint	2		27 00 00	T	Data Cabling Update from Cat 5 to Cat 6	40	ea	\$16,873
Def Maint	1		32 00 00	S	Bituminous Paving - replace parking lot and drive	2,300	Sq.Yd.	\$125,781
Def Maint	1		32 00 00	S	Concrete Paving - replace concrete sidewalk to entry	0	LS	\$0
Remodeling	1		09 00 00	R	Upgrade staff toilets to current accessible standards	240	SF	\$84,000

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**SITE ANALYSIS**

**Educational Adequacy**

- Site safety traffic flow
- Separate Traffic flow

**Allow for safe Travel**

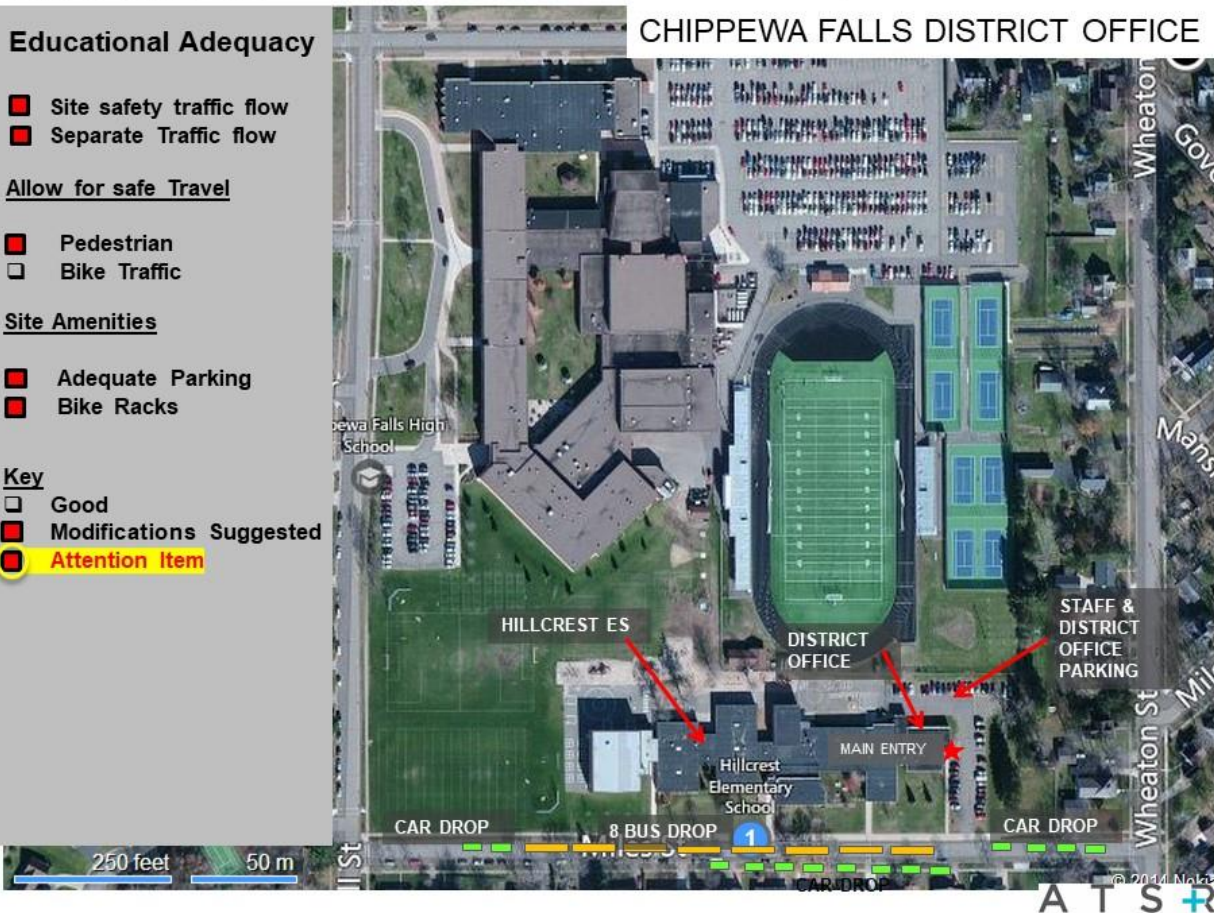
- Pedestrian
- Bike Traffic

**Site Amenities**

- Adequate Parking
- Bike Racks

**Key**

- Good
- Modifications Suggested
- Attention Item



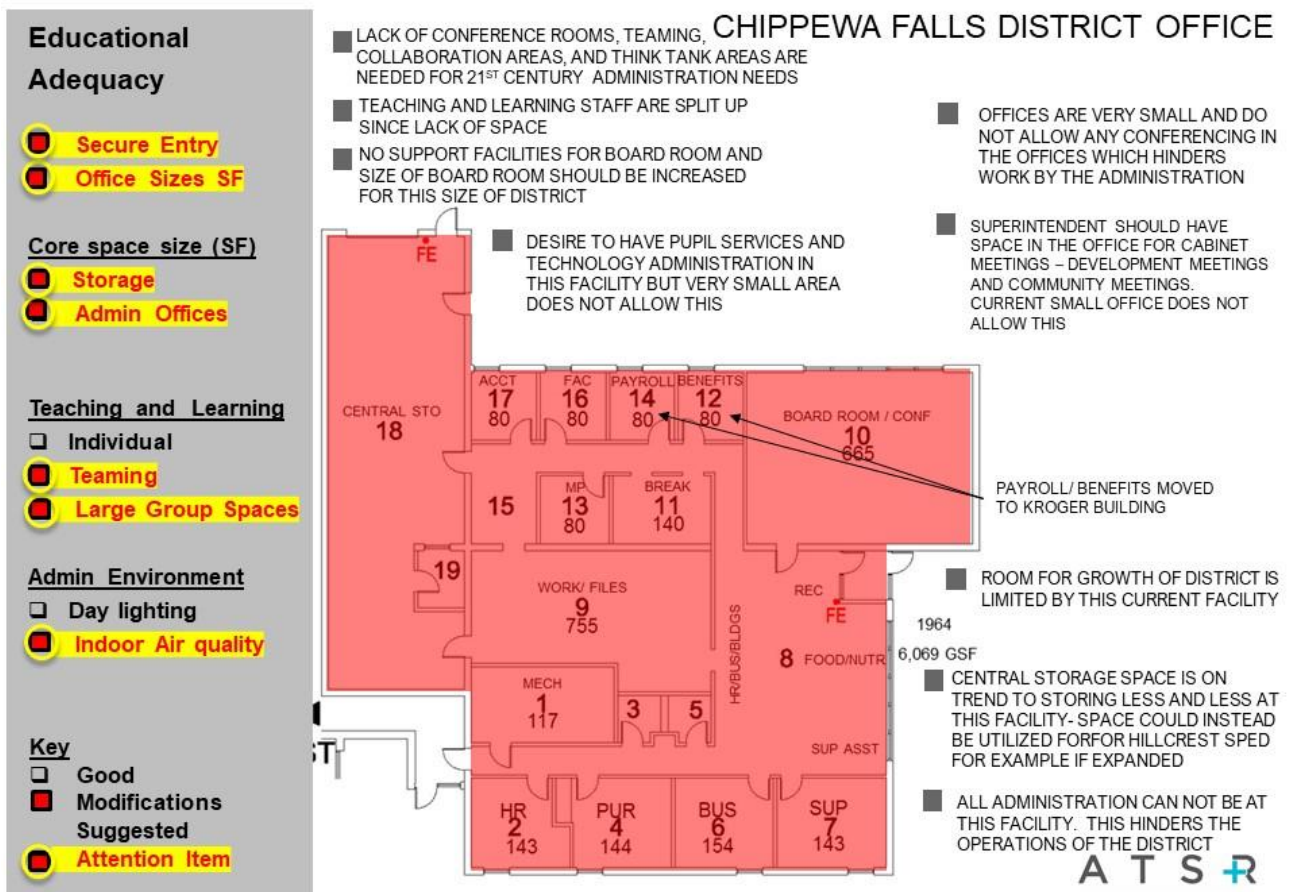
From the aerial view of the site, as shown above, and based upon interviews of faculty, staff, and administration, the following can be noted:

- There is minimal parking lot for staff and visitors and may not be adequate for board meetings.
- The parking lot shows signs of distress, and a patched area is an indication that the underlying base may be failing.
- Paved areas of parking and drives are in need of repair.
- The chain link fence along the north side, although covered, has the barbed tops that could cause injury.
- The concrete walk at the building entry is deteriorated.
- There is congestion during drop-off/pick up at adjacent Hillcrest. Cars line up on either side of district office driveway. Students and bikers must cross driveway to get to and from School.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Building Analysis:**

The District Office is currently not being used for educational programming in any capacity. The illustration of the building footprint below defines its use. Anecdotal comments citing some of the existing functional deficiencies are noted. The staff/visitor toilets do not meet current accessible codes.





## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### **User Feedback:**

As a part of the facility review process, representatives from ATSR met with school leaders, faculty, staff, parents and students and School Board members. Below are the 'key themes' that describe some of the greatest needs that cited in those conversations.

### **Positives:**

- Recently upgraded reception area workstations

### **Negatives:**

- Need more toilet rooms. There are currently only 1 female and 1 male. Not enough for board meetings, large meetings, etc.
- Continuous updating/upgrading in our technology
- Board Room needs larger meeting space

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Section 11: Pupil Services Center

### Overview:

The Pupil Services Center, which was likely constructed at the same time as the adjacent McDonell Central Catholic High School, once served as the convent for the teaching nuns for the Catholic High School. This building was originally constructed as a home for the nuns with individual rooms and larger rooms for dining and socializing and a separate space used as a chapel. Given the year and type of original construction, the building is generally in fair condition for its age.

### Architectural Review:

The construction of this building is very much like a home with the shingle roof, brick, stone and wood siding exterior with wood frame windows, and interior of wood stud walls, wood doors and frames, carpeted areas, and areas with vat flooring such as the current workroom and the original kitchen. The staff office area - which was the chapel - has construction consisting of stained-glass windows, exposed wood deck, carpeted floor and has light fixtures reflective of the time when it was constructed.

The original kitchen area is used primarily for storage and is not very efficient for that use.

The building is not accessible as there is a step up at the front entry and at the back entry, the second floor has a lift which likely does not meet current accessibility codes, and many rooms have doorknobs instead of handles.

There is a reported persistent roof leak above the desk of the receptionist in the winter as ice backs up in the valley. For that reason, the replacement of the roofing to include ice and water shield is recommended.

There is minimal parking lot for staff and visitors and the parking area is deteriorated. Replacement of the concrete drive to the west is recommended.

The retaining wall at the swale to the west is deteriorating and replacement is recommended. The existing guardrail at the top of the wall does not meet current building code requirements.

The building interior finishes are generally in good in good condition. The carpet flooring has reached the end of its useful life. Except for the carpeting, the flooring is in acceptable condition except that the areas of vat, and vat under the carpet, should be replaced with vinyl tile or carpet tile. Ceilings generally are painted drywall except for areas of acoustic tile.

The wood casework of the building, as constructed for a residence, is marginally functional for the office use and storage use.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### **Mechanical Review:**

One Lochinvar condensing boiler operating at 210 degrees provides heat to the building. Due to the high operating temperature of the heating system the PVC flue for boiler is discoloring which is a sign that it is stressed by the high heat. Recommend reducing water supply temperature to 160 and apply an outdoor reset to reduce water temperature as outdoor temperature rises. Replace damaged boiler flue with appropriate higher temperature material.

Zone heating pumps send hot water to fin tube radiation in the building.

An atmospheric gas fired water heater provides domestic hot water to the building.

DX air cooled condensers and window air conditioners provide cooling to portions of the building.

### **Plumbing Review:**

The domestic water heater is atmospheric (Approx. 80% efficient). There is pipe insulation missing from the domestic water piping in the boiler room. The building has galvanized piping should be replaced with copper piping. There are no Eye washes in the boiler room, kitchen, and custodian rooms. Plumbing fixtures are outdated and configured for residential use.

Recommend replacing water heater with a high efficiency condensing water heater. Reinsulate domestic water piping in the boiler room. Provide eye washes with tempered water in boiler room, kitchen, and custodian rooms. Recommend replacing galvanized piping throughout the building. Recommend replacing plumbing fixtures throughout the building.

### **Fire Protection Review:**

The building is not protected by a fire protection system.

Recommend

The entire building should be protected by a new fire protection system fed by a new water service fed from the Street.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT

### FACILITIES MASTER PLAN 2021

#### **Electrical Review:**

##### **Arc flash Study**

An arc flash study is required by the electrical code.

**Recommendation-** Provide an arc flash study.

##### **Electric Service**

There is a pole mounted utility transformer that provides a 400-amp 120/240-volt 1 phase 3 wire service.

**Recommendation-** The service will need to be upgraded if air conditioning is added.

##### **Electric Switchboards, Panels and Distribution Equipment**

The panels (A, B, C, & D) in the building, and the 400-amp main panel, are past their life expectancy, and should be replaced.

**Recommendation-** Replace both the switchboard and panels

##### **Fire Alarm**

The building does not have an interconnected fire alarm system currently (only individual detectors).

**Recommendation-** Provide fire alarm system in the entire building (voice evacuation system not required).

##### **Battery Backup Emergency Lighting Systems**

The battery pack emergency lights, and exit lights are past their life expectancy. More emergency lights are required to meet code minimum lighting requirements.

**Recommendation-** Replace with new LED lighting units. Add emergency lights as required to meet code.

##### **Exterior Emergency Lighting Systems**

There are no battery-operated emergency light fixtures at the building exits. These are required by code.

**Recommendation-** Battery operated emergency light fixtures should be installed at the building exits.

##### **Lighting - Lamps / Ballasts / Controls**

Lighting levels are adequate in the offices, corridors, and other spaces. Lighting lamps are fluorescent controlled by switches in offices, storage rooms, and mechanical rooms. The building has many incandescent light fixtures.

**Recommendation-** Replace fluorescent and incandescent light fixtures with LED fixtures. Option to Provide dimming for LED fixtures in lieu of switches. Replace dimmers for incandescent fixtures with dimmers that are compatible with LED fixtures.

##### **Security Lighting (Exterior)**

The exterior security lighting fixtures are incandescent and HID fixtures.

**Recommendation-** Replace the exterior security lighting fixtures with LED fixtures.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOL DISTRICT 2020-21 FACILITY ANALYSIS						
Pupil Services Center Facility						
		Revised Priority	Item	8640 sf		
		Priority 1 Items	Immediate Replacement / Deferred Maintenance / Addition Items			\$483,500
		Priority 2 Items	Near Future Replacement / Deferred Maintenance / Addition Items			\$692,200
		Priority 3 Items	Long Range Replacement/ Deferred Maintenance / Addition Items			\$190,300
			TOTAL INITIAL PRELIMINARY PROJECT COST ESTIMATE			\$1,366,000
	Initial Priority	Category	Item	Quantity	Unit	Project Cost
Def Maint	3	04 00 00	A Masonry Exterior - replace leaning concrete retaining wall at drainage swale within 10 years	1,440	Sq.Ft.	\$171,256
Def Maint	1	06 00 00	A Option 1: Exterior wood deck and stairs - replace to commercial standards and quality	1	LS	\$12,500
Def Maint	2	06 00 00	A Option 2: Remove exterior wood deck and stairs instead of replace to commercial standards and quality - infill door / patch siding	1	LS	\$4,394
Def Maint	2	08 00 00	A Exterior Windows - replace exterior windows w/ more energy efficient - alum frame / single hung / insulating glass / commercial grade (avg size wdw)	38	Ea	\$47,086
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - replace door knobs w/ lever handles	44	Ea	\$18,785
Def Maint	1	08 00 00	A Interior Doors / Frames / Hardware - replace doors and frames and widen opening for ada; relocate light switches, etc.	8	Ea	\$23,438
Def Maint	1	88 00 00	A Exterior Steel Doors / Frames / Hardware - replace building service ext steel doors and frames with frp doors in alum frames	140	Sq.Ft.	\$14,656
Def Maint	1	09 00 00	A Interior Finishes - Floors - replace carpet & underlying vat flooring and exposed vat flooring	4,318	LS	\$41,156
Def Maint	1	10 00 00	A Room Signs - provide room number signs for every room	46	EA	\$6,178
Def Maint	1	10 14 00	A Exterior room and door numbers for rescue assistance - 3 number vinyl letters - first and second floors	85	RM	\$1,992
Def Maint	1	12 00 00	A Casework / Shelving - replace worn casework at work areas (not incl offices)	135	LF	\$59,906
Def Maint	1	21 00 00	M Fire Protection - Fire sprinkle the entire building including new water service	8,640	SF	\$114,800
Def Maint	1	22 00 00	M Plumbing - Boiler Room, Insulation of water piping at water heater	1	LS	\$27,500
Def Maint	1	22 00 00	M Plumbing - Upgrade eyewash for Boiler Room with temper water.	1	ea	\$3,125
Def Maint	1	22 00 00	M Plumbing - New eyewash for Janitor Rooms with temper water.	2	ea	\$6,250
Def Maint	2	22 00 00	M Plumbing - Upgrading existing galvanize water piping to copper, with fiberglass insulation, (estimate does not include abatement)	500	LS	\$66,789
Def Maint	2	22 00 00	M Plumbing - Fixture, replacements for lavatory sink and faucets to sensors faucets.	4	ea	\$14,061
Def Maint	2	22 00 00	M Plumbing - Fixture, replacements for office room sink faucets,	8	ea	\$28,122
Def Maint	2	22 00 00	M Plumbing - Water Closets fixture, upgrade tank/bowl, and seat to 1.6 gpf.	6	ea	\$21,091



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Def Maint	2	22 00 00	M	Plumbing - Fixture, Replacement for laundry sink faucets, with backflow preventer.	2	ea	\$7,030
Def Maint	2	22 00 00	M	Plumbing - Gas water heater, Sealed combustion 95% efficient.	1	ea	\$14,061
Def Maint	2	23 00 00	M	HVAC - Boilers - Provide an additional high-efficiency boiler to provide redundancy for the heating system	1	ls	\$133,578
Def Maint	1	23 00 00	M	HVAC - Boilers - Replace PVC stack that is brittle. System is running to hot of temp for condensing boiler, need to lower water temps and install AL-294C or polypro stack material	1	ls	\$15,000
Def Maint	2	23 00 00	M	HVAC - Exhaust Fans (Verify Conditions)	3	ea	\$33,746
Def Maint	2	23 00 00	M	HVAC - Provide code required ventilation system for the second floor and portion of the first floor, including useable exhaust equipment - Budget includes furnaces with split-system air conditioning and zoning	2	ls	\$116,002
Def Maint	2	23 00 00	M	HVAC - Replace the underfloor ductwork with an overhead ducted system to avoid the potential for moisture and mold build-up in the underfloor ductwork, and to provide better system access - Budget	1	ls	\$42,182
Def Maint	2	23 00 00	M	HVAC - Replace the R-22 refrigerant systems with an environmentally friendly refrigerant - includes replacing existing condensing units and piping with new R-410A condensing units and piping. Budget assumes	2	ls	\$29,921
Def Maint	2	23 00 00	M	HVAC - The building controls, including valves, damper and scheduling, should be upgraded to DDC	8,640	Sq.Ft.	\$66,817
Def Maint	2	23 00 00	M	HVAC - Duct Cleaning of existing ductwork - Provide duct cleaning of the existing lined ductwork in the original air handling unit systems	1	ls	\$1,406
Def Maint	1	26 00 00	E	Electric Service and Distribution- Arc flash study needed.	6	ea	\$1,500
Def Maint	2	26 00 00	E	replace existing Electric Service - 400A 240V	1	ea	\$17,407
Def Maint	1	26 00 00	E	Upgrade aging panelboards	4	ea	\$16,500
Def Maint	2	26 00 00	E	Interior Lighting Replace surface mounted fluorescent light fixtures with new LED ligh fixtures	40	ea	\$19,685
Def Maint	2	26 00 00	E	Interior Lighting Replace lay in light fixtures with new LED ligh fixtures	48	ea	\$23,622
Def Maint	2	26 00 00	E	Interior Lighting Replace incandescent light fixtures with new LED ligh fixtures	25	ea	\$10,546
Def Maint	3	26 00 00	E	Lighting control (occupancy sensors)	25	ea	\$19,010
Def Maint	2	26 00 00	E	Exterior Lighting Replace incandescent light fixtures with new LED ligh fixtures	9	ea	\$3,164
Def Maint	1	26 00 00	E	Emergency Lighting / Exit Signs - Update with new emergency lighting units spaced to current Code.	8,600	Sq.Ft.	\$3,763
Def Maint	1	26 00 00	E	Exterior Emergency Lighting - Add at exterior exits as facility currently has none	4	ea	\$5,000
Def Maint	1	28 00 00	E	Fire Alarm Systems - Provide new addressable fire alarm system	8,600	Sq.Ft.	\$9,460
Def Maint	2	27 00 00	T	Data Cabling Update from Cat 5 to Cat 6	45	ea	\$18,982
Def Maint	2	32 00 00	S	Bituminous Paving - replace deteriorated concrete driveway w/ asphalt	78	Sq.Yd.	\$5,933
Def Maint	1	32 00 00	S	Concrete walks - revise front entry walk to replace step up and provide accessible entry	1	LS	\$1,172
Remodeling	1	09 00 00	R	Upgrade staff toilets to current school and accessible standards	288	SF	\$100,800

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Site Analysis:

Chippewa Falls 2021 Educational Analysis

PUPIL SERVICES CENTER

**Educational Adequacy**

- Parking near entry
- Site safety traffic flow
- Separate Traffic flow with adjacent unaffiliated school

**Allow for safe Travel**

- Pedestrian
- Bike Traffic
- Accessibility

**Site Amenities**

- Adequate Parking
- Bike Racks
- Loading Dock
- Outdoor Seating Area

**Key**

- Good
- Modifications Suggested
- Attention Item



From the aerial view of the site, as shown above, and based upon interviews of faculty, staff, and administration, the following can be noted:

- There is no parking lot for staff and visitors except for a small driveway which is deteriorated.
- The building is not handicapped accessible; there is a step up at the front entry and at the back entry.
- The concrete drive to the west is in need of replacement.
- The retaining wall at the swale to the west is deteriorated.
- The existing guardrail at the top of the wall does not meet current building code requirements.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Building Analysis:**

This Facility is beyond capacity. They have outgrown this space. The layout limits collaboration, accessibility and large and small teaming/training activities since all are so spread out and on different floors. Space is limited, so much that coaches and interventionists must be located in Korger Chestnut instead of with Pupil Services, which among other things, creates great challenges for this group. There is no loading dock or receiving area for delivery of curriculum materials for the District. This facility is completely non-handicap accessible from entry door to multiple levels and toilet rooms. The Pupil Services Center has a need for a staff training room for 120 staff which is a space typically available in districts of this size. They currently use Avalon for this purpose. It is clear as part of this analysis update that Pupil Services, some Korger Chestnut personnel, and District Office personnel should all be located together to enhance collaboration and communication.

Chippewa Falls 2021 Educational Analysis

**Educational Adequacy**

- Secure Entry
- Office Sizes SF

**Core space size (SF)**

- Storage
- Workroom
- Conference Rooms
- Toilets
- Lobby/ Reception

**Accessibility**

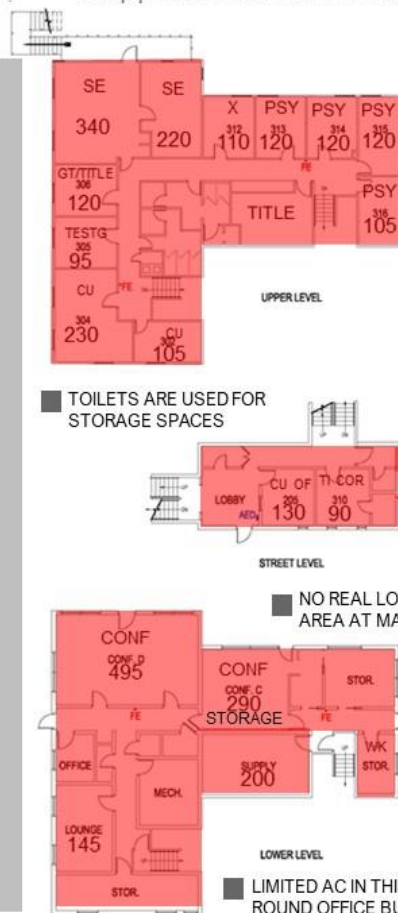
- Toilets
- Elevator
- Doors
- Lobby

**Environment**

- Day lighting
- Indoor Air quality

**Key**

- Good
- Modifications Suggested
- Attention Item



**PUPIL SERVICES CENTER**

- NEED FOR STAFF TRAINING CENTER (ROOM) FOR 120 STAFF. USE AVALON CURRENTLY.
- MORE OFFICES, STORAGE, MEETING SPACE, TRAINING CENTER NEEDED
- STAFF USE KORGER FOR PROFESSIONAL DEVELOPMENT MEETINGS BUT ONLY HOLDS 30 STAFF- MORE EFFICIENT TO HAVE MORE STAFF ASSEMBLED FOR TRAINING BUT SPACES LIMIT THIS
- THIS FACILITY IS BEYOND CAPACITY - THEY HAVE OUT GROWN THIS SPACE
- MEETING SPACE IS LIMITED TO 1 CONFERENCE ROOM. THIS HINDERS THE SUCCESS OF THIS GROUP.
- NO SPACE OR EQUIPMENT TO SUPPORT FOOD NEEDS FOR ALL DAY STAFF DEVELOPMENT TRAINING SESSIONS THAT SHOULD BE IN THIS FACILITY OR A CENTRAL DISTRICT OFFICE FACILITY
- THERE IS NO LOADING DOCK OR RECEIVING AREA FOR THE DELIVERY OF CURRICULUM MATERIALS FOR THE DISTRICT.
- ASSESSMENT MATERIALS NEED TO BE SECURED - IN MIDDLE OF WAREHOUSE NOW
- 4K MATERIALS SPREAD OUT ALL OVER THE DISTRICT
- POOR AIR QUALITY - DRAFTY COLD BUILDING IN THE WINTER - INCONSISTENT - START OF DAY COLD - END OF DAY HOT

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### **User Feedback:**

As a part of the facility review process, representatives from ATSR met with school leaders, faculty, staff, parents and students and School Board members. Below are the 'key themes' that describe some of the greatest needs that cited in those conversations.

### **Negatives:**

- Staff would prefer to be located at Hillcrest Elementary/District office building.
- Limited staff meeting space (large and small)
- Not handicap accessible
- Not enough street parking/ no parking lot
- No loading dock for deliveries
- Lack of storage
- 3 instructional elementary coaches and 2 secondary coaches should be in their own buildings.
- One workstation area for 5 psychologists



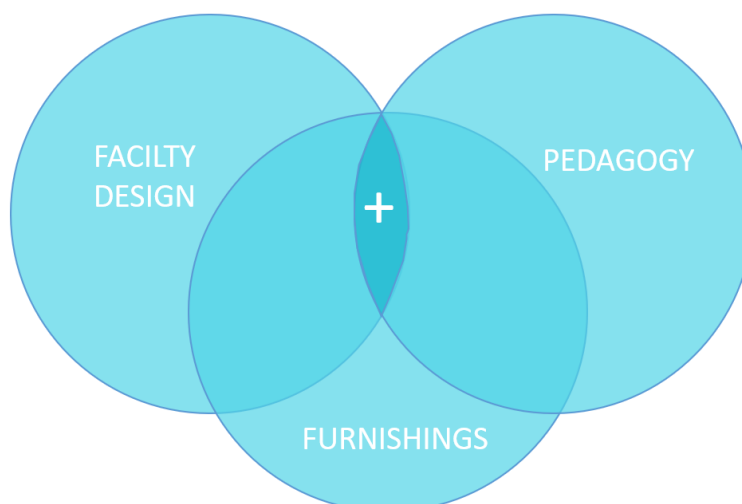
CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Section 12: 21<sup>st</sup> Century School Design

As the third decade of the 21<sup>st</sup> century begins and the implications of the covid-19 pandemic unfold onto school districts worldwide, the idea that students must be made “Future Ready” has become even more prolific. So, what are the specific set of skills that students will need in order to succeed in life and what is the role public education will play in their development? Commonly used descriptors of those skills include terms such as competence, critical thinking, creativity, communication, and collaboration. Schools have begun to look at ways that each of these skills can be embedded into their curricula and how teaching methods will change to support the emerging curricula.

When considering design, history has shown that form follows function. For example, the industrial revolution of the early to mid-20<sup>th</sup> Century created a demand for factories that were designed to accommodate assembly line production; a ‘hallmark’ of the industrial age. Buildings were designed to accommodate corridors of offices and long, corridor-like working spaces that supported the manufacturing of product in an efficient and cost-effective manner. The architecture of school design during that period of time had similar design qualities. School instruction in high schools, an ‘invention’ of the industrial age, was essentially patterned after industry’s assembly line processes. Students, (the product), were moved from classroom to classroom with new subject matter (the raw materials) systematically placed into students along the way, so the typical school design of the industrial age resembled, to a great extent, the design found in industry only with classrooms lined on either side of long hallways. It is therefore important to recognize the changing nature of the 21<sup>st</sup> Century curricula and instructional methodologies that will influence the ‘key’ components of learning space design.

When Facility Design, District teaching and learning Pedagogy, and the furnishings that students and teachers use come together to create a correlated system in which each element supports the others, the ideal learning environment may be created.





## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

**Competence and Critical thinking** are essential skills needed by a 21<sup>st</sup> Century learner. Competence and critical thinking are defined as, “...the mastery of basic skills and the ability to define, examine and differentiate what has been learned for incorporation into everyday life in the 21<sup>st</sup> Century...” “Competence and critical thinking are more than simple compilations, accrual of content, or the mastery of basic skills and/or the memorization of facts. In 21<sup>st</sup> century learning, competence and critical thinking are understood to be the never-ending journey of learning that is a requirement for success in life. In considering school design, it is understood that natural lighting, flexible learning areas, variety of spaces, and ‘welcoming’ school entrances and spaces for gathering are important design elements that support student mastery of these competencies.

### Learning Happens Everywhere



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### ➤ Natural Lighting and vision to the outdoors

Opportunities to provide natural lighting should be maximized, entryways safe, secure, and easily monitored, and spaces for informal gathering ever-present. Well lit (ideally naturally lit) spaces have long been documented to have a positive effect in the workplace and on student learning. Every effort should be made to connect the learning space with nature (i.e., views and accessibility to outdoor working space). In addition, artificial lighting should be ‘controlled’ to allow for multiple uses of space including both planned and impromptu presentations using Smartboards or other technology. It is also important for occupant comfort.

## Light and Vision to the Outdoors Improves Learning

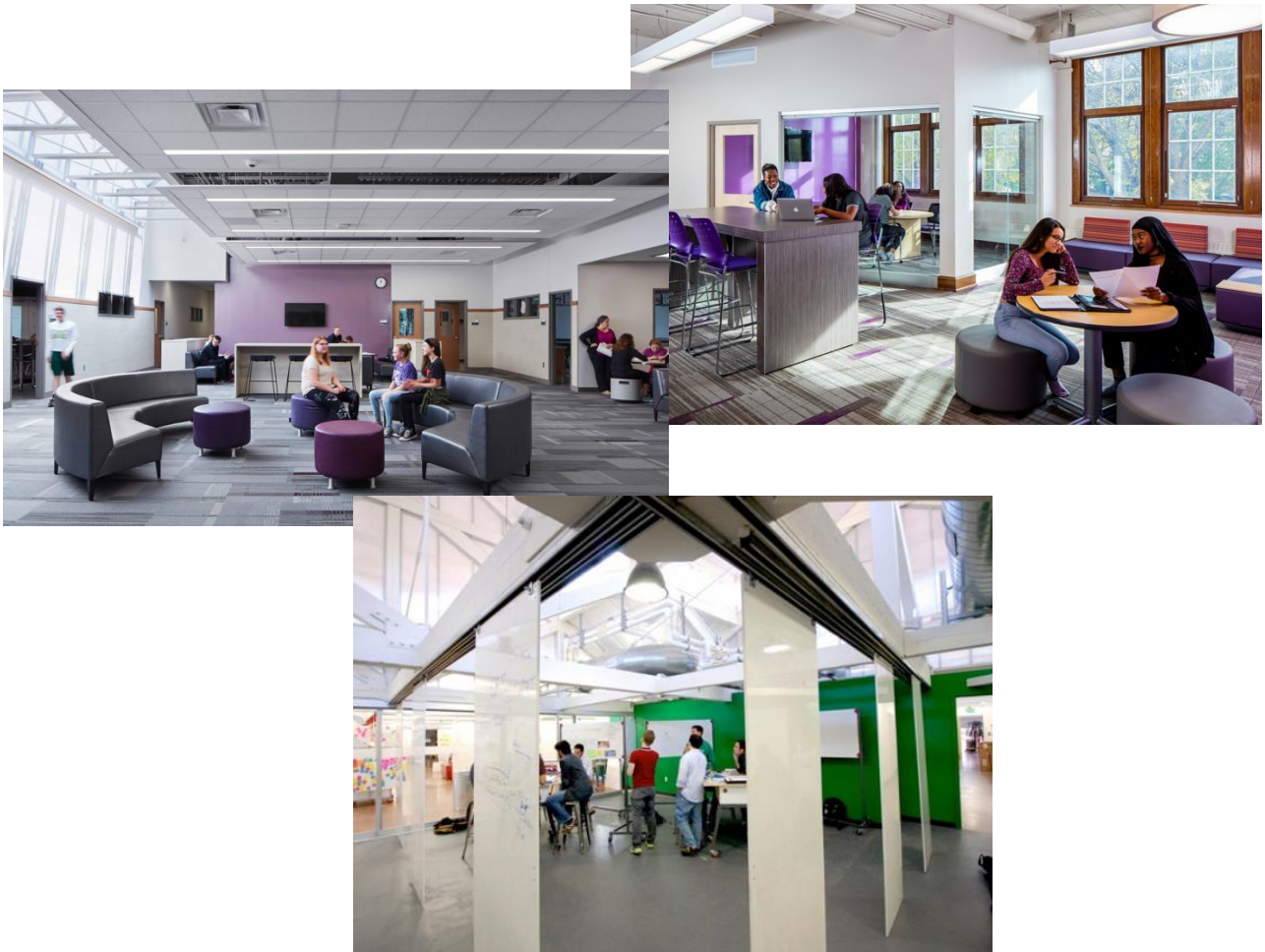


## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### ➤ Flexible and Collaborative Spaces

From the teacher's perspective, instructional space should always provide ease in supervision. Visibility to all areas within the learning space is important. From the student's point of view, 21<sup>st</sup> Century learning space should be 'barrier' free, providing ample opportunities for both small and large group work. If flexible and mobile walls aren't a possibility, a variety of sized spaces with transparency (glass) is a good solution accommodating different sized group needs while allowing supervision. This also celebrates learning and puts student work in progress on display.

## Flexibility, Openness, and Light





## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

➤ “Shout Out” Entrance(s) and social spaces

The entrance into the 21<sup>st</sup> Century learning space should be distinctive, welcoming and ‘announce’ the theme of the area. It should provide those coming into the building and gathering spaces with a sense of what is happening in the school, its climate and culture. Strategically located so that they can serve as a ‘portal’ for students; walking into spaces such as these should promote and facilitate the ‘mission’ of the school.

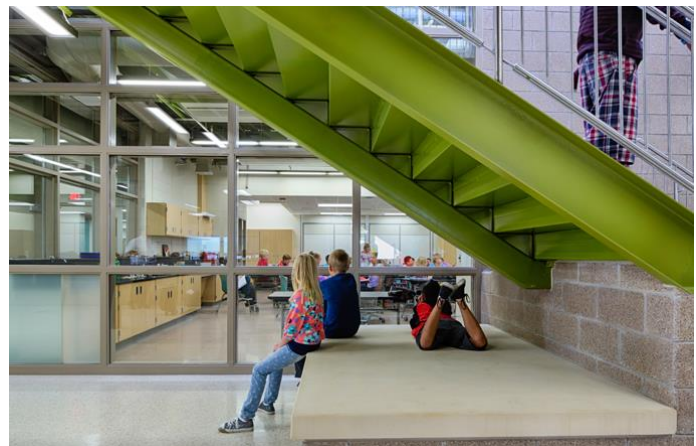
### Welcome!!!



# CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

School environments should not be 'sterile' and have natural meeting places designed into the 'fabric' of the building that create opportunities for group learning and individual spaces for head-down focus.

## Impromptu Opportunities



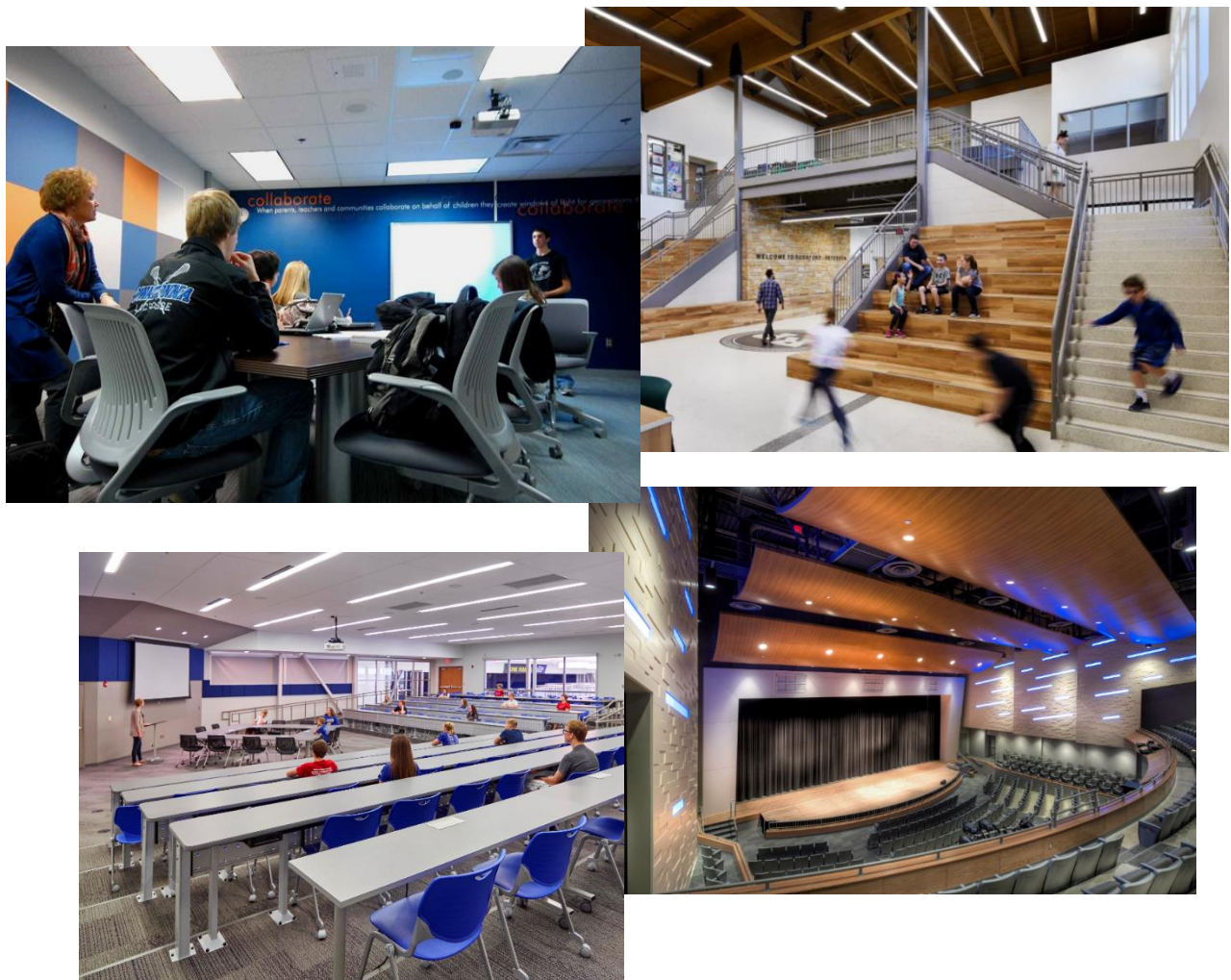


## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

**Communication** is a second essential skill to be developed in the 21<sup>st</sup> Century learner. Communication can be defined as, "...the ability to express or explain what is 'in our head' to others in a way that will result in the mutual understanding (not necessarily agreement) of a concept or a problem..." Communication can be pragmatic in nature, using the spoken or written word, or it can be more esoteric in nature using a variety of forms of art. In considering school design, it is understood that performance areas and technology enhanced classrooms are important design elements that support student mastery of this competency.

### ➤ Performance Stage

The ability to communicate is universally accepted as a 'necessity' for success in the future. In the 21<sup>st</sup> Century learning space, students will be given multiple opportunities for presenting everything from extemporaneous thoughts and ideas to more formal presentations of their project(s) that have served as the foundation for their learning. Small 'mini-stages' supported by Smartboards and amplification systems serve as an important component of this learning space.



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### ➤ Technology

Presentations in a variety of formats are common learning medium for students working in 21<sup>st</sup> Century space. Technology enriched spaces such as a 'green' room with an adjacent production room allows students to record, video, and/or produce programs and presentations should be considered a basic 'staple' in the design process.



### Show and Tell: The Next Generation



Competence and critical thinking are the never-ending pursuit of personal growth. Communication is an ever-expanding form of exchanging thoughts and ideas. These two skills are essential; for they lay the foundation for the third skill essential for success in the 21<sup>st</sup> Century.

**Collaboration** is defined to be, "... working with others to the degree and extent that the collective work of the many will result in the resolution of a problem or the construct of an idea whose resulting product is 'greater than' the outcome that would otherwise have been produced by the individual alone working in isolation..." Fueled by technology's ability to provide a wide array of information and put it literally at our fingertips, as well as its ability to connect us to anyone, anywhere and at any time, collaboration has become one of the quintessential skills that need to be mastered for success in life. The inability of an individual to work within a team setting, or for a business to create an environment that is conducive to



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

collaborative thought, will place it at a distinct disadvantage. Behind are the days when one could say, “...it’s my way or the highway...” Success today will be dependent upon the ability for one to say, “...help me understand so that we can work together...” In considering school design, it is understood that small group areas are important design elements that support student mastery of this competency.

### ➤ Small Group Spaces

Traditionally, the conference room is thought of as a place for a team of teachers to come together to discuss issues and concerns related to student performance. Parent meetings are also held in spaces such as this. In the 21<sup>st</sup> Century learning space, students often need space to meet as a team with other students, to ‘skype’ with students from other schools and/or to meet with their mentors. This space is also very valuable for students to use in presenting their ‘projects’ to others.

## Individualized And Differentiated Spaces



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

One additional skill that will be essential for success in the 21<sup>st</sup> Century is **Creativity**. Creativity can be thought of to be synonymous with inventiveness and innovation. It can be defined as, "...the ability to look at something that 'is' and see what it can become- and then make it so..."! Creativity is the ability to paint, sculpt, design, write, speak, or simply think (about) something that is completely new and never thought of before- and then make it real. In considering school design, it is understood that areas for displaying student work, special areas of solitude, and creative play areas are important design elements that support student mastery of this competency.

### ➤ Display Areas

21<sup>st</sup> century learning will be more project-based than the current approach of predominately passive reception of information. Ample space for students to display their work serves the multiple purposes of motivating creativity, providing a sense of personal pride, and setting the 'bar' for student expectations and performance. Less traditional display space is important such as the use of hangers from the ceiling and the ceiling itself!



**Giving A Sense Of Pride**



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

➤ Spaces of Solitude

Working collaboratively has a place in every 21<sup>st</sup> Century learning space. Still, having time to be ‘alone in your own thoughts’ is equally important to students in the learning process. Bringing enough flexibility into the design (both in structure as well as in furniture) optimizes both the efficiency and effectiveness of the 21<sup>st</sup> Century learning space.

**Time to Think, Reflect, Invent**



➤ Private Personalized Spaces

In the 21<sup>st</sup> Century learning space, long halls of lockers and/or coat hooks will be replaced with small, decentralized cubicles; spaces students can ‘call their own.’ These spaces will be used to store everything from personal belongings to project ‘parts and data.’ With the virtual elimination of textbooks and other traditional learning ‘tools’ these spaces will take on a whole different look.



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

➤ 'Creativity' Spaces

Project-based learning can get 'messy.' 21<sup>st</sup> Century learning space should include ample space that contains no carpeting, and tables with tops that are similar in nature to those found in a typical industrial tech classroom. Storage for 'works in progress' is also an important adjunct to this space.



Let's get Messy



When considering school design, form follows function. To fully engage students in their development and mastery of the 21<sup>st</sup> Century skills of competence, critical thinking, communication, collaboration, and creativity, learning spaces will be much different than they are today. Spaces that have flexibility and variety built into their design, contain natural lighting, accommodate large motor activities and opportunities for collaborative learning will be the hallmark of future schools.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### Section 13: Futures- Planning Strategically

The District invited community stakeholders together to revisit the themes and progress made from the previous 2014-2017 Strategic Plan developed from the “Community Conversation for Educational Excellence”. Administrators and staff members updated the strategic plan to reflect the progress and goals for the future in Cardinal Vision 2020-2023. This progressive approach for continuous improvement started CFAUSD’s journey toward institutional excellence and sets a strong precedence for deliberate leadership and organizational focus. In 2014 the community came together to give input on the future of strategic planning. The district renewed that vision and revisited the progress again in 2020.

*“This new strategic plan equips our faculty and staff to tackle our most ambitious goals and to live up to our community's expectations. To support our renewed promise to our vision, the strategic plan focuses on five key areas of excellence in organizational capacity: (1) Student Achievement, (2) Service Excellence, (3) Our People, (4) Finance and Operations, and (5) Future Readiness. Fueled by this new strategic plan and our focus on aligning community expectations, Board governance, and administrative implementation, our ultimate goal is to advance our commitment to CFAUSD's vision of "Educational Excellence for a Changing Tomorrow!"*

Some of the top priorities identified by the District as a vision to 2030 and used to inform the 2020-2023 Strategic Plan are the following:

- Create individualized learning opportunities for students
- Provide resources, referrals, and supports for mental health well-being for students and staff
- Foster and expand community relationships to extend learning in all areas
- Expand the school campus
- Build a system where the value of education is respected and funded appropriately
- Focus on student-owned career planning and workforce readiness

The desired outcome of a fully implemented Strategic Plan has been defined by CFAUSD as a ‘mega-result’; *“Students will graduate prepared to succeed in post-secondary education and careers, having the knowledge, skills, attitudes, and behaviors necessary to achieve their personal goals and contribute to the common good.”*

The ‘Plan’ also contained a set of organizational capabilities; each describing an operational focus area supported by a set of three (3) year goals. One such area, ‘Finance and Operations’ defines its responsibility to: *“...maximize resources to support the achievement of pillar goals...”* The three (3) year goals for ‘Finance and Operations’ include:

- To prioritize the needs of learning environments.
- To provide safe, secure facilities for students, staff, and community.
- To seek alternate forms of funding and savings.

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

This report partially meets one of the goals tasked to ‘Finance and Operations’ as outlined in the 2014-2017 Strategic Plan. As a means of providing further guidance to the District as it works to achieve its three (3) year goals, a comprehensive cost analysis for each building and projected repair/replacement timelines has been included in a 2020 Facility Study Update.

Findings from this Educational Adequacy Study suggest that many buildings in the District have fallen short of supporting the changing teaching/learning processes of the 21<sup>st</sup> century. Operationalizing this Educational Analysis and fully achieving the goals set in the 2014 Strategic Plan will at least require:

- Continued engagement of the community
- Commitment from the Board and administration
- The development of a shared vision of the kind and quality of schools the Board, staff, parents, and community *aspire* for this generation of children and future generations to come.

Section 16 of this report entitled, “Aspiration Options” is intended to begin the process of ‘thinking about the possibilities and a roadmap to reach them.

This 2020 report is an update to the 2014 Facility and Educational Adequacy Study of the District buildings and update to the Community Conversations which can be found on the District’s website with plans to revisit the Strategic Plan this summer 2020.

A review of the outcomes from the Community Conversation for Educational Excellence would suggest that the Chippewa Falls community and surrounding area recognize that the skill sets (i.e., critical thinking, literacy, communication skills etc.) children will need to succeed in the future have changed with an underlying assumption that what “goes on” in classrooms today will need to be (and probably is) different than it once was. These changes were reinforced in the District’s 2014-2017 Strategic Plan. The Plan contained three (3) goals recognizing the importance of student achievement for success in life. Those goals were to: i) have in place a system of data collection that would lead to improved instruction tailored to meet the unique learning needs of every child, ii) put into place instructional practices designed to help every student meet Wisconsin’s Common Core Standards and iii) provide the kind and quality of professional development that would ensure high quality instruction takes place in every classroom.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

## GUIDING PRINCIPLES

- 5 - High quality learning environments
- 4 - Learners have unique needs – satisfying these needs
- 4 - Multi-use / community engagement – use
- 4 - Designed specifically for teaching & learning
- 4 - Facility advances our vision (Maga result)
- 4 - Options / alternatives – inclusion of all students
- 4 - Equitable facilities and / or components
- 3 - High School / Middle School is here to stay – make them shine
- 1 - Breakdown barriers that limit instruction time
- 1 - Safe / Secure Facilities

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

## GOALS

Higher # = Higher Priority to the Group

6 - Update existing buildings to meet current curriculum & future ready needs

6 - Create student and family services to meet current and future needs

4 - Vision for co-curricular / master plan for district

4 - Improve site safety ( i.e. pick up / drop off )

4 - Locate alternative school next to High School

4 - Improve large group / community spaces

3 - Consolidate central office team members

2 - Energy efficiency district wide

1 - Increase collaboration spaces near the classrooms

1 - Study impact of all day 4K in district buildings



# CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

## AUDITORIUM STAGE

CONSIDER ADDING MORE SPACE FOR SUPPORT TO THE STAGE. THE STAGE IS LIMITED IN SIZE AND SUPPORT. A NEED FOR A PLACE TO BUILD AND STORE PROPS AND SCENERY (SCENE SHOP) A PLACE TO PREPARE FOR THE PERFORMANCE ( GREEN ROOM AND DRESSING ROOMS)



DRESSING / MAKE UP



SCENE SHOP

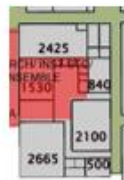
## AUDITORIUM CAPABILITIES

CONSIDER ENHANCING THE LIGHTING, SOUND AND FINISHES IN THIS 50 YEAR OLD SPACE. NEW SOUND AND LIGHTING BOARDS, NEW THEATRICAL LIGHTING WITH COMPUTERIZED MOVEMENTS, NEW CHANGEABLE LED COLOR LIGHTS TO HIGHLIGHT PERFORMANCES AND MUSIC. CONSIDER NEW CHAIRS, UPDATING THE FLOORING, WALL MATERIALS, HOUSE LIGHTING AND CEILING. EXAMINE THE RIGGING AND DRAPES FOR IMPROVEMENTS



## MUSIC

CONSIDER ENLARGING THE INSTRUMENT STORAGE, COLLABORATION SPACES AND THE ENSEMBLE-PRACTICE SPACES. CONSIDER SOMEHOW GETTING THE AUDITORIUM NEAR THESE MUSIC SPACES OR VISE VERSA



MS MUSIC



TOO FAR APART



MS AUDITORIUM



## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### OLD WEIGHT ROOM – NEW FITNESS CENTER

CONSIDER ADDING SPACE TO ACCOMMODATE THE INCREASE IN STUDENT PARTICIPATION ON STRENGTH AND FITNESS NEEDS. MORE SPACE FOR MORE EQUIPMENT, FOR MORE STUDENTS, FOR MORE SEPERATION FOR SAFETY.



### STEAM

CONSIDER IMPROVING YOUR TECH ED DEPARTMENT WITH UPDATED STEM OR STEAM COMPONENTS FOR ENGINEERING INTERESTS BY THE STUDENTS. DESIGN – ENGINEER – BUILD. TO FOCUS ON PRODUCTION UTILIZING SCIENCE – TECHNOLOGY – ENGINEERING – MATH PLUS ART IN SOME PROGAMS





## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

### LARGE GROUP SPACE

CONSIDER ADDING A "FORUM" ROOM TO THE SCHOOL. A PLACE FOR 150-250 STUDENTS TO GATHER AND SHARE IDEAS – LISTEN TO A PRESENTATION OR FOR TESTING. THIS BECOMES A MAIN USED SPACE IN THE SCHOOL FOR MANY BEFORE – DURING AND AFTER SCHOOL EVENTS



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

**SECTION 14: Planning Standards**

The following pages are planning standards used as guidelines in Minnesota, which are used by ATSR in our design development of schools in Wisconsin.

**TABLE I  
 SCHOOL SITE SIZE GUIDELINES**

SCHOOL LEVEL	SITE SIZE
ELEMENTARY SCHOOL	10-15 ACRES +
K-8 OR MIDDLE LEVEL SCHOOL	25-35 ACRES +
K-12 SCHOOL OR SMALL HIGH SCHOOL	35-40 ACRES +
LARGE HIGH SCHOOL (>2,000 STUDENTS)	60 ACRES +
CAMPUS (TWO OR MORE SCHOOLS)	COMBINE SITE SIZES +
ALL SCHOOLS	<b>Plus</b> ONE ADDITIONAL ACRE FOR EACH 100 STUDENTS OF ESTIMATED STUDENT ENROLLMENT AND COMMUNITY USE/PARTNERSHIP PROGRAM CAPACITY, INCLUDING POSSIBLE ADDITIONS

**TABLE III  
 GROSS SQUARE FOOTAGE  
 PER STUDENT GUIDELINES**

SCHOOL STUDENT ENROLLMENT	ELEMENTARY SF	MIDDLE LEVEL SF	HIGH SCHOOL SF
LESS THAN 500	125 - 155	170 - 200	200 - 320
500 - 999	110 - 135	160 - 190	190 - 220
1000-1500	100 - 135	150 - 180	180 - 200
1500-2000		140 - 170	170 - 190
2000 PLUS			150 - 180
FOR POOL, AUDITORIUM, OR COMMUNITY USE / PARTNERSHIP SPACES ADD SQUARE FOOTAGE AS APPROPRIATE			

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**TABLE IV  
SQUARE FOOTAGE GUIDELINES FOR ELEMENTARY SCHOOL LEARNING SPACES**

<b>ELEMENTARY SCHOOL</b>	<b>LEARNING SPACES</b>	<b>SF</b>
	EARLY CHILDHOOD	1000 - 1400
	KINDERGARTEN	1200 - 1500
	CLASSROOMS	850 - 950
COMMON SPACES	LARGE GROUP	10 -12 SF / STUDENT
	TEAM LEARNING	1200 - 1800
	SMALL GROUP / CONFERENCE / OFFICE	150 - 200
LIBRARY / MEDIA CENTER	ENTRANCE, CIRCULATION, DISTRIBUTION	600
	SEATING, STACKS, COMPUTER ACCESS, REFERENCE	8 - 10% OF STUDENTS X 35 SF
	SMALL GROUP / CONFERENCE / OFFICE	150
	MULTIMEDIA EDITING	100
	CLASSROOM / STORY AREA	800
	WORKROOM / STORAGE	400 - 600
	PROFESSIONAL LIBRARY	200
TECHNOLOGY	COMPUTER LAB	1000 - 1200
	CONTROL AND HEADROOMS, CLOSETS	390 – 440
	COPY CENTER	500
SPECIAL EDUCATION	CLASSROOM (5 – 8 STUDENTS)	450
	CLASSROOM / LAB	800 - 1200
ART/SCIENCE	MULTIPURPOSE CLASSROOM / LAB	1000 - 1500
	KILN, GLAZING, CLAY, DAMP ROOM	250
	SCIENCE LAB PREPARATION	250
MUSIC	GENERAL MUSIC	1000 - 1500
	CHORAL	1200 - 1700
	INSTRUMENTAL	1500 - 2000
	INSTRUMENT STORAGE + CIRCULATION	600 - 800 (4 SF / INSTRUMENT)
	ENSEMBLE / KEYBOARDING / MUSIC LIBRARY	400 - 500
PHYSICAL EDUCATION / SPORTS	GYMNASIUM (TWO STATIONS)	6000 -8000
	MULTIPURPOSE	1700
	ADAPTIVE PHYSICAL EDUCATION	500
	GENERAL STORAGE	300 / STATION
<b>ELEMENTARY SCHOOL</b>	<b>STUDENT ENROLLMENT</b>	<b>SF / STUDENT</b>
<b>GROSS SQUARE FOOTAGE</b>	<b>LESS THAN 500</b>	<b>125 - 155</b>
	500 - 999	110 - 135
	1000-1500	100 - 135
	FOR POOL, AUDITORIUM, OR COMMUNITY USE / PARTNERSHIP SPACES ADD SQUARE FOOTAGE AS APPROPRIATE	



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**TABLE VI  
SQUARE FOOTAGE GUIDELINES FOR MIDDLE LEVEL SCHOOLS**

MIDDLE LEVEL	LEARNING SPACES	SF
	CLASSROOMS	850 - 950
COMMON SPACES	LARGE GROUP	15 SF / STUDENT
	TEAM LEARNING AREAS	1500 – 2000
	SMALL GROUP / CONFERENCE / OFFICE	150 – 200
LIBRARY / MEDIA CENTER	ENTRANCE, CIRCULATION, DISTRIBUTION	600 - 800
	SEATING, STACKS, COMPUTER ACCESS, REFERENCE	8 - 10% OF STUDENTS X 35 SF
	SMALL GROUP / CONFERENCE / OFFICE	150
	MULTIMEDIA EDITING	200
	CLASSROOM	800
	WORKROOM / STORAGE	400 – 600
	PROFESSIONAL LIBRARY	200
TECHNOLOGY	COMPUTER LAB	1000 - 1300
	CONTROL AND HEADROOMS, CLOSETS	540 – 640
	COPY CENTER	500 – 800
SCIENCE	CLASSROOM / LAB	1200 – 1400
	STORAGE / LAB PREP	300
SPECIAL EDUCATION	CLASSROOM (5 – 8 STUDENTS)	450
	CLASSROOM / LAB	800 - 1200
TECHNICAL EDUCATION	TECH LAB	1800 - 2400
	GENERAL SHOP	2000 - 3000
	CADD / GRAPHICS	1400 - 1800
	PRINCIPALS OF TECHNOLOGY	1200 - 1400
	STORAGE / SUPPORT SPACE	150 – 250 / TEACHING STATION
FAMILY AND CONSUMER SCIENCE	CLASSROOM	900 - 1000
	CLASSROOM / LAB	1200 - 1500
ART	MULTIPURPOSE	1200 - 1500
	DRAWING AND PAINTING	1200 - 1500
	CERAMICS	1500
	KILN, GLAZING, CLAY, DAMP ROOM	400
	STORAGE	300 / AREA
	PHOTOGRAPHY/DARKROOM	1000 / 400-800
	OFFICE	120

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

MIDDLE LEVEL	LEARNING SPACES	SF			
MUSIC	INSTRUMENTAL	1500 - 2700			
	CHORAL	1200 - 2000			
	GENERAL MUSIC	1000 - 1200			
	INSTRUMENT STORAGE	600 - 800 (4 SF / INSTRUMENT)			
	SMALL PRACTICE	60 - 80			
	GROUP PRACTICE	100 - 150			
	ELECTRONIC KEYBOARDING LAB	750			
	MUSIC LIBRARY	150 - 200			
	OFFICE / LESSON STUDIO	100 - 200			
	INSTRUMENT REPAIR	75			
	PERFORMANCE EQUIPMENT STORAGE	200 - 300			
PHYSICAL EDUCATION / ATHLETICS	GYMNASIUM (TWO STATIONS)	12000 - 14000			
	MULTIPURPOSE	1700			
	WEIGHTS / FITNESS	2000			
	ADAPTIVE PHYSICAL EDUCATION	500			
	PHYSICAL EDUCATION LOCKER ROOMS	1 SF / STUDENT CAPACITY			
	ATHLETIC LOCKER ROOMS	1000 - 1500			
	GENERAL STORAGE	300 / STATION			
	ATHLETIC STORAGE	600 - 800			
	SPECTATOR SEATING	8 SF / PERSON OPEN BLEACHERS 4' DEEP TO CLOSE BLEACHERS			
	POOL	10000 - 12000			
DIVING WELL	1500 - 2500				
MIDDLE LEVEL	STUDENT ENROLLMENT	SF			
			GROSS SQUARE FOOTAGE	LESS THAN 500	170 - 200
				500 - 999	160 - 190
				1000-1500	150 - 180
				1500-2000	140 - 170
	FOR POOL, AUDITORIUM, OR COMMUNITY USE / PARTNERSHIP SPACES ADD SQUARE FOOTAGE AS APPROPRIATE				

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**TABLE VIII  
SQUARE FOOTAGE GUIDELINES FOR HIGH SCHOOL LEARNING SPACES**

HIGH SCHOOL	LEARNING SPACES	SF
	CLASSROOMS	850 - 950
	LARGE GROUP	15 SF / STUDENT
	TEAM LEARNING AREAS	1500 – 2000
	SMALL GROUP CONFERENCE	150 – 200
	INDIVIDUAL LEARNING STATION	40 SF / STATION
LIBRARY / MEDIA CENTER	ENTRANCE, CIRCULATION, DISTRIBUTION	700 - 900
	SEATING, STACKS, COMPUTER ACCESS, REFERENCE	8 - 10% OF STUDENTS x 40 SF
	SMALL GROUP / CONFERENCE	150 – 200
	MULTIMEDIA PRODUCTION	300 - 400
	CLASSROOM	800
	WORKROOM / STORAGE	400 – 600
	PROFESSIONAL LIBRARY	200
TECHNOLOGY	COMPUTER LAB	1000 – 1400
	CONTROL AND HEADROOMS, CLOSETS	640 – 740
	COPY CENTER	500 – 800
	ITV / DISTANCE LEARNING	900
	TV / VIDEO STUDIO	1250
SCIENCE	CLASSROOM / LAB	1200 – 1500
	STORAGE / LAB PREP	350
SPECIAL EDUCATION	CLASSROOM (5 – 8 STUDENTS)	450
	CLASSROOM / LAB	800 - 1200
TECHNICAL EDUCATION	TECH LAB	1800 - 2400
	GENERAL SHOP	2000 - 3000
	CADD / GRAPHICS	1400 - 2000
	PRINCIPALS OF TECHNOLOGY	1200 - 1400
	STORAGE / SUPPORT SPACE	150 – 250 / TEACHING STATION
BUSINESS / MARKETING EDUCATION	CLASSROOM	1000 - 1200
	CLASSROOM / LAB	1200 - 1400
FAMILY AND CONSUMER SCIENCE	CLASSROOM	900 - 1000
	CLASSROOM / LAB	1200 - 1500
ART	MULTIPURPOSE	1200 - 1500
	DRAWING AND PAINTING	1200 - 1500
	CERAMICS	1500
	KILN, GLAZING, CLAY, DAMP ROOM	400 - 600
	STORAGE	350 / AREA
	PHOTOGRAPHY / DARKROOM	1000 – 1200 / 400-800
	OFFICE	120

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HIGH SCHOOL	LEARNING SPACES	SF	
MUSIC	INSTRUMENTAL	2000 - 3000	
	CHORAL	1500 - 2200	
	GENERAL MUSIC	1000	
	INSTRUMENT STORAGE	600 - 800 (4 SF / INSTRUMENT)	
	UNIFORM STORAGE	300 - 400 (3 SF / UNIFORM)	
	CHORAL ROBE STORAGE	150 - 250 (2.5 SQ. FT / ROBE)	
	SMALL PRACTICE	60 - 80	
	GROUP PRACTICE	100 - 150	
	ENSEMBLE	350 - 450	
	ELECTRONIC KEYBOARDING LAB	750	
	RECORDING CONTROL ROOM	100 - 150	
	MUSIC LIBRARY	150 - 200	
	OFFICE / LESSON STUDIO	100 - 200	
	INSTRUMENT REPAIR	75	
	PERFORMANCE EQUIPMENT STORAGE	200 - 300	
	PHYSICAL EDUCATION / ATHLETICS	GYMNASIUM (TWO STATIONS)	12000 - 14000
		MULTIPURPOSE / AUXILLIARY GYMNASIUM	3200 - 7500
WEIGHTS / FITNESS		2000 - 4000	
PHYSICAL EDUCATION LOCKER ROOMS		1 SF / STUDENT CAPACITY	
ATHLETIC LOCKER ROOMS		1500 - 3000	
GENERAL STORAGE		300 / STATION	
ATHLETIC STORAGE		1000 - 1200	
SPECTATOR SEATING		10 SF / PERSON--OPEN BLEACHERS	
TRAINING ROOM		200 - 400	
LAUNDRY		200	
POOL		10000 - 12000	
DIVING WELL	1500 - 2500		
HIGH SCHOOL	STUDENT ENROLLMENT	SF	
GROSS SQUARE FOOTAGE	LESS THAN 500	200 - 320	
	500 - 999	190 - 220	
	1000-1500	180 - 200	
	1500-2000	170 - 190	
	2000 PLUS	150 - 180	
	FOR POOL, AUDITORIUM, OR COMMUNITY USE / PARTNERSHIP SPACES ADD SQUARE FOOTAGE AS APPROPRIATE		

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**TABLE X  
SCHOOL SUPPORT SPACE SQUARE FOOTAGE GUIDELINES**

SCHOOL SUPPORT SPACES	ELEMENTARY	MIDDLE LEVEL	HIGH SCHOOL
ADMINISTRATION / HEALTH SERVICES	SF	SF	SF
RECEPTION / WAITING	200 - 250	250 - 300	250 - 400
PRINCIPAL, ASSISTANT PRINCIPAL	150 - 200	150 - 200	150 - 200
SECRETARIAL WORK STATION	80 - 100	100 - 125	100 - 150
WORK ROOM & MAIL AREA	300	350	350 - 400
CONFERENCE ROOMS, SMALL / LARGE	150 - 200 / 250 - 400	150 - 200 / 250 - 400	150 - 200 / 250 - 400
IN-SCHOOL SUSPENSION	NA	200	200 - 400
OTHER OFFICES	100 - 150	100 - 150	100 - 150
TOILETS	120 - 180	120 - 180	120 - 180
SCHEDULING, COMPUTER SERVICES	150 - 250	150 - 250	150 - 250
SCHOOL NURSE / HEALTH SERVICES	400 - 600	500 - 700	600 - 800
GUIDANCE/STUDENT SERVICES			
RECEPTION / WAITING	NA	150 - 200	150 - 200
GUIDANCE OFFICE	150	150	150
SECRETARIAL WORK STATION		80 - 100	80 - 100
CONFERENCE ROOM	150 - 200	200	200
PSYCHOLOGIST, SOCIAL WORKER OFFICE	100 - 150	100 - 150	100 - 150
CAREER CENTER	NA	300	400 - 1000
TESTING	100	100	100
RECORDS, SUPPLY, STORAGE	200	250	250 - 300
STUDENT STORE / ACTIVITIES	NA	250 - 400	400 - 700
TEACHER / STAFF			
PLANNING WORKSTATIONS	50 SF / STAFF	50 SF / STAFF	50 SF / STAFF
OFFICES	100 - 150	100 - 150	100 - 150
CONFERENCE, KITCHENETTE, STORAGE, PRINT, COPY	10 - 20 SF / STAFF	10 - 20 SF / STAFF	10 - 20 SF / STAFF
TOILETS	120 - 180	120 - 180	120 - 180
FOOD SERVICE	<b>SF VARIES GREATLY BASED</b>	<b>ON TYPE AND QUANTITY OF</b>	<b>MEALS SERVED</b>
CAFETERIA DINING SPACE	12 TO 13 SF/ STUDENT	13 TO 15 SF/ STUDENT	14 TO 16 SF/ STUDENT
STAFF DINING AREA	20 SF / STAFF DINING	20 SF / STAFF DINING	20 SF / STAFF DINING
FULL PREPARATION KITCHEN	1000 - 2000	1500 - 2500	2000 - 3000
SERVING ONLY KITCHEN	500 - 1000	750 - 1225	1000 - 1500
SERVING LINE	800	1000 - 1500	1500 - 2000
DRY FOOD STORAGE	300	350	350 - 450
COOLER	250	300	300 - 400
FREEZER	350	350	350 - 450
DISHWASHER	300	350 - 400	400 - 600
OFFICE	150	150	150
LOCKER ROOMS, TOILET	120	150	150 - 200
RECEIVING AND HOLDING	300	300 - 400	350 - 450



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

<b>SCHOOL SUPPORT SPACES</b>			
<b>AUDITORIUM</b>	<b>SMALL - 250 PERSONS</b>	<b>MEDIUM - 500 PERSONS</b>	<b>LARGE - 750 PERSONS</b>
SEATING	2500	5500	8250
STAGE	2200	3000	3500
DRESSING ROOMS (2)	400 / ROOM	500 / ROOM	600 / ROOM
MAKE-UP ROOM	200	250	300
TOILETS WITH SHOWER	128	128	180
COSTUME STORAGE	150	225	300
SCENE SHOP	800	1000	1200
LOBBY	500	1000	1300
TOILETS IN LOBBY AREA	492	600	672
CONTROL ROOM	200	240	240
DIMMER ROOM	120	150	150
CATWALKS	600	700 - 1000	700 - 1400
LOADING BRIDGE	150	150	150
PIANO STORAGE	80	80	80
OTHER OPTIONS – SEE PART 3.08 (G)			
	<b>ELEMENTARY</b>	<b>MIDDLE LEVEL</b>	<b>HIGH SCHOOL</b>
<b>BUILDING SYSTEMS, MAINTENANCE</b>	<b>SF</b>	<b>SF</b>	<b>SF</b>
CUSTODIAL	400 - 600	500 - 700	600 - 800
CUSTODIAL CLOSETS	40	40	40
TOILETS	2.5% x NET SF	2.5% x NET SF	2.5% x NET SF
GENERAL STORAGE	3% x NET SF	3% x NET SF	3.5% x NET SF
MECHANICAL/ELECTRICAL INTERIOR SYSTEMS	7.5 - 8.5% x NET SF	7.5 - 8.5% x NET SF	7.5 - 8.5% x NET SF
CIRCULATION AND STRUCTURE	30 – 40% x NET SF	35 – 45% x NET SF	35 – 45% x NET SF

## Section 15: Building Interviews

### Questions for Chippewa Falls School Principals

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To: School Principals  
From: ATSR: Dean Beeninga / Sarah Fox  
Re: 2020 Educational Analysis  
Date: Spring 2020

Name: Jerim DesJarlais  
Position: Principal  
School: Halmstad Elementary  
Email: [desjarjm@chipfalls.org](mailto:desjarjm@chipfalls.org)

ATSR&R Planners, Architects and Engineers has been commissioned by Chippewa Falls Administration and School District to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR&R will visit each educational facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community member, and any other important contributors to your school program that may have valuable insight and input into just how things work. We do not mind if the team is small or large. Generally Site Based Team Meetings will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format so we can spend our time on the specifics during our time together.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
  - a. Top need: A gymnasium - this will allow us flexibility with the schedule
  - b. Lighting
  - c. Quiet small group instructional spaces - limit interruptions/outside interference
  - d. Steady streaming wifi so there is no interruption of learning
  
2. Please list the top Facility or repair needs in your building that could be improved.
  - a. Top need: Gymnasium - this will allow flexibility with the schedule
  - b. Lighting
  - c. Heating/cooling - inefficiencies due to being built as open concept
  - d. Staff restroom upgrades
  - e. Bathroom remodels
  - f. Cabinetry in classrooms for storage
  - g. Electrical - inefficiencies due to being built as open concept
  
3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
  - a. The top three things about your site that work well.
    1. Two lanes - bus traffic and parent drop off
    2. Straight in and straight out
    3. Space for expansion
  - b. The top three things about your site that need improvement.
    1. Congestion for morning drop off
    2. Parent pick up at the end of the day happens in staff parking lot - very congested
    3. Need more parking for staff / families
  
4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
  - a. The top three things about your site that work well.
    1. Lot of green space
    2. Fenced and gated playground
    3. Opportunity for expansion
    4. Outdoor classroom/learning pavillion is a new addition
  - b. The top three things about your site that need improvement.
    1. Additional / updated equipment
    2. Increased shade & landscaping to deal with muddy areas



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.

- c. Grade or Core Classrooms - heating/cooling, electrical inefficiencies; **corner rooms have angled walls so space is lost**
- ✓d. **Special Needs - Need more space, especially to allow opportunity to problem solve with students with high behavior needs and to meet small group needs**
- e. Large Group Area - Library is a space we are looking to upgrade via flexible seating and technology
- f. Small Group Areas - need spaces that limit interference from outside. Currently just tables in locker areas
- g. Teaming Areas - Similar to small group areas
- h. Staff Areas - Lounge is outdated. Could really benefit from a space for staff to “get away” when there is a need to regroup/recharge. Bathrooms need to be upgraded and we could use a couple more stalls.
- i. Storage - everything is upstairs. Would be nice to have storage on ground level.
- j. Administration - Front office space for secretary is congested. Strange layout with two access to principal office.
- k. Student Services - Space is adequate. Glass windows make privacy difficult.
- l. Parking - not enough for staff and families
- m. Car and Bus Drop Off Areas - congested
- n. Playgrounds / Fields - fantastic!
- o. Toilets - need to be upgraded, ensure they are up to code. Could use more.
- p. Cafeteria - doubles as our gym so equipment has been damaged
- q. Kitchen - dated
- r. Physical Education Areas - we need a gymnasium.
- s. Media Center - planning to upgrade with flexible seating; open concept so is wifi connectivity more of an issue than it could be?
- t. Science Areas - NA
- u. Engineering Areas - NA
- v. Art Areas - adequate
- w. Music Areas - in the basement so it has a dungenouous feel
- x. Athletic Areas - Could use new basketball hoops, blacktop for courts; wide open fields
- y. Performing Arts Areas - Have families report to music room or cafeteria for performances
- z. Educational Technology Areas - NA
- aa. Family Consumer Science - NA
- bb. Outdoor Learning Areas - just had a learning pavillion constructed
- cc. Building Services Areas - always can use more storage
- dd. Technology Areas - see library/media above

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

cc. Circulation Areas

5. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
  - a. What percentage of your students uses their lockers?
  - b. Would you be open to removing lockers?
6. Please describe how well your Secure Entry works and if you need improvements, additional technology or components to improve the secure entry system and flow.
  - a. Secure entrance is tight in the office area. Only a couple chairs for parents to sit and wait when picking up a child. The Foyer area is adequate.
  - b. Two doors to go through when checking into main area but the office is open with a half wall between visitor and secretary.
7. When you look at teaching and learning in your building please identify:
  - a. The top three positives with your school.
    1. Classroom size
    2. Room for expansion
  - b. The top three challenges with your school.
    1. We don't have a gym
    2. Shortage of small group areas
    3. Scheduling because of not having a gym and having to work around the lunch schedule
8. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
  - a. Are there challenges with your facility in meeting the needs of all learners? No gym pigeon holes us to a schedule
  - b. Are the needs of special needs students being met in your building? Could use more space to meet the needs for small groups
  - c. What challenges are you finding? Create make-shift spaces using file cabinets, partition walls, etc. that don't allow for quiet areas to teach and learn.
  - d. Are technology tools in place to support your needs? Yes
  - e. Typically we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

To: School Principals  
From: ATSR: Dean Beeninga / Sarah Fox  
Re: 2020 Educational Analysis  
Date: Spring 2020

Name: Leslie Lancette  
Position: Principal  
School: Hillcrest Elementary  
Email: lancetlr@chipfalls.org

ATSR&R Planners, Architects and Engineers has been commissioned by Chippewa Falls Administration and School District to study the district’s educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for “Future Ready” instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR&R will visit each educational facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community member, and any other important contributors to your school program that may have valuable insight and input into just how things work. We do not mind if the team is small or large. Generally, Site Based Team Meetings will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format so we can spend our time on the specifics during our time together.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

**1. Please list the top instructional needs in your building that could be improved.**

- a. Additional classroom space to accommodate flexible learning opportunities
- b. Additional space for small groups/collaboration
- c. Additional space for sensory tools to be utilized by the many students who have sensory needs
- d. Storage space for music risers and equipment/ Phy Ed equipment

**2. Please list the top Facility or repair needs in your building that could be improved.**

- a. Additional classroom space to accommodate the number of students
- b. Larger hallways, without lockers down the middle, for flow of students
- c. Larger cafeteria to accommodate the number of students
- d. Larger kitchen size and storage within the kitchen for food/freezers
- e. A bathroom within the Special Education classrooms to accommodate the needs of those students and allow us to use the boy's bathroom in the hallway for all other students
- f. Air conditioning would be a wonderful addition as our rooms quickly rise to triple digits in the late spring and fall
- g. Our roof continues to leak in many spots

**3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:**

- a. The top three things about your site that work well.
  1. Delivery works well in the back of the building
  2. Busing works all right on Miles Street
- b. **The top three things about your site that need improvement.**
  1. Miles Street is not safe for buses and drop/off's together. We need to separate those for safety.
  2. We could use more crosswalks on Miles Street
  3. We do not have adequate parking for staff and/or parents who visit

**4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:**

- a. **The top three things about your site that work well.**
  1. Our playground works fine at lunch time when we only have two grade levels out at a time.
  2. I appreciate the addition of the fence for safety

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**b. The top three things about your site that need improvement.**

1. We do not have near enough space, let alone green space, for our total enrollment
2. We could really use an update to most of the equipment
3. We could use a dedicated Physical education instructional area outside of the playground itself so classes could be taking place while recess is happening

Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.

- c. **Grade or Core Classrooms** – We have a need for larger classrooms, as well as more of them, to offer multiple learning environments and differentiated instruction. Our classrooms have very small footprints for the number of students we have.
- d. **Special Needs** – As stated above, we have a need for bathrooms within the Special Education areas.
- e. **Large Group Area** – Ideally, we would have a multi-purpose area that could be used for music performances, art shows, classroom performances (i.e., book shares and wax museum), etc.
- f. **Small Group Areas** – We would love to have some.
- g. **Teaming Areas** – Again, we would love to have some.
- h. **Staff Areas** – I have done some work on this area and am feeling better about it.
- i. **Storage** – This is a huge concern for Hillcrest both in classrooms and in our Music, Art, and Physical Education areas. Our kiln for Art is in a closet right now, our music room is overcrowded with the risers, and there is phy ed equipment sitting out around the outside of the gymnasium. Many classrooms keep their carts for chrome books in the hallways as they don't have room for them in their classrooms.
- j. **Administration** - The principal's office is fine, however, the administrative assistant's workstation is in an awkward spot so she can't see part of the entrance and our health office needs more space. There is no location for a med cart so when we have to exit the building quickly the health assistant/nurse tries to quickly gather meds into a baggie and get outside but that leaves a huge possibility for error.
- k. **Student Services** – This works ok, although we could use additional space for IEP meetings and mentors/mentees
- l. **Parking** – As stated above, we have very little parking for staff and/or parents.
- m. **Car and Bus Drop Off Areas** – This is a disaster waiting to happen, in my opinion. Miles Street is way too crowded and overused with buses, pick-ups/drop-offs, and traffic to and from the Middle School and High School.
- n. **Playgrounds / Fields** – Again, this area is undersized, and we have very little green space for Hillcrest.
- o. **Toilets** – We do ok.
- p. **Cafeteria** – Again, this space is undersized for the number of students we have.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- q. **Kitchen** – We do not have enough space within the kitchen to have the food storage and coolers, so these large appliances take up valuable square footage in our cafeteria.
  - r. **Physical Education Areas** – Our gymnasium is amazing!
  - s. **Media Center** – Our library is wonderful, and we are proposing a large upgrade to our furniture/space to provide some of our struggles with collaborative space.
  - t. Science Areas - NA
  - u. Engineering Areas - NA
  - v. **Art Areas** – Again, our art area works, however, the kiln is in a hallway closet.
  - w. **Music Areas** – Again, our music area works but we could use more storage.
  - x. Athletic Areas - NA
  - y. Performing Arts Areas - NA
  - z. Educational Technology Areas - NA
  - aa. Family Consumer Science - NA
  - bb. Outdoor Learning Areas - NA
  - cc. Building Services Areas - NA
  - dd. Technology Areas - NA
  - ee. Circulation Areas – NA
5. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
- a. What percentage of your students uses their lockers?
  - b. Would you be open to removing lockers?
6. **Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow.**
- Our secure entry is working well. However, I wonder about having a way for upset parents to come into my office without entering the school hallways. Is this something that has ever been considered?

When you look at teaching and learning in your building please identify:

- a. **The top three positives with your school.**
  - 1. Our staff is caring and supportive of ALL students
  - 2. We are a family, where more than just academic needs are addressed
  - 3. Our students are making wonderful gains academically.
- b. **The top three challenges with your school.**
  - 1. Our universal curriculum in Literacy needs work.
  - 2. The ever-changing needs of our students, including many emotional and behavioral needs.
  - 3. The pressure that educators are feeling as they are doing so much more than simply teaching academics.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

7. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual ‘set apart’ areas, small group teaming areas, larger presentation areas within classrooms etc.
  - a. **Are there challenges with your facility in meeting the needs of all learners?** Absolutely! We do not have the space for any of the above-mentioned learning areas at Hillcrest.
  - b. **Are the needs of special needs students being met in your building?** Somewhat.
  - c. **What challenges are you finding?** We have transitioned a hallway boy’s bathroom into a special needs bathroom so that works for those students, however, it would be wonderful to have a bathroom within the special education rooms themselves. We also could use more space for sensory tools.
  - d. **Are technology tools in place to support your needs?** I feel like this is a strength for Hillcrest. The mobile classroom technology has actually helped us to maximize our learning spaces.
  - e. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support “classrooms”.
    - i. **Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?** I think either of those options could work for space inside Hillcrest. However, when I think about the safety of our students at drop-off and pick-up, I don’t believe that reducing the number of students will drastically improve the safety issue.
8. **What future educational program needs do you see coming?** As we move towards more of the ISTE standards regarding Global Citizenship and Collaboration we could really use spaces to engage in this type of learning.
9. What revisions to your facility would be needed to support these future educational program programs? See above
10. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?
11. **Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-to-25-year needs.** I believe I addressed all of the needs that I foresee for Hillcrest as we move forward. Thanks for taking the time to read through this document!

Please prepare and email to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format.

## Questions for Chippewa Falls School Principals



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

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To: School Principals  
From: ATSR: Dean Beeninga / Sarah Fox  
Re: 2020 Educational Analysis  
Date: Spring 2020

Name: Jennifer Sarauer  
Position: Principal  
School: Jim Falls Elementary  
Email: sarauejl@chipfalls.org

ATS&R Planners, Architects and Engineers has been commissioned by Chippewa Falls Administration and School District to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATS&R will visit each educational facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community member, and any other important contributors to your school program that may have valuable insight and input into just how things work. We do not mind if the team is small or large. Generally, Site Based Team Meetings will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format so we can spend our time on the specifics during our time together. Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

12. Please list the top Instructional needs in your building that could be improved.
  - a. Top need: Classrooms- more and/or larger. We have upwards of 25 students in some classes, and we don't have classrooms to accommodate. Our classrooms are also all in use and in a one-section school, there are times where we need to split large classes into 2. We don't have the room to do that, so students are kept all together with two teachers.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- b. Extra workspaces: We do not have space to have students work in small groups, they sit at tables up and down the hall, in the staff lounge, in people's office areas during our small group intervention time
- c. Gym/Cafeteria- We use our gym as our cafeteria and also do presentations and music programs in there. When families are invited to events, we don't have the room to accommodate them. Also, we have very large class sizes, which makes physical education instruction different in the small gym that we have. We often have injuries due to lack of space.

13. Please list the top Facility or repair needs in your building that could be improved.

- a. Top need: We have a roof that leaks every year into certain areas of the building, specifically the special education classroom and the office
- b. Temperature is uneven among building due to different systems, air condition in some areas, etc.

14. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:

- a. The top three things about your site that work well.
  - 1. We have a large space up near school for buses to load and unload
  - 2. We have the ability for a nice traffic flow
- b. The top three things about your site that need improvement.
  - 1. The size of the parking lot is small especially when we have events, conferences, or days when more people are working at school.
  - 2. There is no system (not clearly marked), so parents pull in every direction during drop off and pick up

15. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:

- a. The top three things about your site that work well.
  - 1. We do have trees around us and a garden, bird feeders, and the Old Abe Trail nearby. Sun shelter with picnic tables
  - 2. Students have 2 fields to run
  - 3. Recently got a fence around the playground for safety
- b. The top three things about your site that need improvement.
  - 1. Our equipment is outdated ( we are currently fundraising for this)
  - 2. Green space with tables would be nice for outdoor learning on the side of the building with upper-level classrooms

Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.

- c. Grade or Core Classrooms- We could use more classrooms and/or larger sized classrooms to help with the large class sizes

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- d. Special Needs- We need extra space for a sensory room/calm down room, it would also be helpful if we had a space for a time out room. We also need handicap bathrooms near the SPED room for our students with toileting issues
- e. Large Group Area- The gym is our only real space for this, which is quite small
- f. Small Group Areas- We do not have small group areas and are in needs
- g. Teaming Areas
- h. Staff Areas- our staff lounge only fits a few people at a time, many times people have to go back to their room or get up and leave. Sink/counter space is small
- i. Storage- We use our stage for this, which is not ideal. We don't have an area for additional storage
- j. Administration – Mrs. Sarauer is also the guidance counselor, and the office is small, it is hard to accommodate groups
- k. Student Services- our student services staff have to rotate days to come to JF because there is only one office, they can all share ( and the computer servers are in there as well)
- l. Parking- the lot is small with a disjointed flow
- m. Car and Bus Drop Off Areas- there is not a good system and things are not clearly marked
- n. Playgrounds / Fields
- o. Toilets- There is one main bathroom for all of the students and then there is a small kindergarten bathroom. We need to use that to help toilet our SPED students and can't fit, it is not handicap accessible
- p. Cafeteria- this is our gym as well. It functions fine as a cafeteria
- q. Kitchen- equipment is outdated, freezer is too small to store the week's food
- r. Physical Education Areas- They are extremely small, large classes can't have kids playing at the same time, injuries due to lack of space
- s. Media Center
- t. Science Areas
- u. Engineering Areas
- v. Art Areas
- w. Music Areas
- x. Athletic Areas
- y. Performing Arts Areas
- z. Educational Technology Areas
- aa. Family Consumer Science
- bb. Outdoor Learning Areas
- cc. Building Services Areas
- dd. Technology Areas
- ee. Circulation Areas

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

16. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
  - a. What percentage of your students uses their lockers?
  - b. Would you be open to removing lockers?
17. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow.

Secure Entry works well, although it is not obvious to guests.

When you look at teaching and learning in your building please identify:

- a. The top three positives with your school.
    1. We have fantastic staff, well trained teachers
    2. The small-school setting makes for a nice culture
    3. We have access to technology and experiences for our students.
  - b. The top three challenges with your school.
    1. Space is the main challenge for us
    2. Staffing- many people do multiple jobs/multiple responsibilities
18. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    - a. Are there challenges with your facility in meeting the needs of all learners? Yes, we don't have adequate space for special education students- bathrooms are not handicap accessible, there is not a separate area for students experiencing major behaviors, which translates to students disrupting the classroom. For general education students, they don't have the space to spread out, work on projects, meet with mentors, etc.
    - b. Are the needs of special needs students being met in your building? No
    - c. What challenges are you finding? No, I have listed them above
    - d. Are technology tools in place to support your needs? yes
    - e. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
      - i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?
      - ii. I believe that if we could add a gym and 2-3 classrooms, we could move things around and meet our needs.
  19. What future educational program needs do you see coming? Educationally, many teachers do small group work, but we don't have additional space



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

20. What revisions to your facility would be needed to support these future educational program programs? We need space.
21. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?
22. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-to-25-year needs.

**Please prepare and email to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format.**

Thank you in advance for helping shape Chippewa Falls Area Unified School District for the next 25 years or more.

ATS&R Planners, Architect and Engineers

Dean Beeninga, AIA, LEED-AP, REFP  
Educational Facility Planner / Architect / Partner

Sarah Fox, LEED Associate, NCARB  
Architecture, Associate Partner



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Questions for Chippewa Falls School Principals

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To: School Principals  
From: ATSR: Dean Beeninga / Sarah Fox  
Re: 2020 Educational Analysis  
Date: Spring 2020

Name: Melissa Olson  
Position: Principal  
School: Parkview Elementary  
Email: [olsonml@chipfalls.org](mailto:olsonml@chipfalls.org)

ATSR Planners, Architects and Engineers has been commissioned by Chippewa Falls Administration and School District to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

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Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

23. Please list the top Instructional needs in your building that could be improved.
  - a. **Top need: Intervention space - currently we have two intervention teachers in one shared space**

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- b. Larger Special Education area on the K-2 side - Gross Motor - Sensory Room
  - c. Space for traveling teachers - visually impaired, OT/PT
24. Please list the top Facility or repair needs in your building that could be improved.
- a. Top need: New carpet for areas that still has original carpet from 1995.
  - b. Handwashing stations outside of restrooms and in Art Room (10)
  - c. Painting the classrooms and common areas
25. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
- a. The top three things about your site that work well.
    - 1. Adequate parking for daily needs
    - 2. Drop off/pick up island
    - 3.
  - b. The top three things about your site that need improvement.
    - 1. Too many buses - we are a "transportation hub" - it is tight getting 12-14 buses in/out of a shared parking lot on a daily basis - especially with snow in the winter months.
    - 2. Parking lot is uneven - need for resurfacing and lining of parking spaces
    - 3. Delivery trucks have to drive into the playground area for deliveries.
26. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
- a. The top three things about your site that work well.
    - 1. New K-2 playground equipment
    - 2. Lots of green space to play on the 3-5 side
    - 3. Fencing added around the playground areas for increased safety
  - b. The top three things about your site that need improvement.
    - 1. Older playset on the 3-5 side - need of replacement/updating for intermediate aged children
    - 2. More greenspace on K-2 side
    - 3. Walking Path on 3-5 side
27. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
- a. Grade or Core Classrooms – good size - needs carpet in some classrooms

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- b. Special Needs – *need a larger K-2 area for special needs*
- c. Large Group Area
- d. Small Group Areas
- e. Teaming Areas
- f. Staff Areas
- g. Storage
- h. Administration
- i. Student Services – *need one additional office for Behavior Support Specialist*
- j. Parking
- k. Car and Bus Drop Off Areas
- l. Playgrounds / Fields
- m. Toilets – *New handwashing sinks needed - Would benefit from an additional set of restrooms on the 3-5 side.*
- n. Cafeteria
- o. Kitchen
- p. Physical Education Areas
- q. Media Center – *No doors - security concern as we cannot close off the area*
- r. Science Areas
- s. Engineering Areas
- t. Art Areas
- u. Music Areas
- v. Athletic Areas
- w. Performing Arts Areas
- x. Educational Technology Areas – *Will do away with the computer lab in 2020-2021 - mobile lab*
- y. Family Consumer Science
- z. Outdoor Learning Areas
- aa. Building Services Areas
- bb. Technology Areas
- cc. Circulation Areas

*Add: Mindfulness - quiet area*

*Locker area 3-5 side - gets very congested at start and end of day - move one grade level set of lockers to another area of the building.*

28. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
- a. What percentage of your students uses their lockers?

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- b. Would you be open to removing lockers?
29. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow.
- We have two secretaries and one "buzzer" they share the device, so it is just out of arms way for both secretaries. It would be beneficial to have a wireless unit with two access points for buttons.
  - A camera and video screen at the entryway would be helpful.
30. When you look at teaching and learning in your building please identify:
- a. The top three positives with your school.
1. Square footage of the building
  2. Pods in 1-5 for small group and breakout work
  3. Library space
- b. The top three challenges with your school.
1. Small group intervention - private space
  2. Working on updating sound amplification systems across the building
  3. Walkie-Talkie reception is not consistent across the building
31. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
- a. Are there challenges with your facility in meeting the needs of all learners? **Yes - especially for the students who need small group or 1:1 instruction.**
- b. Are the needs of special needs students being met in your building?
- i. Large Motor/Sensory Space needed in the K-2 area
- c. What challenges are you finding?
- i. More and more sensory needs - Children diagnosed with Autism and needs for 1:1 instruction.
  - ii. Using airlocks for instruction
- d. Are technology tools in place to support your needs? **Going away from the computer lab and transitioning to a mobile lab for K-2.**
- e. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
- i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?

**We would benefit from reconfiguring space in some areas.**

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

32. What future educational program needs do you see coming?  
*Increasing special education student needs, increased need for intervention/small group instruction, wireless coverage for the 1:1 - have had some challenges this year.*
33. What revisions to your facility would be needed to support these future educational program programs? *Being aware of space needs and having up to date equipment, furniture*
34. High School question: Would you like your school to be reorganized into an interdisciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?
35. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-to-25-year needs. *Flexible seating, interdisciplinary instruction, and problem-solving based learning are all "trends" in education that will continue to grow, develop, and serve our student populations.*

**Please prepare and email to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format.**

Thank you in advance for helping shape Chippewa Falls Area Unified School District for the next 25 years or more.

ATS&R Planners, Architect and Engineers

Dean Beeninga, AIA, LEED-AP, REFP  
Educational Facility Planner / Architect / Partner

Sarah Fox, LEED Associate, NCARB  
Architecture, Associate Partner



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Questions for Chippewa Falls School Principals

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To: School Principals  
From: ATSR: Dean Beeninga / Sarah Fox  
Re: 2020 Educational Analysis  
Date: Spring 2020

Name: Sara E. Denure  
Position: Elementary School Principal  
School: Southview  
Email: [denurese@chipfalls.org](mailto:denurese@chipfalls.org)

ATS&R Planners, Architects and Engineers has been commissioned by Chippewa Falls Administration and School District to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATS&R will visit each educational facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community member, and any other important contributors to your school program that may have valuable insight and input into just how things work. We do not mind if the team is small or large. Generally, Site Based Team Meetings will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
  - a. Top need: ELA framework development for staff
  - b. Data Review System
  - c. access to the desired technology of staff members to use with students

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- d. larger spaces for groups of students to work together and be supervised by staff
- e. inquiry and project-based learning opportunities that promote collaborative problem solving of real-world problems while integrating multiple subjects
- 2. Please list the top Facility or repair needs in your building that could be improved.
  - a. Top need: larger cafeteria
  - b. Main entrance overhang leads to ice formation in the winter near the main entrance - need better drainage off the roof
  - c. Overhang added to the cafeteria doors exiting to the back parking lot - decrease icy conditions
  - d. New windows in some of the old rooms
  - e. Safer access to the roof (door from attic is an option or an enclosed, permanent ladder)
  - f. Storage for PE equipment
  - g. door vents on classroom doors
  - h. tight closure of outside doors to ensure that doors have latched
- 3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
  - a. The top three things about your site that work well.
    - 1. we have a dedicated space for car drop off
    - 2. we have a dedicated space for bus drop off
    - 3. adequate parking for staff members
  - b. The top three things about your site that need improvement.
    - 1. High traffic flow for drop off and pick up near the playground
    - 2. Bus flow for drop off in the loop on inclement weather days (general ed busses and special ed busses) as well as need to have sidewalk/apron the entire length of A Street to allow for efficient loading and unloading all year
    - 3. limited parking for school events with large crowds
- 4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
  - a. The top three things about your site that work well.
    - 1. ample green spaces in the fenced in area that are minimal distraction to instruction
    - 2. large green space that is used by PE class near outdoor classroom
    - 3. green space in our courtyard that houses a school garden
  - b. The top three things about your site that need improvement.
    - 1. drainage problem onto the playground – limits our use in winter (ice) and spring (flooded)
    - 2. fencing around the drainage ditch near A Street

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

3. crosswalk and path to outdoor learning pavilion that is handicapped accessible
5. When you look at your schools' interior traffic flow, types of core space that support learning including cafeteria, gyms, performance areas, media center... please identify:
  - a. The top three things that work well in your school.
    1. large gym – can be used for performances
    2. natural light in the LMC and all classrooms
    3. school is connected so there is more than one route to a destination
  - b. The top three things that need improvement in your school.
    1. cafeteria flow and size
    2. exiting students to the buses efficiently
3. congestion near the cafeteria area when music, PE, and lunch occur at the same time

Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.

- c. Grade or Core Classrooms - NA
- d. Special Needs - need safe spaces for calming and to take a break within the current resource rooms
- e. Large Group Area - limited to library, gym, and outside areas; these are not always available
- f. Small Group Areas - have ample areas
- g. Teaming Areas - use the conference room
- h. Staff Areas - lounge is small to fit all staff members in at one time
- i. Storage - decent storage
- j. Administration - office area is good
- k. Student Services - NA
- l. Parking - ample parking space for staff, but not for large school events during and after school
- m. Car and Bus Drop Off Areas - see above
- n. Playgrounds / Fields - drainage; see above
- o. Toilets - some require 2 flushes to remove all waste
- p. Cafeteria - poor traffic flow of students; on the smaller side - only 2 grade levels fit at a time
- q. Kitchen - sufficient
- r. Physical Education Areas - large spaces for instruction, but lacks storage
- s. Media Center - sufficient
- t. Science Areas - NA
- u. Engineering Areas - NA
- v. Art Areas - sufficient
- w. Music Areas - sufficient
- x. Athletic Areas - NA

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- y. Performing Arts Areas - NA
  - z. Educational Technology Areas - one computer lab will be converted to a special education classroom as a result of going 1:1 in grades 3, 4, and 5
  - aa. Family Consumer Science - NA
  - bb. Outdoor Learning Areas - sufficient
  - cc. Building Services Areas - NA
  - dd. Technology Areas -NA
  - ee. Circulation Areas – sufficient
6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
- a. What percentage of your students uses their lockers?
  - b. Would you be open to removing lockers?
7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow.
- a. Secure entrance at front of building at the main entry is working well
  - b. Alarms on doors that we can hear when left open may prompt staff to be more mindful of shutting doors

When you look at teaching and learning in your building please identify:

- c. The top three positives with your school.
    - 1.access to various instructional materials to use with students under the direction of very dedicated educators
    - 2.teams of staff members working together to develop relationships with our students
    - 3. students having opportunities to work in small groups at their levels for academics as well as social emotional development
  - d. The top three challenges with your school.
    - 1. teachers exploring instruction that is different from what they have done in the past
    - 2.not having clear expectations for ELA instruction
    - 3.shifting of teachers to other grade levels based on class size
8. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual ‘set apart’ areas, small group teaming areas, larger presentation areas within classrooms etc.
- a. Are there challenges with your facility in meeting the needs of all learners?

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- i. some of our students who have high behavior needs don't always have the space they need to be safe and calm
- b. Are the needs of special needs students being met in your building?
  - i. yes
- c. What challenges are you finding?
  - i. even though we have a lot of small group space, we seem to need more
- d. Are technology tools in place to support your needs?
  - i. yes
- e. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
  - i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?
    - 1. No large concerns at this time

We have large classrooms that allow for smaller "spaces" to be created. Additionally, we have 8 small group rooms around the school that can be used to work with students. Our classrooms are well equipped with technology as well as our other spaces (labs, LMC, speech and language rooms, Title I room).

- 9. What future educational program needs do you see coming?
  - a. We may need to have a self-contained program for students with emotional and behavioral disabilities
- 10. What revisions to your facility would be needed to support these future educational program programs?
  - a. the reconfiguring of classrooms with smaller rooms inside the classrooms to provide safe spaces for kids
- 11. High School question: Would you like your school to be reorganized into an interdisciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?
- 12. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-to-25-year needs.

Top areas in which I am interested in feedback/ideas:

- windows in classrooms
- playground drainage concerns
- the configuration and size of our cafeteria could be enhanced to improve the experience for our students and to be able to use that space for other events, like performances.
- Storage of PE is an area of concern
- traffic flow for playground pick up to increase safety for our students
- safer access to the front



## Questions for Chippewa Falls School Principals

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To: School Principals  
From: ATSR: Dean Beeninga / Sarah Fox  
Re: 2020 Educational Analysis  
Date: Spring 2020

Name: Derrick Kunsman  
Position: Principal  
School: Chippewa Falls Middle School  
Email: [kunsmadw@chipfalls.org](mailto:kunsmadw@chipfalls.org)

ATS&R Planners, Architects and Engineers has been commissioned by Chippewa Falls Administration and School District to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

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CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
  - a. Top need: Updated STEAM areas
  - b. Commons space that is larger and can be utilized as a learning space during the day
  - c. Updated music area with more space
  - d. Getting the rest of our instructional areas in line with the renovation that is taking place.
2. Please list the top Facility or repair needs in your building that could be improved.
  - a. Top need: Updating aesthetics in non renovated areas (paint, carpet, lights, etc.)
  - b. Storage space
  - c. Update auditorium and technology (lights, sound)
  - d. Bring in natural light to non renovated areas
3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
  - a. The top three things about your site that work well.
    1. Low traffic location during most business days
    2. Driveways work well during the school day; however, not at drop-off, pick-up, and during after-school activities.
    - 3.
  - b. The top three things about your site that need improvement.
    1. Pick-up and drop off with mix of pedestrian, car, and bus traffic is not good at all. Need clearer and convenient separation.
    2. Not enough parking for special events (concerts, conferences)
    3. Separate loop for special needs buses
4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
  - a. The top three things about your site that work well.
    1. A lot of green space
    2. Athletics fields on site
    - 3.
  - b. The top three things about your site that need improvement.
    1. Additional practice field
    2. Public road passing through green space where kids play, practice, and hold PE classes.
    3. Outdoor learning areas

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.

- a. Grade or Core Classrooms – these are great!
  - b. Special Needs – not all of these got included in last round – some need updates
  - c. Large Group Area – Auditorium and commons areas need attention
  - d. Small Group Areas – this has improved
  - e. Teaming Areas – this is awesome!
  - f. Staff Areas – this could use attention
  - g. Storage – we need more of this!!
  - h. Administration – good
  - i. Student Services - good
  - j. Parking – need more
  - k. Car and Bus Drop Off Areas – this needs work
  - l. Playgrounds / Fields – could use another athletic field
  - m. Toilets – more gender neutral spaces
  - n. Cafeteria – more space and true “commons area” is needed
  - o. Kitchen - sufficient
  - p. Physical Education Areas – locker rooms/showers could use some updating
  - q. Media Center – would love to see updates and more of 21<sup>st</sup> century learning space
  - r. Science Areas - good
  - s. Engineering Areas – needs attention
  - t. Art Areas – needs attention
  - u. Music Areas – needs attention
  - v. Athletic Areas – facelift of space, athletic field
  - w. Performing Arts Areas – needs attention
  - x. Educational Technology Areas – needs attention
  - y. Family Consumer Science – needs attention
  - z. Outdoor Learning Areas – non-existent as of now
  - aa. Building Services Areas - good
  - bb. Technology Areas – needs attention
  - cc. Circulation Areas - good
6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
- a. What percentage of your students uses their lockers?
  - b. Would you be open to removing lockers?
7. Please describe how well your Secure Entry works and if you need improvements, additional technology or components to improve the secure entry system and flow. This is good.



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

When you look at teaching and learning in your building please identify:

- a. The top three positives with your school.
    - 1.
    - 2.
    - 3.
  - b. The top three challenges with your school.
    - 1.
    - 2.
    - 3.
10. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
- a. Are there challenges with your facility in meeting the needs of all learners?
  - b. Are the needs of special needs students being met in your building?
  - c. What challenges are you finding?
  - d. Are technology tools in place to support your needs?
  - e. Typically we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
    - i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem.
11. What future educational program needs do you see coming?
12. What revisions to your facility would be needed to support these future educational program programs?
13. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?
14. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10 to 25 year needs.

**Please prepare and email to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format.**

Thank you in advance for helping shape Chippewa Falls Area Unified School District for the next 25 years or more.

ATS&R Planners, Architect and Engineers

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Questions for Chippewa Falls School Principals

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To: School Principals  
From: ATSR: Dean Beeninga / Sarah Fox  
Re: 2020 Educational Analysis  
Date: Spring 2020

Name: Donna Goodman  
Position: High School Principal  
School: Chippewa Falls Senior High School  
Email: [goodmadk@chipfalls.org](mailto:goodmadk@chipfalls.org)

ATS&R Planners, Architects and Engineers has been commissioned by Chippewa Falls Administration and School District to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community member, and any other important contributors to your school program that may have valuable insight and input into just how things work. We do not mind if the team is small or large. Generally, Site Based Team Meetings will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
  - a. Top need: Field house addressing music/athletics- A field house would address gym space, music space and fitness center allowing for additional rehearsal space.



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- b. Transgender locker rooms
2. Please list the top Facility or repair needs in your building that could be improved.
  - a. Top need: Storage
  - b. Cafeteria
  - c. Carpet
3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
  - a. The top three things about your site that work well.
    1. Bus Run
  - b. The top three things about your site that need improvement.
    1. More Parking to make better traffic flow
4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
  - a. The top three things about your site that work well.
    1. Dorais Football Field
    2. Proximity of stadium
    3. A lot of grassy, green space
  - b. The top three things about your site that need improvement.
    1. Need Field House
    2. Storage for athletic equipment
5. Little space for outdoor learning areas

Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.

- a. Grade or Core Classrooms
- b. Special Needs
- c. Large Group Area—We have no rooms for large activity groups to meet except the auditorium which we currently use as a classroom.
- d. Small Group Areas—
- e. Teaming Areas-- Team rooms needed near the gym area
- f. Staff Areas
- g. Storage—Needed for athletic equipment, testing tables, Tech Ed supplies
- h. Administration
- i. Student Services- Need additional therapist rooms
- j. Parking---Additional spaces needed
- k. Car and Bus Drop Off Areas
- l. Playgrounds / Fields
- m. Toilets

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- n. Cafeteria---It only hold 500 when we serve 750 at one time
  - o. Kitchen
  - p. Physical Education Areas---- Field House would Help and need additional locker areas (transgender needs) & gym space
  - q. Media Center
  - r. Science Areas
  - s. Engineering Areas
  - t. Art Areas
  - u. Music Areas---We need another music/band classroom
  - v. Athletic Areas---Too many offsite locations
  - w. Performing Arts Areas---We need a larger auditorium
  - x. Educational Technology Areas—Need storage
  - y. Family Consumer Science---Need an additional kitchen classroom
  - z. Outdoor Learning Areas
  - aa. Building Services Areas--
  - bb. Technology Areas
  - cc. Circulation Areas
  - dd. Storage-Athletic and testing tables and Tech Ed supplies
6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
- a. What percentage of your students uses their lockers? Low %
  - b. Would you be open to removing lockers? Maybe
7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. Good
- When you look at teaching and learning in your building please identify:
- a. The top three positives with your school.
    - 1. Newly air-conditioned classrooms
    - 2. New Facility (Fab Lab, Agri-science classrooms)
    - 3. New eating area
  - b. The top three challenges with your school.
    - 1. Space
    - 2. Storage
    - 3. Old structures impeding learning & flexibility
8. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
- a. Are there challenges with your facility in meeting the needs of all learners? We need gender neutral locker rooms

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- b. Are the needs of special needs students being met in your building? Yes
  - c. What challenges are you finding? Storage & Café too Small
  - d. Are technology tools in place to support your needs? Yes
  - e. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support “classrooms”.
    - i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?  
Yes, we would like to have an addition for storage, larger cafeteria, and an athletic/music area
9. What future educational program needs do you see coming?  
Mental Health Facilities is strongly needed
10. What revisions to your facility would be needed to support these future educational program programs?  
Add to café, music & storage, athletic field house, swimming pool, and larger weight room, and update the pupil service area
11. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together? No
12. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-to-25-year needs.

**Please prepare and email to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format.**

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ATSR&R Planners, Architect and Engineers

Dean Beeninga, AIA, LEED-AP, REFP  
Educational Facility Planner / Architect / Partner

Sarah Fox, LEED Associate, NCARB  
Architecture, Associate Partner

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Questions for Chippewa Falls School Principals

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To: School Principals  
From: ATSR: Dean Beeninga / Sarah Fox  
Re: 2020 Educational Analysis  
Date: Spring 2020

Name: Dave Schaller  
Position: Principal  
School: Chippewa Valley High School (CVHS)  
Email: [schalldp@chipfalls.org](mailto:schalldp@chipfalls.org)

**Note: The CFAUSD leases space for CVHS from the Northern Wisconsin Center in Chippewa Falls. Therefore, limited facility updates or changes can be made. This is reflected in the limited information provided.**

ATSR Planners, Architects and Engineers has been commissioned by Chippewa Falls Administration and School District to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community member, and any other important contributors to your school program that may have valuable insight and input into just how things work. We do not mind if the team is small or large. Generally, Site Based Team Meetings will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

13. Please list the top Instructional needs in your building that could be improved.
  - a. Top need: **Smartboards or similar technology in each classroom.**
  - b. (Teachers have not asked for significant improvements related to instruction)
  
14. Please list the top Facility or repair needs in your building that could be improved.
  - a. Top need: Increased coverage and quality of security cameras.
  - b. **Secure Entry. While this is a priority for a couple of staff members, it is not a high priority for the principal.**
  - c. **Multi-use bathrooms. Bathrooms are currently single use.**
  
15. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
  - a. The top three things about your site that work well.
    1. **Since our student and staff population are low, traffic flow is not an issue.**
  - b. The top three things about your site that need improvement.
    1. **No improvements needed.**
  
16. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
  - a. The top three things about your site that work well.
    1. **We have lots of green space on the NWC grounds**
    2. **Little competition for green space use.**
  - b. The top three things about your site that need improvement.
    1. **No good access to interior courtyard area – this would be a great place to use for student activities.**
  
17. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
  - a. Grade or Core Classrooms
  - b. Special Needs
  - c. Large Group Area: **We lack an area for large group assemblies and meetings.**
  - d. Small Group Areas: **We lack small group breakout areas.**
  - e. Teaming Areas
  - f. Staff Areas
  - g. Storage
  - h. Administration
  - i. Student Services
  - j. Parking: **Parking is sufficient – we need better camera coverage.**
  - k. Car and Bus Drop Off Areas
  - l. Playgrounds / Fields
  - m. Toilets: **We could use multi-use bathrooms.**



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- n. Cafeteria
- o. Kitchen
- p. Physical Education Areas
- q. Media Center
- r. Science Areas
- s. Engineering Areas
- t. Art Areas
- u. Music Areas
- v. Athletic Areas
- w. Performing Arts Areas
- x. Educational Technology Areas
- y. Family Consumer Science
- z. Outdoor Learning Areas
- aa. Building Services Areas
- bb. Technology Areas
- cc. Circulation Areas

18. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.

- a. What percentage of your students uses their lockers? **CVHS does not have lockers.**
- b. Would you be open to removing lockers?

19. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. **We do not currently have a secure entry.**

When you look at teaching and learning in your building please identify:

- a. The top three positives with your school.
  - 1. **Since we lease the space, we make the best of what we have.**

- b. The top three challenges with your school.
  - 1. **No real challenges**

20. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.

- a. Are there challenges with your facility in meeting the needs of all learners? **Yes – we could use small group areas that are easy to supervise.**
- b. Are the needs of special needs students being met in your building? **Yes.**
- c. What challenges are you finding? **None really.**
- d. Are technology tools in place to support your needs? **Yes.**

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

- e. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support “classrooms”.
  - i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?
- 21. What future educational program needs do you see coming? **No real changes that would impact facility needs.**
- 22. What revisions to your facility would be needed to support these future educational program programs? **None.**
- 23. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?
- 24. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-to-25-year needs.

Please prepare and email to [dbeeninga@atsr.com](mailto:dbeeninga@atsr.com) in word format.

Thank you in advance for helping shape Chippewa Falls Area Unified School District for the next 25 years or more.

ATS&R Planners, Architect and Engineers

Dean Beeninga, AIA, LEED-AP, REFP  
Educational Facility Planner / Architect / Partner

Sarah Fox, LEED Associate, NCARB  
Architecture, Associate Partner

**Moving Forward to Achieve CFAUSD’s Aspirations: Making It Happen!**

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

## Section 16: Aspirations

One of the critical underpinnings of the Community Conversation for Educational Excellence event, as well as the development and deployment of the 2014-2017 Strategic Plan, was to fully engage the community in the development of a mutual understanding, and a shared vision, of the future of education in the Chippewa Falls Area Unified School District and the commitment to build the future together.

### Reaching Chippewa Falls' Aspirations



The Options presented above are not offered as solutions for CFAUSD, board and administration to consider as you make decisions about how to move forward. Such decisions are local decisions that are most commonly made through a process of collaboration, bringing members of the community at large, parents, faculty, staff, students, administration, and board together with a clear purpose. The framework for this process should at least include the:

1. Development of a clear understanding of the existing physical conditions of Chippewa Falls Area Unified School District's schools,
2. Recognition that changes are taking place in classrooms throughout the District as well as across the state and nation,
3. Recognition that a Strategic Plan is in place that calls upon the community to work together so that, ". . . all students will graduate prepared to succeed in post-secondary education and career with the knowledge, skills, attitudes and behaviors necessary to achieve their personal goals and contribute to the common good. . ."

The framework for the process must also recognize the realities that are not unique to Chippewa Falls but will influence the community's support for its ultimate solution, nevertheless. Those realities include:

- anticipated costs to the community (tax impact),
- cost comparisons of options such as renovation, replacement, expansion and/or new,
- impact on school attendance boundaries,
- loyalty to preservation of 'neighborhood' schools,

## CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN 2021

- community access, and
- community growth and development.

The illustration, “Reaching Chippewa Falls’ Aspirations” shows the ‘steppingstones’ leading to the successful creation, and implementation, of Chippewa Falls Area Unified School District’s Aspiration Plan. It begins with a directive from the board to the administration to organize, and put into place, a Facilities Committee with broad representation from the community and a clearly understood purpose for its organization. When following this planning design, the Board would expect to receive a clear set of recommendations from the Facilities Committee that details a plan for reaching CFAUSD’s aspirations.

The illustration, “The Work of Community Engagement” describes more fully the work and commitment of the community’s Facilities Committee. As noted in the paragraph above, it is important that the work of the Committee be framed with a clear statement of purpose and outcome expectations.



The committee itself should be inclusive in nature, having representation from the faculty and staff across the District, representatives from parents, special interest groups, as well as the community at-large. Students should also serve as Committee members. The committee would be engaged in a series of meetings where they are given the opportunity to learn from the work that has been completed through the three (3) District initiatives and listen to one another as they share their thoughts and ideas related to moving the District forward. Through extensive use of small group discussions leading to large group consensus, the committee would fulfill its charge by offering a set of recommendations for Board consideration.

Reaching CFAUSD’s aspiration comes from the Board accepting recommendations from the Facilities Committee and taking all necessary steps to communicate the final plan for facility changes, leading to creating 21<sup>st</sup> century facilities that support 21<sup>st</sup> century education and a community committed to growth and development.

It has been said that to aspire without a plan is little more than a dream and that a plan without aspiration is a commitment to stand still. The Chippewa Falls Area Unified School District, its board and administration have both a plan and aspiration. While the work ahead will be difficult, the foundation for success has been set.

## Section 16A: Aspirations Executive Summary

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

# ASPIRATION PLANS

## EXECUTIVE SUMMARY





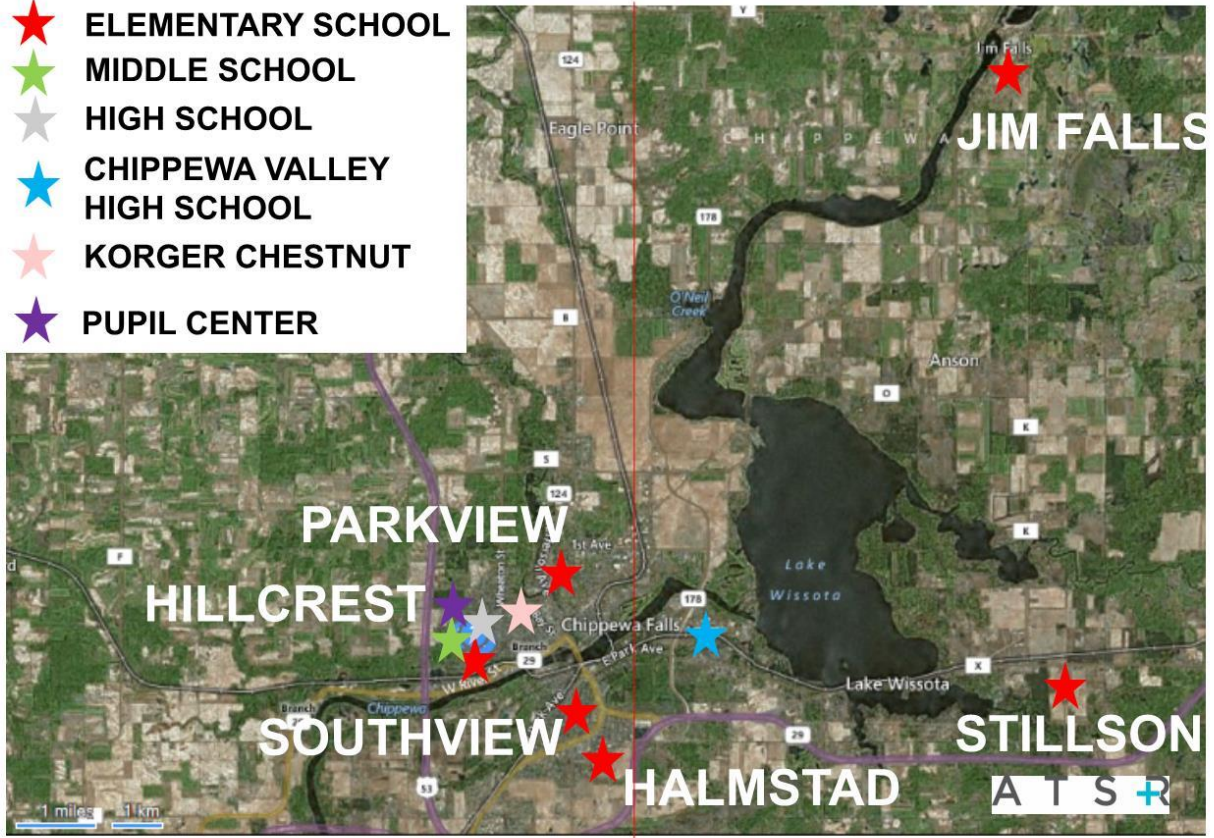
CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

**DISTRICT FACILITIES**

- ★ ELEMENTARY SCHOOL
- ★ MIDDLE SCHOOL
- ★ HIGH SCHOOL
- ★ CHIPPEWA VALLEY HIGH SCHOOL
- ★ KORGER CHESTNUT
- ★ PUPIL CENTER



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

## ASPIRATION PLANS

### PART 1: EXECUTIVE SUMMARY

### PART 2: ASPIRATION MENUS

### PART 3: ASPIRATION OPTIONS

The goal of the aspiration plans is to create equity in all of the schools to align with your core guiding principles and goals in the Chippewa Falls School District.

The new Stillson Elementary School and renovated Middle School will serve as the basis to compare your other schools to. We consider these projects as Future Ready Schools. Future Ready Schools have components to support the various teaching and learning needs. The need for various sized spaces which support the various learning styles needed to connect with each student's needs. You will see break out areas, small group rooms, large group rooms, relieved congestion in the corridors and spaces to gather, collaborate and learn.

Part 2 : Aspiration Menus look at each school independently to apply to the various Aspiration Options in Part 3.

Part 3: Aspiration Options are recommendations.

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

PART 1: ASPIRATIONS EXECUTIVE SUMMARY

CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION SUMMARY

Option	Menu Items	Aspiration Idea	* Preliminary Estimated Project 2021 Costs	** Preliminary Estimated Project 2024 Costs	** Preliminary Estimated Project 2028 Costs	** Preliminary Estimated Project 2031 Costs
Option 1	HM1; HL1 ;JF1; PV1; SV1; MS1; HS1; DO1	ALL BUILDINGS -Repairs, Improvements, Remodeling and to all Buildings. Some additions to keep all boundaries the same.	\$ 188,787,957	\$ 212,360,777	\$ 248,432,072	\$ 279,452,295
Option 2	HL3; DO3; HS2	Remove District Office from Hillcrest to offer space needed at Hillcrest for enrollment, transform Korger Chestnut into a District Office which includes PSC, High School new gym, fitness, music suite, repairs, auditorium/ stage renovation and expansion, new fitness	\$ 63,762,998	\$ 71,724,700	\$ 83,907,755	\$ 94,384,813
Option 3	HL4; DO3; HS3	New Hillcrest Elementary; Transform old Hillcrest as a District Office and CVHS, High School- new field house + new Music Suite + auditorium / stage renovation and expansion, new fitness	\$ 90,502,092	\$ 101,802,546	\$ 119,094,579	\$ 133,965,205
Option 4	HL3; DO2; HS4	New District Office Building, remove District Office from Hillcrest to offer space needed at Hillcrest for enrollment, High School- create a field house inside the existing building, add new locker rooms, new Music Suite + auditorium / stage renovation and expansion, new fitness	\$ 65,521,386	\$ 73,702,648	\$ 86,221,674	\$ 96,987,657
2018 to 2021		Past Bond at \$65M cost with inflation for this study in today's cost is:	\$ 74,051,647	\$ 83,298,032	\$ 97,446,916	\$ 109,614,527
		* Estimates do not include Bonding Costs, Interest, Legal Fees or Environmental Abatement Costs				
		** Estimates are inflated at a 4% per year rate for this study. Current post Covid inflation increases in construction are 10%- 15%. We don't anticipate this increase rate in the future. We can add more if you are uncomfortable with this rate increase percentage per year.				

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS						
CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU						
<b>HM1</b>	Halmstad		Exg Gross SF	55,250	Project Cost	
	Totals		Option Gross SF	74,518	Project Cost	\$22,161,335
<b>HM2</b>	Halmstad		Exg Gross SF	55,250	Project Cost	
	Totals		Option Gross SF	55,250	Project Cost	\$13,870,071
<b>HL1</b>	Hillcrest		Exg Gross SF	54,340	Project Cost	
	Totals		Option Gross SF	74,476	Project Cost	\$14,403,573
<b>HL2</b>	Hillcrest		Exg Gross SF	54,340	Project Cost	
	Totals		Option Gross SF	54,340	Project Cost	\$10,499,478
<b>HL3</b>	Hillcrest - remove District Office		Exg Gross SF	60,409	Project Cost	
	Totals		Option Gross SF	60,409	Project Cost	\$12,782,662
<b>HL4</b>	New Hillcrest Elementary School		Gross SF	74,500	Project Cost	
	Totals		Option Gross SF	74,500	Project Cost	\$25,782,647
<b>JF1</b>	Jim Falls		Exg Gross SF	22,800	Project Cost	
	Totals		Option Gross SF	36,055	Project Cost	\$12,586,803
<b>PV1</b>	Parkview		Exg Gross SF	80,556	Project Cost	
	Totals		Option Gross SF	99,044	Project Cost	\$18,860,021
<b>SV1</b>	Southview		Exg Gross SF	71,833	Project Cost	
	Totals		Option Gross SF	71,833	Project Cost	\$3,914,098
<b>MS1</b>	Middle School		Exg Gross SF	226,316	Project Cost	
	Totals		Option Gross SF	232,916	Project Cost	\$28,675,924
<b>DO1</b>	Current District Administration Facilities (KC- PSC - DO)					
	Korger Chestnut		Exg Gross SF	20,634		
	Pupil Services Center		Exg Gross SF	8,640		
	District Administration and Operations @ Current Location		Exg Gross SF	6,069		
	Totals		Option Gross SF	35,343	Project Cost	\$6,004,552
<b>DO2</b>	New District Office				Project Cost	
	Totals		Option Gross SF	13,181	Project Cost	\$4,804,528



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU						
<b>DO3</b>	Korger Chestnut as District Office		Exg Gross SF	20,634	Project Cost	
	Totals		Option Gross SF	20,634	Project Cost	\$4,737,125
<b>DO4</b>	Hillcrest becomes District Office + Chippewa Valley HS		Exg Gross SF	60,409	Project Cost	
	Totals		Option Gross SF		Project Cost	\$12,324,290
<b>HS1</b>	High School		Exg Gross SF	287,032	Project Cost	
	Totals		Option Gross SF	401,432	Project Cost	\$82,181,650
<b>HS2</b>	High School		Gross SF	287,032	Project Cost	
	Totals		Option Gross SF	337,132	Project Cost	\$46,243,210
<b>HS3</b>	High School- Stand alone Field House + Performing Arts		Exg Gross SF	287,032		
	Totals		Option Gross SF	385,532	Project Cost	\$52,395,156
<b>HS4</b>	High School- Central Field House + Performing Arts		Gross SF	287,032	Project Cost	
	Totals		Option Gross SF	351,532	Project Cost	\$47,934,196
<b>HS5</b>	New High School					
	Totals		Option Gross SF	325,084	Project Cost	\$110,392,594
	Past Referendum in Today's Cost					
	Current Day Value of 2018 Bond Referendum at \$65M	100				\$74,051,647



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS					
OPTION 1 ASPIRATIONS					
<b>HM1</b>	Halmstad		Exg Gross SF	55,250	Project Cost
	Totals		Option Gross SF	74,518	\$22,161,335
<b>HL1</b>	Hillcrest		Exg Gross SF	54,340	Project Cost
	Totals		Option Gross SF	74,476	\$14,403,573
<b>JF1</b>	Jim Falls		Exg Gross SF	22,800	Project Cost
	Totals		Option Gross SF	36,055	\$12,586,803
<b>PV1</b>	Parkview		Exg Gross SF	80,556	Project Cost
	Totals		Option Gross SF	99,044	\$18,860,021
<b>SV1</b>	Southview		Exg Gross SF	71,833	Project Cost
	Totals		Option Gross SF	71,833	\$3,914,098
<b>MS1</b>	Middle School		Exg Gross SF	226,316	Project Cost
	Totals		Option Gross SF	232,916	\$28,675,924
<b>DO1</b>	Current District Administration Facilities (KC- PSC - DO)				Project Cost
	Totals		Option Gross SF	35,343	\$6,004,552
<b>HS1</b>	High School		Exg Gross SF	287,032	Project Cost
	Totals		Option Gross SF	401,432	\$82,181,650
<b>OP 1</b>	TOTAL OPTION 1				<b>\$188,787,957</b>

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS					
OPTION 2 ASPIRATIONS					
<b>HL3</b>	Hillcrest - remove District Office		Exg Gross SF	60,409	Project Cost
	Totals		Option Gross SF	60,409	\$12,782,662
<b>DO3</b>	Korger Chestnut as District Office		Exg Gross SF	20,634	Project Cost
	Totals		Option Gross SF	20,634	\$4,737,125
<b>HS2</b>	High School		Gross SF	287,032	Project Cost
	Totals		Option Gross SF	337,132	\$46,243,210
<b>OP 1</b>	TOTAL OPTION 1				\$63,762,998

ESTIMATE OF PROBABLE PROJECT COSTS					
OPTION 3 ASPIRATIONS					
<b>HL4</b>	New Hillcrest Elementary School		Gross SF	74,500	Project Cost
	Totals		Option Gross SF	74,500	\$25,782,647
<b>DO4</b>	Hillcrest becomes District Office + Chippewa Valley HS		Exg Gross SF	60,409	Project Cost
	Totals		Option Gross SF		\$12,324,290
<b>HS3</b>	High School- Stand alone Field House + Performing Arts		Exg Gross SF	287,032	
	Totals		Option Gross SF	385,532	\$52,395,156
<b>OP 3</b>	TOTAL OPTION 3				\$90,502,092

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS						
OPTION 4 ASPIRATIONS						
<b>HL3</b>	Hillcrest - remove District Office		Exg Gross SF	60,409	Project Cost	
	Totals		Option Gross SF	60,409	Project Cost	\$12,782,662
<b>DO2</b>	New District Office				Project Cost	
	Totals		Option Gross SF	13,181	Project Cost	\$4,804,528
<b>HS4</b>	High School- Central Field House + Performing Arts		Gross SF	287,032	Project Cost	
	Totals		Option Gross SF	351,532	Project Cost	\$47,934,196
<b>OP 4</b>	TOTAL OPTION 4					\$65,521,386

## Section 16B: Aspirations Menu Plans

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

# ASPIRATION MENU PLANS

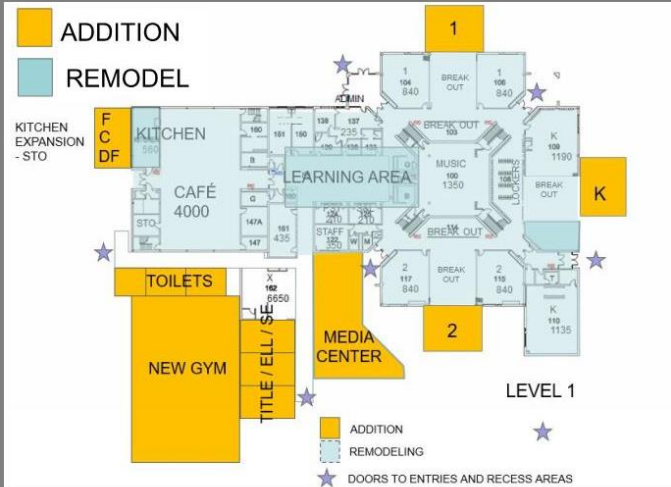


ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

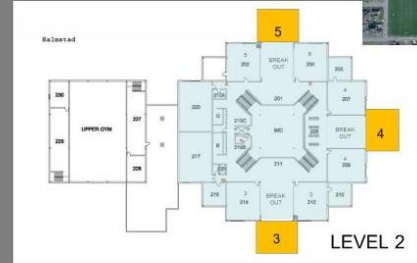
CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HM1

ASPIRATIONS PLANS  
HALMSTAD ELEMENTARY SCHOOL

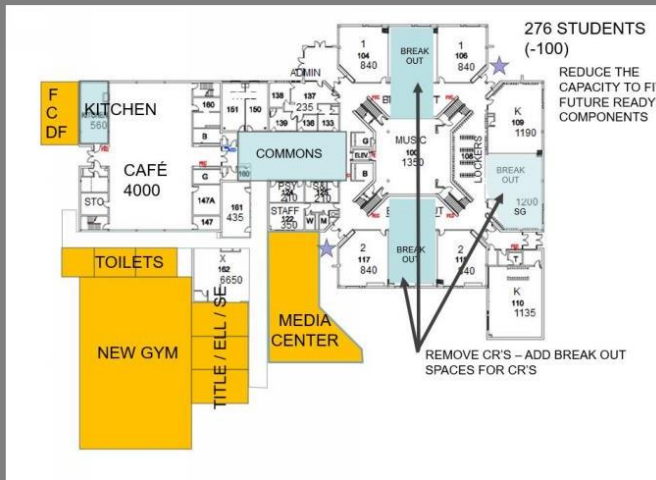


376 enrollment / 414 capacity

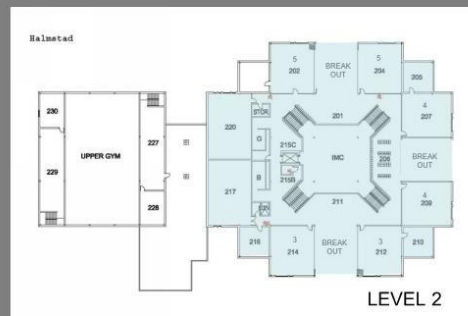


HM2

ASPIRATIONS PLANS  
HALMSTAD ELEMENTARY SCHOOL



after shifting 100 students to Stillson and Southview = 276 enrollment / 288 capacity



ADDITION  
REMODEL

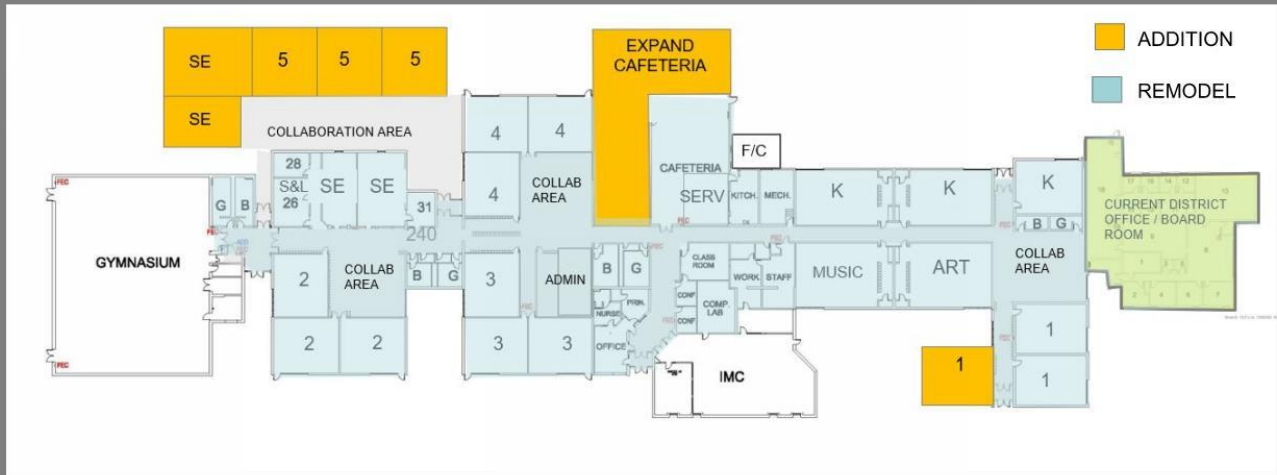




CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HL1

ASPIRATIONS PLANS  
HILLCREST ELEMENTARY SCHOOL



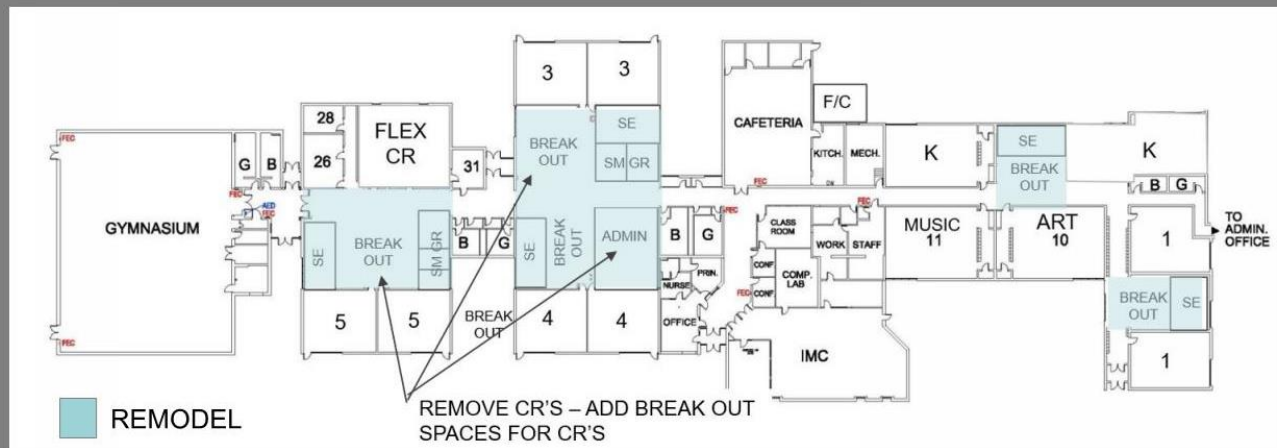
397 enrollment / 414 capacity



HL2

ASPIRATIONS PLANS  
HILLCREST ELEMENTARY SCHOOL

REMOVE 100 STUDENTS AND IMPROVE THE LEARNING ENVIRONMENT

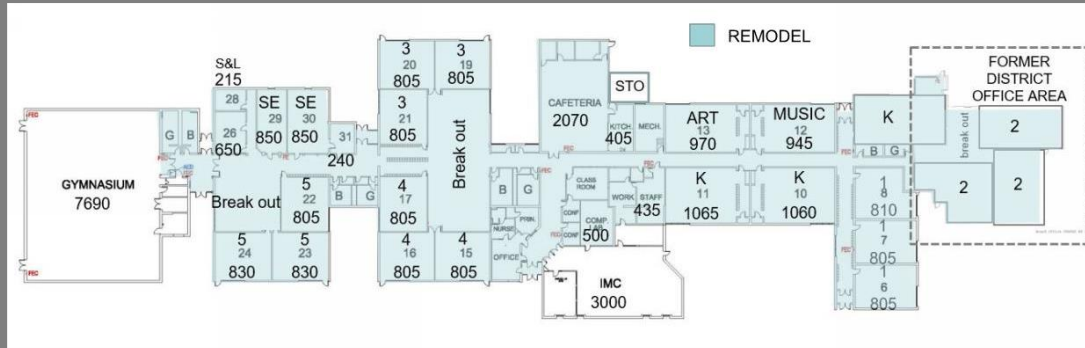


after shifting 100 students to Parkview = 297 enrollment / 288 capacity

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HL3

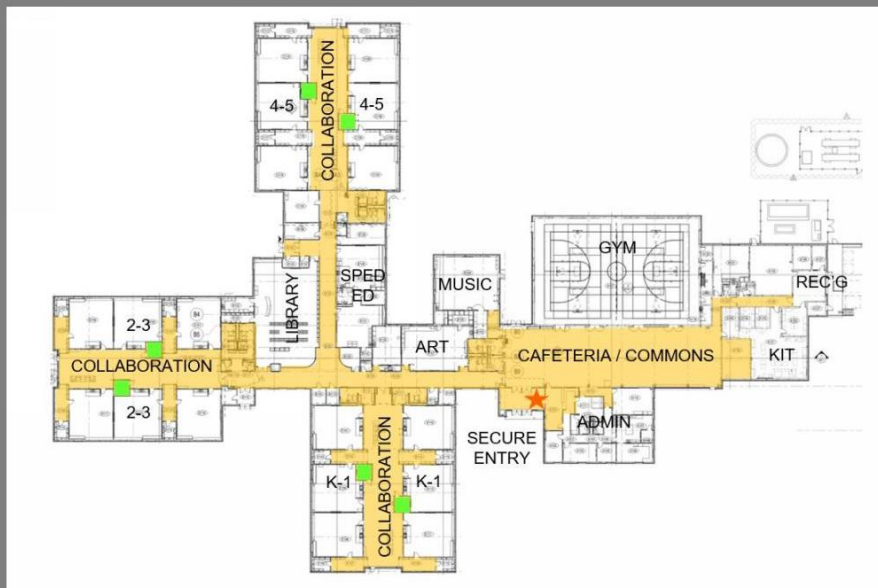
ASPIRATIONS PLANS  
HILLCREST ELEMENTARY SCHOOL



ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

HL4

ASPIRATIONS PLANS  
NEW HILLCREST ELEMENTARY SCHOOL



A REPEAT OF STILLSON IS SHOWN AS A DIAGRAM  
FOR 414 STUDENTS

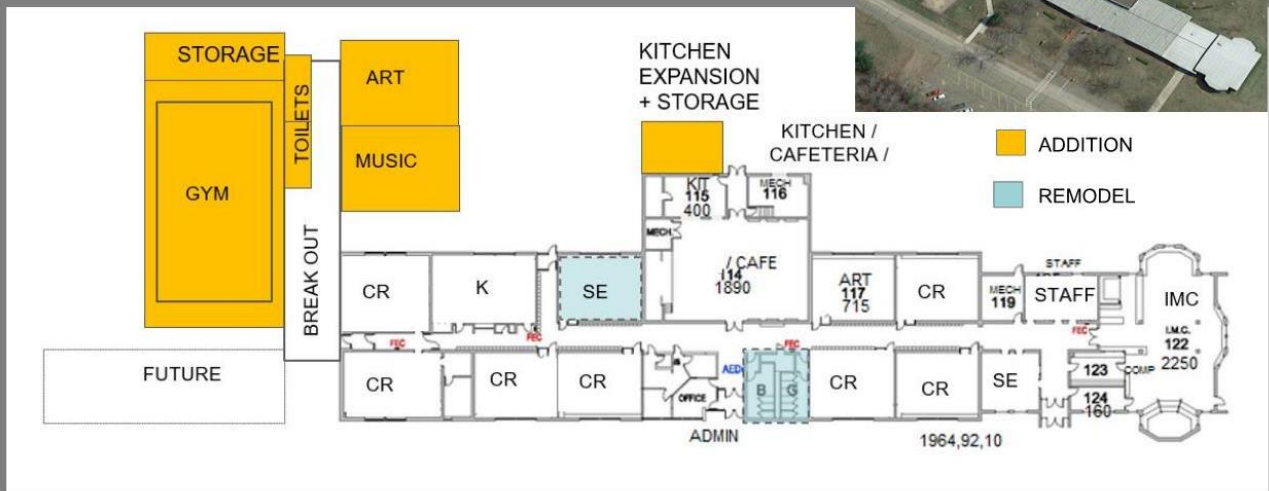
ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

JF1

ASPIRATIONS PLANS

JIM FALLS ELEMENTARY SCHOOL

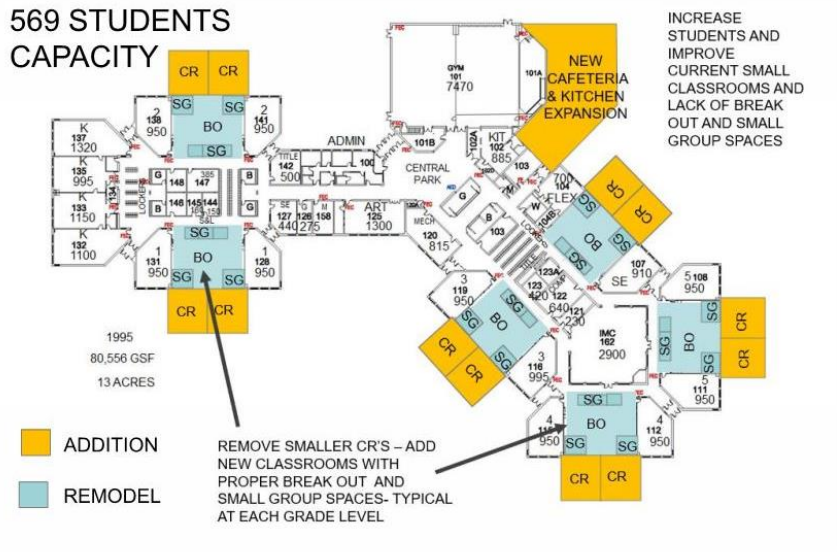


PV1

ASPIRATIONS PLANS

PARKVIEW ELEMENTARY

569 STUDENTS  
CAPACITY



CR CLASSROOM  
 BO BREAK OUT SPACE  
 SG SMALL GROUP ROOM

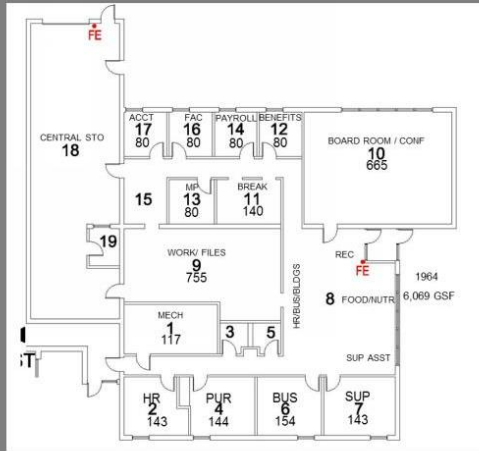


CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

DO1

ASPIRATIONS PLANS

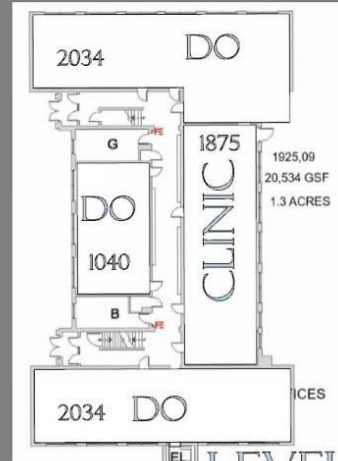
REPAIR CURRENT FACILITIES



DISTRICT OFFICE AT HILLCREST ES



DISTRICT OFFICE AT PUPIL SERVICES CENTER

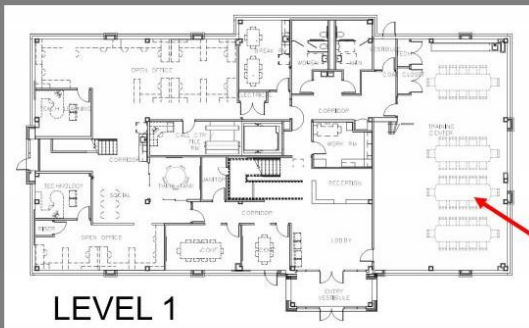


DISTRICT OFFICE AT KORGER- CHESTNUT

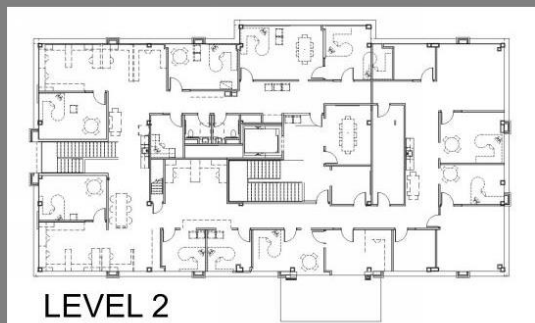
DO2

ASPIRATIONS PLANS

NEW DISTRICT OFFICE OPTION



LEVEL 1



LEVEL 2



DISTRICT TRAINING CENTER

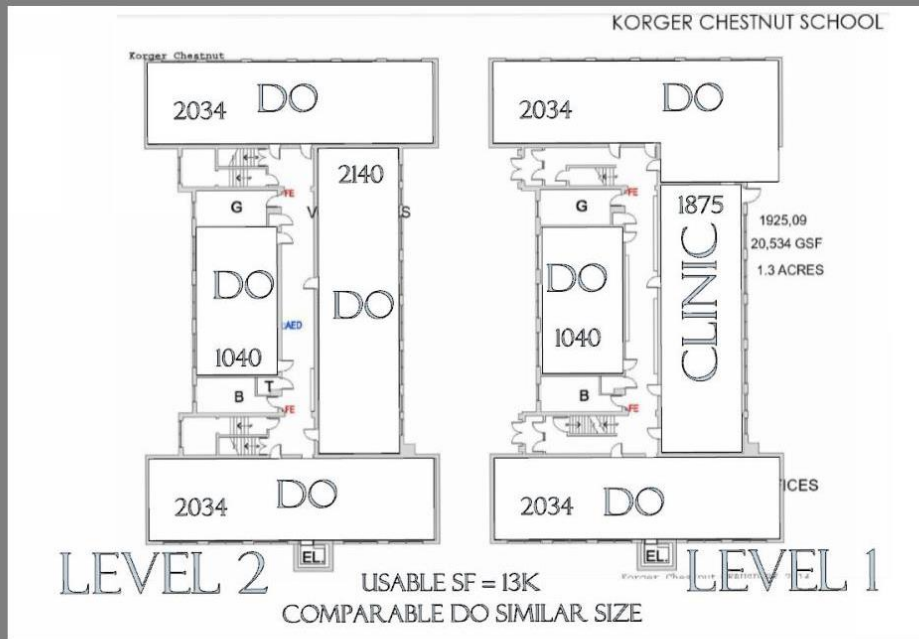
DO AT HSSD 15K GSF LEVELS 1 AND 2 FOR 6100 STUDENT DISTRICT

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

DO3

ASPIRATIONS PLANS

KORGER CHESTNUT AS DISTRICT OFFICE



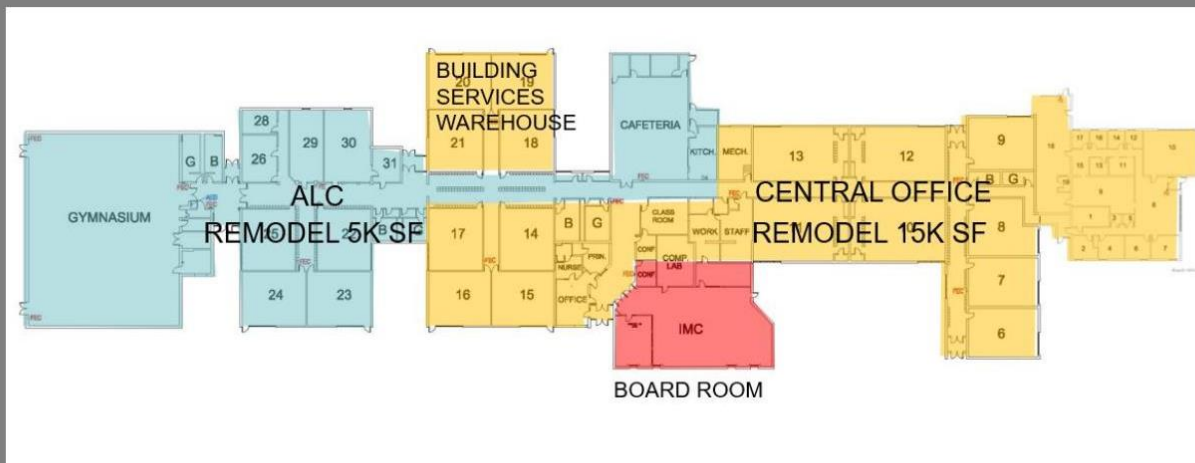
KORGER- CHESTNUT 20,500 GSF LEVELS 1 AND 2

ATSR

DO4

ASPIRATIONS PLANS

CONVERT HILLCREST INTO DISTRICT OFFICE AND CVHS





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

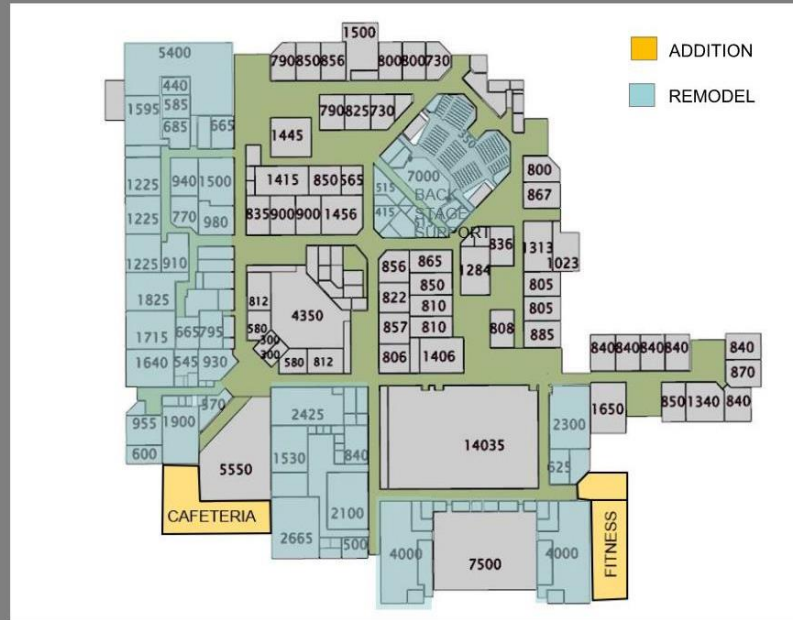
MS1

ASPIRATIONS PLANS

MIDDLE SCHOOL

The middle school recently saw many improvements but did not finish the needs for the FACE, ARTS, TECH ED, SPECIALS, MUSIC, PE, AUDITORIUM and other untouched portions.

Remodeling and a refresh is needed for those spaces.

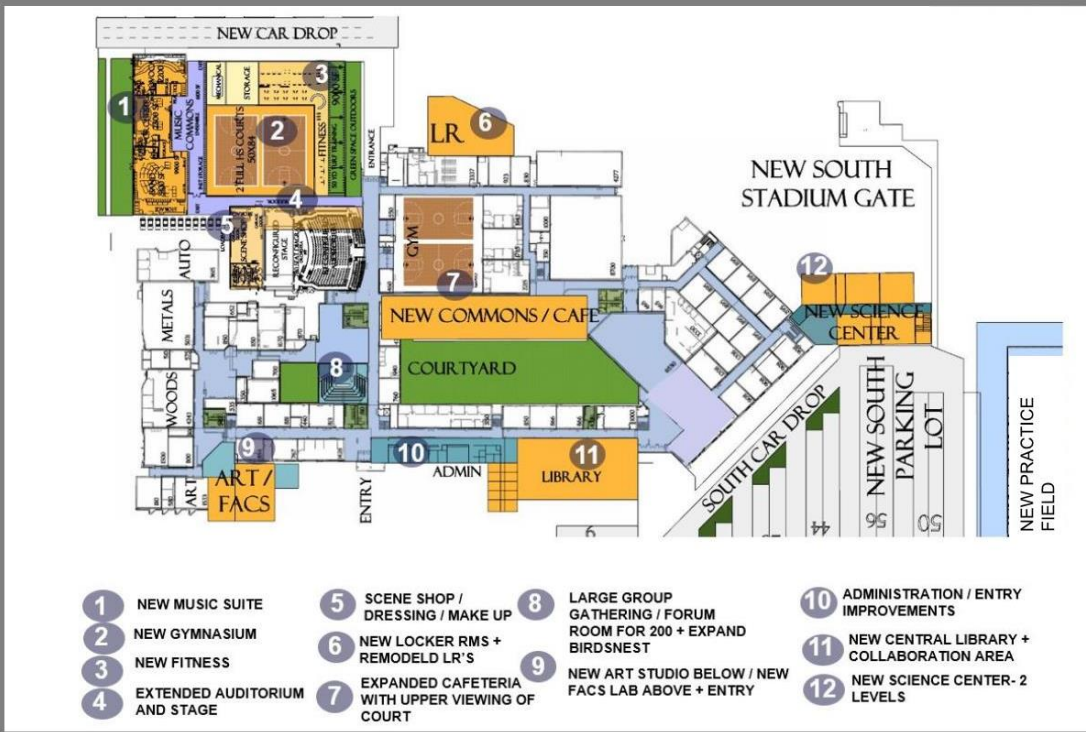


HS1

ASPIRATIONS PLANS

CHIPPEWA FALLS HIGH SCHOOL

ATSR



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATIONS PLANS  
CHIPPEWA FALLS HIGH SCHOOL

ASPIRATION PLANS

HS1  
HS2  
HS4  
SITE

1 NEW MUSIC SUITE  
2 NEW GYMNASIUM  
3 NEW FITNESS  
4 EXTENDED AUDITORIUM AND STAGE  
5 SCENE SHOP / DRESSING / MAKE UP  
6 NEW CAR DROP OFF LANES  
7 NEW SOUTH PARKING  
8 NEW SOUTH GATE TO STADIUM  
9 NEW PRACTICE FIELD

ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

HS2

ASPIRATIONS PLANS  
CHIPPEWA FALLS HIGH SCHOOL

ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

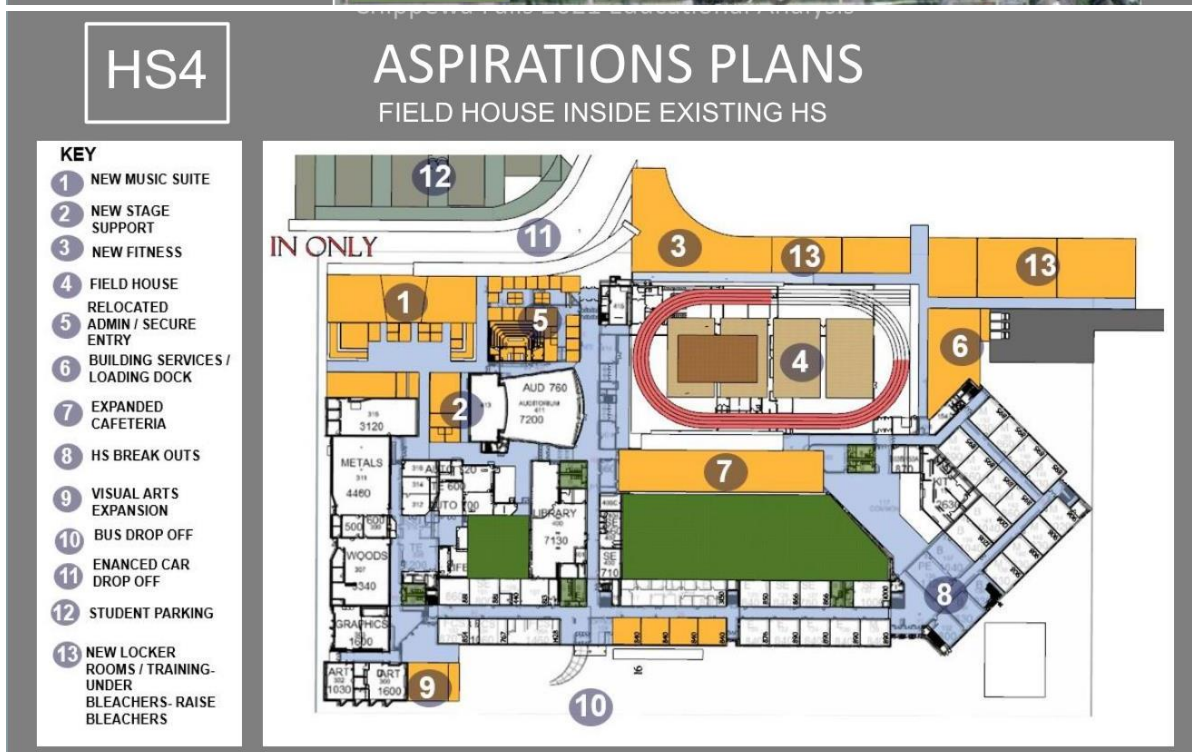
KEY

FLOOR PLAN

1 NEW MUSIC SUITE  
2 NEW GYMNASIUM  
3 NEW FITNESS  
4 EXTENDED AUDITORIUM AND STAGE  
5 SCENE SHOP / DRESSING / MAKE UP  
6 NEW CAR DROP OFF LANES  
7 NEW SOUTH PARKING  
8 NEW SOUTH GATE TO STADIUM  
9 NEW PRACTICE FIELD  
10 REMODELED AUDITORIUM AND STAGE



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Section 16C: Aspirations Option 1 Plans

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

# ASPIRATION OPTION 1



ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

# ASPIRATIONS OPTION 1

## THE FULL BOAT

### GOALS

1. Right size all schools to match the 10 year enrollment and teaching and learning needs.
2. Enhance the teaching and learning spaces at all Schools to bring equity to the new Stillson and Middle School spaces given to them.
3. Complete the repair lists at ALL schools

ESTIMATE OF PROBABLE PROJECT COSTS				
OPTION 1 ASPIRATIONS				
HM1	Halmstad	Exg Gross SF	55,250	Project Cost
	Totals	Option Gross SF	74,518	\$22,161,335
HL1	Hillcrest	Exg Gross SF	54,340	Project Cost
	Totals	Option Gross SF	74,476	\$14,403,573
JF1	Jim Falls	Exg Gross SF	22,800	Project Cost
	Totals	Option Gross SF	36,055	\$12,586,803
PV1	Parkview	Exg Gross SF	80,556	Project Cost
	Totals	Option Gross SF	99,044	\$18,860,021
SV1	Southview	Exg Gross SF	71,833	Project Cost
	Totals	Option Gross SF	71,833	\$3,914,098
MS1	Middle School	Exg Gross SF	226,316	Project Cost
	Totals	Option Gross SF	232,916	\$28,675,924
DO1	Current District Administration Facilities (KC- PSC - DO)			Project Cost
	Totals	Option Gross SF	35,343	\$6,004,552
HS1	High School	Exg Gross SF	287,032	Project Cost
	Totals	Option Gross SF	401,432	\$82,181,650
OP 1	TOTAL OPTION 1			\$188,787,957

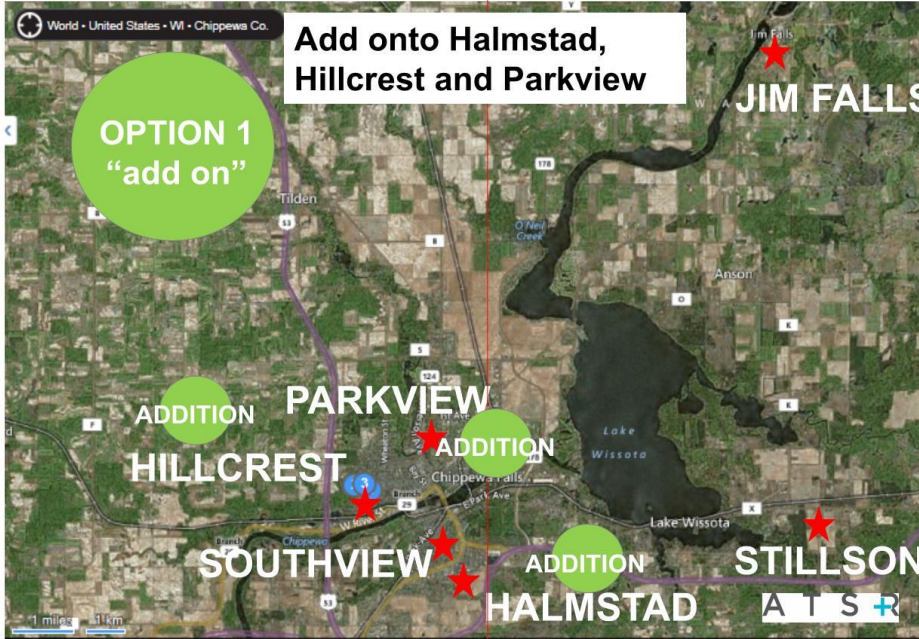


CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

ELEMENTARY SCHOOLS



OPTION 1

CHIPPEWA FALLS DISTRICT CAPACITIES TO ENROLLMENTS

Existing Square Footage	Acres	Classrooms Current	School Name	* Current Enrollment	* Current SF / Student	* Current Capacity WITHOUT Future Ready Components	* Recommended Capacity WITH Future Ready Components	Students Removed or Added	School Name	Recommended Square Footage	Recommended Classrooms	* Project Enrollment in this Building	* SF / Student at Capacity	* Remaining Capacity
<b>NON FUTURE READY</b>														
<b>CURRENT CONDITIONS</b>														
55,250	13.0	18	**Halmstad	376	147	414	288	-100	***Halmstad	55,250	12	276	192	12
54,340	3.0	18	**Hillcrest	397	137	414	288	-100	***Hillcrest	54,340	12	297	189	-9
22,800	5.5	6	**Jim Falls	143	159	143	143	0	**Jim Falls	22,800	6	143	159	0
80,556	13.0	24	**Parkview	469	172	552	576	100	***Parkview	99,044	24	569	172	7
71,833	10.0	18	***Southview	336	214	432	432	50	***Southview	71,833	18	386	166	46
74,500	35.0	18	***Stillson	362	206	432	432	50	***Stillson	74,500	18	412	172	20
359,279	80	102	District Wide K-5	2,083	172	2,387	2,159			377,767	90	2,083	175	76
226,316	34.0		Middle School	1,082	209	1,215	1,215		Middle School	226,316		1,082	186	133
287,032	24.0		High School	1,447	198	1,500	1,500		High School	401,432		1,447	268	53
872,627	138	102	District Wide K-12	4,612	5,102	4,612	4,674			1,005,515		4,612	262	

Elementary Schools Educational Standards = 170-200 sf per student basis  
 \* ATSR was directed to use the same enrollment for 2031 in this study  
 Capacities are based on 23 students per classroom for buildings with smaller sized classrooms and 24 students per classroom for buildings with rooms that meet the educational standard sizes.  
 \*\* Capacity based on 23 students per classroom  
 \*\*\* Capacity based on 24 students per classroom - some schools increase their capacity with additions or removal of students and right sized classrooms  
 \*\*\*\* Limited Site Area for an Addition

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

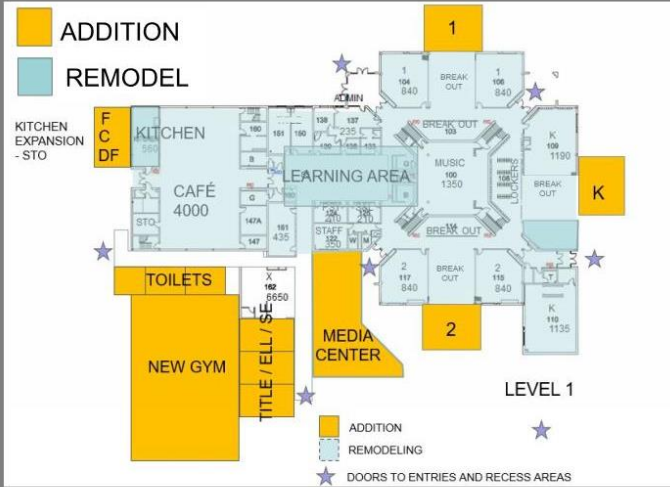
# OPTION 1

ESTIMATE OF PROBABLE PROJECT COSTS					
OPTION 1 ASPIRATIONS					
<b>HM1</b>	Halmstad		Exg Gross SF	55,250	Project Cost
	Totals		Option Gross SF	74,518	\$22,161,335
<b>HL1</b>	Hillcrest		Exg Gross SF	54,340	Project Cost
	Totals		Option Gross SF	74,476	\$14,403,573
<b>JF1</b>	Jim Falls		Exg Gross SF	22,800	Project Cost
	Totals		Option Gross SF	36,055	\$12,586,803
<b>PV1</b>	Parkview		Exg Gross SF	80,556	Project Cost
	Totals		Option Gross SF	99,044	\$18,860,021
<b>SV1</b>	Southview		Exg Gross SF	71,833	Project Cost
	Totals		Option Gross SF	71,833	\$3,914,098
<b>MS1</b>	Middle School		Exg Gross SF	226,316	Project Cost
	Totals		Option Gross SF	232,916	\$28,675,924
<b>DO1</b>	Current District Administration Facilities (KC- PSC - DO)				Project Cost
	Totals		Option Gross SF	35,343	\$6,004,552
<b>HS1</b>	High School		Exg Gross SF	287,032	Project Cost
	Totals		Option Gross SF	401,432	\$82,181,650
<b>OP 1</b>	TOTAL OPTION 1				\$188,787,957

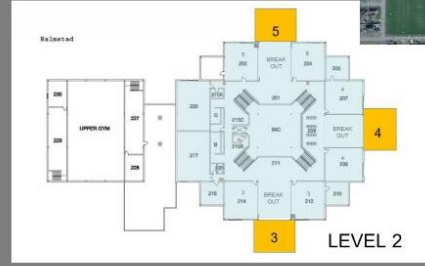
CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HM1

ASPIRATIONS MENU  
HALMSTAD ELEMENTARY SCHOOL

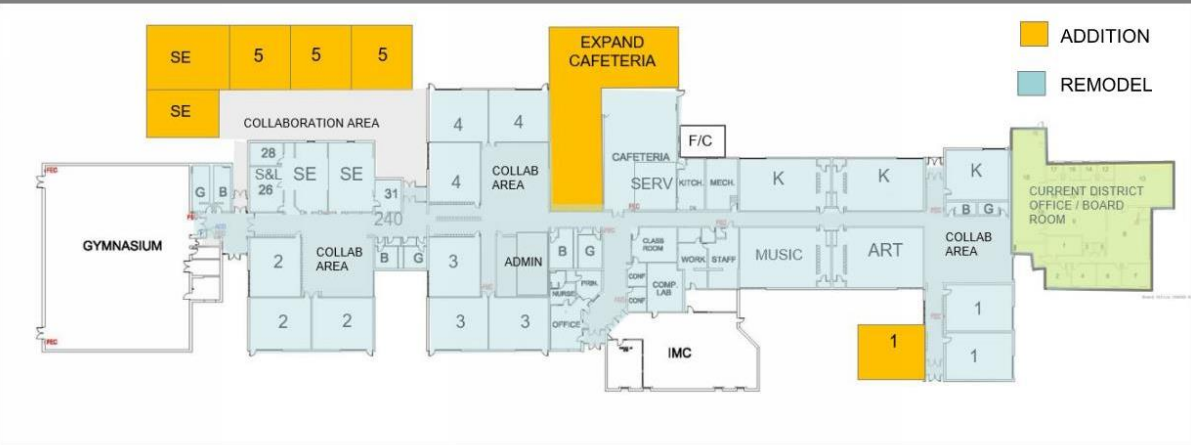


376 enrollment / 414 capacity



HL1

ASPIRATIONS MENU  
HILLCREST ELEMENTARY SCHOOL



397 enrollment / 414 capacity



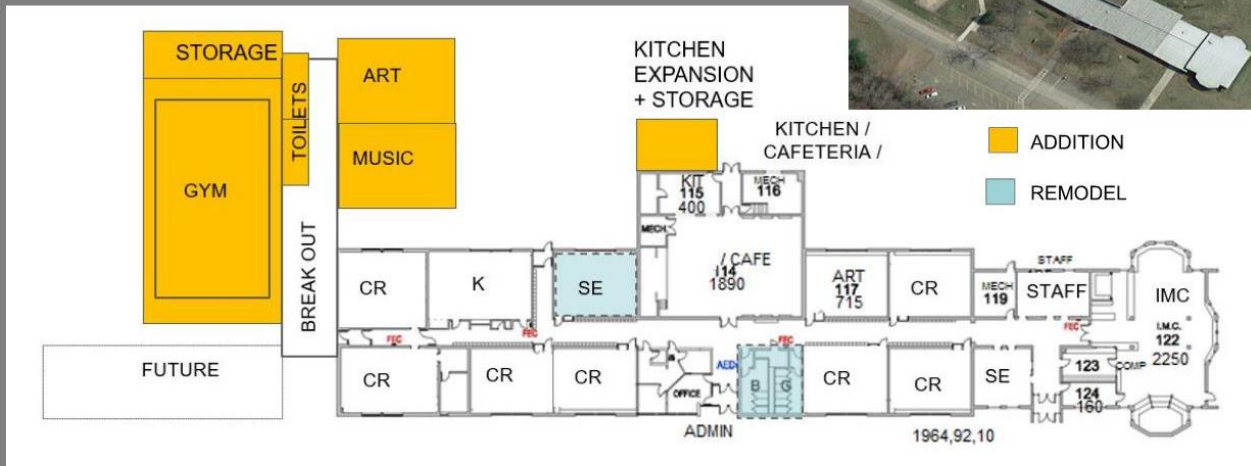


CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

JF1

ASPIRATIONS MENU

JIM FALLS ELEMENTARY SCHOOL

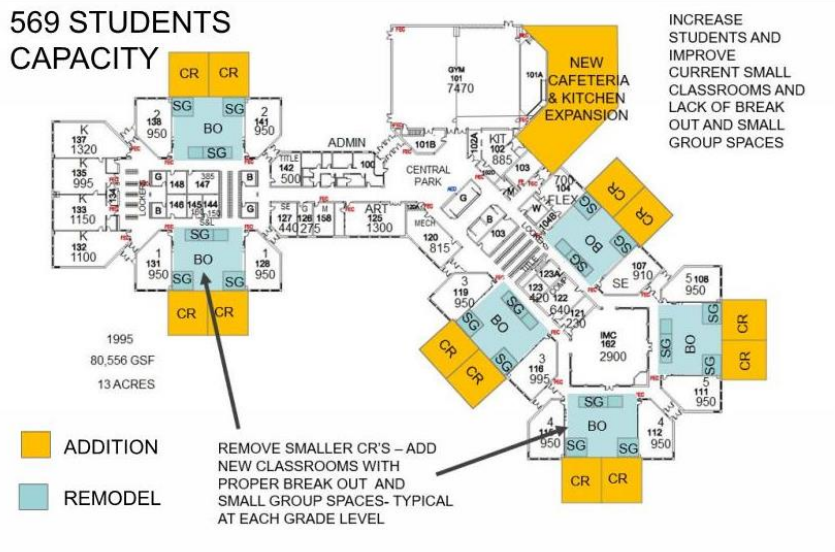


PV1

ASPIRATIONS MENU

PARKVIEW ELEMENTARY

569 STUDENTS  
CAPACITY



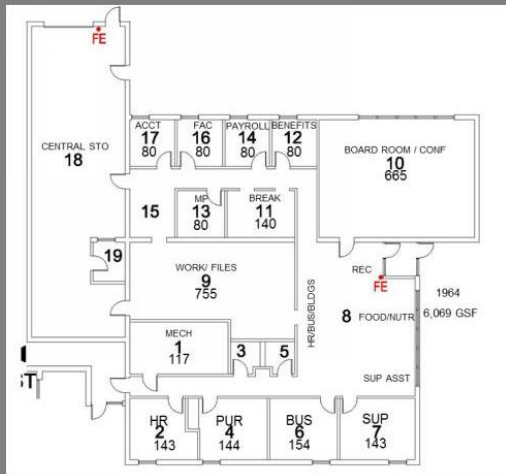
CR CLASSROOM  
 BO BREAK OUT SPACE  
 SG SMALL GROUP ROOM

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

DO1

ASPIRATIONS MENU

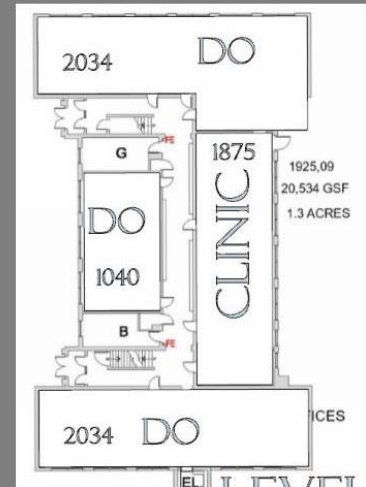
REPAIR CURRENT FACILITIES



DISTRICT OFFICE AT HILLCREST ES



DISTRICT OFFICE AT PUPIL SERVICES CENTER



DISTRICT OFFICE AT KORGER- CHESTNUT

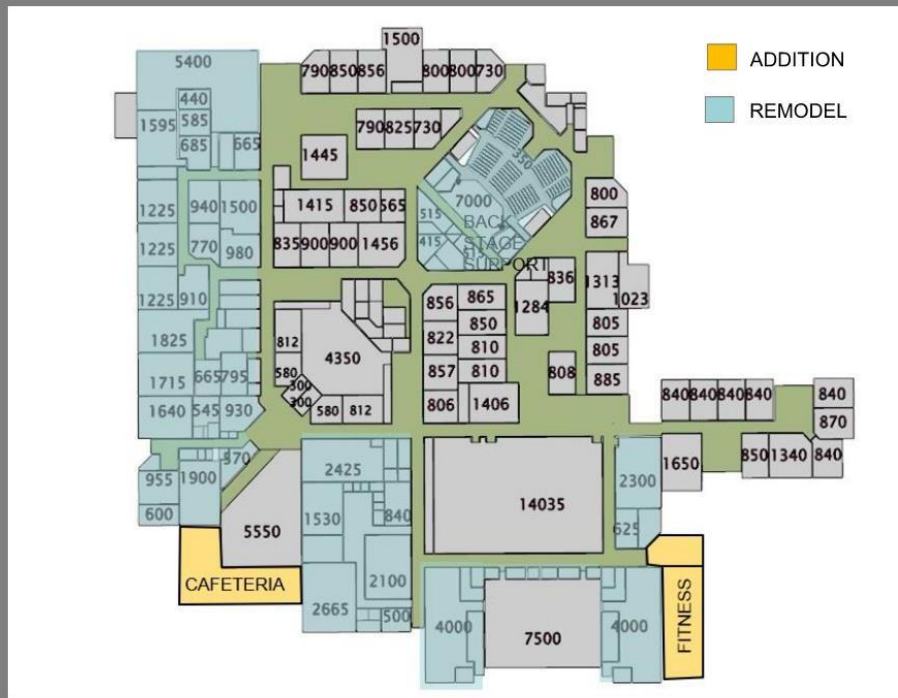
MS1

ASPIRATIONS MENU

MIDDLE SCHOOL

The middle school recently saw many improvements but did not finish the needs for the FACE, ARTS, TECH ED, SPECIALS, MUSIC, PE, AUDITORIUM and other untouched portions.

Remodeling and a refresh is needed for those spaces.





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis ASPIRATION PLANS

HS1

## OPTION 1 ASPIRATIONS – HIGH SCHOOL

1. Adds a two station gym, new fitness center and storage
2. Adds a new Music Suite and Auditorium Support Spaces ( with new Band, Orchestra and Vocal spaces. The Music suite also has the support spaces which include practice rooms, ensemble rooms, instrument storage spaces, offices / teaching labs and a collaboration area.
3. Auditorium Refresh and Support Spaces are included in the need. Updating the seats, lighting, sound and general ambiance is good for these old spaces and appreciated by the community. Support spaces are needed including scene shop, dressing rooms, make up space, storage and back stage circulation.
4. Adds additional cafeteria and serving areas which tie the competition court to the new common space spine. Classrooms are removed to enhance the connection to the exterior and to better tie the classroom areas to the new commons.
5. Adds a new Science Center to replace existing smaller science labs. These additional classrooms allow the school to remove some current classrooms for break out areas and other small / medium group learning areas
6. Adds a new Library and places a new forum room for 220 students in the old library space. It also allows the "birds nest" area to be increased for socialization and overflow to the commons /
7. Adds new Visual Arts studio which is large enough to support various current and future Visual Arts needs.
8. Adds a new Building Services area and loading dock
9. Converts the old Music area into a fitness center, storage and PE support spaces.
10. By removing some of the current classrooms adjacent to the current cafeteria, this allows for break out spaces for the classroom areas.
11. Various remodeling of existing circulation, toilets, and classrooms are included.
12. Site safety would be enhanced with a new bus drop area to the north adjacent to the new field house with staff parking moved to this north area. Event parking would be utilized in this north area when not in use by the buses. New student parking would be placed to the southwest of the school where current green space exists. This site is very tight for a high school, thus some compromise will be needed if addition high school area is desired.

ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

Chippewa Falls 2021 Educational Analysis ASPIRATION PLANS

HS1

## ASPIRATIONS MENU

CHIPPEWA FALLS HIGH SCHOOL ATSR

<p>1 NEW MUSIC SUITE</p> <p>2 NEW GYMNASIUM</p> <p>3 NEW FITNESS</p> <p>4 EXTENDED AUDITORIUM AND STAGE</p>	<p>5 SCENE SHOP / DRESSING / MAKE UP</p> <p>6 NEW LOCKER RMS + REMODEL LR'S</p> <p>7 EXPANDED CAFETERIA WITH UPPER VIEWING OF COURT</p>	<p>8 LARGE GROUP GATHERING / FORUM ROOM FOR 200 + EXPAND BIRDSNEST</p> <p>9 NEW ART STUDIO BELOW / NEW FAC'S LAB ABOVE + ENTRY</p>	<p>10 ADMINISTRATION / ENTRY IMPROVEMENTS</p> <p>11 NEW CENTRAL LIBRARY + COLLABORATION AREA</p> <p>12 NEW SCIENCE CENTER- 2 LEVELS</p>
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CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Section 16D: Aspirations Option 2 Plans**

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

# ASPIRATION OPTION 2



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

PART 1: ASPIRATIONS EXECUTIVE SUMMARY

ESTIMATE OF PROBABLE PROJECT COSTS					
OPTION 2 ASPIRATIONS					
<b>HL3</b>	Hillcrest - remove District Office		Exg Gross SF	60,409	Project Cost
	Totals		Option Gross SF	60,409	\$12,782,662
<b>DO3</b>	Korger Chestnut as District Office		Exg Gross SF	20,634	Project Cost
	Totals		Option Gross SF	20,634	\$4,737,125
<b>HS2</b>	High School		Gross SF	287,032	Project Cost
	Totals		Option Gross SF	337,132	\$46,243,210
<b>OP 1</b>	TOTAL OPTION 1				<b>\$63,762,998</b>

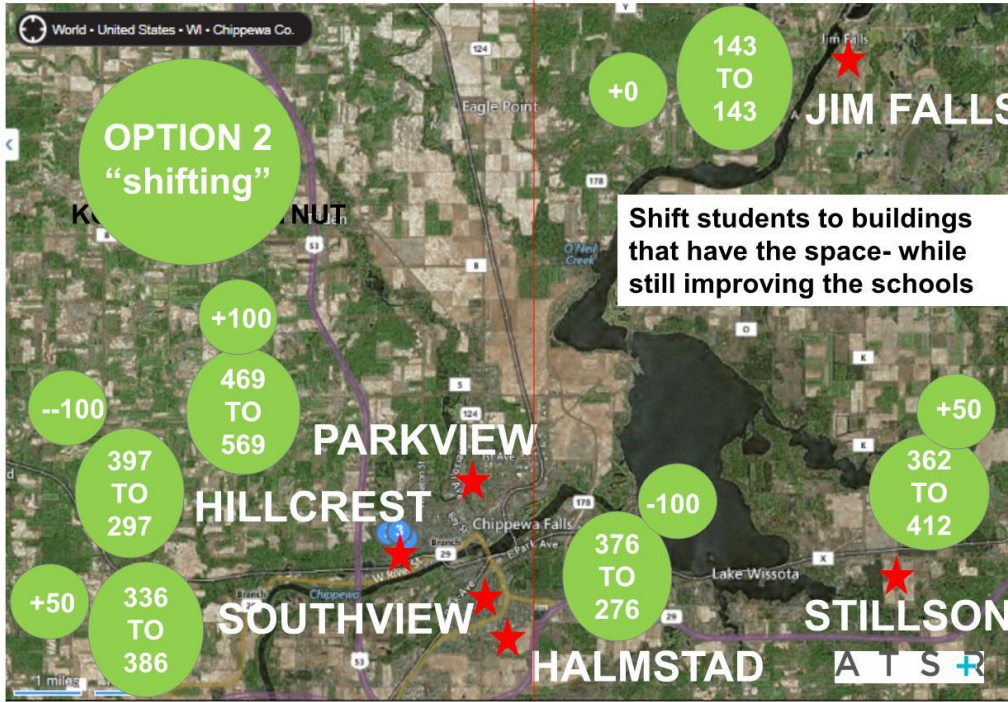


CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

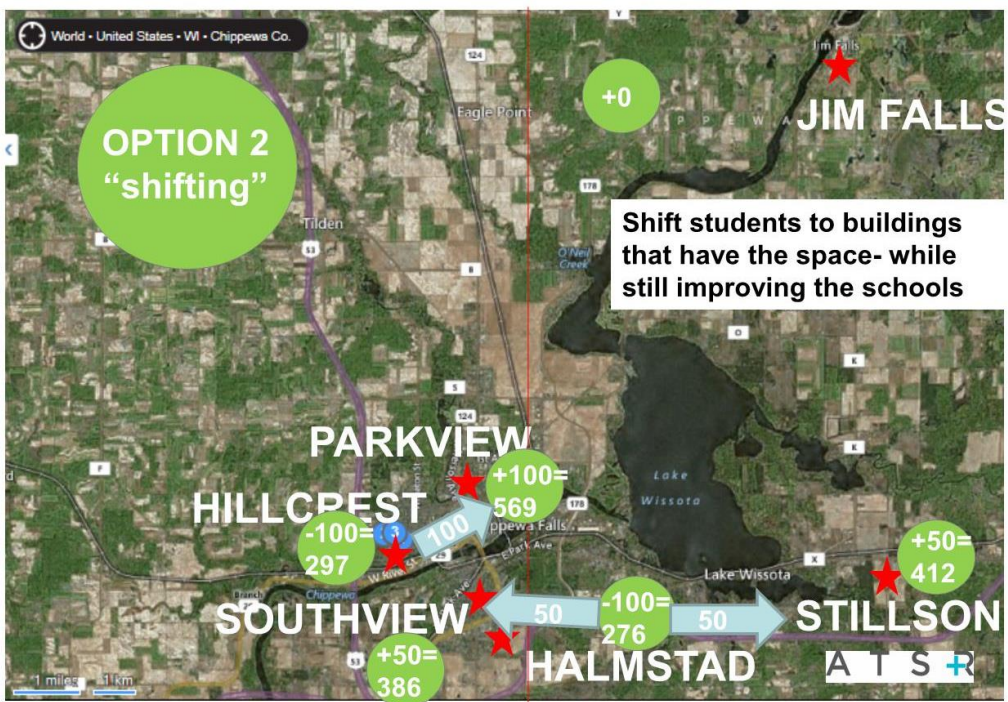
Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

**ELEMENTARY SCHOOLS**



**ELEMENTARY SCHOOLS**



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

OPTION 2

ELEMENTARY SCHOOL CAPACITIES																
ITEM OF NOTE							ITEM OF COMPARISON									
Menu Item	Existing Square Footage	Acres	Classrooms Current	School Name	* Current Enrollment	* Current SF / Student	* Current Capacity WITHOUT Future Ready Components	* Recommended Capacity WITH Future Ready Components	Students Removed or Added	Recommendation	School Name	Recommended Square Footage	Recommended Classrooms	* Project Enrollment in this Building	SF / Student at Capacity	*Remaining Capacity
HM2	55,250	13.0	18	**Halmstad	376	147	414	288	-100	Shift Students out	***Halmstad	55,150	12	276	191	12
HL2	54,340	3.0	18	**Hillcrest	397	137	414	288	-100	Shift Students out	***Hillcrest	54,240	12	297	188	-9
	22,800	5.5	6	**Jim Falls	143	159	143	143	0	Remain the same	**Jim Falls	22,800	6	143	159	0
	80,556	13.0	24	**Parkview	469	172	552	576	100	Shift Students in	***Parkview	80,656	24	569	140	7
	71,833	10.0	18	***Southview	336	214	432	432	50	Shift Students in	***Southview	71,883	18	386	166	46
	74,500	35.0	18	***Stillson	362	206	432	432	50	Shift Students in	***Stillson	74,500	18	412	172	20
	359,279	80	102	District Wide K-5	2,083	172	2,387	2,159				359,229	90	2,083	170	76
Elementary Schools Educational Standards = 170-200 sf per student basis																3.5%
* ATSR was directed to use the same enrollment for 2031 in this study																
Capacities are based on 23 students per classroom for buildings with smaller sized classrooms and 24 students per classroom for buildings with rooms that meet the educational standard sizes.																
** Capacity based on 23 students per classroom																
*** Capacity based on 24 students per classroom- some schools increase their capacity with additions or removal of students and right sized classrooms																
**** Limited Site Area for an Addition																

OPTION 2 ASPIRATIONS – ELEMENTARY

Option 2 is harder since you would need to move some students to other elementary schools that have more space available. Halmstad, Hillcrest and Jim Falls have too many students for the amount of space the buildings offer for future ready space needs.

This option takes students from Halmstad and Hillcrest and shifts them to Southview, Stillson and Parkview.

Stillson is 180 square feet (sf) per student which this study is based on. Halmstad is 147 sf per student and Hillcrest is 137 sf per student. Jim Falls is 159 sf per square foot but in a remote area where shifting may be difficult, so we will leave Jim Falls alone.

Halmstad and Hillcrest are below the 180 sf per student thus should be added onto (Option 1) or students removed (Option 2). Remodeling of the schools are shown in the option plans to offer the future ready components to each of the buildings to bring them to an equitable condition with Stillson.

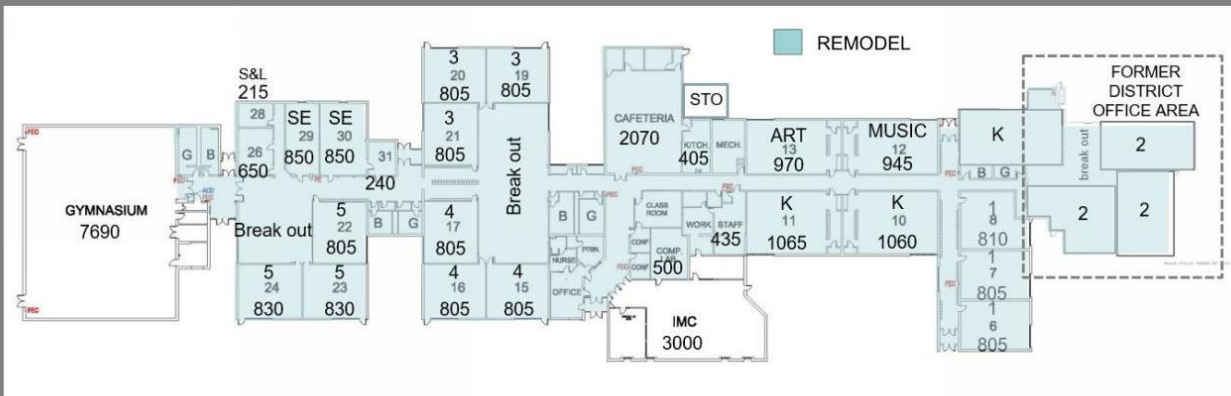


CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HL3

ASPIRATIONS MENU

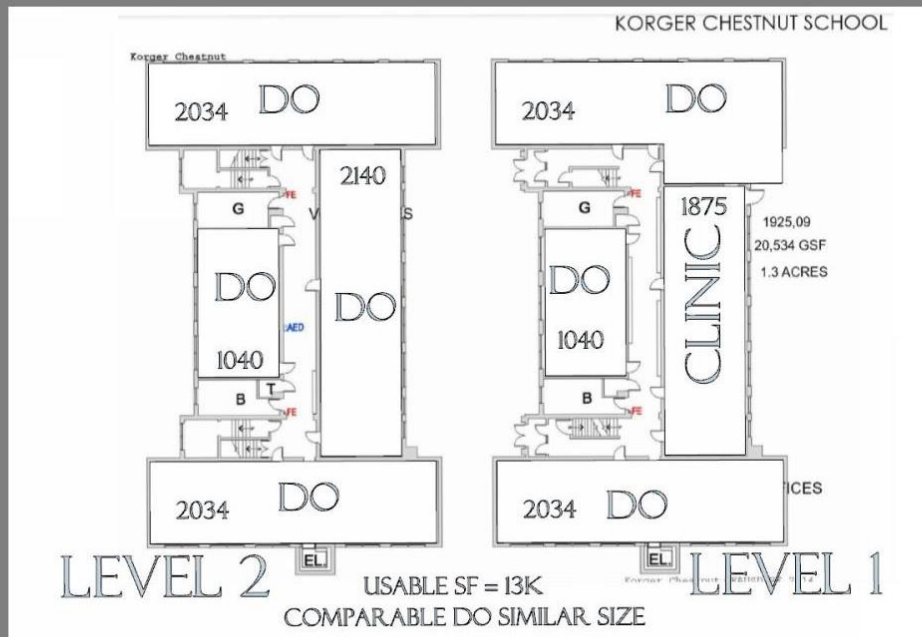
HILLCREST ELEMENTARY SCHOOL



DO3

ASPIRATIONS MENU

KORGER CHESTNUT AS DISTRICT OFFICE



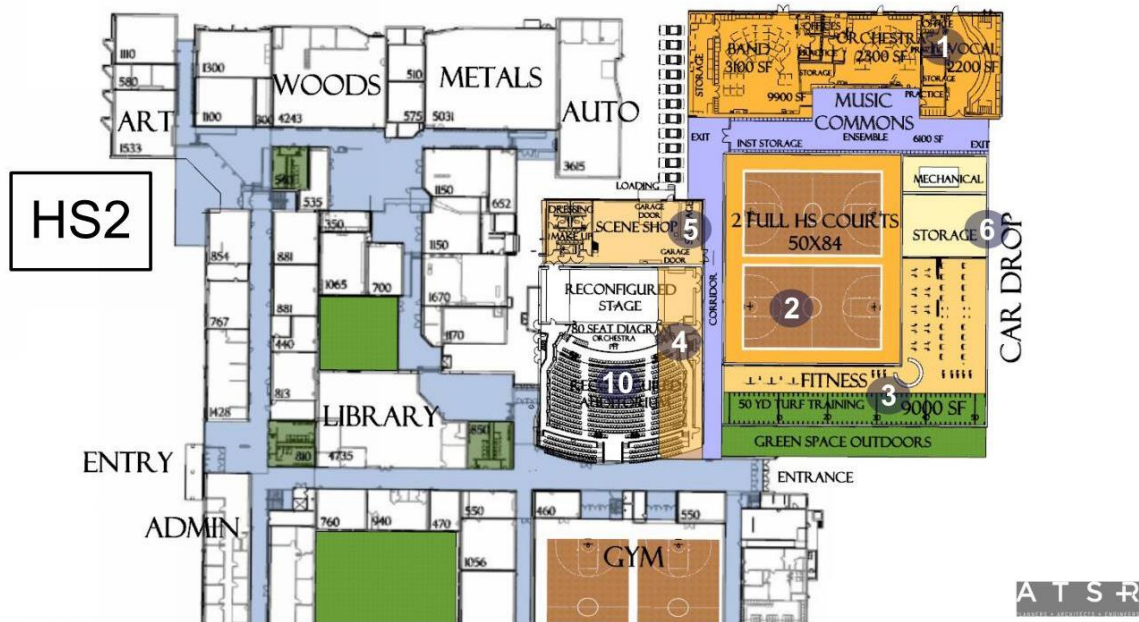
KORGER- CHESTNUT 20,500 GSF LEVELS 1 AND 2

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HS2 OPTION 2 ASPIRATIONS – HIGH SCHOOL

High School improvements in this idea tries to address the educational inadequacies to the physical education, music, and performing arts auditorium spaces at the high school.

1. Adds a two station gymnasium, a new fitness center and storage
2. Adds a new Music Suite with new Band, Orchestra and Vocal spaces. The Music suite also has the support spaces which include practice rooms, ensemble rooms, instrument storage spaces, storage, offices / teaching labs and a collaboration area.
3. An Auditorium and Stage addition to increase the seating capacity by 100 seats or rearrange the circulation system and increase the performance area of the stage. A wider proscenium will increase the music performance exposure to the audience.
4. Refresh the existing Auditorium house with new seats, flooring, ceiling acoustic reflectors, theatrical lighting, house lighting, sound system, theatrical lighting controls, new side wall box boom locations and side wall upper coves and general ambiance.
5. Added support spaces to enhance the stage function. A new scene shop, dressing rooms, make up space, storage and back stage circulation.
6. Site Improvements include improved and enlarged North side car drop off. New parking is added at the south parking lot area to replace the parking lost from the gym and music addition.
7. South Side Synthetic Turf area for PE / Athletics / Elementary Students



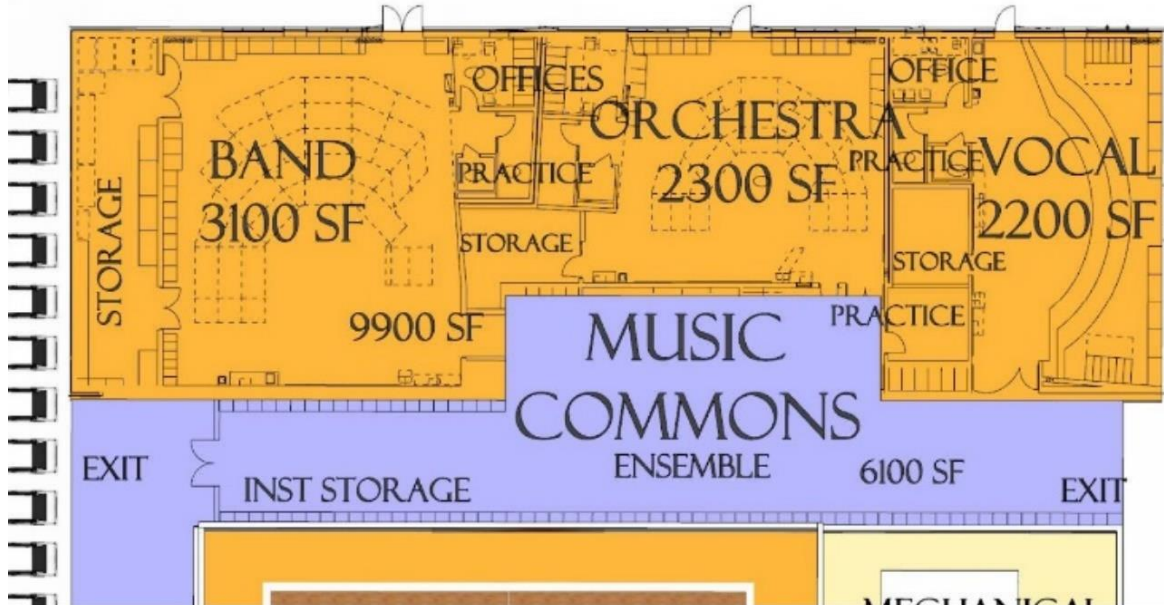
KEY

FLOOR PLAN

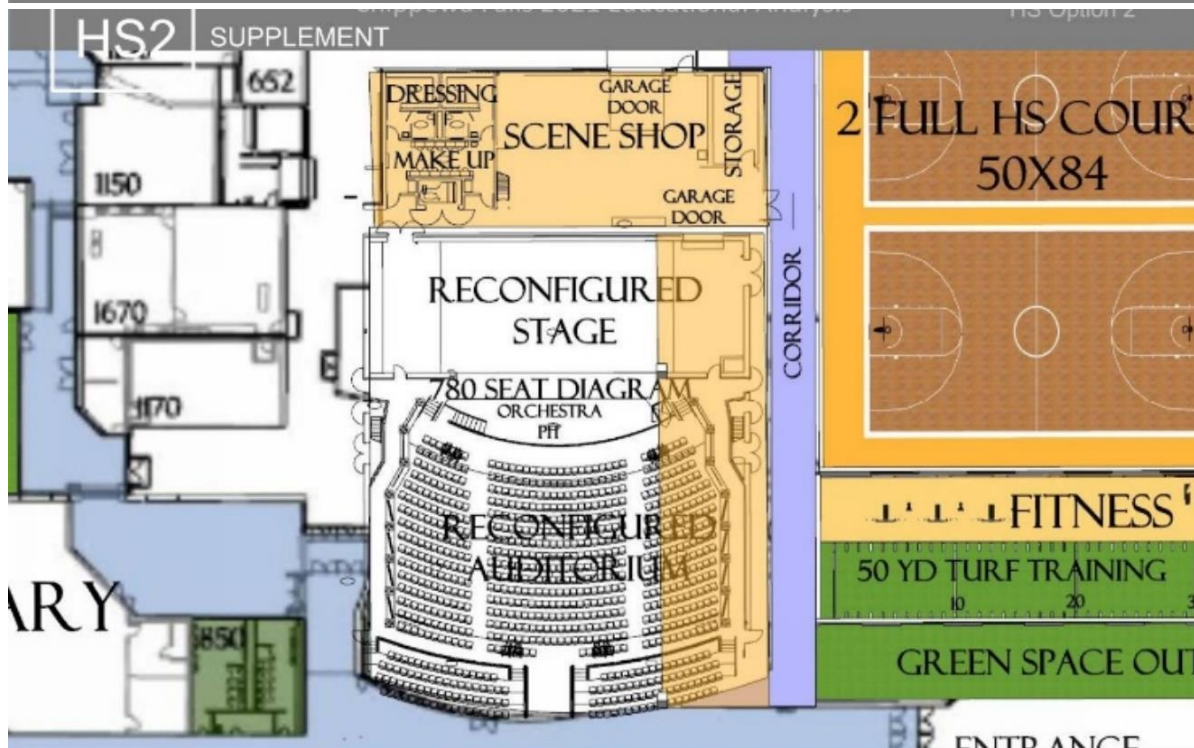
- |                   |                                   |                          |                                   |
|-------------------|-----------------------------------|--------------------------|-----------------------------------|
| 1 NEW MUSIC SUITE | 4 EXTENDED AUDITORIUM AND STAGE   | 6 NEW CAR DROP OFF LANES | 9 NEW PRACTICE FIELD              |
| 2 NEW GYMNASIUM   | 5 SCENE SHOP / DRESSING / MAKE UP | 7 NEW SOUTH PARKING      | 10 REMODELED AUDITORIUM AND STAGE |
| 3 NEW FITNESS     | 8 NEW SOUTH GATE TO STADIUM       |                          |                                   |

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HS2 SUPPLEMENT



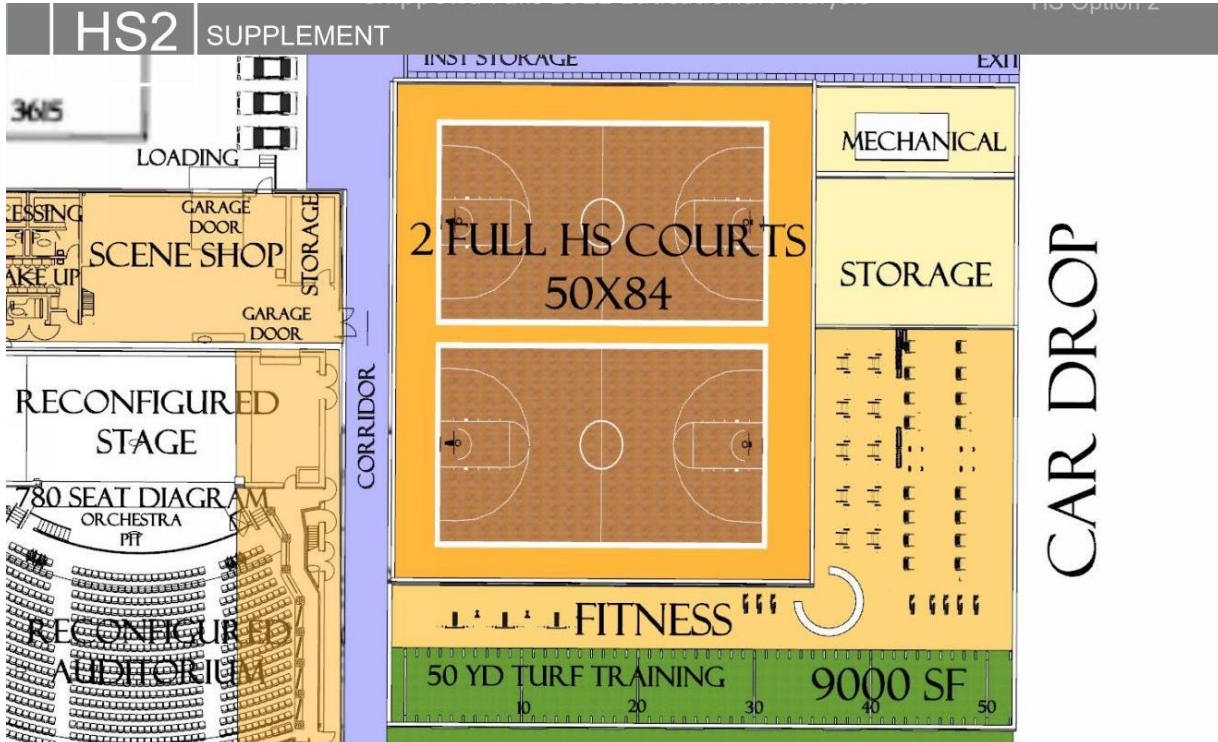
MUSIC SUITE FLOOR PLAN



AUDITORIUM / STAGE / STAGE SUPPORT FLOOR PLAN



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021



GYMNASIUM / FITNESS FLOOR PLAN



AXONOMETRIC FROM NORTHEAST

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Section 16E: Aspirations Option 3 Plans**

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

# ASPIRATION OPTION 3





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

# ASPIRATION OPTION 3

ESTIMATE OF PROBABLE PROJECT COSTS						
OPTION 3 ASPIRATIONS						
<b>HL4</b>	New Hillcrest Elementary School		Gross SF	74,500	Project Cost	
	Totals		Option Gross SF	74,500	Project Cost	\$25,782,647
<b>DO4</b>	Hillcrest becomes District Office + Chippewa Valley HS		Exg Gross SF	60,409	Project Cost	
	Totals		Option Gross SF		Project Cost	\$12,324,290
<b>HS3</b>	High School- Stand alone Field House + Performing Arts		Exg Gross SF	287,032		
	Totals		Option Gross SF	385,532	Project Cost	\$52,395,156
<b>OP 3</b>	<b>TOTAL OPTION 3</b>					<b>\$90,502,092</b>

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

# OPTION 3 ELEMENTARY SCHOOLS

**Option 3** adds a new Hillcrest elementary school to solve the inequity conditions of the elementary schools. This solves a few issues in the district. First, it solves the over crowding at one of your oldest schools. Second, it removes 400 students from the high school campus. Third, it gives you options what to do with the old Hillcrest Building and land.

You could bring all of your District Office personell into the old Hillcrest building and retire the lease at the current Central Valley High School and bring them into the old Hillcrest building. OR.... You could raze te building and utilize the land for the high school needs.

We still recommend remodeling of the other elementary schools and still perform the shifting to balance the over crowding conditions at Halmstad elementary.

# OPTION 3 ELEMENTARY SCHOOLS

ITEM OF NOTE							ITEM OF COMPARISON			RECOMMENDATION					
Existing Square Footage	Acres	Classrooms Current	School Name	Current Enrollment	Current SF / Student	Current Capacity WITHOUT Future Ready Components	Recommended Capacity WITH Future Ready Components	Students Removed or Added	Recommendation	School Name	Recommended Square Footage	Recommended Classrooms	Project Enrollment in this Building	SF / Student at Capacity	Remaining Capacity
55,250	13.0	18	**Halmstad	376	147	414	276	-100	Remove	***Halmstad	55,150	18	276	200	0
54,340		18	**Hillcrest	397	137	414			Convert old Hillcrest to District Office and CVHS OR Raze for more HS land. Place District Office at Korgor or Build new	Convert old Hillcrest to District Office and CVHS OR Raze for more HS land. Place District Office at Korgor or Build new					
22,800	5.5	6	**Jim Falls	143	159	143	143	0	Remain the same	**Jim Falls	22,800	6	143	159	0
80,556	13.0	24	***Parkview	469	172	552	576	0	Remain the same	***Parkview	80,556	24	469	140	107
71,833	10.0	18	***Southview	336	214	432	432	50	Add from other	***Southview	71,883	18	386	166	46
74,500	35.0	18	***Stillson	362	206	432	432	50	Add from other	***Stillson	74,500	18	412	172	20
							414		NEW Hillcrest	***NEW Hillcrest	74,500	18	397	180	17
359,279	77	102	District Wide K-5	2,083	172	2,387	2,273			District Wide K-5	379,389	102	2,083	170	190

Elementary Schools Educational Standards = 170-200 sf per student basis 8.4%

\* ATSR was directed to use the same enrollment for 2031 in this study

Capacities are based on 23 students per classroom for buildings with smaller sized classrooms and 24 students per classroom for buildings with rooms that meet the educational standard sizes.

\*\* Capacity based on 23 studetns per classroom

\*\*\* Capacity based on 24 studetns per classroom- some schools increase their capacity with additions or removal of students and right sized classrooms

\*\*\*\* Limited Site Area for an Addition

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

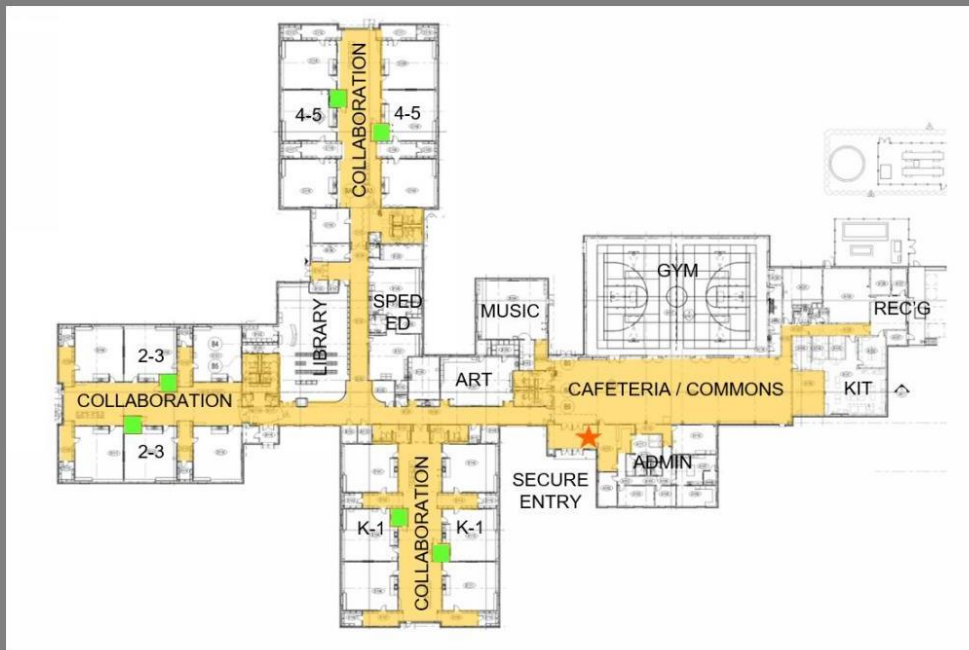
**ELEMENTARY SCHOOLS**





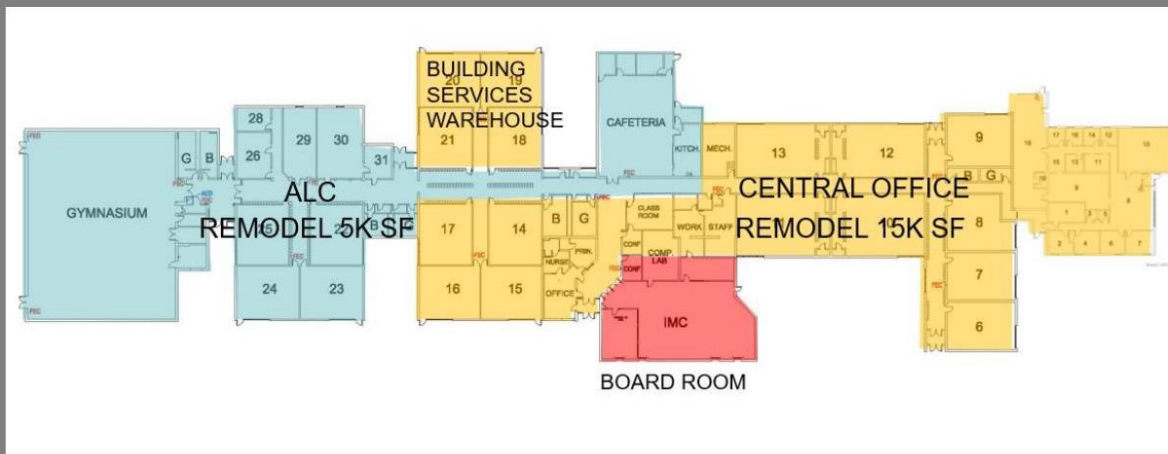
CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**HL4** ASPIRATION OPTION 3  
NEW HILLCREST ELEMENTARY SCHOOL



A REPEAT OF STILLSON IS SHOWN AS A DIAGRAM FOR 414 STUDENTS

**DO4** ASPIRATION OPTION 3  
CONVERT HILLCREST INTO DISTRICT OFFICE AND CVHS



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS  
HS Option 3

HS3

## ASPIRATION OPTION 3

ATSR  
PLANNERS + ARCHITECTS + ENGINEERS

**KEY**

- 1 NEW MUSIC SUITE
- 2 NEW STAGE SUPPORT
- 3 FITNESS
- 4 NEW FIELD HOUSE
- 5 AUDITORIUM / STAGE EXPANSION AND REMODELING
- 6 BUILDING SERVICES / LOADING DOCK
- 7 BUS DROP OFF
- 8 STAFF PARKING
- 9 EVENT PARKING
- 10 CAR DROP OFF
- 11 STUDENT PARKING
- 12 NEW PRACTICE FIELD

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

HS3

## ASPIRATION OPTION 3

SUPPLEMENT

### Option 3 High School – Field House Study

Input suggested the need for a field house at the high school. This is a field house study for the high school property. Other options can be added to this option if desired.

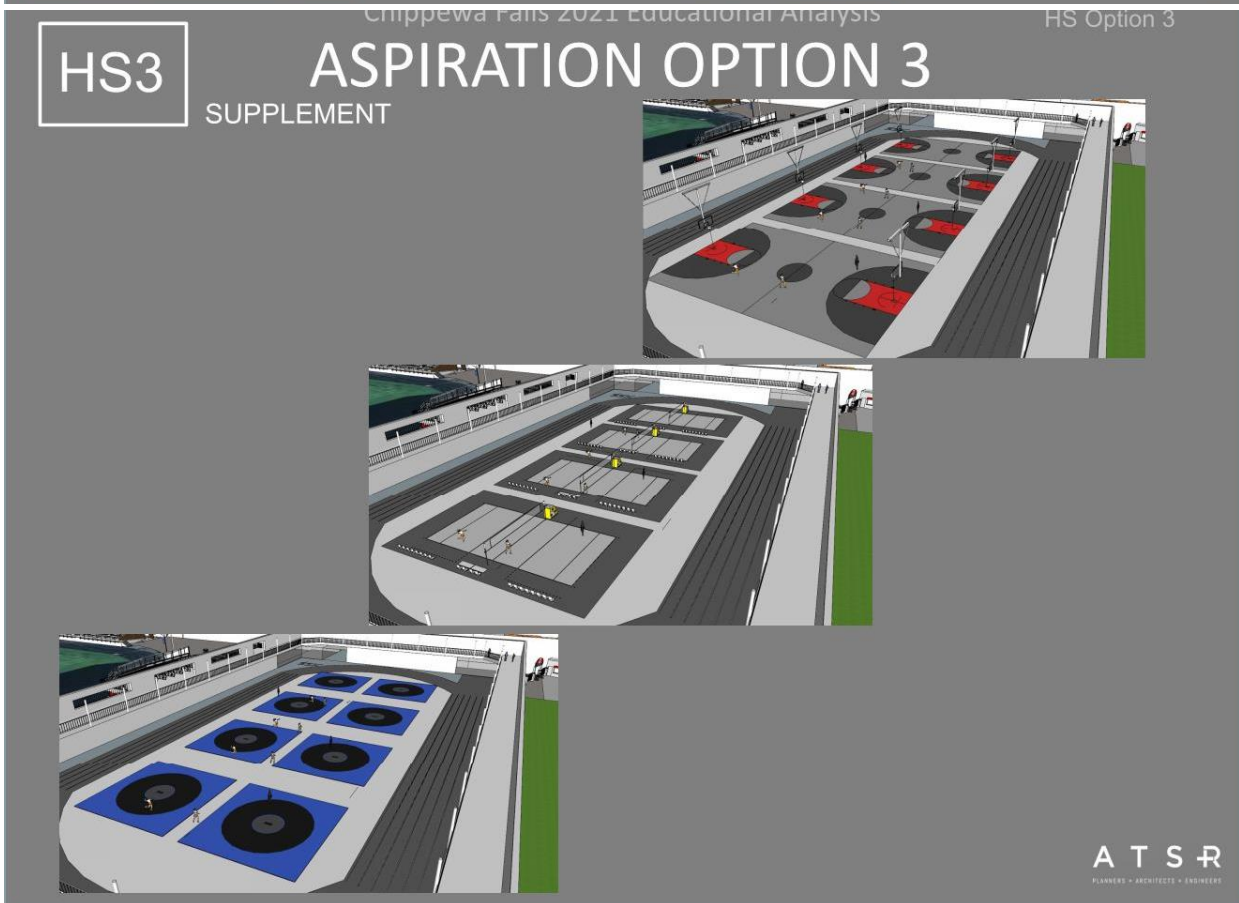
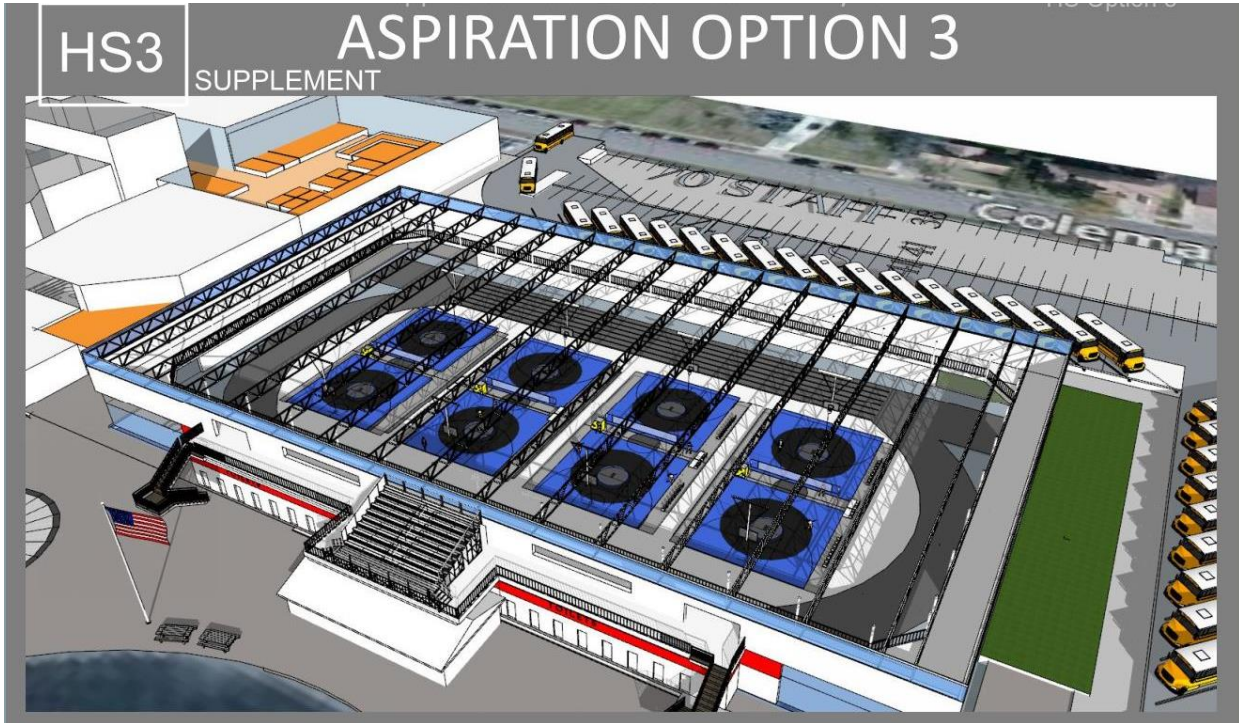
ATSR







CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Section 16F: Aspirations Option 4 Plans**

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS

# ASPIRATION OPTION 4



ATSR  
PLANNERS + ARCHITECTS + ENGINEERS





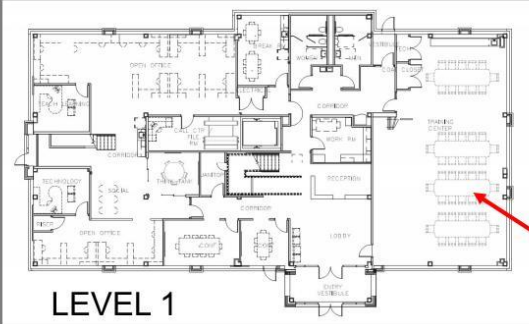
CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

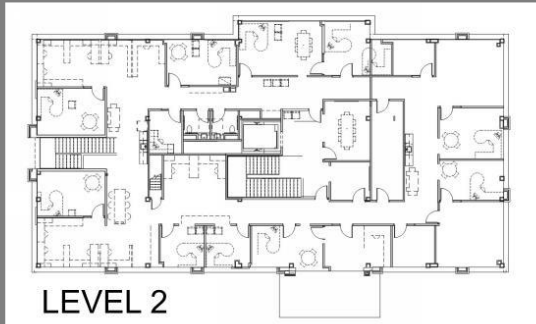
ASPIRATION PLANS

DO2

ASPIRATIONS MENU  
NEW DISTRICT OFFICE OPTION



LEVEL 1



LEVEL 2



DISTRICT TRAINING CENTER

DO AT HSSD 15K GSF LEVELS 1 AND 2 FOR 6100 STUDENT DISTRICT



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HS4

Option 4 High School

SUPPLEMENT

This option utilizes the existing foot print of the building to create a fieldhouse within the facility. The pros are that it does not take more valuable land away from the high school site and the con is that you only have 4 courts at the high school facility for the numerous school and community needs in the district.

The same proposed improvements to the high school apply to this option except the Administration here moves to the old Music Area to improve the secure entry sequence from the main parking lot.

This idea also utilizes the existing parking area instead of elimination of a field in Option 1.

The plan also master plans future parking if you could acquire the homes in that corner of your block.

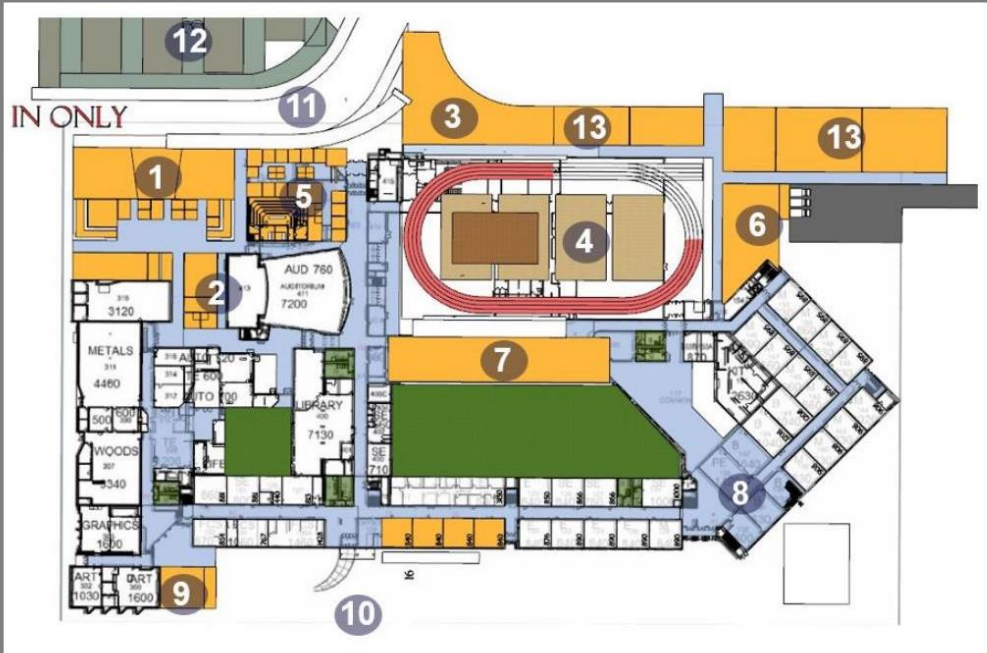
HS4

ASPIRATIONS MENU

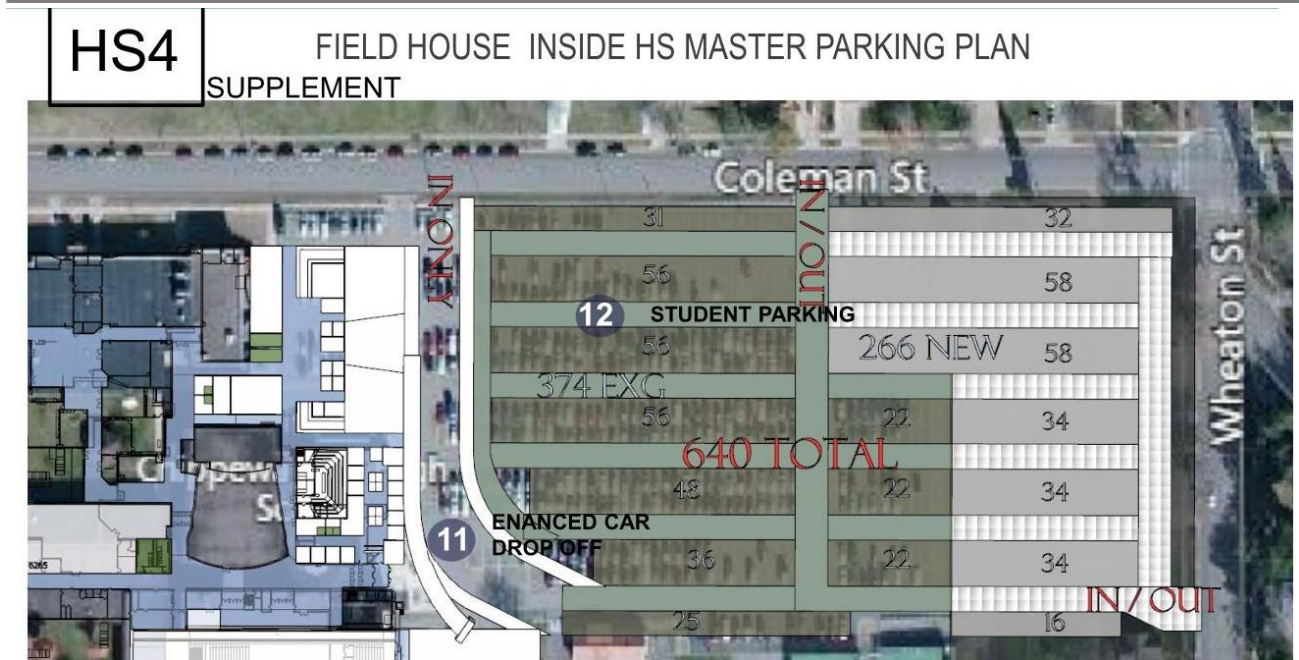
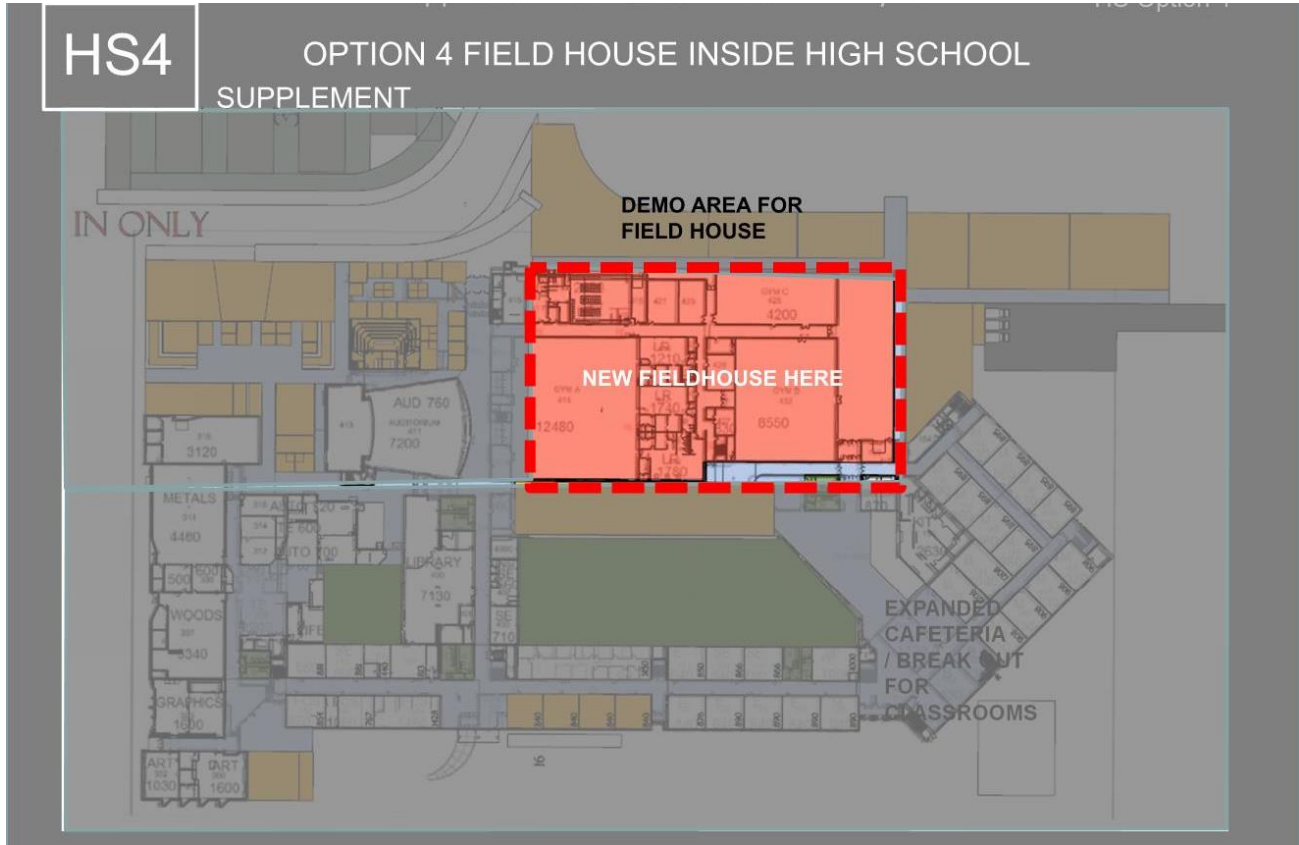
FIELD HOUSE INSIDE EXISTING HS

KEY

- 1 NEW MUSIC SUITE
- 2 NEW STAGE SUPPORT
- 3 NEW FITNESS
- 4 FIELD HOUSE
- 5 RELOCATED ADMIN / SECURE ENTRY
- 6 BUILDING SERVICES / LOADING DOCK
- 7 EXPANDED CAFETERIA
- 8 HS BREAK OUTS
- 9 VISUAL ARTS EXPANSION
- 10 BUS DROP OFF
- 11 ENANCED CAR DROP OFF
- 12 STUDENT PARKING
- 13 NEW LOCKER ROOMS / TRAINING- UNDER BLEACHERS- RAISE BLEACHERS



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

FIELD HOUSE INSIDE HS MASTER PARKING PLAN



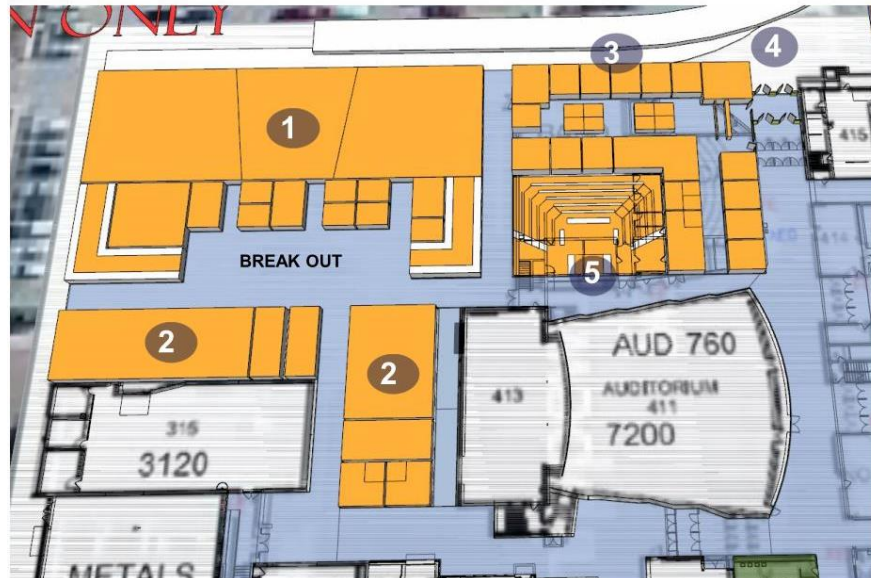
HS4

LOST PARKING PLAN

SUPPLEMENT

FIELD HOUSE INSIDE EXISTING HS

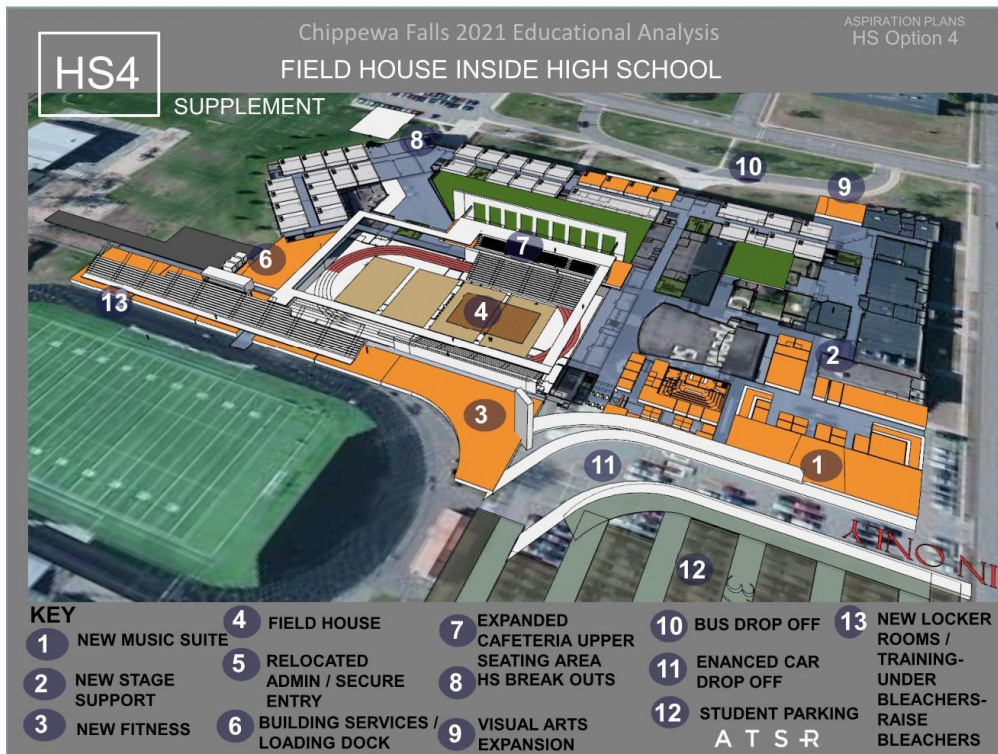
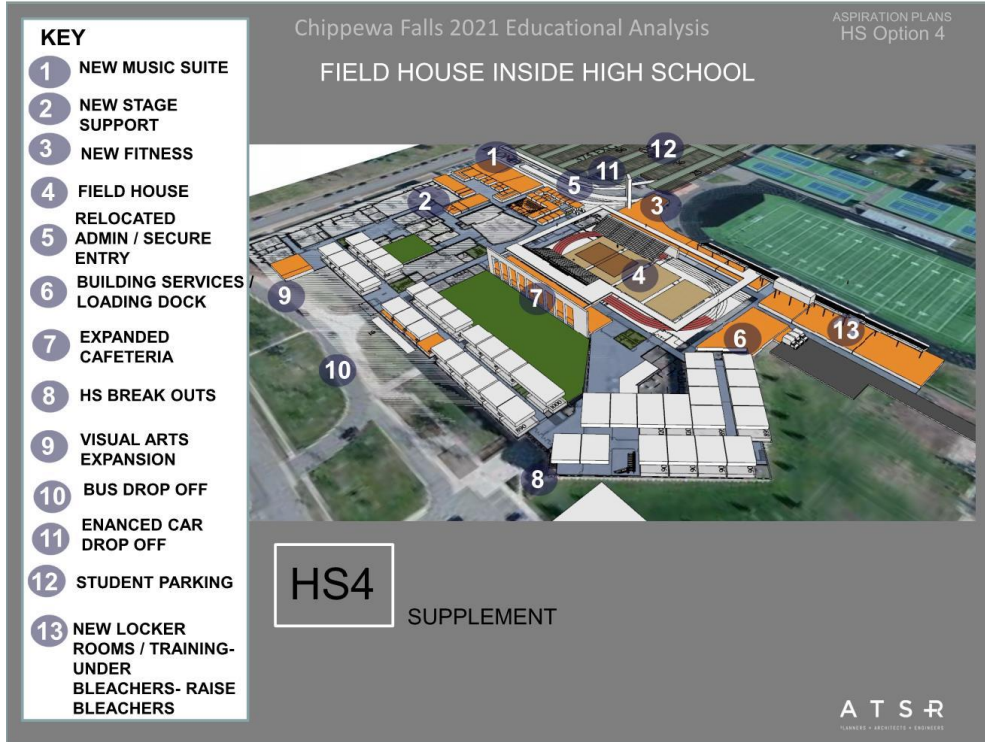
- 1 NEW MUSIC SUITE
- 2 NEW STAGE SUPPORT
- 3 RELOCATED ADMIN AT OLD MUSIC
- 4 NEW SECURE ENTRY TO MAIN PARKING LOT
- 5 LARGE GROUP / FORUM ROOM



HS4

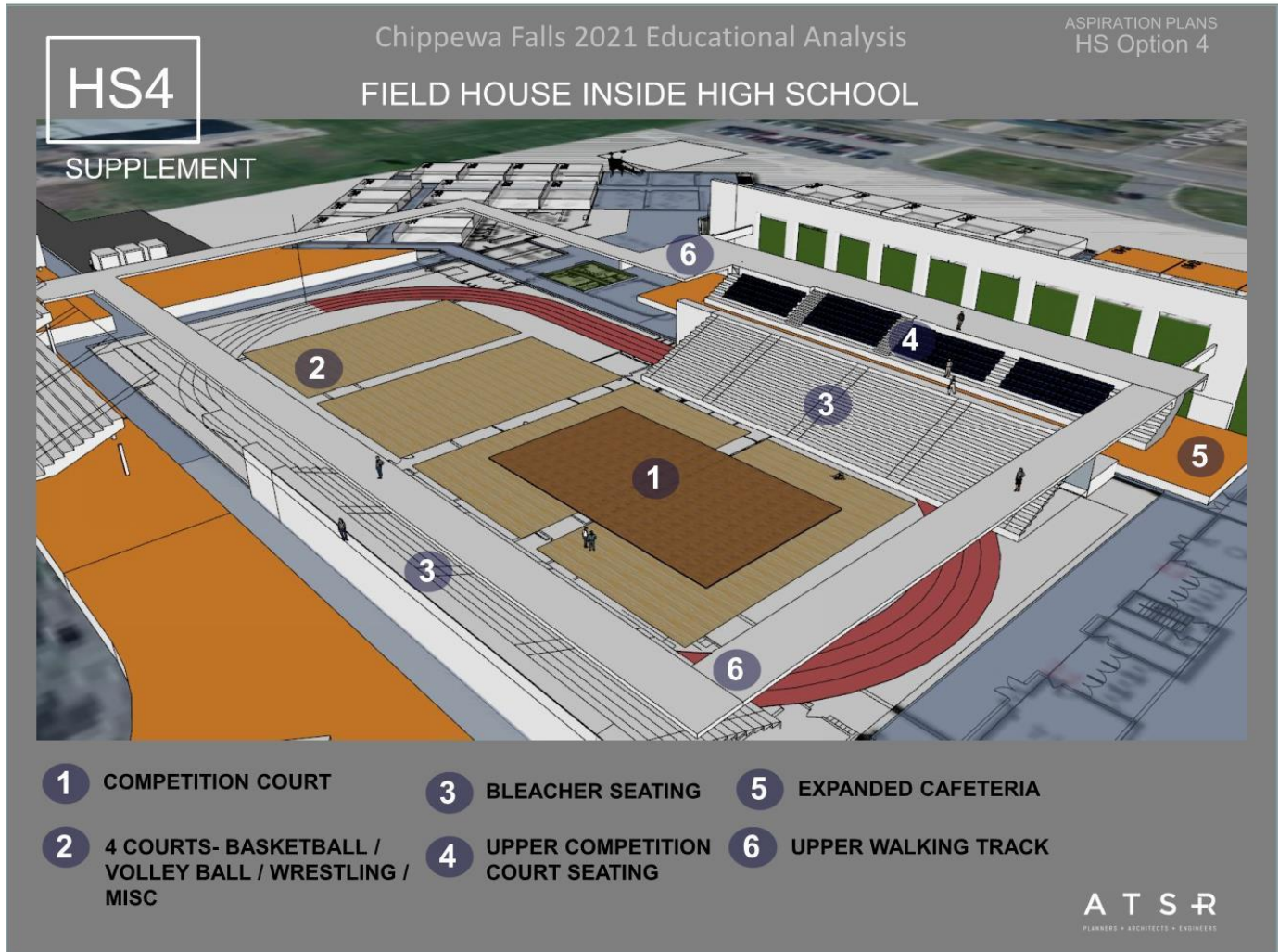
SUPPLEMENT

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS  
HS Option 4

**HS4**  
SUPPLEMENT

FIELD HOUSE INSIDE HIGH SCHOOL



- 1** COMPETITION COURT
- 2** 4 COURTS- BASKETBALL / VOLLEYBALL / WRESTLING / MISC
- 3** 4 LANE TRACK – 200M
- 4** UPPER COMPETITION COURT SEATING
- 5** EXPANDED CAFETERIA
- 6** UPPER WALKING TRACK



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

HS4

Chippewa Falls 2021 Educational Analysis

ASPIRATION PLANS  
HS Option 4

FIELD HOUSE INSIDE HIGH SCHOOL

SUPPLEMENT



**1** NEW FITNESS HAS DIRECT VIEW AND CONNECTION TO FIELD

**2** NEW LOCKER ROOMS / TRAINING- UNDER BLEACHERS- RAISE EXISTING BLEACHERS

**3** DIRECT ACCESS TO FIELD FROM BUILDING UNDER BLEACHERS

**4** NEW LOADING DOCK AND BUILDING SERVICES

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**Section 16G: Aspirations Detailed Preliminary Cost Estimates**

ESTIMATE OF PROBABLE PROJECT COSTS					
SECTION 16 G					
CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU					
<b>HM1</b>	<b>Halmstad</b>		<b>Exg Gross SF</b>	<b>55,250</b>	<b>Project Cost</b>
	Repair and Betterment Mechanical		55,250	Sq.Ft.	\$5,862,211
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech,Site		55,250	Sq.Ft.	\$5,707,463
	<b>Additions</b>				
	Gym and storage		8,482	Sq.Ft.	\$4,107,907
	Lobby - gym entry		750	Sq.Ft.	\$287,906
	Library		3,016	Sq.Ft.	\$1,200,648
	Classrooms		7,020	Sq.Ft.	\$2,694,803
	Total Addition SF		<b>New SF</b>	<b>19,268</b>	
	<b>Remodeling- Beyond Facility Study items</b>				
	Major Remodeling		4,000	Sq.Ft.	\$840,549
	Moderate Remodeling		8,000	Sq.Ft.	\$1,150,199
	Minor Remodeling		4,000	Sq.Ft.	\$309,650
	<b>Totals</b>		<b>Option Gross SF</b>	<b>74,518</b>	<b>Project Cost</b>
					<b>\$22,161,335</b>
<b>HM2</b>	<b>Halmstad</b>		<b>Exg Gross SF</b>	<b>55,250</b>	<b>Project Cost</b>
	Repair and Betterment Mechanical		55,250	Sq.Ft.	\$5,862,211
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech,Site		55,250	Sq.Ft.	\$5,707,463
	<b>Additions</b>				
	<b>Remodeling- Beyond Facility Study items</b>				
	Major Remodeling		4,000	Sq.Ft.	\$840,549
	Moderate Remodeling		8,000	Sq.Ft.	\$1,150,199
	Minor Remodeling		4,000	Sq.Ft.	\$309,650
	<b>Totals</b>		<b>Option Gross SF</b>	<b>55,250</b>	<b>Project Cost</b>
					<b>\$13,870,071</b>
<b>HL1</b>	<b>Hillcrest</b>		<b>Exg Gross SF</b>	<b>54,340</b>	<b>Project Cost</b>
	Repair and Betterment Mechanical		54,340	Sq.Ft.	\$4,629,383
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech,Site		54,340	Sq.Ft.	\$3,569,698
	<b>Additions</b>				
	Cafeteria		2,760	Sq.Ft.	\$1,098,736
	Classrooms		7,308	Sq.Ft.	\$2,805,359
	Total Additions		10,068	Sq.Ft.	
	Total Addition SF		<b>New SF</b>	<b>20,136</b>	
	<b>Remodeling- Beyond Facility Study items</b>				
	Major Remodeling		4,000	Sq.Ft.	\$840,549
	Moderate Remodeling		8,000	Sq.Ft.	\$1,150,199
	Minor Remodeling		4,000	Sq.Ft.	\$309,650
	<b>Totals</b>		<b>Option Gross SF</b>	<b>74,476</b>	<b>Project Cost</b>
					<b>\$14,403,573</b>



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS						
SECTION 16 G						
CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU						
<b>HL2</b>	<b>Hillcrest</b>		<b>Exg Gross SF</b>	<b>54,340</b>	<b>Project Cost</b>	
	Repair and Betterment Mechanical		54,340	Sq.Ft.	\$4,629,383	
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech,Site		54,340	Sq.Ft.	\$3,569,698	
	<b>Remodeling- Beyond Facility Study Items</b>					
	Major Remodeling		4,000	Sq.Ft.	\$840,549	
	Moderate Remodeling		8,000	Sq.Ft.	\$1,150,199	
	Minor Remodeling		4,000	Sq.Ft.	\$309,650	
	<b>Totals</b>		<b>Option Gross SF</b>	<b>54,340</b>	<b>Project Cost</b>	<b>\$10,499,478</b>
<b>HL3</b>	<b>Hillcrest - remove District Office</b>		<b>Exg Gross SF</b>	<b>60,409</b>	<b>Project Cost</b>	
	Repair and Betterment Mechanical		60,409	Sq.Ft.	\$5,630,030	
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech,Site		60,409	Sq.Ft.	\$3,917,698	
	<b>Remodeling- Beyond Facility Study Items</b>					
	Major Remodeling		4,000	Sq.Ft.	\$840,549	
	Moderate Remodeling		14,500	Sq.Ft.	\$2,084,735	
	Minor Remodeling		4,000	Sq.Ft.	\$309,650	
	<b>Totals</b>		<b>Option Gross SF</b>	<b>60,409</b>	<b>Project Cost</b>	<b>\$12,782,662</b>
<b>HL4</b>	<b>New Hillcrest Elementary School</b>		<b>Gross SF</b>	<b>74,500</b>	<b>Project Cost</b>	
	Building and Site		74,500	Sq.Ft.	\$25,482,647	
	Land Purchase	20	acres	\$ 15,000	\$300,000	
	<b>Totals</b>		<b>Option Gross SF</b>	<b>74,500</b>	<b>Project Cost</b>	<b>\$25,782,647</b>
<b>JF1</b>	<b>Jim Falls</b>		<b>Exg Gross SF</b>	<b>22,800</b>	<b>Project Cost</b>	
	Repair and Betterment Mechanical		22,800		\$3,461,100	
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech,Site		22,800		\$2,985,554	
	<b>Additions</b>					
	Gym and sto		9,895	Sq.FL	\$4,792,558	
	Art and Music and corridor		3,360	Sq.FL	\$1,337,591	
	Total Additions		<b>New SF</b>	<b>13,255</b>		
	<b>Totals</b>		<b>Option Gross SF</b>	<b>36,055</b>	<b>Project Cost</b>	<b>\$12,586,803</b>
<b>PV1</b>	<b>Parkview</b>		<b>Exg Gross SF</b>	<b>80,556</b>	<b>Project Cost</b>	
	Repair and Betterment Mechanical		80,556		\$9,919,360	
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech,Site		80,556		\$1,696,427	
	<b>Additions</b>					
	Cafeteria		5,404	Sq.FL	\$2,151,293	
	Kitchen		700	Sq.FL	\$339,032	
	Classrooms		12,384	Sq.FL	\$4,753,909	
	Total Additions		<b>New SF</b>	<b>18,488</b>		
	<b>Totals</b>		<b>Option Gross SF</b>	<b>99,044</b>	<b>Project Cost</b>	<b>\$18,860,021</b>

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS					
SECTION 16 G					
CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU					
<b>SV1</b>	<b>Southview</b>		<b>Exg Gross SF</b>	<b>71,833</b>	<b>Project Cost</b>
	Repair and Betterment Mechanical		71,833		\$2,247,938
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech, Site		71,833		\$1,666,160
	<b>Totals</b>		<b>Option Gross SF</b>	<b>71,833</b>	<b>Project Cost</b>
					<b>\$3,914,098</b>
<b>MS1</b>	<b>Middle School</b>		<b>Exg Gross SF</b>	<b>226,316</b>	<b>Project Cost</b>
	Repair and Betterment Mechanical		226,316		\$1,139,063
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech, Site		226,316		\$9,592,417
	<b>Additions</b>				
	Cafeteria expansion		3,300 Sq.Ft.		\$1,313,706
	Fitness / Weight Room		3,300 Sq.Ft.		\$1,266,788
	<b>Total Addition SF</b>		<b>New SF</b>	<b>6,600</b>	
	<b>Remodeling- Beyond Facility Study Items</b>				
	Auditorium Refresh		7,000 Sq.Ft.		\$2,352,000
	Music, Cardinal Café, Sped Ed Area Remodel		15,170 Sq.Ft.		\$3,079,510
	Tech Ed, Business, Art, FACS, Sped Ed Remodeling		34,587 Sq.Ft.		\$7,747,498
	Locker Room Remodeling		7,094 Sq.Ft.		\$2,184,952
	<b>Totals</b>		<b>Option Gross SF</b>	<b>232,916</b>	<b>Project Cost</b>
					<b>\$28,675,924</b>

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS					
SECTION 16 G					
CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU					
<b>DO1</b>	<b>Current District Administration Facilities (KC- PSC - DO)</b>				
	<b>Korger Chestnut</b>		<b>Exg Gross SF</b>	<b>20,634</b>	
	Repair and Betterment Mechanical		20,634		\$928,147
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech, Site		20,634		\$1,508,581
	<b>Remodeling- Beyond Facility Study items</b>				
	Refresh all areas other than the facility items		4,000	Sq.Ft.	\$309,850
	<b>Pupil Services Center</b>		<b>Exg Gross SF</b>	<b>8,640</b>	
	Repair and Betterment Mechanical		8,640		\$677,675
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech, Site		8,640		\$607,268
	<b>Remodeling- Beyond Facility Study items</b>				
	Refresh all areas other than the facility items		2,000	Sq.Ft.	\$154,825
	<b>District Administration and Operations @ Current Location</b>		<b>Exg Gross SF</b>	<b>6,069</b>	
	Repair and Betterment Mechanical		6,069		\$1,000,647
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech, Site		6,069		\$347,942
	<b>Remodeling- Beyond Facility Study items</b>				
	Refresh to Offices and Workroom		6,069	Sq.Ft.	\$469,817
	<b>Totals</b>		<b>Option Gross SF</b>	<b>35,343</b>	<b>Project Cost \$6,004,552</b>
<b>DO2</b>	<b>New District Office</b>				<b>Project Cost</b>
	New Building		13,181	SF	\$4,804,528
	Site Cost				Find on Existing Property
	<b>Totals</b>		<b>Option Gross SF</b>	<b>13,181</b>	<b>Project Cost \$4,804,528</b>
<b>DO3</b>	<b>Korger Chestnut as District Office</b>		<b>Exg Gross SF</b>	<b>20,634</b>	<b>Project Cost</b>
	Repair and Betterment Mechanical		20,634		\$928,147
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech, Site		20,634		\$1,508,581
	<b>Remodeling- Beyond Facility Study items</b>				
	Major Remodeling		4,000	Sq.Ft.	\$840,549
	Moderate Remodeling		8,000	Sq.Ft.	\$1,150,199
	Minort Remodeling		4,000	Sq.Ft.	\$309,850
	<b>Totals</b>		<b>Option Gross SF</b>	<b>20,634</b>	<b>Project Cost \$4,737,125</b>
<b>DO4</b>	<b>Hillcrest becomes District Office + Chippewa Valley HS</b>		<b>Exg Gross SF</b>	<b>60,409</b>	<b>Project Cost</b>
	Repair and Betterment Mechanical		60,409	Sq.Ft.	\$4,629,383
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech, Site		60,409	Sq.Ft.	\$3,569,698
	<b>Remodeling- Beyond Facility Study items</b>				
	Major Remodeling		3,000	Sq.Ft.	\$630,411
	Moderate Remodeling		20,000	Sq.Ft.	\$2,875,497
	Minort Remodeling		8,000	Sq.Ft.	\$619,300
	<b>Totals</b>		<b>Option Gross SF</b>		<b>Project Cost \$12,324,290</b>

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS					
SECTION 16 G					
CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU					
HS1	High School		Exg Gross SF	287,032	Project Cost
	Repair and Betterment Mechanical	Prior to additon SF	276,000	Sq.Ft.	\$3,955,575
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech, Site	Prior to additon SF	276,000	Sq.Ft.	\$14,303,129
	<b>Additions</b>				
	New 2 Station Gymnasium		14,000	Sq.Ft.	\$6,278,373
	Music / Commons / Corridors		16,000	Sq.Ft.	\$6,369,483
	Auditorium Back Stage Spaces- Scene Shop, Dressing, Make Up, Storage		4,500	Sq.Ft.	\$1,953,000
	Auditorium / Stage Expansion		3,400	Sq.Ft.	\$1,785,000
	Fitness expansion		8,000	Sq.Ft.	\$3,582,834
	Gym Storage		2,000	Sq.Ft.	\$796,185
	Mechanical Air Handling Rooms		3,600	Sq.Ft.	\$1,433,134
	Cafeteria expansion		13,000	Sq.Ft.	\$5,616,000
	New Art Studio / FACS Lab / storage and Lower Level Entry		12,000	Sq.Ft.	\$4,860,000
	Library expansion		6,400	Sq.Ft.	\$2,592,000
	Administration expansion		2,500	Sq.Ft.	\$959,688
	New Science Center- 10 new Lab / Lecture Rooms + Prep Rooms		28,000	Sq.Ft.	\$12,740,000
	Total Addillon SF		<b>New SF</b>	<b>114,400</b>	
	<b>Remodeling- Beyond Facility Study items</b>				
	Auditorium / Stage Refresh		8,000	Sq.Ft.	\$3,136,000
	Entry Corridor		4,000	Sq.Ft.	\$600,000
	Existing Music Area- Demo		176,000	CF	\$135,520
	Forum Room at Old Library Location		3,000	Sq.Ft.	\$810,000
	Expand the "Birdsnest"		1,500	Sq.Ft.	\$204,525
	Library and Corridor at old Admin Area		6,000	Sq.Ft.	\$972,000
	Break Out Spaces in Classroom Areas		10,000	Sq.Ft.	\$1,363,500
	Locker Rooms Remodeling		10,000	Sq.Ft.	\$3,500,000
	Administration, corridor and entry area		8,300	Sq.Ft.	\$1,131,705
	<b>Site</b>				
	Place Synthetic Turf south of new south parking lot		82,000	Sq.Ft.	\$1,482,400
	Site Paving Type 1 South West New Lot		85,000	Sq.Ft.	\$1,173,000
	Site Paths Paving- partial to get from southwest lot to stadium		10,000	Sq.Ft.	\$69,000
	North Parking Lot New Drop Off Lane		22,000	Sq.Ft.	\$369,600
	<b>Totals</b>		<b>Option Gross SF</b>	<b>401,432</b>	<b>Project Cost</b>
					<b>\$82,181,650</b>



CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS						
<b>SECTION 16 G</b>						
<b>CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU</b>						
HS2	High School		Gross SF	287,032	Project Cost	
	Repair and Betterment Mechanical	Prior to additon SF	276,000	Sq.Ft.	\$3,955,575	
	Repair and Betterment Exteriors, Interior Materials, Elec, Tech, Site	Prior to additon SF	276,000	Sq.Ft.	\$14,303,129	
	<b>Additions</b>					
	New 2 Station Gymnasium		14,000	Sq.Ft.	\$6,278,373	
	Music / Commons / Corridors		16,000	Sq.Ft.	\$6,369,483	
	Auditorium Back Stage Spaces- Scene Shop, Dressing, Make Up, Storage		4,500	Sq.Ft.	\$1,953,000	
	Auditorium / Stage Expansion		3,400	Sq.Ft.	\$1,785,000	
	Fitness expansion		9,000	Sq.Ft.	\$3,582,834	
	Gym Storage		2,000	Sq.Ft.	\$796,185	
	Mechanical Air Handling Rooms		1,200	Sq.Ft.	\$477,711	
	Total Addition SF		<b>New SF</b>	<b>50,100</b>		
	<b>Remodeling- Beyond Facility Study items</b>					
	Auditorium / Stage Refresh		8,000	Sq.Ft.	\$3,136,000	
	Entry Corridor		4,000	Sq.Ft.	\$600,000	
	Existing Music Area- Demo		176,000	CF	\$135,520	
	<b>Site</b>					
	Place Synthetic Turf south of new south parking lot		82,000	Sq.Ft.	\$1,131,600	
	Site Paving Type 1 South West New Lot		85,000	Sq.Ft.	\$1,173,000	
	Site Paths Paving- partial to get from southwest lot to stadium		10,000	Sq.Ft.	\$69,000	
	North Parking Lot New Drop Off Lane		36,000	Sq.Ft.	\$496,800	
	<b>Totals</b>		<b>Option Gross SF</b>	<b>337,132</b>	<b>Project Cost</b>	<b>\$46,243,210</b>

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
 FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS					
SECTION 16 G					
CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU					
<b>HS3</b>	<b>High School- Stand alone Field House + Performing Arts</b>		<b>Exg Gross SF</b>	<b>287,032</b>	
	<b>Additions</b>				
	New Stand Alone Field House Basic		60,000 Sq.Ft.		\$ 23,000,000
	Field House Extras				\$ 6,500,000
	Music / Commons / Corridors		16,000 Sq.Ft.		\$6,369,483
	Auditorium Back Stage Spaces- Scene Shop, Dressing, Make Up, Storage		4,500 Sq.Ft.		\$1,953,000
	Auditorium / Stage Expansion		3,400 Sq.Ft.		\$1,785,000
	Fitness expansion		9,000 Sq.Ft.		\$3,582,834
	Gym Storage		2,000 Sq.Ft.		\$796,185
	Mechanical Air Handling Rooms		3,600 Sq.Ft.		\$1,433,134
	Total Addition SF		<b>New SF</b>	<b>98,500</b>	
	<b>Remodeling- Beyond Facility Study Items</b>				
	Auditorium / Stage Refresh		8,000 Sq.Ft.		\$3,136,000
	Entry Corridor		4,000 Sq.Ft.		\$600,000
	Existing Music Area- Demo		176,000 CF		\$135,520
	<b>Site</b>				
	Place Synthetic Turf south of new south parking lot		82,000 Sq.Ft.		\$1,492,400
	Site Paving Type 1 South West New Lot		85,000 Sq.Ft.		\$1,173,000
	Site Paths Paving- partial to get from southwest lot to stadium		10,000 Sq.Ft.		\$69,000
	North Parking Lot New Drop Off Lane		22,000 Sq.Ft.		\$369,600
	<b>Totals</b>		<b>Option Gross SF</b>	<b>385,532</b>	<b>Project Cost</b>
					<b>\$52,395,156</b>

CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

ESTIMATE OF PROBABLE PROJECT COSTS						
SECTION 16 G						
CHIPPEWA FALLS AREA UNIFIED SCHOOLS ASPIRATION BIG MENU						
<b>HS4</b>	<b>High School- Central Field House + Performing Arts</b>		<b>Gross SF</b>	<b>287,032</b>	<b>Project Cost</b>	
	<b>Additions</b>					
	New Locker Room PE Classroom Areas		13,000 Sq.Ft.		\$5,642,000	
	Music / Commons / Corridors		16,000 Sq.Ft.		\$6,369,483	
	Auditorium Back Stage Spaces- Scene Shop, Dressing, Make Up, Storage		4,500 Sq.Ft.		\$1,953,000	
	Auditorium / Stage Expansion		3,400 Sq.Ft.		\$1,785,000	
	Fitness expansion		9,000 Sq.Ft.		\$3,582,834	
	Gym Storage		2,000 Sq.Ft.		\$796,185	
	Mechanical Air Handling Rooms		3,600 Sq.Ft.		\$1,433,134	
	Cafeteria expansion		13,000 Sq.Ft.		\$5,616,000	
	<b>Total Addition SF</b>		<b>New SF</b>	<b>64,500</b>		
	<b>Remodeling- Beyond Facility Study Items</b>					
	Remodel Gym Area into a field house		52,000 Sq.Ft.		\$12,740,000	
	Auditorium / Stage Refresh		8,000 Sq.Ft.		\$3,136,000	
	Entry Corridor		4,000 Sq.Ft.		\$600,000	
	Administration - place near parking lot		3,500 Sq.Ft.		\$393,750	
	Forum Room at Old Music Location		3,000 Sq.Ft.		\$810,000	
	<b>Site</b>					
	Place Synthetic Turf south of new south parking lot		82,000 Sq.Ft.		\$1,482,400	
	Site Paving Type 1 South West New Lot		85,000 Sq.Ft.		\$1,173,000	
	Site Paths Paving- partial to get from southwest lot to stadium		10,000 Sq.Ft.		\$69,000	
	North Parking Lot New Drop Off Lane		22,000 Sq.Ft.		\$369,600	
	<b>Totals</b>		<b>Option Gross SF</b>	<b>351,532</b>	<b>Project Cost</b>	<b>\$47,961,386</b>
<b>HS5</b>	<b>New High School</b>					
	Building and Site Costs		325,084 Sq.Ft.			
	Site Development		60.00 Acres			
	Competition Field		Not included in cost estimate - use existing field			
	Project Total 2022 bidding				\$108,392,594	
	Site Acquisition	100 Acres		20,000 \$	2,000,000	
	<b>Totals</b>		<b>Option Gross SF</b>	<b>325,084</b>	<b>Project Cost</b>	<b>\$110,392,594</b>
	<b>Past Referendum in Today's Cost</b>					
	2018 Referendum				\$ 65,000,000	
	ENR Inflation Index for Construction	April 2018		6628.65		
	ENR Inflation Index for Construction	November 2021		7551.73		
	Percentage Inflation Increase 2018 to 2021			113.93%		
	Current Day Value of 2018 Bond Referendum at \$65M					\$74,051,647



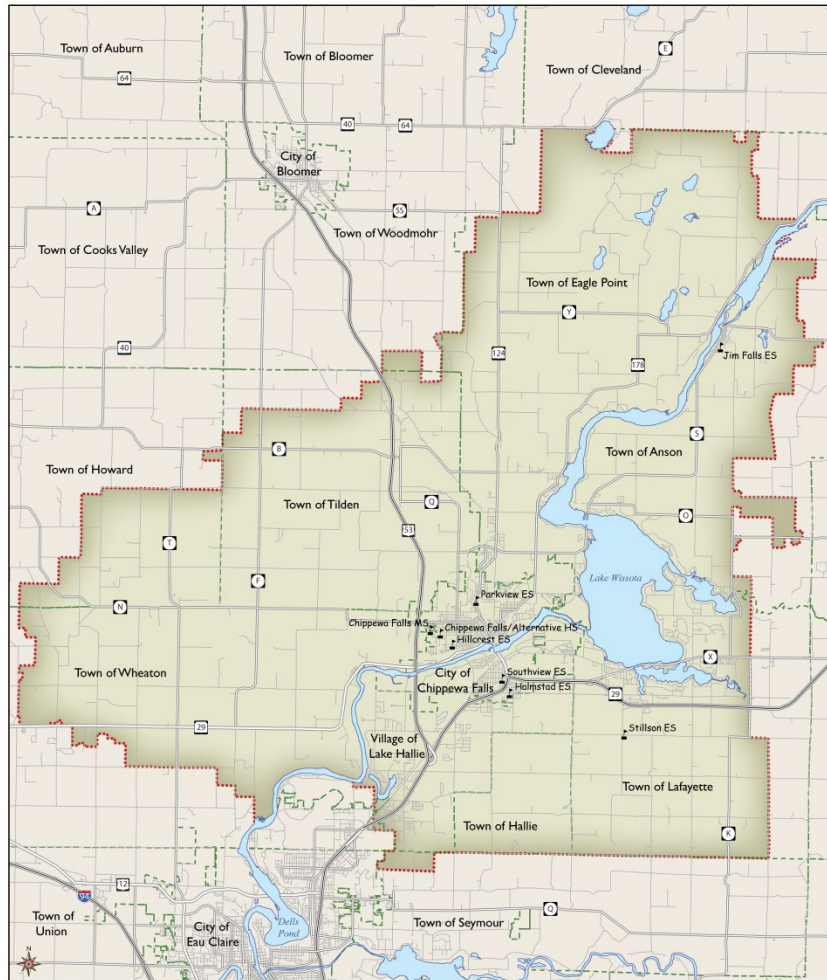
CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
FACILITIES MASTER PLAN 2021

**SECTION 17: Demographic Analysis**



# Planning for the Schools of Tomorrow

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Chippewa Falls Area School District

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## School Enrollment Projections Series Chippewa Falls Area School District

January 2020

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# Table of Contents

Introduction .....	1
District Enrollment History .....	1
Kindergarten Trends .....	5
Birth Trends and Projections .....	7
Population Estimates and Age Structure .....	8
Housing Trends .....	11
Projections Method .....	15
Grade Progression Ratios.....	15
Four-Year-Old Kindergarten Grade Progression Ratios.....	17
School Enrollment Projections.....	18
Baseline Projections.....	18
Five-Year Trend Projections.....	19
Two-Year “Trend” Projections .....	20
Kindergarten Trend Projections.....	21
Comparison of Projection Models .....	22
District Conclusions.....	27
Individual Elementary School Projections .....	28
Halmstad Elementary School .....	29
Hillcrest Elementary School .....	35
Jim Falls Elementary School .....	41
Parkview Elementary School.....	47
Southview Elementary School .....	53
Stillson Elementary School.....	59



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## Introduction

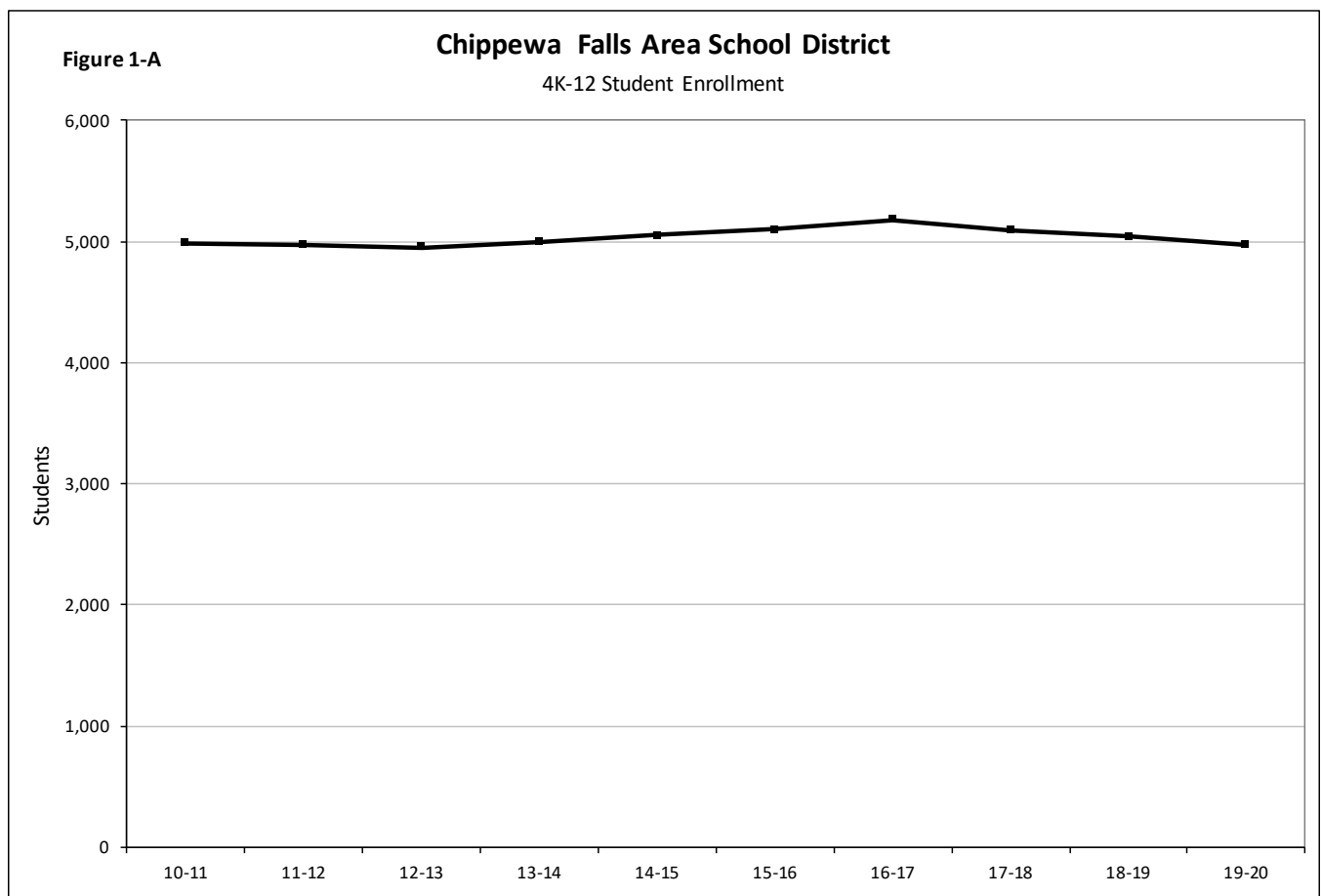
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This report offers a summary of the Enrollment Projections Analysis completed for the Chippewa Falls Area School District by the Applied Population Laboratory, University of Wisconsin-Madison. District enrollment projections are provided district-wide, by grade grouping, and for the elementary schools. The projections process uses a combination of historical enrollment (3<sup>rd</sup> Friday seat count), birth trends and projections, housing and population trends to create reasonable assumptions about future enrollment change scenarios and the likely impact on the school district.

## District Enrollment History

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Figure 1-A and Tables 1 and 2 display the last ten years of enrollment history in the Chippewa Falls Area School District. District 4K-12 enrollment has slightly decreased overall, from 4,985 students in the 2010/11 school year to 4,976 students in 2019/20. This is a decline of only 9 students since 2010/11. The district has seen a slight increase in K-12 enrollment (+5 students).



**TABLE 1**  
**Student Enrollment**  
**Chippewa Falls Area School District**

	SCHOOL YEAR									
	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
4K	364	380	368	394	367	363	376	333	359	350
K	347	359	384	354	371	367	362	359	319	334
1	334	333	344	377	362	371	359	371	344	314
2	339	342	346	353	360	357	367	363	365	348
3	378	334	337	353	351	369	368	360	362	370
4	370	368	339	352	369	355	362	358	357	362
5	341	376	372	346	359	363	359	375	361	361
6	374	345	365	362	357	353	369	365	369	355
7	337	381	340	370	358	360	365	356	359	377
8	350	331	365	348	380	357	359	369	362	352
9	341	345	335	369	352	404	379	365	378	368
10	362	344	350	339	384	366	408	356	351	375
11	380	367	342	339	346	367	357	399	359	345
12	368	371	365	343	340	350	387	369	399	365
<b>TOTAL</b>	<b>4,985</b>	<b>4,976</b>	<b>4,952</b>	<b>4,999</b>	<b>5,056</b>	<b>5,102</b>	<b>5,177</b>	<b>5,098</b>	<b>5,044</b>	<b>4,976</b>
K-12	4,621	4,596	4,584	4,605	4,689	4,739	4,801	4,765	4,685	4,626
K-5	2,109	2,112	2,122	2,135	2,172	2,182	2,177	2,186	2,108	2,089
6-8	1,061	1,057	1,070	1,080	1,095	1,070	1,093	1,090	1,090	1,084
9-12	1,451	1,427	1,392	1,390	1,422	1,487	1,531	1,489	1,487	1,453

**TABLE 2**  
**Student Enrollment Changes**  
**Chippewa Falls Area School District**

GRADE	ABSOLUTE CHANGE			PERCENT CHANGE			AVERAGE ANNUAL PERCENT CHANGE		
	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19
4K	-14	3	-13	-3.8	0.8	-3.6	-0.4	0.2	-0.9
K	-13	24	-33	-3.7	6.9	-9.0	-0.4	1.7	-2.2
1	-20	28	-57	-6.0	8.4	-15.4	-0.7	2.1	-3.8
2	9	21	-9	2.7	6.2	-2.5	0.3	1.5	-0.6
3	-8	-27	1	-2.1	-7.1	0.3	-0.2	-1.8	0.1
4	-8	-1	7	-2.2	-0.3	2.0	-0.2	-0.1	0.5
5	20	18	-2	5.9	5.3	-0.6	0.7	1.3	-0.1
6	-19	-17	2	-5.1	-4.5	0.6	-0.6	-1.1	0.1
7	40	21	17	11.9	6.2	4.7	1.3	1.6	1.2
8	2	30	-5	0.6	8.6	-1.4	0.1	2.1	-0.4
9	27	11	-36	7.9	3.2	-8.9	0.9	0.8	-2.2
10	13	22	9	3.6	6.1	2.5	0.4	1.5	0.6
11	-35	-34	-22	-9.2	-8.9	-6.0	-1.0	-2.2	-1.5
12	-3	-28	15	-0.8	-7.6	4.3	-0.1	-1.9	1.1
<b>TOTAL</b>	<b>-9</b>	<b>71</b>	<b>-126</b>	<b>-0.2</b>	<b>1.4</b>	<b>-2.5</b>	<b>0.0</b>	<b>0.4</b>	<b>-0.6</b>
K-12	5	68	-113	0.1	1.5	-2.4	0.0	0.4	-0.6
K-5	-20	63	-93	-0.9	3.0	-4.3	-0.1	0.7	-1.1
6-8	23	34	14	2.2	3.2	1.3	0.2	0.8	0.3
9-12	2	-29	-34	0.1	-2.0	-2.3	0.0	-0.5	-0.6



Figure 1-B shows enrollment history broken down by grade grouping (4K, K-5, 6-8, and 9-12). K-5 enrollment has decreased over the past ten years by -0.9%. Middle school enrollment increased by 2.2%, and high school enrollment has increased slightly by 0.1% over the last ten years.

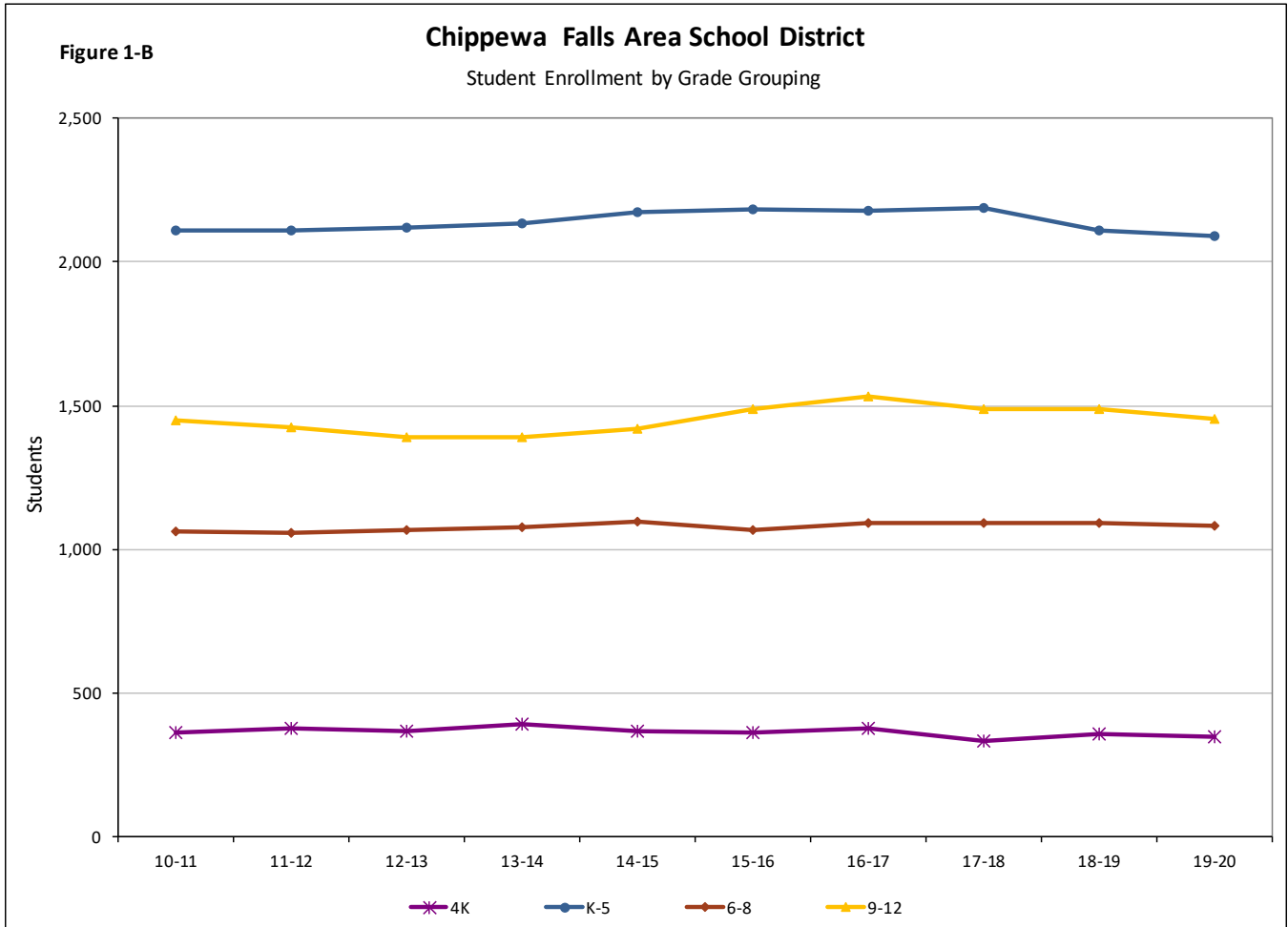
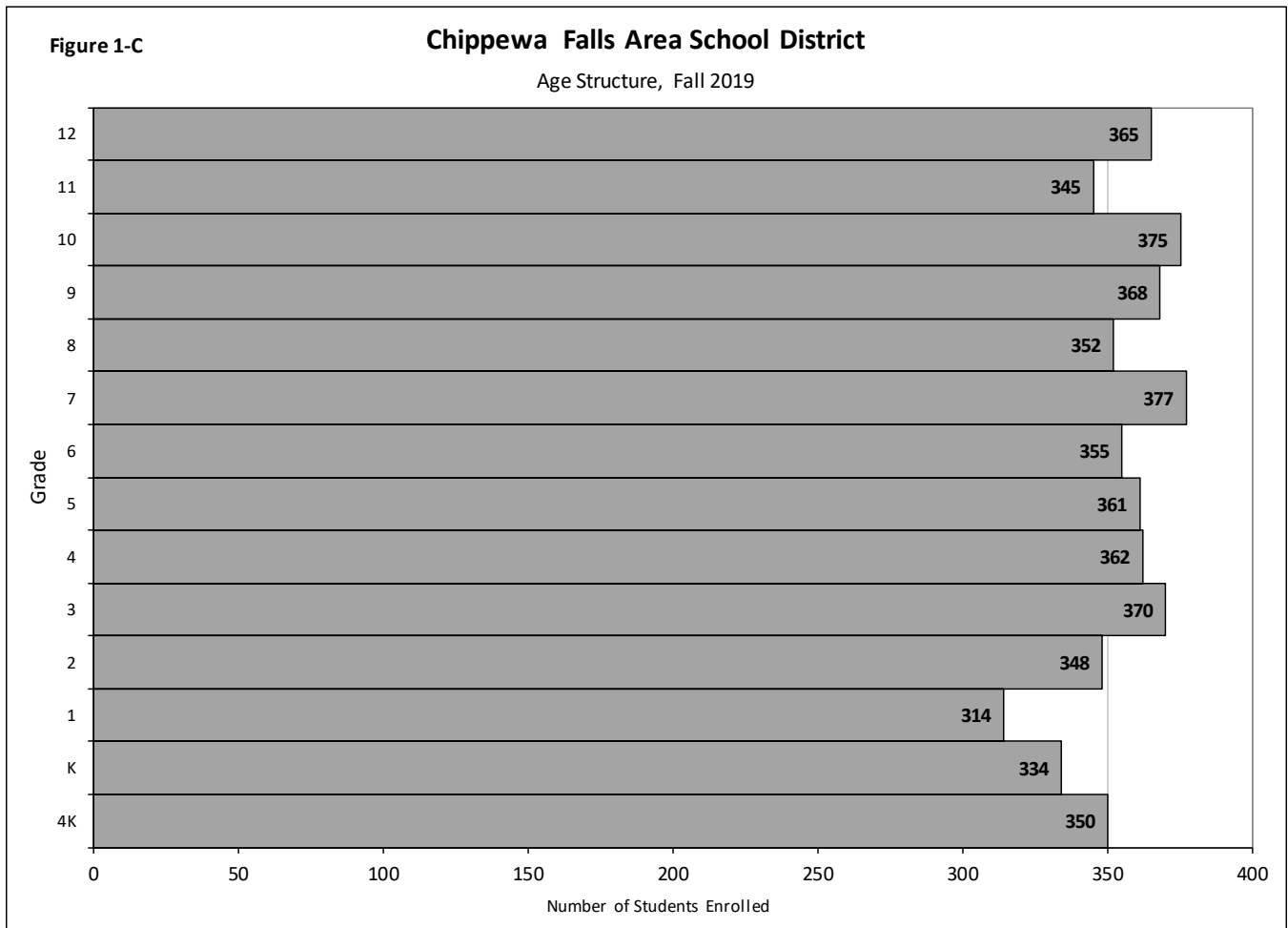


Figure 1-C shows the age structure in Fall 2019 of the student population with the number of 4-year-old kindergarteners at the bottom and the number of 12<sup>th</sup> graders at the top. The average class size for grades 9-12 is 363 with 10<sup>th</sup> grade being the largest among high school grades. Grades 6-8 average class size is similar to high school at 364 with 7<sup>th</sup> grade being largest among middle school grades. Grades K-5 average class size is smaller at 346 with 3<sup>rd</sup> grade being largest among elementary school grades.

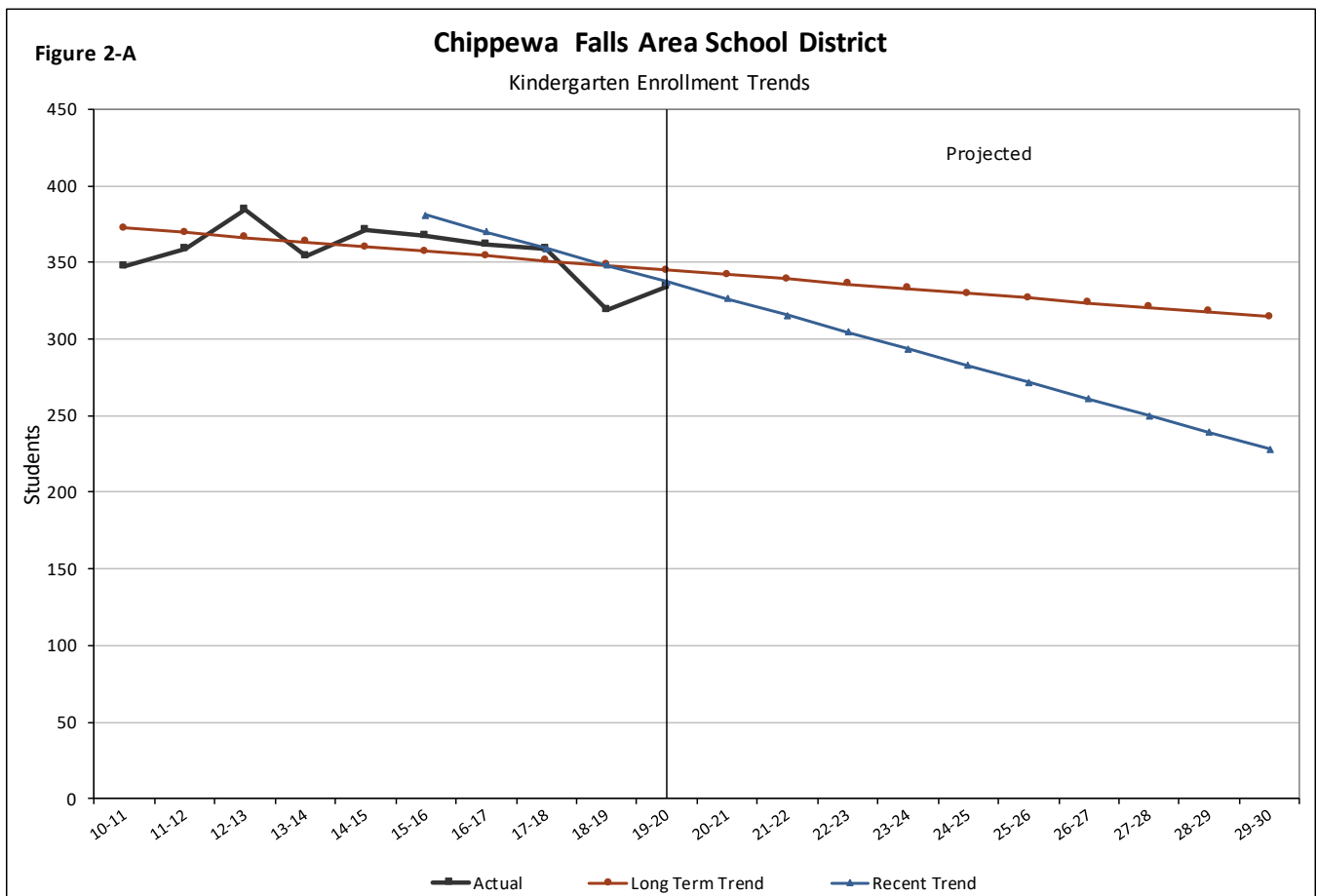




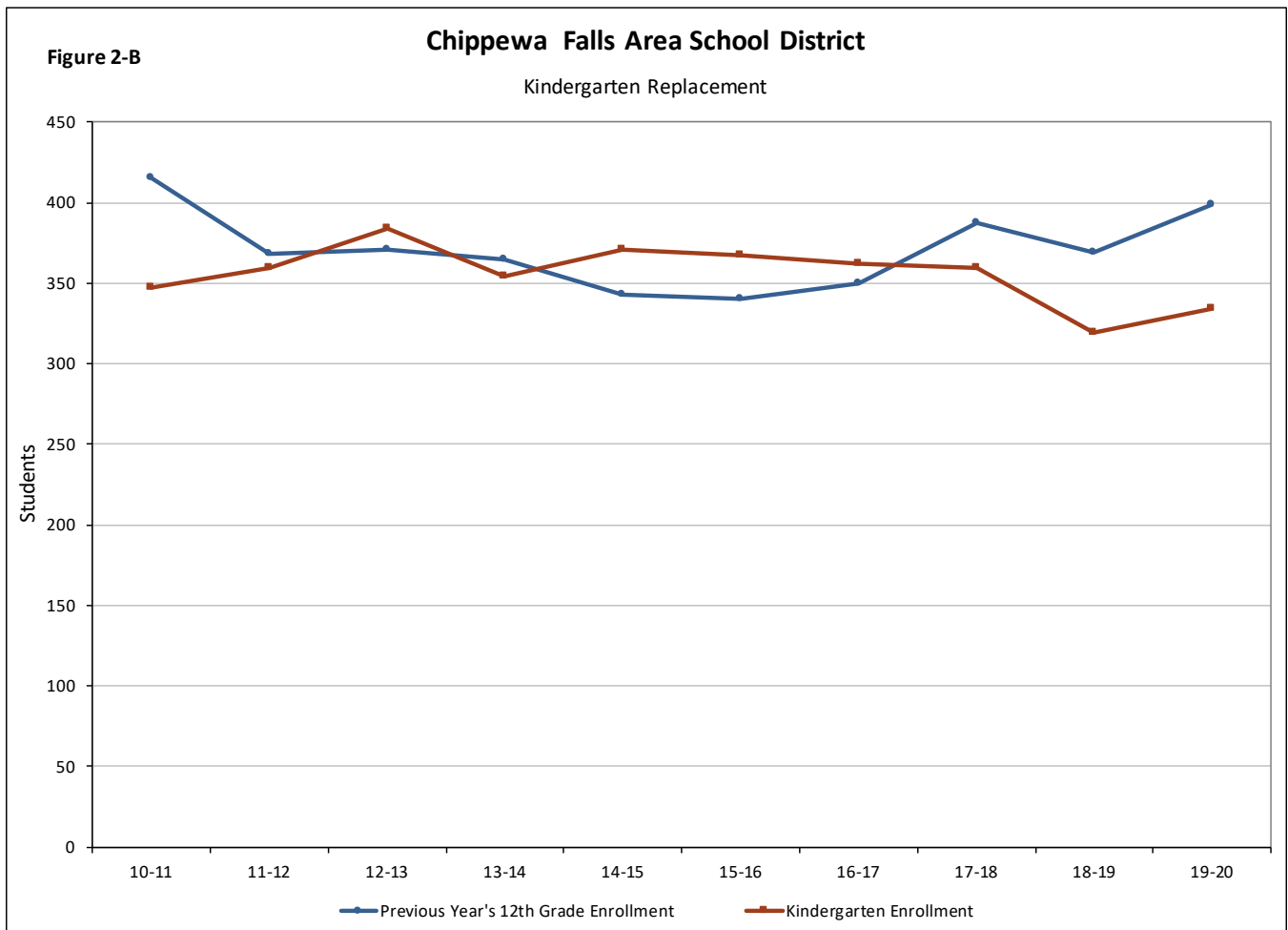
## Kindergarten Trends

Examining trends in kindergarten enrollment is particularly informative for gaining perspective on future district enrollment, as today’s kindergarteners will gradually make up tomorrow’s students at the higher grade levels as they age and move through the school system. When kindergarten enrollment is decreasing, elementary and middle school enrollment might be expected to decrease in the near term, while high school enrollment will decrease farther in the future.

Figure 2-A shows kindergarten enrollment history in black, and trend lines depicting future kindergarten enrollment in red and blue. The “Long Term Trend” line (shown in red) averages kindergarten enrollment changes from 2010/11 through 2019/20. The “Recent Trend” line (shown in blue) emphasizes kindergarten enrollment changes over the last five years. In the Chippewa Falls Area School District, the long-term trend in kindergarten enrollment points to slightly decreasing enrollment over time, while the recent trend shows more significant decline. The long-term trend will be used to project kindergartners in the Kindergarten Trend projections later in this report.



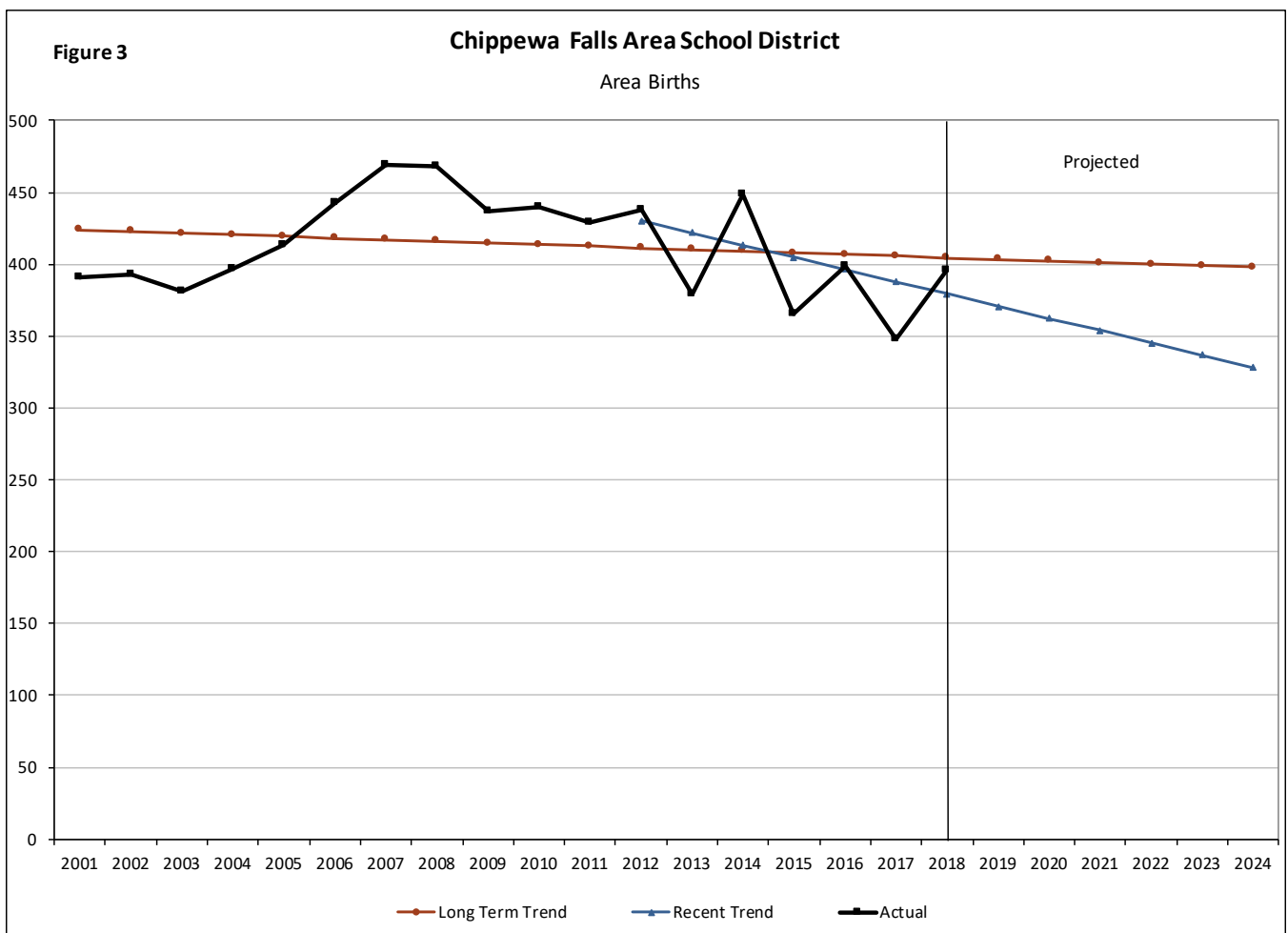
In addition to examining kindergarten enrollment on its own, comparing incoming kindergarteners to the previous year's outgoing 12<sup>th</sup> graders offers a snapshot of how the age structure of district enrollment is shifting either from older to younger, or younger to older student population. Districts tend to experience overall growth when kindergarten enrollment outpaces outgoing students, and they tend to experience decline when kindergarteners do not fully replace the number of graduates. Figure 2-B illustrates that kindergarteners did not replace outgoing 12<sup>th</sup> graders six of the last ten years.



## Birth Trends and Projections

We use historical and projected birth data to forecast the number of 4K and 5K students who will enroll in the Chippewa Falls Area School District in future years. Birth data, as collected and summarized by the Wisconsin Department of Health Services, is available at the municipal level. The births presented below are births of the municipalities within the school district.

Figure 3 shows the number of municipal births, by year, from 2000 through 2017. We extrapolate long-and short-range birth trends into the future to correspond with our baseline and recent trend models. The red line represents the birth trend over the past 18 years and is utilized in the Baseline model. The blue line denotes birth patterns for the last seven years and is applied in the Five-Year and Two-Year trend models provided later in the report.



<b>Year</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
<b># of Births</b>	391	393	381	397	413	443	469	468	437
<b>Year</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b># of Births</b>	440	429	438	379	449	365	399	348	396

Source: WI Department of Health Services



## Population Estimates and Age Structure

This section examines population trends of the recent past. Changes in the total population of the district area, particularly when examined by age, provide clues into how the school-age population may be changing. Table 3 provides the U.S. Census population counts for 2010 and the Wisconsin Department of Administration's estimates on a biennial basis for 2013 to 2019. Overall, the district area population has increased more quickly than Chippewa County and the State of Wisconsin.

**Table 3**  
**Total Population by Municipality: 2010-2019**  
**Chippewa Falls Area School District**

Municipality	POPULATION				
	Census 2010	est. 2013	est. 2015	est. 2017	est. 2019
<b>C. Cippewa Falls</b>	13,661	13,635	13,830	14,002	14,168
<b>V. Lake Hallie</b>	6,448	6,680	6,826	6,967	7,074
<b>T. Anson</b>	2,076	2,100	2,133	2,186	2,236
<b>T. Eagle Point</b>	3,053	3,097	3,132	3,183	3,217
<b>T. Hallie</b>	161	168	172	176	176
<b>T. Howard</b>	798	799	802	800	801
<b>T. Lafayette</b>	5,765	5,833	5,921	6,037	6,113
<b>T. Tilden</b>	1,485	1,506	1,509	1,513	1,526
<b>District Area</b>	<b>33,447</b>	<b>33,818</b>	<b>34,325</b>	<b>34,864</b>	<b>35,311</b>
<b>Chippewa County</b>	62,415	62,918	63,539	64,364	64,881
<b>State of Wisconsin</b>	5,686,986	5,717,110	5,753,324	5,783,278	5,843,443

Municipality	PERCENT CHANGE				
	2010 to 2013	2013 to 2015	2015 to 2017	2017 to 2019	2010 to 2019
<b>C. Cippewa Falls</b>	-0.2%	1.4%	1.2%	1.2%	3.7%
<b>V. Lake Hallie</b>	3.6%	2.2%	2.1%	1.5%	9.7%
<b>T. Anson</b>	1.2%	1.6%	2.5%	2.3%	7.7%
<b>T. Eagle Point</b>	1.4%	1.1%	1.6%	1.1%	5.4%
<b>T. Hallie</b>	4.3%	2.4%	2.3%	0.0%	9.3%
<b>T. Howard</b>	0.1%	0.4%	-0.2%	0.1%	0.4%
<b>T. Lafayette</b>	1.2%	1.5%	2.0%	1.3%	6.0%
<b>T. Tilden</b>	1.4%	0.2%	0.3%	0.9%	2.8%
<b>District Area</b>	<b>1.1%</b>	<b>1.5%</b>	<b>1.6%</b>	<b>1.3%</b>	<b>5.6%</b>
<b>Chippewa County</b>	0.8%	1.0%	1.3%	0.8%	4.0%
<b>State of Wisconsin</b>	0.5%	0.6%	0.5%	1.0%	2.8%

Source: U. S. Census Bureau & Demographic Services Center, WIDOA





Figure 4-A illustrates the population for the Chippewa Falls Area School District for the 2010 counts by age and by sex from the U.S. Census Bureau. These data are somewhat out-of-date but still provide the illustration that the district school age population (age 0-14) was smaller than the young adult population (age 20-34) in 2010 by almost 2,000 people. The middle age population (age 45-59) was the largest age cohort.

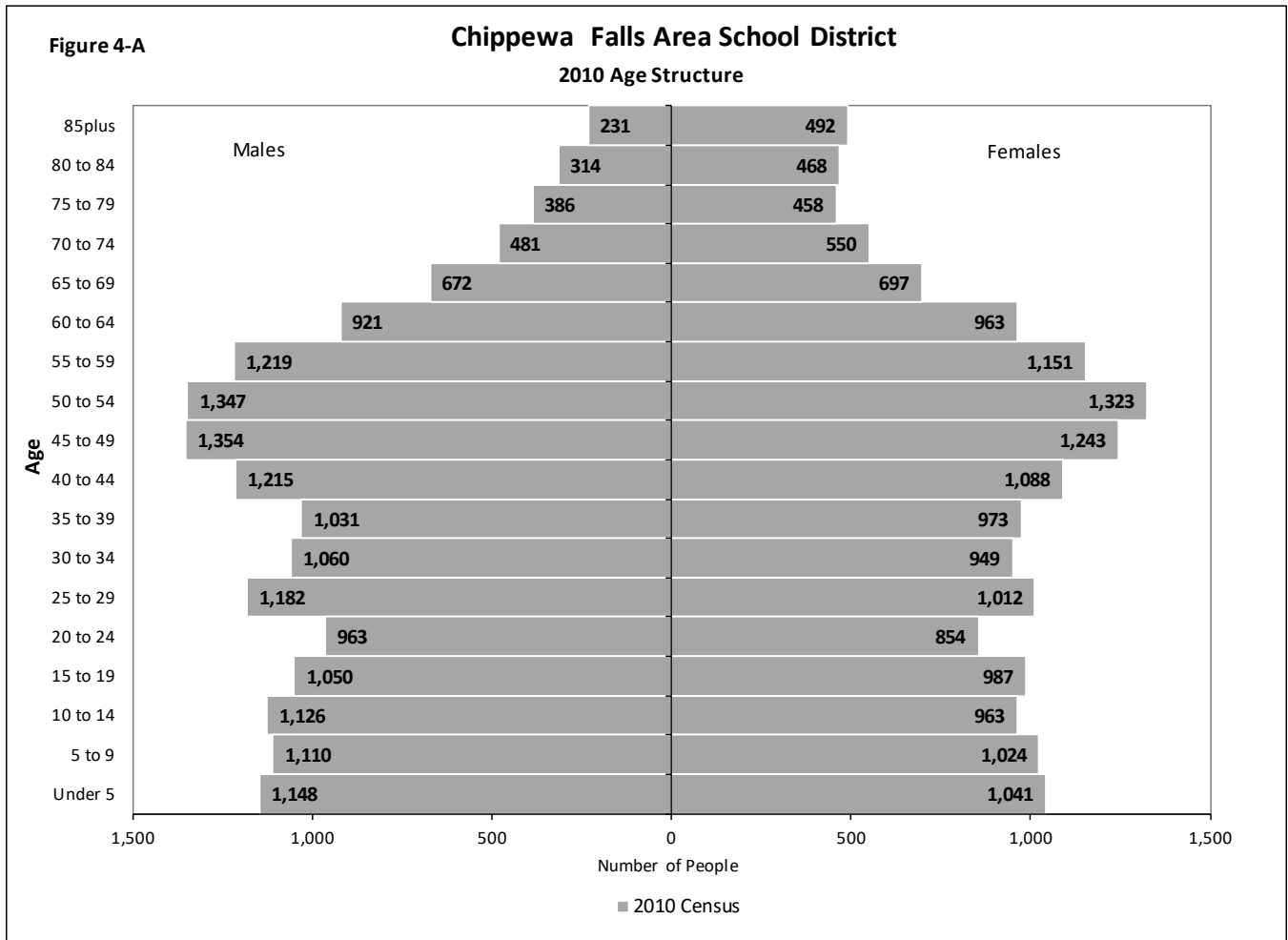
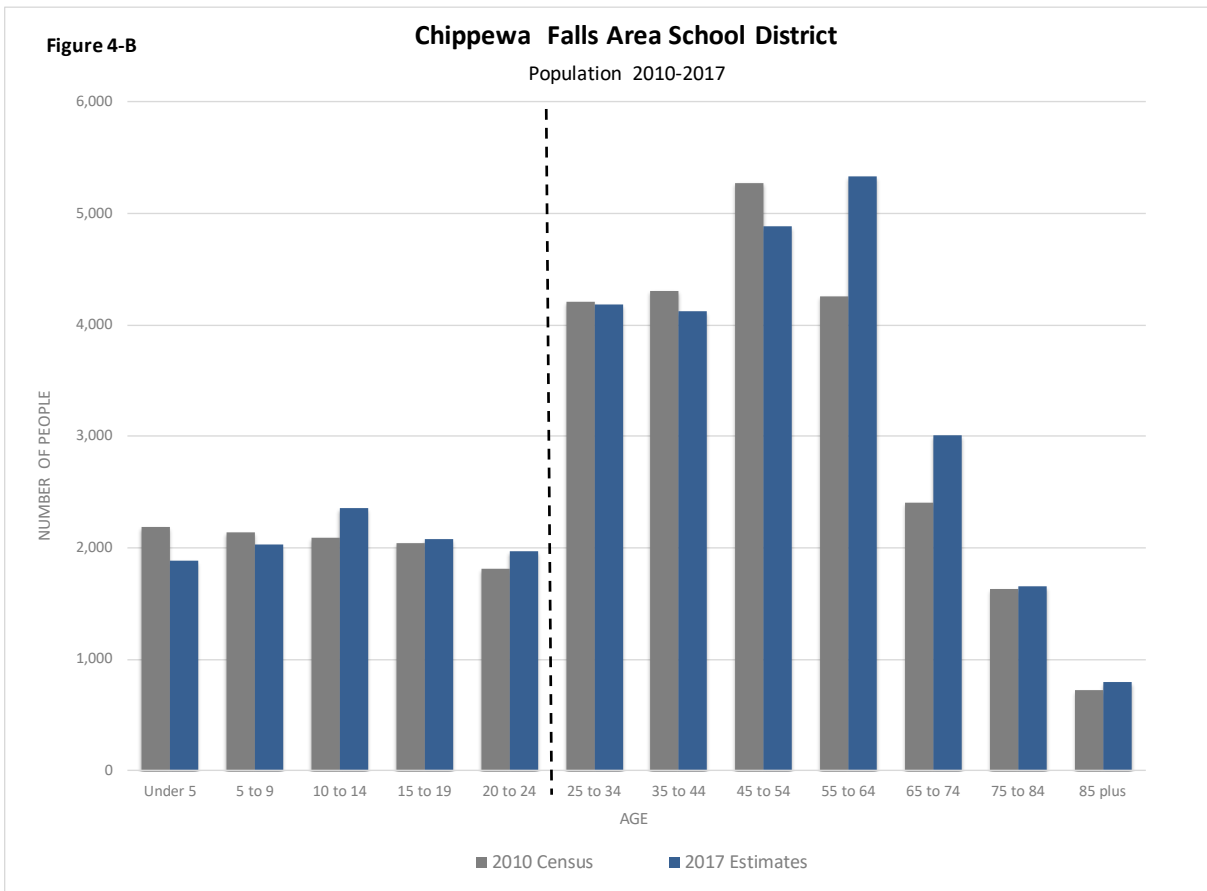


Figure 4-B and Table 4 compare the population by age for the 2010 Census and the 2017 estimates from the American Community Survey for the school district. When reviewing this graph ages 0 to 24 are in five-year increments, while ages 25 and older are in ten-year increments.



**TABLE 4**  
**Population by Age, 2010-2017**  
**Chippewa Falls Area School District**

Age	2017	2010	Difference
Under 5	1,885	2,189	-304
5 to 9	2,034	2,134	-100
10 to 14	2,358	2,089	269
15 to 19	2,078	2,037	41
20 to 24	1,971	1,817	154
25 to 34	4,179	4,203	-24
35 to 44	4,127	4,307	-180
45 to 54	4,885	5,267	-382
55 to 64	5,329	4,254	1,075
65 to 74	3,008	2,400	608
75 to 84	1,648	1,626	22
85 plus	795	723	72
Total	34,297	33,046	1,251

From 2010 to 2017, it can be observed that:

- the number of young people ages 1-19 decreased by 94 youth.
- young adults (ages 20-34) in the district area increased by 130 people.
- the adult population ages 35-54 has seen a decrease of 562 people.
- the adult population ages 55-64 has seen an increase of 1,075 residents.
- older adults age 65 and over have increased by 702 inhabitants.



## Housing Trends

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Examining trends in recent housing development can help to explain how in-migration into the Chippewa Falls Area School District area might be affecting school enrollment. If the number of housing starts in the district area is expected to be reasonably consistent for the next several years, then in-migration of school-age children will also remain relatively consistent. It is important to recognize that the number of housing starts in any given year is dependent upon many confounding variables often making future housing growth patterns difficult to predict.

The new housing totals provided in the following table and figures include the entire municipality although only portions of some municipalities are in the Chippewa Falls Area School District. Over the last ten years development in the district area has consisted of mostly single family homes with some construction of duplexes and multi-family units. All multi-family construction has occurred in the City of Chippewa Falls.

New single family homes were the fewest in 2012 (62 housing starts), but an increase in new home construction has occurred each year since that time. Construction of single family homes averaged 166 new homes in the last five years within the district area. Households in single family homes, on average, tend to contain more school-aged children than in two-family and multi-family complexes.

It is also important to consider that turnover in ownership of existing housing stock contribute to changes in enrollment. A district can increase or decrease in enrollment depending upon the cycle of resident homeowners, regardless of housing starts. For instance, a younger community will have a higher child-per-household ratio, while an older community will have a lower child-per-household ratio.

In older communities the slowing of home sales results in a decrease in the child-per-household over time. Eventually as younger families move into an area, the school district will begin to see new students enrolling into the district's schools. A change in home ownership may happen over the course of several years at varying rates and may differ between neighborhoods. Absent new housing development or housing turnover, families age in place and the number of school-aged children declines.

Table 5 shows the number of housing starts over the past ten years. Figures 5-A and 5-B (pg. 13) provide the number of residential building permits issued by municipality for communities that fall within the Chippewa Falls Area School District. Figure 5-C (pg. 14) illustrates housing starts in the area by type of housing unit: single family home, duplex, and multi-family housing unit.



**TABLE 5**  
**School District Area Housing Starts**  
**Chippewa Falls Area School District**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>District Area</b>										
<b>TOTAL</b>	<b>139</b>	<b>92</b>	<b>92</b>	<b>80</b>	<b>98</b>	<b>141</b>	<b>166</b>	<b>156</b>	<b>169</b>	<b>200</b>
Single Family	81	70	78	62	67	70	92	108	103	110
Two Family	32	22	14	12	18	18	22	32	26	10
Multi-family	26	0	0	6	13	53	52	16	40	80
<b>C. Cippewa Falls</b>										
<b>TOTAL</b>	<b>33</b>	<b>8</b>	<b>4</b>	<b>14</b>	<b>29</b>	<b>64</b>	<b>79</b>	<b>54</b>	<b>76</b>	<b>109</b>
Single Family	5	8	4	6	10	7	11	14	12	19
Two Family	2	0	0	2	6	4	16	24	24	10
Multi-family	26	0	0	6	13	53	52	16	40	80
<b>V. Lake Hallie</b>										
<b>TOTAL</b>	<b>67</b>	<b>50</b>	<b>49</b>	<b>17</b>	<b>27</b>	<b>35</b>	<b>27</b>	<b>35</b>	<b>35</b>	<b>27</b>
Single Family	39	30	35	11	17	21	23	29	33	27
Two Family	28	20	14	6	10	14	4	6	2	0
<b>T. Anson</b>										
<b>TOTAL</b>	<b>6</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>9</b>	<b>8</b>	<b>17</b>	<b>10</b>	<b>18</b>	<b>20</b>
Single Family	4	5	6	6	9	8	17	10	18	20
Two Family	2	2	0	0	0	0	0	0	0	0
<b>T. Eagle Point</b>										
<b>TOTAL</b>	<b>5</b>	<b>9</b>	<b>6</b>	<b>13</b>	<b>16</b>	<b>6</b>	<b>13</b>	<b>12</b>	<b>12</b>	<b>15</b>
Single Family	5	9	6	11	16	6	13	12	12	15
Two Family	0	0	0	2	0	0	0	0	0	0
<b>T. Hallie</b>										
<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
Single Family	0	1	2	1	1	0	1	1	1	1
Two Family	0	0	0	0	0	0	0	0	0	0
<b>T. Howard</b>										
<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>3</b>
Single Family	0	1	1	3	0	1	1	0	1	3
Two Family	0	0	0	0	0	0	0	0	0	0
<b>T. Lafayette</b>										
<b>TOTAL</b>	<b>21</b>	<b>12</b>	<b>19</b>	<b>21</b>	<b>15</b>	<b>24</b>	<b>26</b>	<b>40</b>	<b>21</b>	<b>21</b>
Single Family	21	12	19	19	13	24	24	38	21	21
Two Family	0	0	0	2	2	0	2	2	0	0
<b>T. Tilden</b>										
<b>TOTAL</b>	<b>7</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>4</b>
Single Family	7	4	5	5	1	3	2	4	5	4
Two Family	0	0	0	0	0	0	0	0	0	0

Source: Demographic Services Center, WIDOA





Figure 5-A

### Chippewa Falls Area School District

Area Housing Starts by Municipality

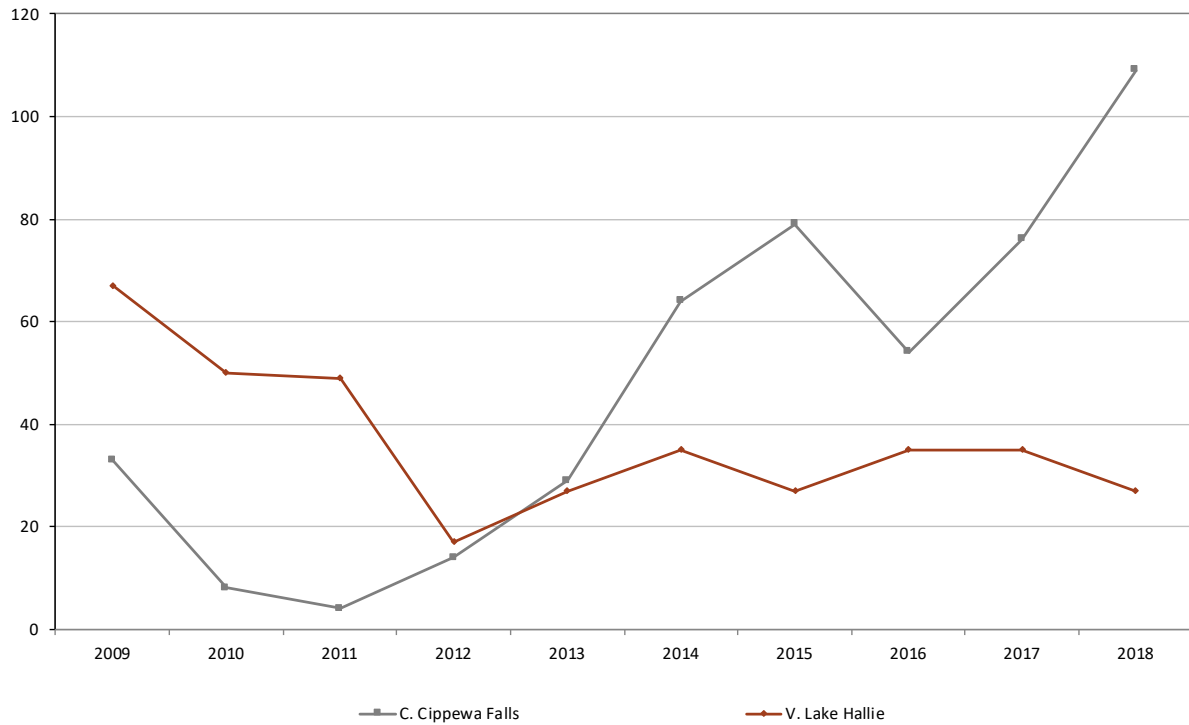


Figure 5-B

### Chippewa Falls Area School District

Area Housing Starts by Municipality

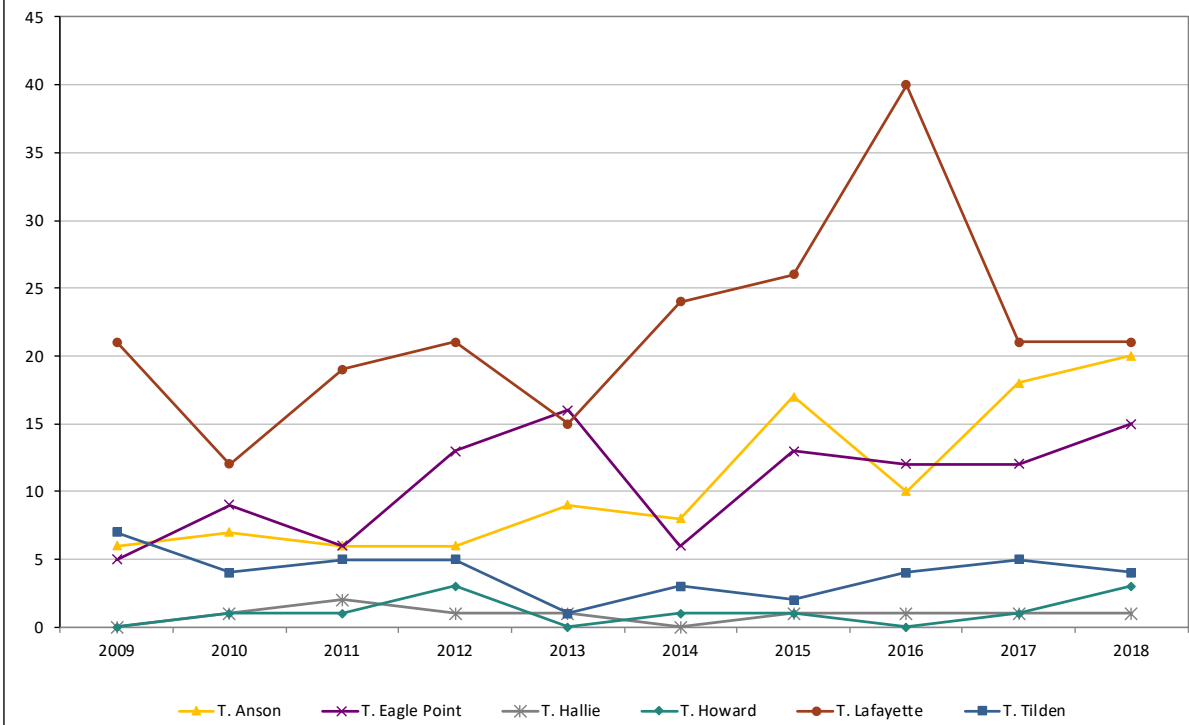
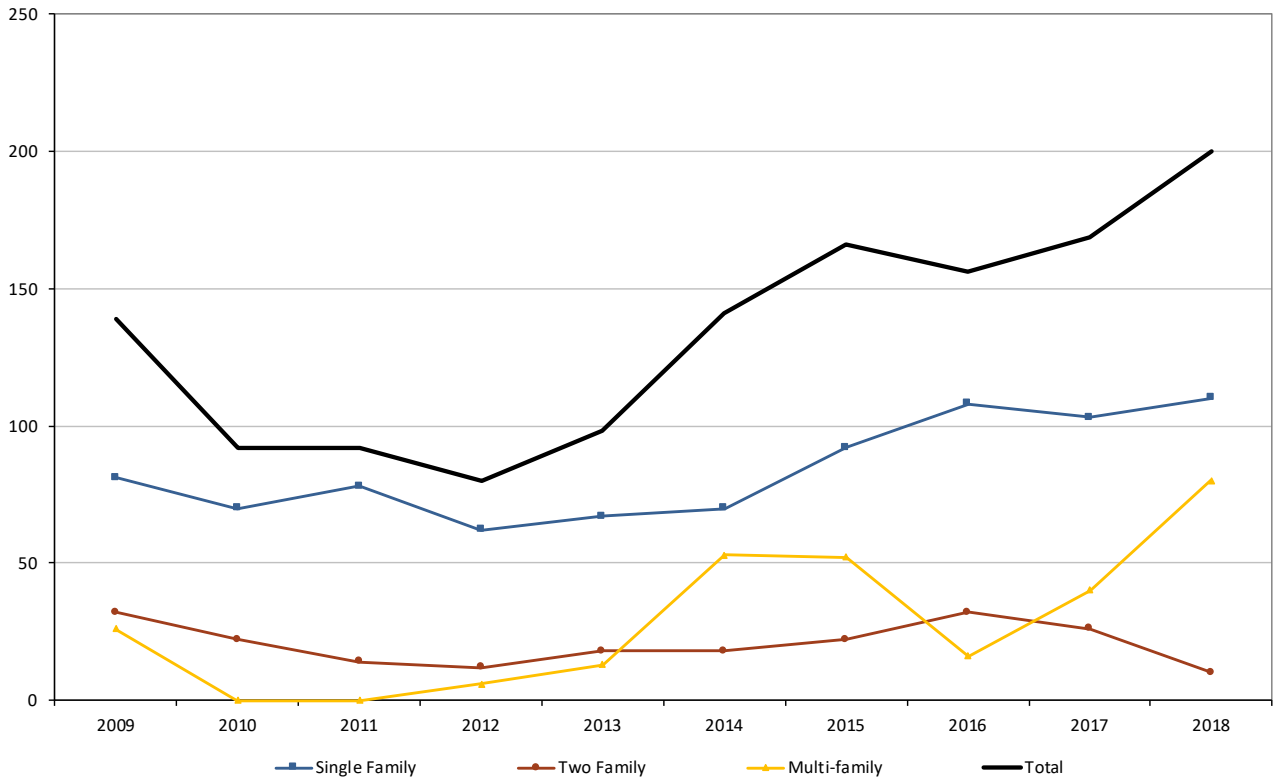


Figure 5-C

### Chippewa Falls Area School District

Area Housing Starts by Type



## Projections Method

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In order to generate school enrollment projections, we rely on a commonly used demographic technique called the “cohort survival method,” also called the “grade progression ratio method” when applied in an educational setting. This method advances current students through the school system over time and applies rates of transfer (or “survival”) as the students who are now in school age from year-to-year and grade-to-grade. It is through these rates of transfer that we make assumptions about how migration into and out of the district will impact future enrollment.

In order to project incoming 4K and 5K students, we gather data on births from the Wisconsin Department of Health Services and assume that, based on recent historical patterns, a certain percentage of the children born to mothers residing in the school district area will enroll in 4K and 5K four to five years later.

### Grade Progression Ratios

---

In order to predict future enrollment under different growth assumptions, three sets of grade progression ratios are calculated.

- Baseline: averages ten years of progression ratios, with outlying ratios (those outside of one standard deviation of the mean) excluded;
- Five-Year Trend: averages the past five years of progression ratios with no exclusions;
- Two-Year “Trend”: averages the past two years of progression ratios with no exclusions.

When the ratio is above 1.0 this indicates that enrollment tends to increase from year to year as each cohort of students advances. When the ratio is below 1.0 this indicates that enrollment tends to decrease from year to year. On the following page, Table 6 and Figure 6 show the patterns between these grade progression ratios for the Chippewa Falls Area School District.

The grade progression ratios can be interpreted in the following manner:

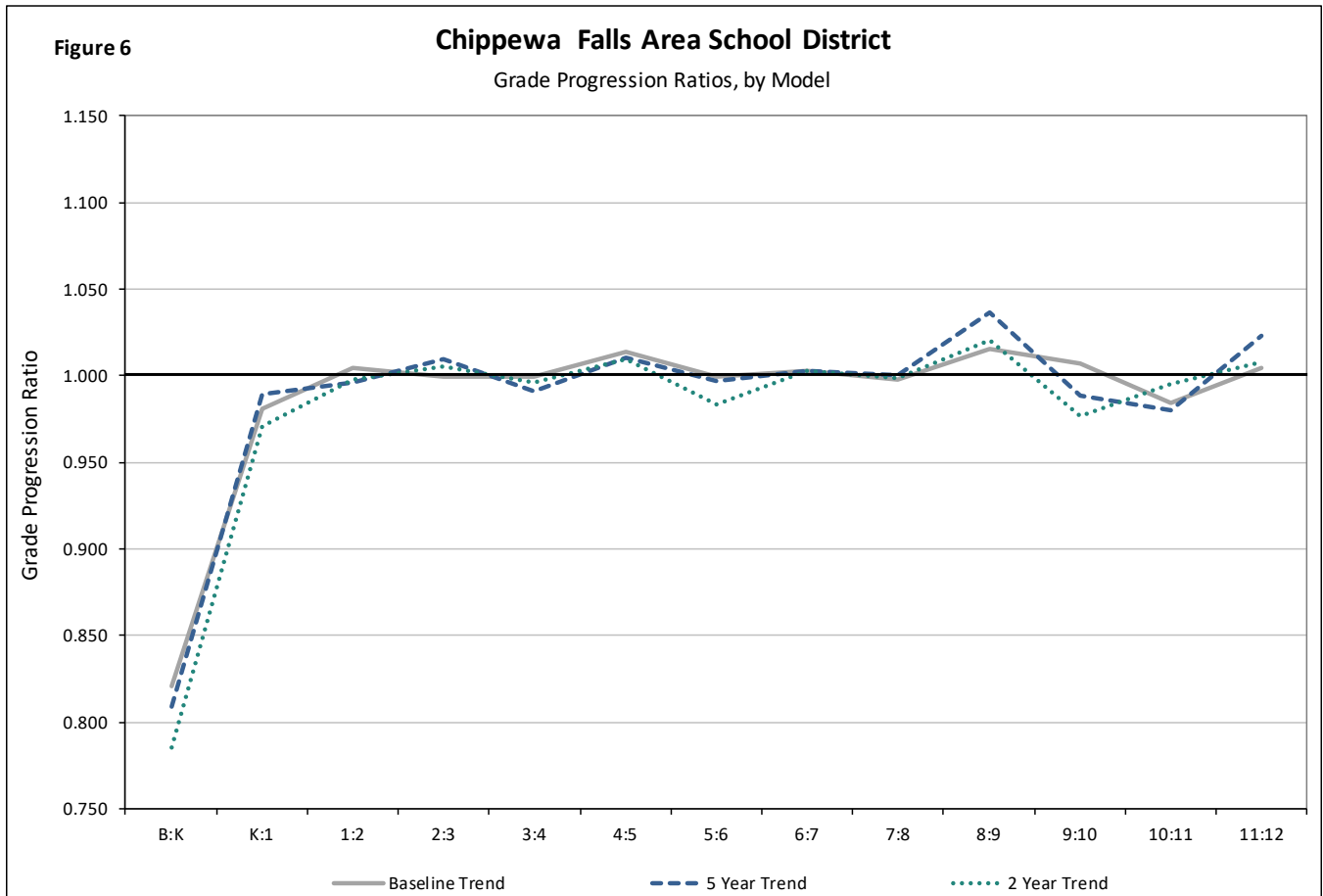
- The Five-Year Trend ratio for 2:3 is 1.010. This means that third grade is on average 1.0% larger than second grade from the previous year, the result of net in-migration to the district.
- The B:K (birth to kindergarten) Baseline ratio of .821 indicates that, on average, approximately 82% of municipal births attend kindergarten five years later.



**TABLE 6**  
**Grade Progression Ratios**  
**Chippewa Falls Area School District**

YEAR CHANGES	B:K	K:1	1:2	2:3	3:4	4:5	5:6	6:7	7:8	8:9	9:10	10:11	11:12
10-11/11-12	0.881	0.960	1.024	0.985	0.974	1.016	1.012	1.019	0.982	0.986	1.009	1.014	0.976
11-12/12-13	0.887	0.958	1.039	0.985	1.015	1.011	0.971	0.986	0.958	1.012	1.014	0.994	0.995
12-13/13-14	0.769	0.982	1.026	1.020	1.045	1.021	0.973	1.014	1.024	1.011	1.012	0.969	1.003
13-14/14-15	0.792	1.023	0.955	0.994	1.045	1.020	1.032	0.989	1.027	1.011	1.041	1.021	1.003
14-15/15-16	0.820	1.000	0.986	1.025	1.011	0.984	0.983	1.008	0.997	1.063	1.040	0.956	1.012
15-16/16-17	0.825	0.978	0.989	1.031	0.981	1.011	1.017	1.034	0.997	1.062	1.010	0.975	1.054
16-17/17-18	0.830	1.025	1.011	0.981	0.973	1.036	1.017	0.965	1.011	1.017	0.939	0.978	1.034
17-18/18-19	0.733	0.958	0.984	0.997	0.992	1.008	0.984	0.984	1.017	1.024	0.962	1.008	1.000
18-19/19-20	0.838	0.984	1.012	1.014	1.000	1.011	0.983	1.022	0.981	1.017	0.992	0.983	1.017
<b>Baseline</b>	<b>0.821</b>	<b>0.981</b>	<b>1.005</b>	<b>0.999</b>	<b>1.000</b>	<b>1.014</b>	<b>0.999</b>	<b>1.003</b>	<b>0.997</b>	<b>1.015</b>	<b>1.007</b>	<b>0.985</b>	<b>1.005</b>
<b>5 Year Trend</b>	<b>0.809</b>	<b>0.989</b>	<b>0.996</b>	<b>1.010</b>	<b>0.991</b>	<b>1.010</b>	<b>0.997</b>	<b>1.002</b>	<b>1.001</b>	<b>1.036</b>	<b>0.989</b>	<b>0.980</b>	<b>1.023</b>
<b>2 Year "Trend"</b>	<b>0.785</b>	<b>0.971</b>	<b>0.998</b>	<b>1.005</b>	<b>0.996</b>	<b>1.010</b>	<b>0.984</b>	<b>1.003</b>	<b>0.999</b>	<b>1.020</b>	<b>0.977</b>	<b>0.996</b>	<b>1.008</b>

\*Shaded progression ratios are excluded from the Baseline Average



## Four-Year-Old Kindergarten Grade Progression Ratios

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Table 7 shows the observed grade progression ratios between births and 4K and between 4K and kindergarten over the last ten years. The 4K:K ratios are not used in the projection calculations but provide an indication that 94% to 97% of the prior year's 4K enter kindergarten the following year.

To generate 4K enrollment projections, a ten-year grade progression ratio average will be used to project 4K enrollment in the Baseline model, a five-year grade progression ratio average will be used to project 4K enrollment in the Five-Year and Kindergarten trend models, and a two-year grade progression ratio average will be used to project 4K in the Two-Year "Trend" model.

**TABLE 7**  
**4K Grade Progression Ratios**  
**Chippewa Falls Area School District**

	<b>B:4K</b>	<b>4K:K</b>
<b>10-11/11-12</b>	0.878	0.986
<b>11-12/12-13</b>	0.799	1.011
<b>12-13/13-14</b>	0.841	0.962
<b>13-14/14-15</b>	0.820	0.942
<b>14-15/15-16</b>	0.827	1.000
<b>15-16/16-17</b>	0.869	0.997
<b>16-17/17-18</b>	0.766	0.955
<b>17-18/18-19</b>	0.900	0.958
<b>18-19/19-20</b>	0.822	0.930
<b>Baseline</b>	<b>0.836</b>	<b>0.971</b>
<b>5 Year Trend</b>	<b>0.837</b>	<b>0.968</b>
<b>2 Year "Trend"</b>	<b>0.861</b>	<b>0.944</b>





## School Enrollment Projections

When considering all the projections provided in this report for decision-making, it is important to recognize that population projections are more accurate in the immediate future than they are farther into the future. This is especially true for grades K-5, because many of the students who may enroll in kindergarten starting in 2024/25 have not yet been born. Overall, our projections are more reliable over the next five years than they are in the latter half of the next decade.

### Baseline Projections

The Baseline model (Table 8) projects enrollment using the assumption that long-term or ten-year grade progression ratios, year-to-year and grade-to-grade, will continue into the near future, as well as the longer-range trend in births. This model projects that 4K-12 enrollment in the Chippewa Falls Area School District will decline over the next five years, from 4,976 students in 2019/20 to 4,758 in 2024/25, or a decline of 218 students, a decline of 4.4%.

**TABLE 8**  
**Baseline Projection Model**  
**Chippewa Falls Area School District**

	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
4K	324	305	318	334	336	335	334	333	332	331
K	323	318	300	312	329	331	330	329	328	327
1	328	317	312	294	306	323	324	323	322	321
2	315	329	318	314	295	307	324	326	325	324
3	348	315	329	318	313	295	307	324	325	325
4	370	348	315	329	318	313	295	307	324	325
5	367	375	353	320	333	322	318	299	311	329
6	361	367	375	352	319	333	322	317	299	311
7	356	362	368	376	353	320	334	323	318	300
8	376	355	361	367	375	352	320	333	322	318
9	357	382	361	366	373	381	358	324	338	327
10	371	360	385	363	369	375	384	361	327	341
11	369	365	355	379	358	363	370	378	355	322
12	347	371	367	356	381	359	365	371	380	357
<b>TOTAL</b>	<b>4,911</b>	<b>4,869</b>	<b>4,814</b>	<b>4,780</b>	<b>4,758</b>	<b>4,711</b>	<b>4,683</b>	<b>4,648</b>	<b>4,607</b>	<b>4,556</b>
K-12	4,587	4,564	4,497	4,445	4,423	4,376	4,350	4,316	4,275	4,226
K-5	2,051	2,002	1,926	1,886	1,895	1,891	1,898	1,908	1,936	1,951
6-8	1,093	1,084	1,104	1,095	1,048	1,006	976	974	939	929
9-12	1,444	1,478	1,467	1,465	1,480	1,479	1,476	1,434	1,400	1,347



Five-Year Trend Projections

The Five-Year Trend model (Table 9) uses the grade progression ratios from the last five years and recent birth trends to project what future enrollment would look like if more recent patterns were representative of future trends. With recent progression rates and birth trends weighted more heavily, 4K-12 enrollment is projected to decrease over the next five years, from 4,976 students in 2019/20 to 4,697 in 2024/25, or a decline of 279 students, a 5.6% decline.

**TABLE 9**  
**5 Year Trend Projection Model**  
**Chippewa Falls Area School District**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
4K	324	306	318	317	306	298	291	284	277	270
K	318	314	295	307	307	295	289	282	275	268
1	330	315	310	292	304	304	292	285	279	272
2	313	329	314	309	291	303	302	291	284	278
3	351	316	332	316	312	294	306	305	294	287
4	367	348	313	329	314	309	291	303	303	291
5	366	371	352	316	333	317	312	294	306	306
6	360	364	369	351	315	332	316	311	293	305
7	356	361	365	370	352	316	333	317	312	294
8	377	356	361	366	370	352	316	333	317	312
9	365	391	369	374	379	384	365	328	345	328
10	364	361	386	365	370	375	380	360	324	341
11	368	357	353	379	358	362	367	372	353	318
12	353	376	365	362	388	366	371	376	381	361
<b>TOTAL</b>	<b>4,912</b>	<b>4,863</b>	<b>4,804</b>	<b>4,754</b>	<b>4,697</b>	<b>4,607</b>	<b>4,531</b>	<b>4,442</b>	<b>4,343</b>	<b>4,232</b>
K-12	4,587	4,558	4,486	4,437	4,392	4,309	4,240	4,158	4,066	3,962
K-5	2,045	1,992	1,916	1,871	1,861	1,822	1,793	1,761	1,741	1,702
6-8	1,093	1,081	1,096	1,087	1,037	1,000	965	961	922	912
9-12	1,449	1,484	1,474	1,479	1,494	1,487	1,482	1,436	1,403	1,348



Two-Year "Trend" Projections

The Two-Year "Trend" model (Table 10) averages the grade progression ratios from the last two years to project what future enrollment would look like if even more recent patterns were representative of future trends. According to this model, 4K-12 enrollment in the Chippewa Falls Area School District is projected to decrease over the next five years, from 4,976 students in 2019/20 to 4,580 in 2024/25, or a decline of 396 students, a decline of 8%.

**TABLE 10**  
**2 Year "Trend" Projection Model**  
**Chippewa Falls Area School District**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
4K	334	314	327	327	315	307	300	293	285	278
K	309	304	287	298	298	287	280	273	267	260
1	324	300	296	279	290	289	279	272	266	259
2	313	324	299	295	278	289	289	278	271	265
3	350	315	325	301	297	279	291	290	279	273
4	368	348	314	324	300	295	278	290	289	278
5	366	372	352	317	327	303	298	281	292	292
6	355	360	366	346	312	322	298	293	276	288
7	356	356	361	367	347	312	323	298	294	277
8	377	355	356	360	366	347	312	322	298	294
9	359	384	363	363	367	374	354	318	329	304
10	359	351	375	354	354	359	365	345	311	321
11	373	358	349	374	353	353	357	364	344	310
12	348	376	361	352	377	356	356	360	367	347
<b>TOTAL</b>	<b>4,892</b>	<b>4,819</b>	<b>4,730</b>	<b>4,657</b>	<b>4,580</b>	<b>4,472</b>	<b>4,379</b>	<b>4,279</b>	<b>4,169</b>	<b>4,046</b>
K-12	4,558	4,504	4,403	4,330	4,266	4,165	4,079	3,986	3,884	3,768
K-5	2,030	1,964	1,873	1,814	1,789	1,743	1,715	1,684	1,665	1,627
6-8	1,088	1,071	1,082	1,073	1,025	981	932	914	869	859
9-12	1,440	1,470	1,448	1,443	1,452	1,442	1,432	1,388	1,351	1,282



## Kindergarten Trend Projections

For this method we perform a kindergarten trend analysis to project the number of future kindergarten students. This model assumes that the number of new kindergarteners each year over the next decade will continue to follow a trend similar to the long-term kindergarten enrollment patterns, regardless of the number of observed births in the school district area. The Five-Year Trend grade progression ratios are used for projecting the other grades (1<sup>st</sup>-12<sup>th</sup>) in the district.

According to this projection method (Table 11), 4K-12 enrollment is projected to decrease over the next five years, from 4,976 students in 2019/20 to 4,834 in 2024/25. In five years, this would be a decline of 142 students, or a 2.8% decline.

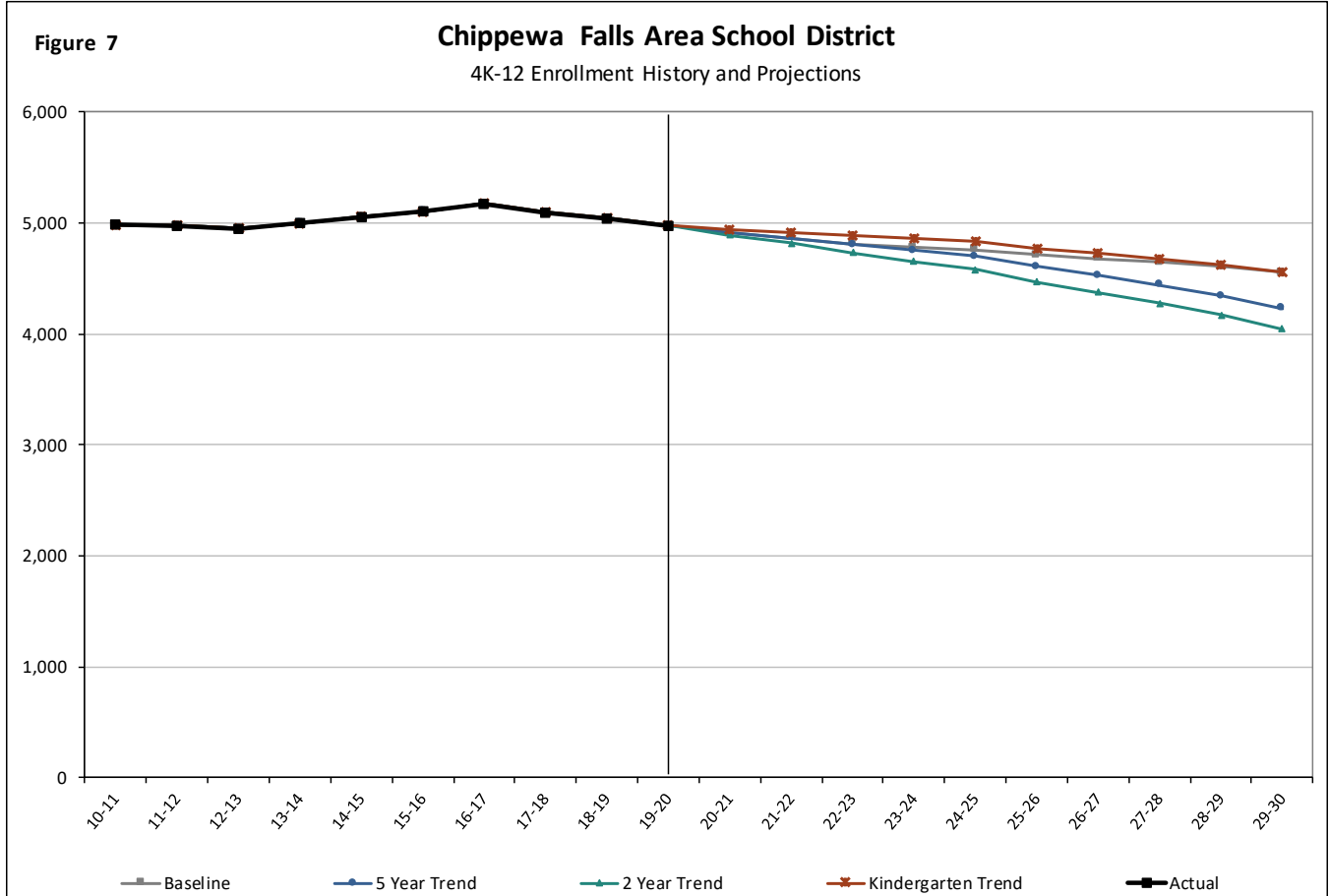
**TABLE 11**  
**Kindergarten Trend Projection Model**  
**Chippewa Falls Area School District**

GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
4K	324	306	318	317	306	298	291	284	277	270
K	342	339	336	333	330	327	324	321	318	315
1	330	338	335	332	329	326	323	320	317	314
2	313	329	337	334	331	328	325	322	319	316
3	351	316	332	340	337	334	331	328	325	322
4	367	348	313	329	337	334	331	328	325	322
5	366	371	352	316	333	341	338	335	332	329
6	360	364	369	351	315	332	340	337	334	331
7	356	361	365	370	352	316	333	340	337	334
8	377	356	361	366	370	352	316	333	341	338
9	365	391	369	374	379	384	365	328	345	353
10	364	361	386	365	370	375	380	360	324	341
11	368	357	353	379	358	362	367	372	353	318
12	353	376	365	362	388	366	371	376	381	361
<b>TOTAL</b>	<b>4,935</b>	<b>4,912</b>	<b>4,893</b>	<b>4,868</b>	<b>4,834</b>	<b>4,775</b>	<b>4,734</b>	<b>4,683</b>	<b>4,627</b>	<b>4,563</b>
K-12	4,611	4,606	4,575	4,551	4,528	4,476	4,442	4,399	4,350	4,293
K-5	2,069	2,041	2,005	1,985	1,997	1,990	1,972	1,954	1,936	1,917
6-8	1,093	1,081	1,096	1,087	1,037	1,000	988	1,010	1,011	1,002
9-12	1,449	1,484	1,474	1,479	1,494	1,487	1,482	1,436	1,403	1,373



## Comparison of Projection Models

Figures 7-11 and Tables 12-16 compare the four enrollment projection models broken down by total 4K-12 and K-12 enrollment and by grade groupings (K-5, 6-8, and 9-12).



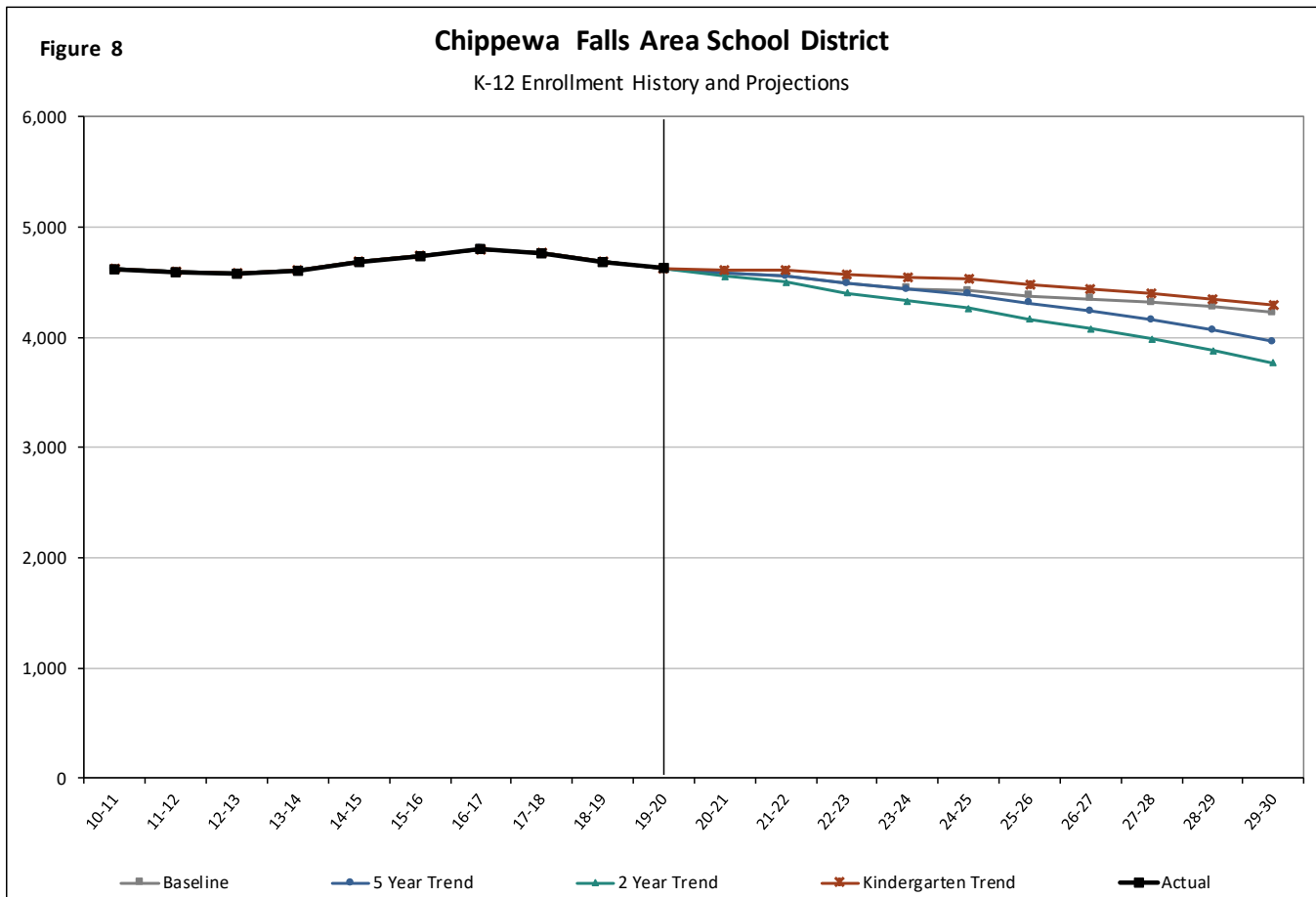
**TABLE 12**  
**Summary of 4K-12 Enrollment Projections**  
**Chippewa Falls Area School District**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	4,911	4,869	4,814	4,780	4,758	4,711	4,683	4,648	4,607	4,556
5 Year Trend	4,912	4,863	4,804	4,754	4,697	4,607	4,531	4,442	4,343	4,232
2 Year "Trend"	4,892	4,819	4,730	4,657	4,580	4,472	4,379	4,279	4,169	4,046
Kindergarten Trend	4,935	4,912	4,893	4,868	4,834	4,775	4,734	4,683	4,627	4,563

From the 2019/20 enrollment of 4,976, all models project 4K-12 enrollment will decline over the next five to ten years. The Kindergarten Trend model projects the least amount of decline, while the Two-Year "Trend" model projects the greatest decline. The projections five years from now (2024/25) range from 4,580 to 4,834 students.





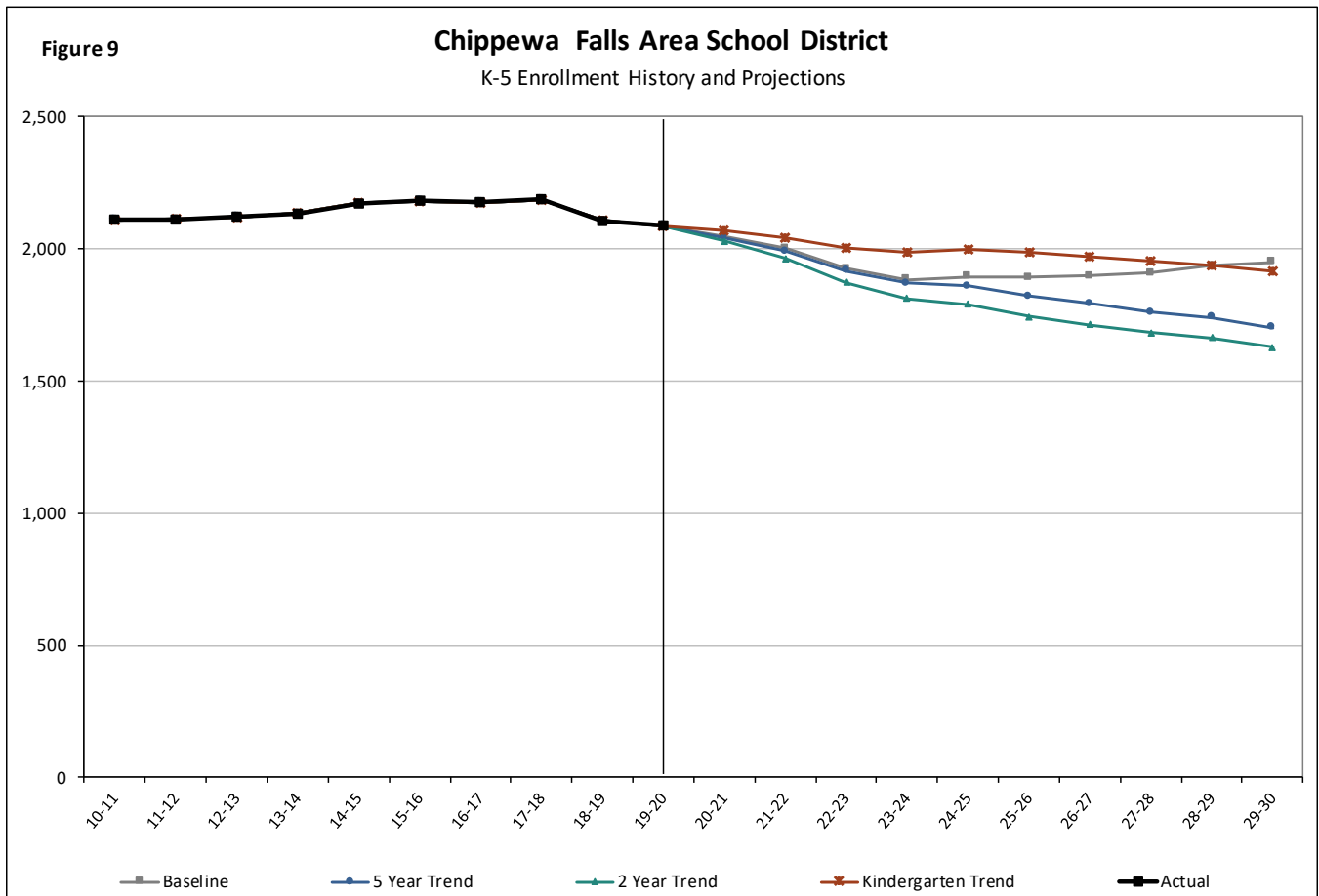


**TABLE 13**  
**Summary of K-12 Enrollment Projections**  
**Chippewa Falls Area School District**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	4,587	4,564	4,497	4,445	4,423	4,376	4,350	4,316	4,275	4,226
5 Year Trend	4,587	4,558	4,486	4,437	4,392	4,309	4,240	4,158	4,066	3,962
2 Year "Trend"	4,558	4,504	4,403	4,330	4,266	4,165	4,079	3,986	3,884	3,768
Kindergarten Trend	4,611	4,606	4,575	4,551	4,528	4,476	4,442	4,399	4,350	4,293

From grades K-12 current enrollment of 4,626 all models show decreasing enrollment overtime. Like the 4K-12 projections, the Kindergarten Trend model projects the least amount of decline, while the Two-Year "Trend" model projects the greatest decline. The projections five years from now range from 4,266 to 4,528 students.



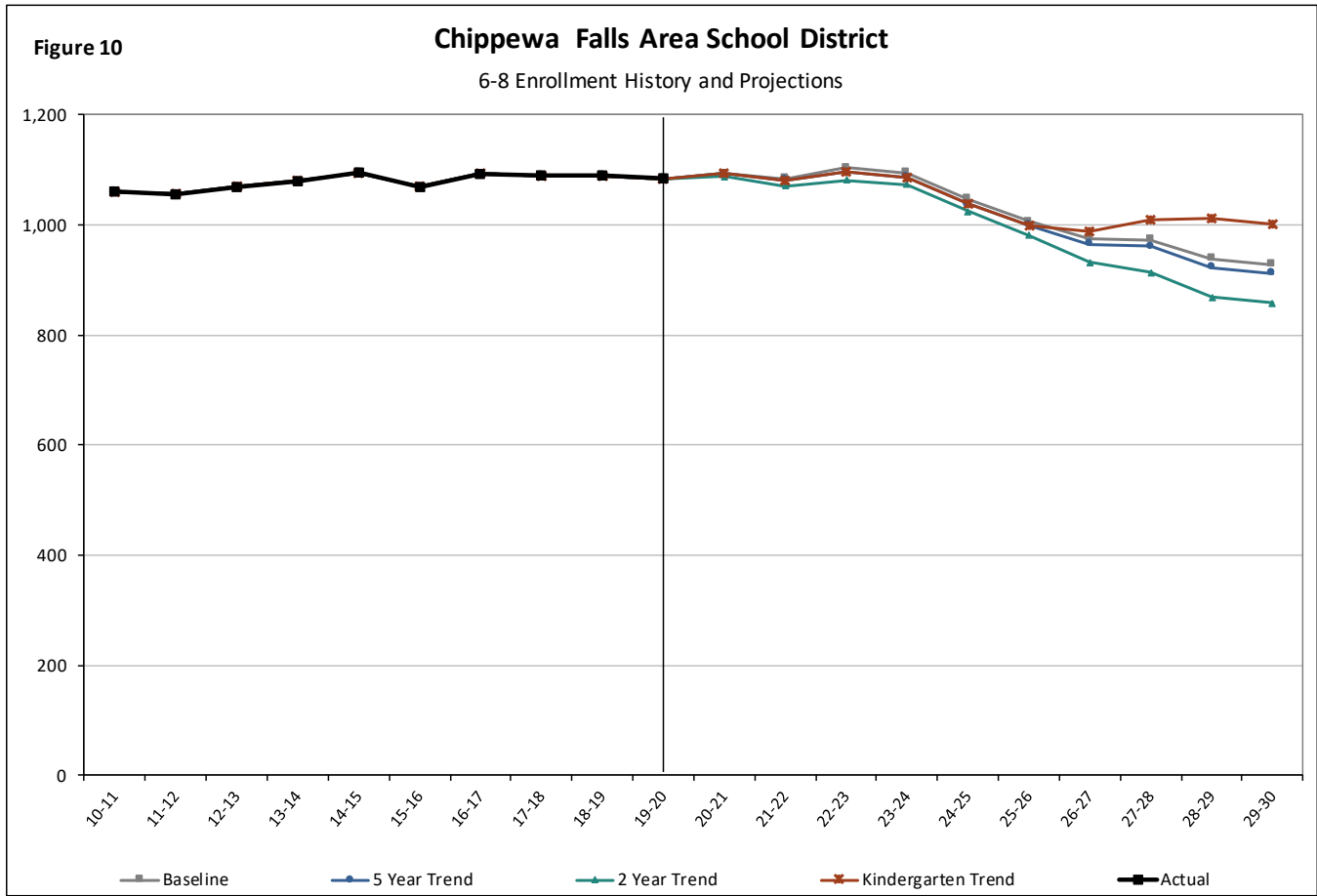


**TABLE 14**  
**Summary of K-5 Enrollment Projections**  
**Chippewa Falls Area School District**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	2,051	2,002	1,926	1,886	1,895	1,891	1,898	1,908	1,936	1,951
5 Year Trend	2,045	1,992	1,916	1,871	1,861	1,822	1,793	1,761	1,741	1,702
2 Year "Trend"	2,030	1,964	1,873	1,814	1,789	1,743	1,715	1,684	1,665	1,627
Kindergarten Trend	2,069	2,041	2,005	1,985	1,997	1,990	1,972	1,954	1,936	1,917

Current kindergarten to fifth grade enrollment is 2,089. All models project decline over the next five years. In the long term the Baseline and Kindergarten trend models project steady enrollment, while the Five-Year and Two-Year trend models show enrollment continuing to decline. The projections five years from now range from 1,789 to 1,997 students.



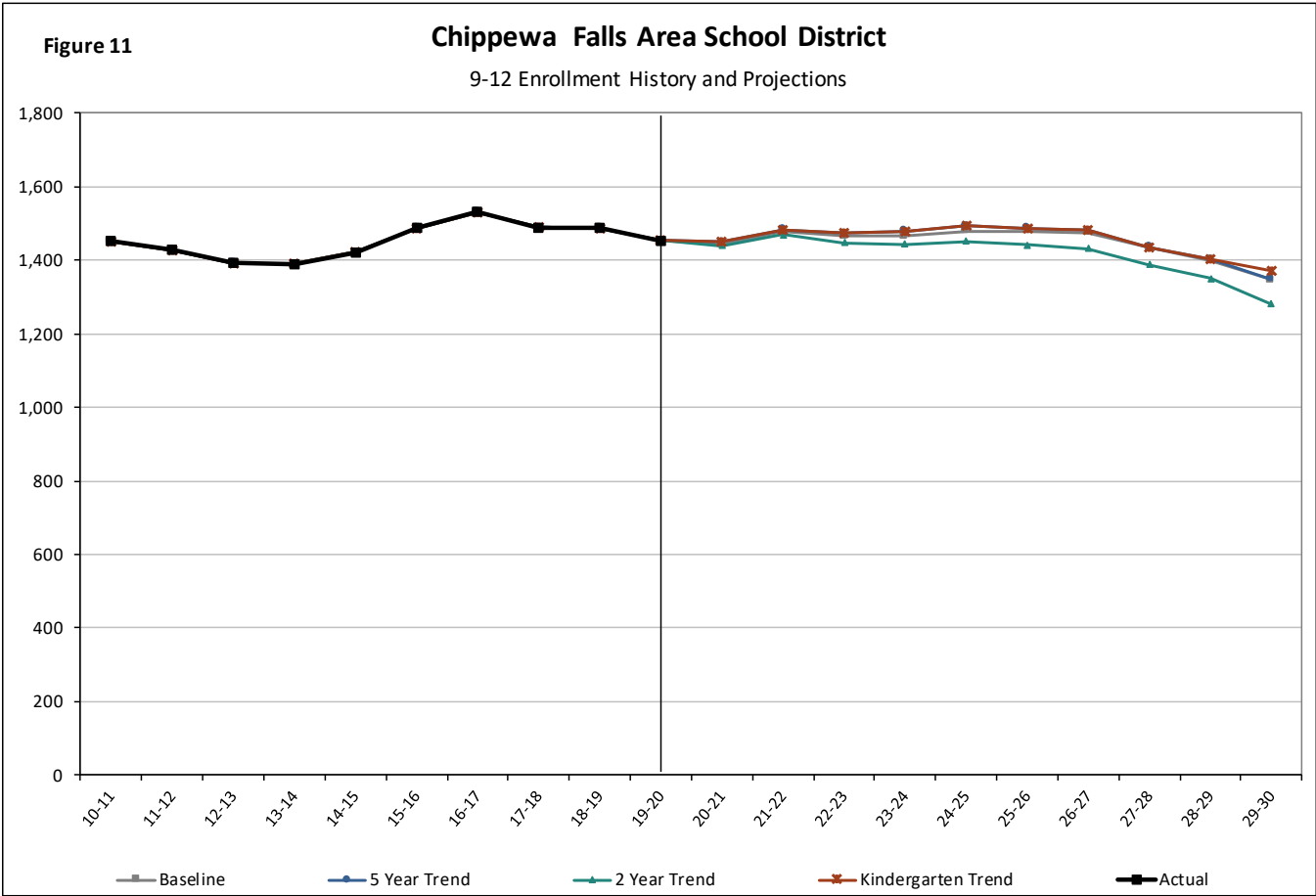


**TABLE 15**  
**Summary of 6-8 Enrollment Projections**  
**Chippewa Falls Area School District**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	1,093	1,084	1,104	1,095	1,048	1,006	976	974	939	929
5 Year Trend	1,093	1,081	1,096	1,087	1,037	1,000	965	961	922	912
2 Year "Trend"	1,088	1,071	1,082	1,073	1,025	981	932	914	869	859
Kindergarten Trend	1,093	1,081	1,096	1,087	1,037	1,000	988	1,010	1,011	1,002

From grades sixth through eighth current count of 1,084 students, all models show steady enrollment for the next four years followed by decline as smaller numbers of elementary students move to middle school. In five years, projections range from 1,025 to 1,048 students.





**TABLE 16**  
**Summary of 9-12 Enrollment Projections**  
**Chippewa Falls Area School District**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	1,444	1,478	1,467	1,465	1,480	1,479	1,476	1,434	1,400	1,347
5 Year Trend	1,449	1,484	1,474	1,479	1,494	1,487	1,482	1,436	1,403	1,348
2 Year "Trend"	1,440	1,470	1,448	1,443	1,452	1,442	1,432	1,388	1,351	1,282
Kindergarten Trend	1,449	1,484	1,474	1,479	1,494	1,487	1,482	1,436	1,403	1,373

From the high school 2019/20 count of 1,453 students, all models project that enrollment will increase slightly in five years followed by some decline. The projections five years from now (2024/25) range from 1,452 to 1,494 students.



## District Conclusions

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These district-level enrollment projections are based on models that incorporate past and current demographic information and the district's own enrollment. Because most of the students in the district's schools over the next few years have already been born or are already in school, and because their grade progression from one year to another is reasonably predictable, the total district-level projections should be viewed as having high accuracy over the next few years.

After a few years, and increasingly for the lower elementary grades, actual enrollment figures will likely deviate from these projections by ever-increasing amounts. The reason for this divergence is that birth trends, in-migration of pre-school age children, and transfers into the district are more difficult to predict, making meaningful incorporation into enrollment projections a challenge. As with nearly all types of forecasts, accuracy in these enrollment projections decreases over time.

Because the projections found in this report incorporate the consequences of migration to and from the district, any significant and sustained interruption of current or recent migration patterns will erode these models' accuracy from the initiation point of the new pattern. Overall, the various projection models provide a realistic range of migration effects on the school district over the next ten years.

In sum, enrollment projections point to the Chippewa Falls Area School District experiencing enrollment decline. The Kindergarten Trend model projects less of a decline than the other models. Specifically, the district might expect:

- Districtwide decline over the next five years will likely range from 142 to 396 students, averaging a decrease of 2.8% to 8%.
- Grades K-5 will likely lose student population ranging from 92 to 300 students, or averaging a decline of 4.4% to 14%.
- As the current elementary students progress from grade to grade, the district's middle school will likely decrease less than the elementary schools. Grades 6-8 are projected to decline from 36 to 59 students over the next five years.
- High school enrollment is projected to increase by as much as 41 students over the next five years, and enrollment will likely decline slightly over time.

The district should continue to monitor enrollment change, and compare it with these projections, to assess the district's trajectory of future growth and the best-fitting projections model.



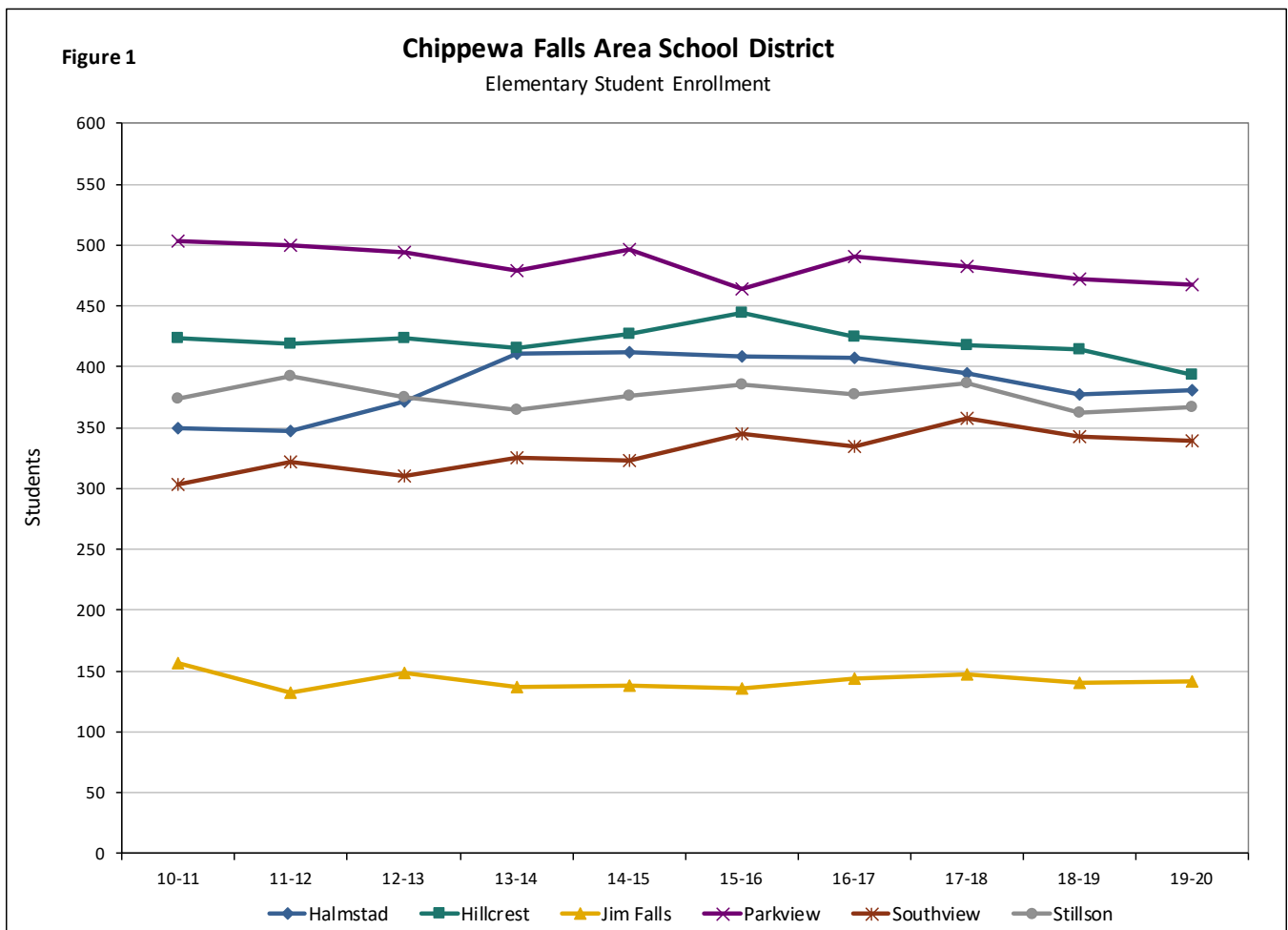


## Individual Elementary School Projections

The Applied Population Laboratory completed individual elementary school projections utilizing the district's 3<sup>rd</sup> Friday seat count (resident enrollees plus non-residents enrolled in the district). These projections can assist the district in planning for the schools' facility needs. All projection models provided at the district level are provided at the individual school level.

When considering these projections, it is important to remember that projections made for smaller units of geography, such as elementary attendance areas, are less reliable than those projections made district wide. Although the individual school projections are less reliable than the district projections, these projections do serve as a reasonable guide for forecasting future trends and change in enrollment at each elementary school.

Figure 1 shows the ten-year enrollment history for the elementary schools in Chippewa Falls Area School District.



# Halmstad Elementary School

## Enrollment History

The enrollment history for Halmstad Elementary School shows that the school has increased by 32 students over the last ten years; increasing by 1.0% annually. The enrollment history and change in enrollment are shown in Tables 1 and 2.

**TABLE 1**  
**Student Enrollment**  
**Halmstad Elementary School**

	SCHOOL YEAR									
	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	59	59	77	80	66	77	67	51	62	66
1	56	53	52	81	78	60	76	60	50	63
2	54	59	56	60	75	68	63	77	59	53
3	64	50	65	64	60	79	70	64	75	58
4	61	67	55	67	72	58	72	66	65	75
5	55	59	66	59	61	66	59	77	66	66
<b>TOTAL</b>	<b>349</b>	<b>347</b>	<b>371</b>	<b>411</b>	<b>412</b>	<b>408</b>	<b>407</b>	<b>395</b>	<b>377</b>	<b>381</b>

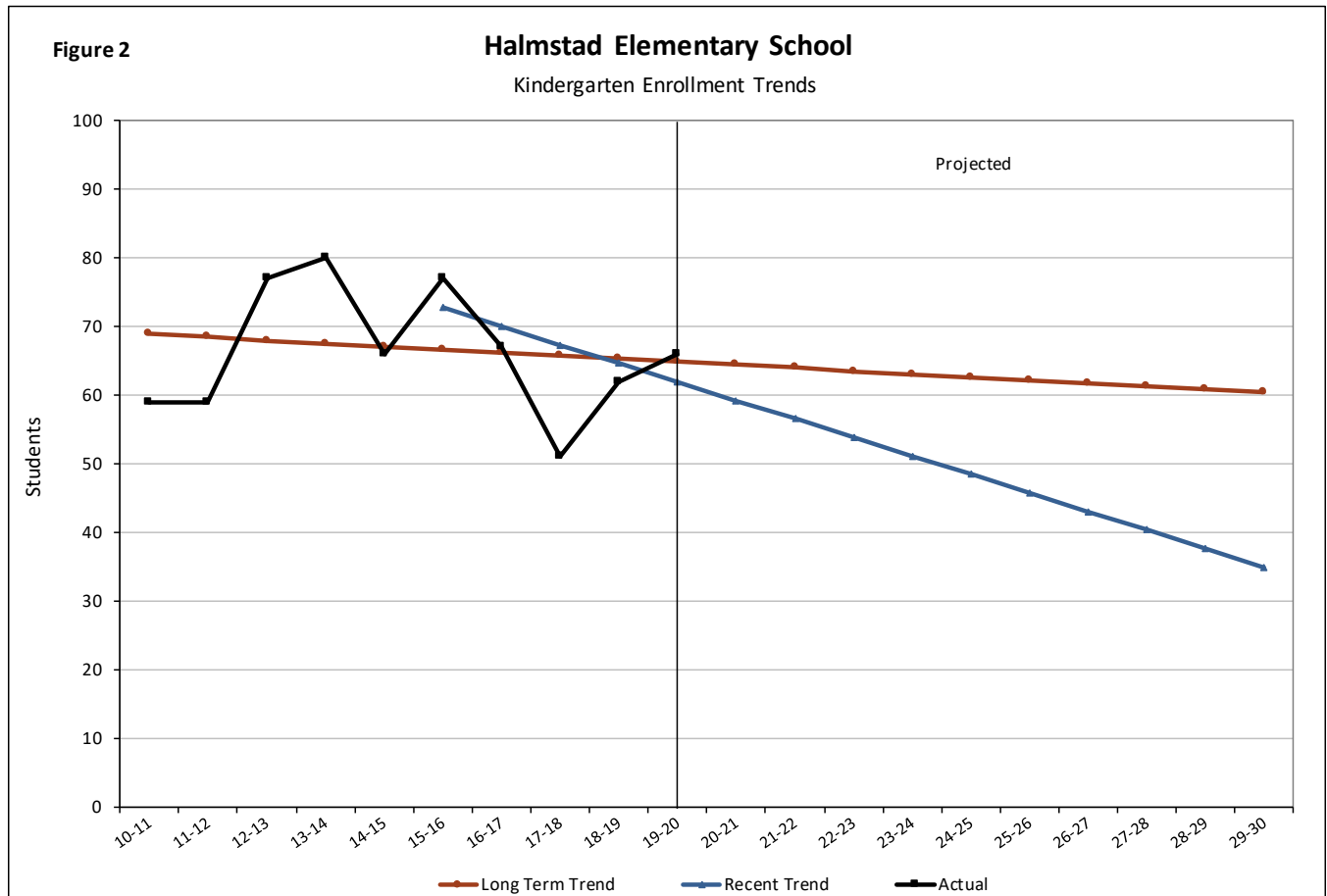
**TABLE 2**  
**Student Enrollment Changes**  
**Halmstad Elementary School**

GRADE	ABSOLUTE CHANGE			PERCENT CHANGE			AVERAGE ANNUAL PERCENT CHANGE		
	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19
K	7	7	-11	11.9	11.9	-14.3	1.3	3.0	-3.6
1	7	22	3	12.5	39.3	5.0	1.4	9.8	1.3
2	-1	21	-15	-1.9	38.9	-22.1	-0.2	9.7	-5.5
3	-6	-4	-21	-9.4	-6.3	-26.6	-1.0	-1.6	-6.6
4	14	11	17	23.0	18.0	29.3	2.6	4.5	7.3
5	11	6	0	20.0	10.9	0.0	2.2	2.7	0.0
<b>TOTAL</b>	<b>32</b>	<b>63</b>	<b>-27</b>	<b>9.2</b>	<b>18.1</b>	<b>-6.6</b>	<b>1.0</b>	<b>4.5</b>	<b>-1.7</b>



## Kindergarten Enrollment

Figure 2 shows kindergarten enrollment trends for Halmstad Elementary School. The long-term trend shows slightly decreasing kindergarten enrollment, while the recent trend shows more significant decline in kindergarten enrollment. The long-term trend will be used in the Kindergarten Trend model to project future kindergartners.



## Grade Progression Ratios

Table 3 shows the grade progression ratios for Halmstad Elementary School. To review, grade progression ratios depict enrollment changes, year-to-year and grade-to-grade, measuring the effects of in- and out-migration and the transfer of students between private schools and the school district.

**TABLE 3**  
**Grade Progression Ratios**  
**Halmstad Elementary School**

<b>YEAR CHANGES</b>	<b>B:K</b>	<b>K:1</b>	<b>1:2</b>	<b>2:3</b>	<b>3:4</b>	<b>4:5</b>
<b>10-11/11-12</b>	0.145	0.898	1.054	0.926	1.047	0.967
<b>11-12/12-13</b>	0.178	0.881	1.057	1.102	1.100	0.985
<b>12-13/13-14</b>	0.174	1.052	1.154	1.143	1.031	1.073
<b>13-14/14-15</b>	0.141	0.975	0.926	1.000	1.125	0.910
<b>14-15/15-16</b>	0.172	0.909	0.872	1.053	0.967	0.917
<b>15-16/16-17</b>	0.153	0.987	1.050	1.029	0.911	1.017
<b>16-17/17-18</b>	0.118	0.896	1.013	1.016	0.943	1.069
<b>17-18/18-19</b>	0.143	0.980	0.983	0.974	1.016	1.000
<b>18-19/19-20</b>	0.166	1.016	1.060	0.983	1.000	1.015
<b>Baseline</b>	<b>0.156</b>	<b>0.941</b>	<b>1.036</b>	<b>1.009</b>	<b>1.012</b>	<b>0.997</b>
<b>5 Year Trend</b>	<b>0.150</b>	<b>0.958</b>	<b>0.996</b>	<b>1.011</b>	<b>0.967</b>	<b>1.004</b>
<b>2 Year "Trend"</b>	<b>0.154</b>	<b>0.998</b>	<b>1.022</b>	<b>0.979</b>	<b>1.008</b>	<b>1.008</b>

\*Shaded progression ratios are excluded from the Baseline



## Baseline Projections

The Baseline model (Table 4) uses the grade progression ratios from the last ten years to project future enrollment. This model for Halmstad Elementary School projects in five years that enrollment will decrease from 381 students in 2019/20 to 360 students in 2024/25, or a decrease of 21 students.

**TABLE 4**  
**Baseline Projection Model**  
**Halmstad Elementary School**

	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	61	60	57	59	63	63	63	62	62	62
1	62	58	57	54	56	59	59	59	59	59
2	65	64	60	59	56	58	61	61	61	61
3	53	66	65	60	60	56	58	62	62	62
4	59	54	67	66	61	60	57	59	62	63
5	75	59	54	66	66	61	60	57	59	62
<b>TOTAL</b>	<b>376</b>	<b>361</b>	<b>359</b>	<b>364</b>	<b>360</b>	<b>357</b>	<b>358</b>	<b>360</b>	<b>365</b>	<b>368</b>

## Five-Year Trend Projections

The Five-Year Trend model (Table 5) uses the grade progression ratios from the last five years to project what future enrollment would look like if more recent patterns were representative of future trends. This model projects that enrollment will decrease from 381 students in 2019/20 to 337 students in 2024/25 or decreasing by 44 students.

**TABLE 5**  
**5 Year Trend Projection Model**  
**Halmstad Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	59	58	55	57	57	55	54	52	51	50
1	63	57	56	52	55	55	52	51	50	49
2	63	63	56	55	52	54	54	52	51	50
3	54	63	64	57	56	53	55	55	53	52
4	56	52	61	62	55	54	51	53	53	51
5	75	56	52	62	62	55	54	51	53	53
<b>TOTAL</b>	<b>370</b>	<b>349</b>	<b>344</b>	<b>345</b>	<b>337</b>	<b>326</b>	<b>321</b>	<b>315</b>	<b>311</b>	<b>304</b>





## Two-Year "Trend" Projections

The Two-Year "Trend" model (Table 6) uses the grade progression ratios from the last two years to project future enrollment. Halmstad Elementary School enrollment is projected to decrease from 381 students in 2019/20 to 362 students in 2024/25, or a decrease of 19 students.

**TABLE 6**  
**2 Year "Trend" Projection Model**  
**Halmstad Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	61	60	56	59	58	56	55	54	52	51
1	66	60	60	56	58	58	56	55	54	52
2	64	67	62	61	57	60	60	57	56	55
3	52	63	66	60	60	56	58	58	56	55
4	58	52	63	66	61	60	57	59	59	57
5	76	59	53	64	67	61	61	57	59	59
<b>TOTAL</b>	<b>377</b>	<b>362</b>	<b>360</b>	<b>366</b>	<b>362</b>	<b>352</b>	<b>346</b>	<b>340</b>	<b>336</b>	<b>329</b>

## Kindergarten Trend Projections

The Kindergarten Trend model (Table 7) analyzes trends in kindergarten enrollment and assumes that kindergarten classes will decline slightly. It then uses average ratios from the last five years to project students at grades 1<sup>st</sup> through 5<sup>th</sup>. This model projects that enrollment will decrease from 381 students in 2019/20 to 367 students in 2024/25, or a 14 student decrease.

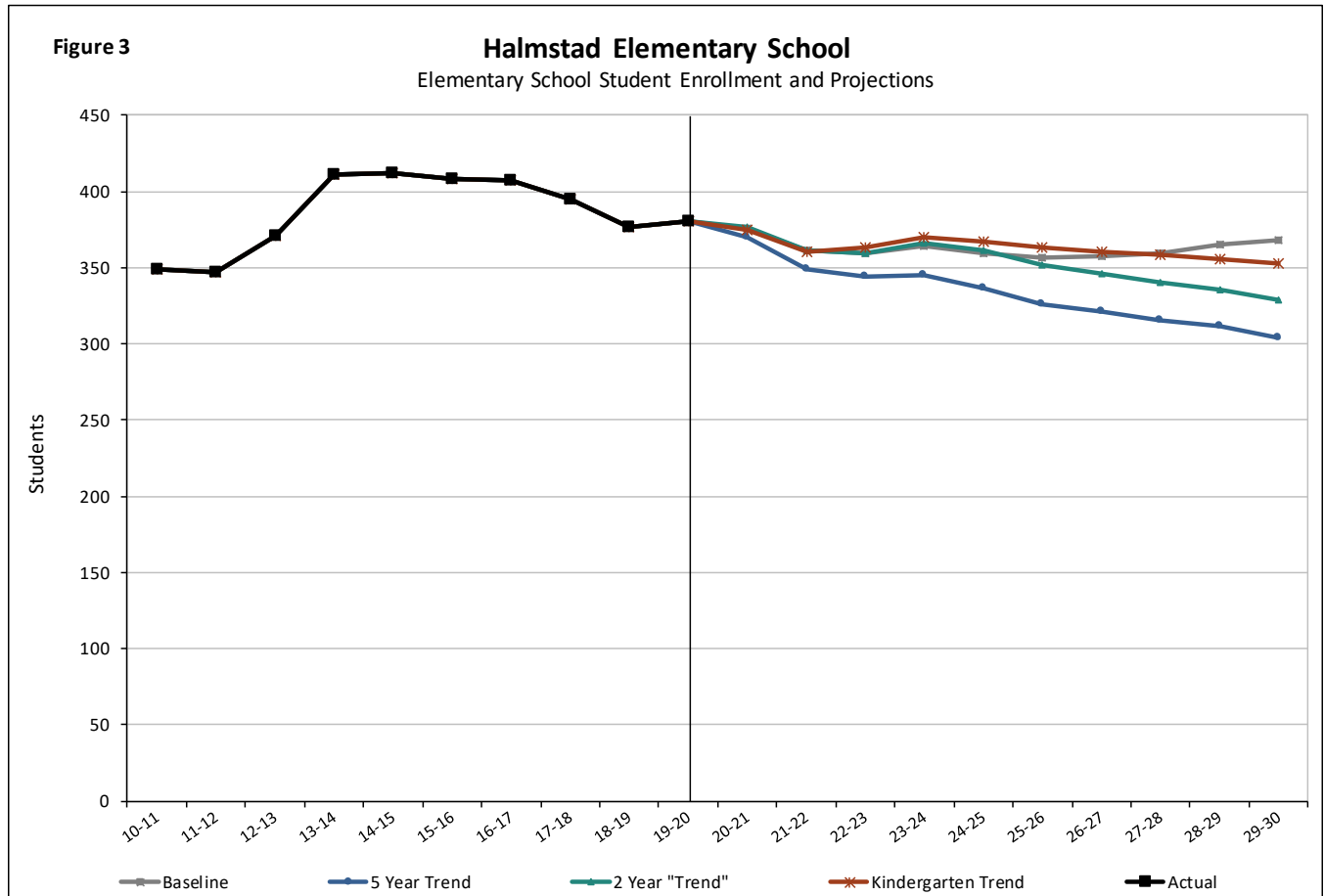
**TABLE 7**  
**Kindergarten Trend Projection Model**  
**Halmstad Elementary School**

GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	64	64	63	63	63	62	62	61	61	60
1	63	62	61	61	60	60	60	59	59	58
2	63	63	61	61	61	60	60	59	59	58
3	54	63	64	62	62	61	61	60	60	59
4	56	52	61	62	60	60	59	59	58	58
5	75	56	52	62	62	60	60	59	59	59
<b>TOTAL</b>	<b>375</b>	<b>360</b>	<b>363</b>	<b>370</b>	<b>367</b>	<b>363</b>	<b>361</b>	<b>358</b>	<b>356</b>	<b>353</b>



### Comparison of Projection Models

Figure 3 and Table 8 compare the four enrollment projection models for Halmstad Elementary School. Enrollment projections for five years into the future range from a low of 337 students to a high of 367 students.



**TABLE 8**  
**Summary of Elementary School Enrollment Projections**  
**Halmstad Elementary School**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	376	361	359	364	360	357	358	360	365	368
5 Year Trend	370	349	344	345	337	326	321	315	311	304
2 Year "Trend"	377	362	360	366	362	352	346	340	336	329
Kindergarten Trend	375	360	363	370	367	363	361	358	356	353



# Hillcrest Elementary School

## Enrollment History

The enrollment history for Hillcrest Elementary School shows that the school has decreased by 30 students over the last ten years, or 0.8% annual decrease. The enrollment history and change in enrollment are shown in Tables 9 and 10.

**TABLE 9**  
**Student Enrollment**  
**Hillcrest Elementary School**

	SCHOOL YEAR									
	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	66	68	69	54	74	73	68	64	69	48
1	64	64	68	67	62	72	68	73	62	70
2	71	68	65	68	66	65	69	73	71	64
3	76	68	69	72	75	69	71	67	75	65
4	75	76	76	73	73	83	64	70	66	78
5	71	75	77	81	77	82	85	71	71	68
<b>TOTAL</b>	<b>423</b>	<b>419</b>	<b>424</b>	<b>415</b>	<b>427</b>	<b>444</b>	<b>425</b>	<b>418</b>	<b>414</b>	<b>393</b>

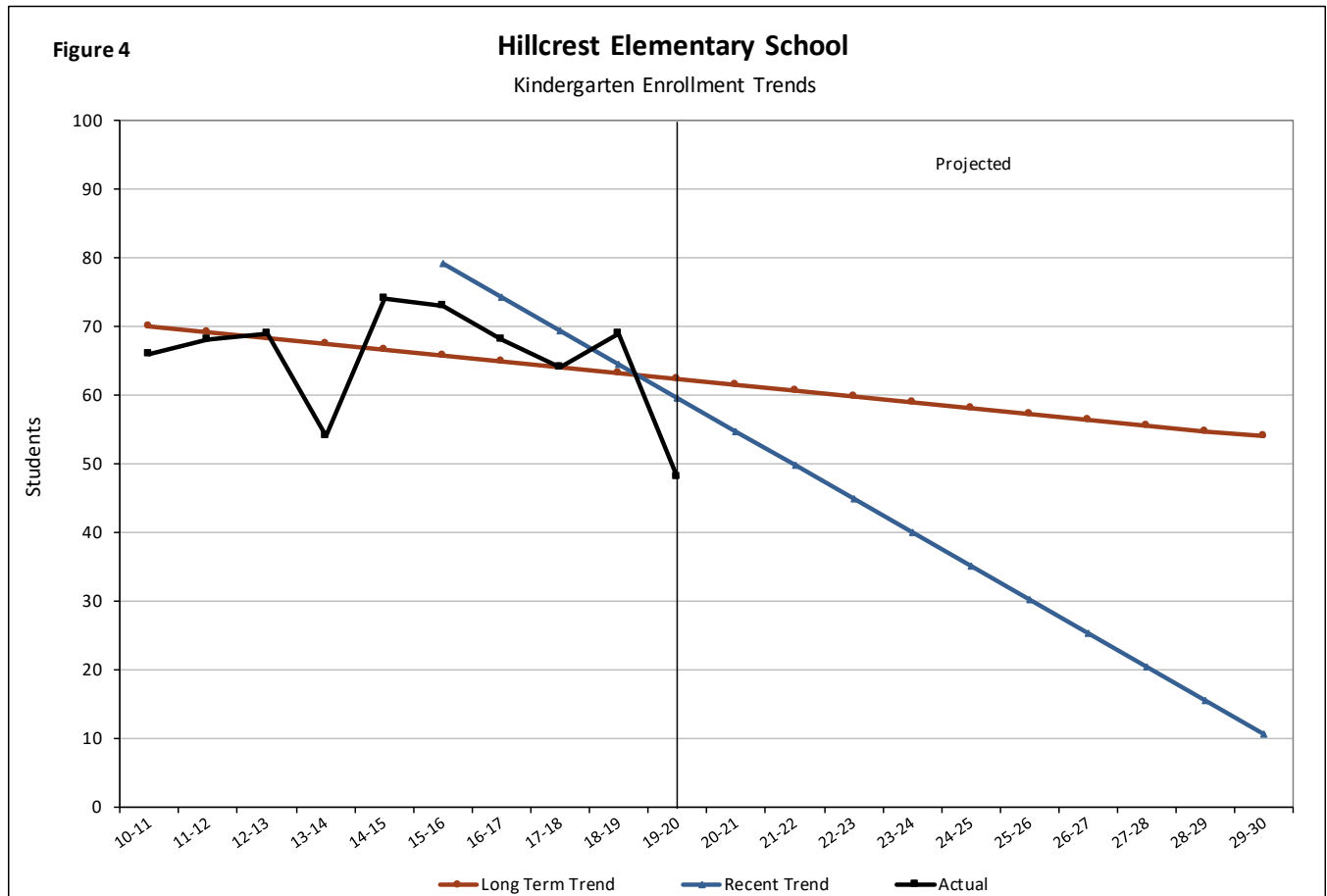
**TABLE 10**  
**Student Enrollment Changes**  
**Hillcrest Elementary School**

GRADE	ABSOLUTE CHANGE			PERCENT CHANGE			AVERAGE ANNUAL PERCENT CHANGE		
	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19
K	-18	8	-25	-27.3	12.1	-34.2	-3.0	3.0	-8.6
1	6	-2	-2	9.4	-3.1	-2.8	1.0	-0.8	-0.7
2	-7	-5	-1	-9.9	-7.0	-1.5	-1.1	-1.8	-0.4
3	-11	-1	-4	-14.5	-1.3	-5.8	-1.6	-0.3	-1.4
4	3	-2	-5	4.0	-2.7	-6.0	0.4	-0.7	-1.5
5	-3	6	-14	-4.2	8.5	-17.1	-0.5	2.1	-4.3
<b>TOTAL</b>	<b>-30</b>	<b>4</b>	<b>-51</b>	<b>-7.1</b>	<b>0.9</b>	<b>-11.5</b>	<b>-0.8</b>	<b>0.2</b>	<b>-2.9</b>



## Kindergarten Enrollment

Figure 4 shows kindergarten enrollment trends for Hillcrest Elementary School. The long-term trend shows decreasing kindergarten enrollment, while the recent trend shows more significant decline in kindergarten enrollment. The long-term trend will be used in the Kindergarten Trend model to project future kindergartners.



## Grade Progression Ratios

Table 11 shows the grade progression ratios for Hillcrest Elementary School. Grade progression ratios depict enrollment changes, year-to-year and grade-to-grade, measuring the effects of in- and out-migration and the transfer of students between private schools and the school district.

**TABLE 11**  
**Grade Progression Ratios**  
**Hillcrest Elementary School**

YEAR CHANGES	B:K	K:1	1:2	2:3	3:4	4:5
10-11/11-12	0.167	0.970	1.063	0.958	1.000	1.000
11-12/12-13	0.159	1.000	1.016	1.015	1.118	1.013
12-13/13-14	0.117	0.971	1.000	1.108	1.058	1.066
13-14/14-15	0.158	1.148	0.985	1.103	1.014	1.055
14-15/15-16	0.163	0.973	1.048	1.045	1.107	1.123
15-16/16-17	0.155	0.932	0.958	1.092	0.928	1.024
16-17/17-18	0.148	1.074	1.074	0.971	0.986	1.109
17-18/18-19	0.159	0.969	0.973	1.027	0.985	1.014
18-19/19-20	0.120	1.014	1.032	0.915	1.040	1.030
<b>Baseline</b>	<b>0.158</b>	<b>0.983</b>	<b>1.016</b>	<b>1.018</b>	<b>1.014</b>	<b>1.034</b>
<b>5 Year Trend</b>	<b>0.149</b>	<b>0.992</b>	<b>1.017</b>	<b>1.010</b>	<b>1.009</b>	<b>1.060</b>
<b>2 Year "Trend"</b>	<b>0.140</b>	<b>0.992</b>	<b>1.002</b>	<b>0.971</b>	<b>1.013</b>	<b>1.022</b>

\*Shaded progression ratios are excluded from the Baseline





## Baseline Projections

The Baseline model (Table 12) uses the grade progression ratios from the last ten years to project future enrollment. This model projects that Hillcrest Elementary School enrollment will decrease from 393 students in 2019/20 to 358 students in 2024/25, or a 35 student decrease.

**TABLE 12**  
**Baseline Projection Model**  
**Hillcrest Elementary School**

	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	62	61	58	60	64	64	64	63	63	63
1	47	61	60	57	59	62	63	63	62	62
2	71	48	62	61	58	60	63	64	64	63
3	65	72	49	63	62	59	61	65	65	65
4	66	66	73	49	64	63	60	62	65	66
5	81	68	68	76	51	66	65	62	64	68
<b>TOTAL</b>	<b>392</b>	<b>377</b>	<b>371</b>	<b>367</b>	<b>358</b>	<b>375</b>	<b>376</b>	<b>378</b>	<b>384</b>	<b>387</b>

## Five-Year Trend Projections

The Five-Year Trend model (Table 13) uses the grade progression ratios from the last five years to project what future enrollment would look like if more recent patterns were representative of future trends. This model projects that Hillcrest Elementary School enrollment will decrease from 393 students in 2019/20 to 339 students in 2024/25, or a 54 student decrease.

**TABLE 13**  
**5 Year Trend Projection Model**  
**Hillcrest Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	59	58	54	57	57	54	53	52	51	49
1	48	58	57	54	56	56	54	53	51	50
2	71	48	59	58	55	57	57	55	54	52
3	65	72	49	60	59	55	58	58	55	54
4	66	65	73	49	60	59	56	58	58	56
5	83	70	69	77	52	64	63	59	62	62
<b>TOTAL</b>	<b>390</b>	<b>371</b>	<b>362</b>	<b>355</b>	<b>339</b>	<b>346</b>	<b>341</b>	<b>335</b>	<b>331</b>	<b>324</b>



## Two-Year “Trend” Projections

The Two-Year “Trend” model (Table 14) uses the grade progression ratios from the last two years to project future enrollment. Hillcrest Elementary School enrollment is projected to decrease from 393 students in 2019/20 to 310 students in 2024/25, or a decrease of 83 students.

**TABLE 14**  
**2 Year "Trend" Projection Model**  
**Hillcrest Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	55	54	51	53	53	51	50	49	47	46
1	48	54	54	51	53	52	51	49	48	47
2	70	48	55	54	51	53	53	51	49	48
3	62	68	46	53	52	49	51	51	49	48
4	66	63	69	47	54	53	50	52	52	50
5	80	67	64	71	48	55	54	51	53	53
<b>TOTAL</b>	<b>380</b>	<b>355</b>	<b>339</b>	<b>328</b>	<b>310</b>	<b>313</b>	<b>308</b>	<b>302</b>	<b>299</b>	<b>292</b>

## Kindergarten Trend Projections

The Kindergarten Trend model (Table 15) analyzes trends in kindergarten enrollment and assumes that future kindergarten trends will be similar to last ten years. It then uses average ratios from the last five years to project students at grades 1<sup>st</sup> through 5<sup>th</sup>. This model projects a decrease from 393 students in 2019/20 to 355 students in 2024/25, or a decrease of 38 students.

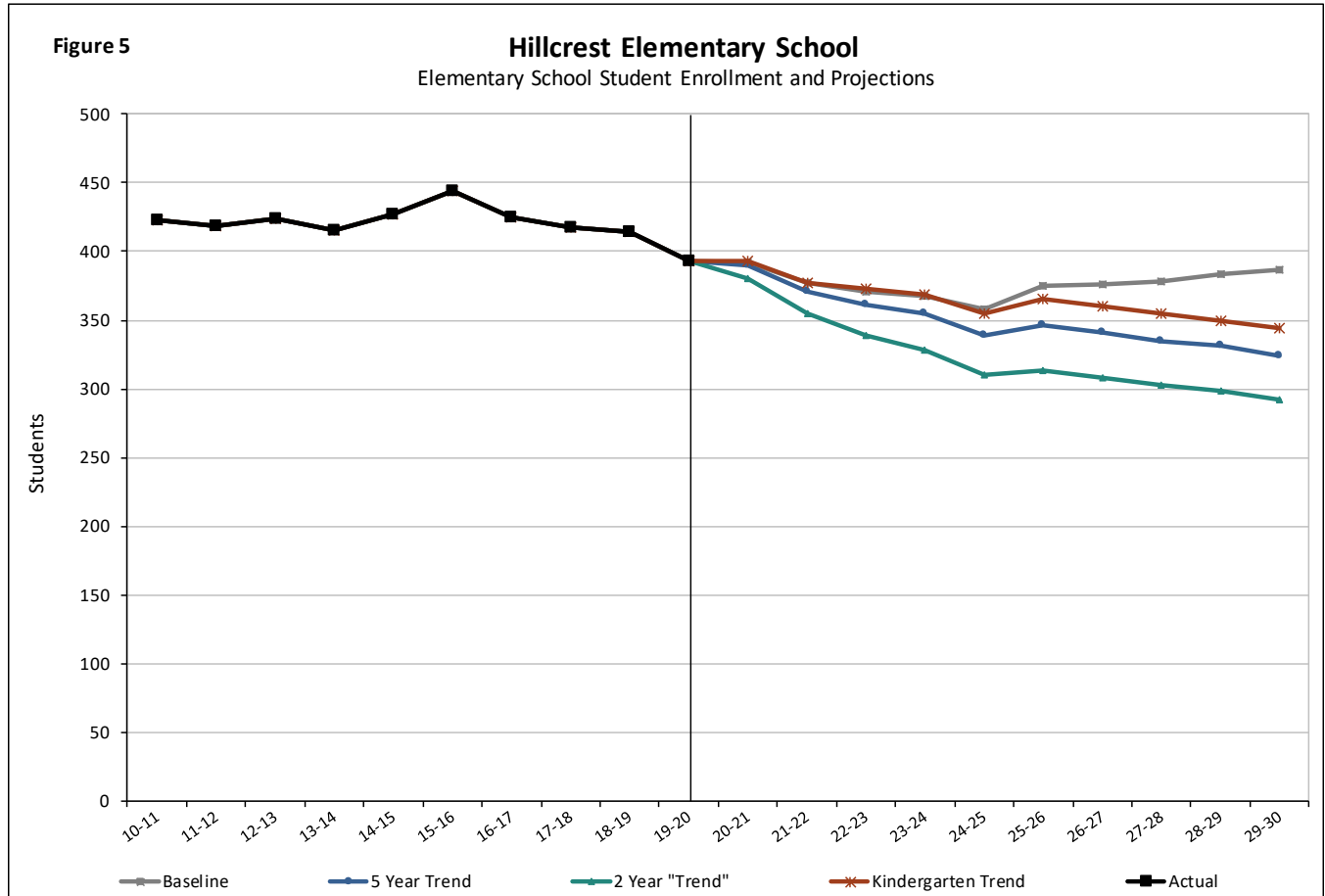
**TABLE 15**  
**Kindergarten Trend Projection Model**  
**Hillcrest Elementary School**

GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	62	61	60	59	58	57	56	56	55	54
1	48	61	60	59	59	58	57	56	55	54
2	71	48	62	61	60	60	59	58	57	56
3	65	72	49	63	62	61	60	59	58	58
4	66	65	73	49	63	62	62	61	60	59
5	83	70	69	77	52	67	66	65	64	63
<b>TOTAL</b>	<b>393</b>	<b>377</b>	<b>373</b>	<b>369</b>	<b>355</b>	<b>365</b>	<b>360</b>	<b>355</b>	<b>349</b>	<b>344</b>



**Comparison of Projection Models**

Figure 5 and Table 16 compare the different enrollment projection models for Hillcrest Elementary School. Enrollment projections in five years range from a low of 310 students to a high of 358 students.



**TABLE 16**  
**Summary of Elementary School Enrollment Projections**  
**Hillcrest Elementary School**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	392	377	371	367	358	375	376	378	384	387
5 Year Trend	390	371	362	355	339	346	341	335	331	324
2 Year "Trend"	380	355	339	328	310	313	308	302	299	292
Kindergarten Trend	393	377	373	369	355	365	360	355	349	344



# Jim Falls Elementary School

## Enrollment History

The enrollment history for Jim Falls Elementary School shows that the school has decreased by fourteen students over the last ten years or decreasing by 1.0% annually. The enrollment history and change in enrollment are shown in Tables 17 and 18.

**TABLE 17**  
**Student Enrollment**  
**Jim Falls Elementary School**

	SCHOOL YEAR									
	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	22	21	24	23	25	18	26	28	16	26
1	27	23	27	22	21	29	20	27	22	16
2	15	23	22	27	18	20	28	21	29	22
3	35	15	28	22	30	19	24	29	23	30
4	24	28	15	27	18	32	19	22	29	19
5	33	22	32	16	26	18	27	20	21	29
<b>TOTAL</b>	<b>156</b>	<b>132</b>	<b>148</b>	<b>137</b>	<b>138</b>	<b>136</b>	<b>144</b>	<b>147</b>	<b>140</b>	<b>142</b>

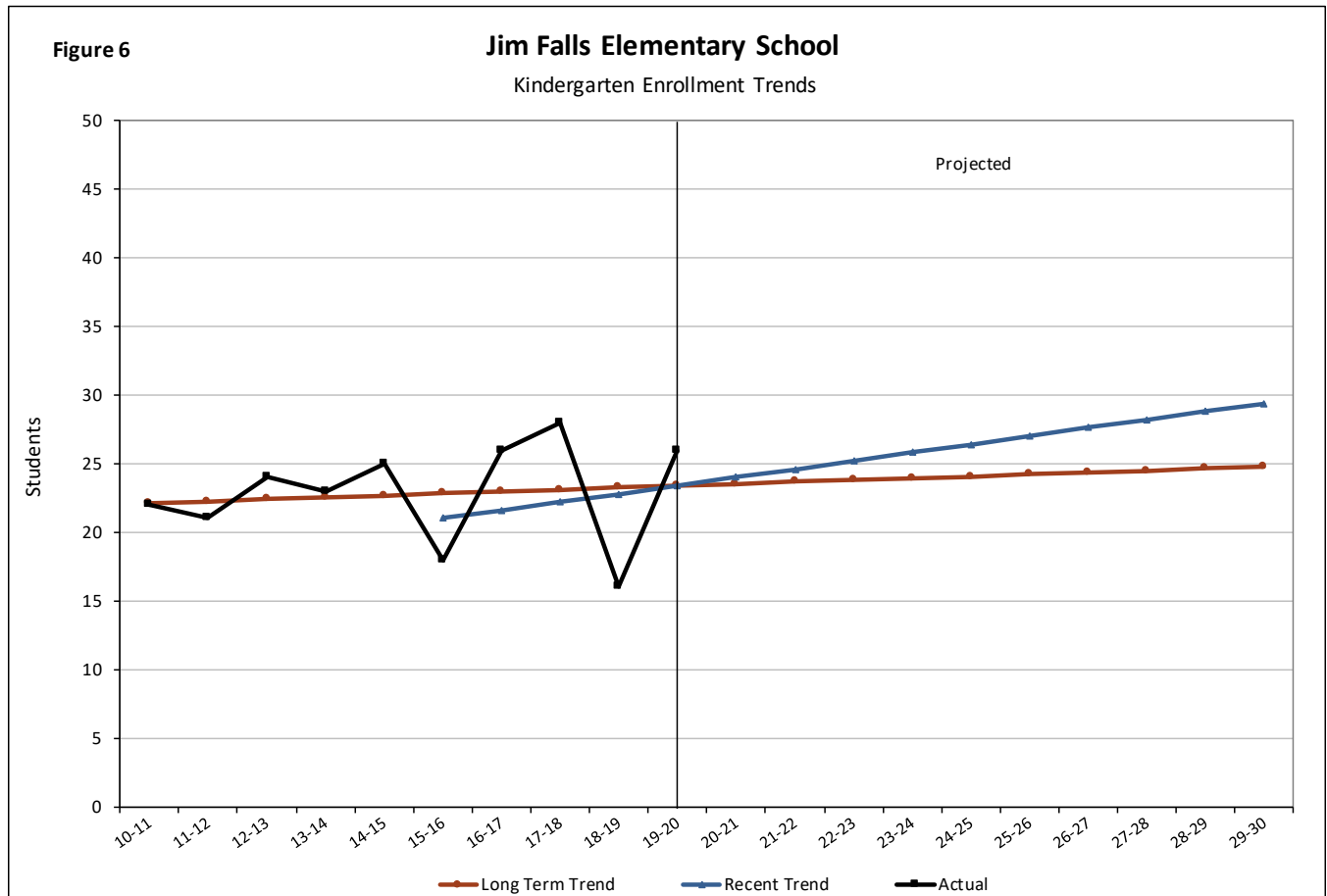
**TABLE 18**  
**Student Enrollment Changes**  
**Jim Falls Elementary School**

GRADE	ABSOLUTE CHANGE			PERCENT CHANGE			AVERAGE ANNUAL PERCENT CHANGE		
	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19
K	4	3	8	18.2	13.6	44.4	2.0	3.4	11.1
1	-11	-6	-13	-40.7	-22.2	-44.8	-4.5	-5.6	-11.2
2	7	3	2	46.7	20.0	10.0	5.2	5.0	2.5
3	-5	-5	11	-14.3	-14.3	57.9	-1.6	-3.6	14.5
4	-5	-6	-13	-20.8	-25.0	-40.6	-2.3	-6.3	-10.2
5	-4	-7	11	-12.1	-21.2	61.1	-1.3	-5.3	15.3
<b>TOTAL</b>	<b>-14</b>	<b>-18</b>	<b>6</b>	<b>-9.0</b>	<b>-11.5</b>	<b>4.4</b>	<b>-1.0</b>	<b>-2.9</b>	<b>1.1</b>



## Kindergarten Enrollment

Figure 6 shows kindergarten enrollment trends for Jim Falls Elementary School. The long-term trend shows increasing enrollment, while the recent trend shows more significant increases in kindergarten enrollment. The long-term trend will be used in the Kindergarten Trend model to project future kindergartners.





## Grade Progression Ratios

Table 19 shows the grade progression ratios for Jim Falls Elementary School. Grade progression ratios depict enrollment changes, year-to-year and grade-to-grade, measuring the effects of in- and out-migration and the transfer of students between private schools and the school district.

**TABLE 19**  
**Grade Progression Ratios**  
**Jim Falls Elementary School**

<b>YEAR CHANGES</b>	<b>B:K</b>	<b>K:1</b>	<b>1:2</b>	<b>2:3</b>	<b>3:4</b>	<b>4:5</b>
10-11/11-12	0.052	1.045	0.852	1.000	0.800	0.917
11-12/12-13	0.055	1.286	0.957	1.217	1.000	1.143
12-13/13-14	0.050	0.917	1.000	1.000	0.964	1.067
13-14/14-15	0.053	0.913	0.818	1.111	0.818	0.963
14-15/15-16	0.040	1.160	0.952	1.056	1.067	1.000
15-16/16-17	0.059	1.111	0.966	1.200	1.000	0.844
16-17/17-18	0.065	1.038	1.050	1.036	0.917	1.053
17-18/18-19	0.037	0.786	1.074	1.095	1.000	0.955
18-19/19-20	0.065	1.000	1.000	1.034	0.826	1.000
<b>Baseline</b>	<b>0.054</b>	<b>1.026</b>	<b>0.975</b>	<b>1.066</b>	<b>0.976</b>	<b>0.993</b>
<b>5 Year Trend</b>	<b>0.053</b>	<b>1.019</b>	<b>1.008</b>	<b>1.084</b>	<b>0.962</b>	<b>0.970</b>
<b>2 Year "Trend"</b>	<b>0.051</b>	<b>0.893</b>	<b>1.037</b>	<b>1.065</b>	<b>0.913</b>	<b>0.977</b>

\*Shaded progression ratios are excluded from the Baseline



## Baseline Projections

The Baseline model (Table 20) uses the grade progression ratios from the last ten years to project future enrollment. This model projects enrollment will decrease from 142 students in 2019/20 to 134 students in 2024/25, or a decrease of eight students.

**TABLE 20**  
**Baseline Projection Model**  
**Jim Falls Elementary School**

	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	21	21	20	20	22	22	22	22	22	21
1	27	22	21	20	21	22	22	22	22	22
2	16	26	21	21	20	20	22	22	22	22
3	23	17	28	23	22	21	22	23	23	23
4	29	23	16	27	22	22	20	21	23	23
5	19	29	23	16	27	22	22	20	21	22
<b>TOTAL</b>	<b>135</b>	<b>137</b>	<b>129</b>	<b>127</b>	<b>134</b>	<b>129</b>	<b>130</b>	<b>130</b>	<b>132</b>	<b>133</b>

## Five-Year Trend Projections

The Five-Year Trend model (Table 21), uses the grade progression ratios from the last five years to project future enrollment. This model projects enrollment will decrease from 142 students in 2019/20 to 133 students in 2024/25, or a decrease of nine students.

**TABLE 21**  
**5 Year Trend Projection Model**  
**Jim Falls Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	21	21	19	20	20	19	19	19	18	18
1	26	21	21	20	21	21	20	19	19	18
2	16	27	22	21	20	21	21	20	20	19
3	24	17	29	23	23	22	23	22	22	21
4	29	23	17	28	22	22	21	22	22	21
5	18	28	22	16	27	22	21	20	21	21
<b>TOTAL</b>	<b>135</b>	<b>137</b>	<b>130</b>	<b>129</b>	<b>133</b>	<b>126</b>	<b>124</b>	<b>122</b>	<b>121</b>	<b>118</b>



## Two-Year "Trend" Projections

The Two-Year "Trend" model (Table 22) uses the grade progression ratios from the last two years to project future enrollment. Jim Falls Elementary School enrollment is projected to decrease from 142 students in 2019/20 to 114 students in 2024/25, or a decrease of 28 students.

**TABLE 22**  
**2 Year "Trend" Projection Model**  
**Jim Falls Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	20	20	19	19	19	19	18	18	17	17
1	23	18	18	17	17	17	17	16	16	15
2	17	24	19	18	17	18	18	17	17	16
3	23	18	26	20	19	18	19	19	18	18
4	27	21	16	23	18	18	17	17	17	17
5	19	27	21	16	23	18	17	16	17	17
<b>TOTAL</b>	<b>129</b>	<b>128</b>	<b>117</b>	<b>113</b>	<b>114</b>	<b>108</b>	<b>106</b>	<b>104</b>	<b>103</b>	<b>100</b>

## Kindergarten Trend Projections

The Kindergarten Trend model (Table 23) analyzes trends in kindergarten enrollment and assumes that future kindergarten trends will be similar to the last ten years. It then uses average ratios from the last five years to project students at grades 1<sup>st</sup> through 5<sup>th</sup>. Enrollment is projected to increase by ten students, increasing from 142 students in 2019/20 to 152 students in 2024/25.

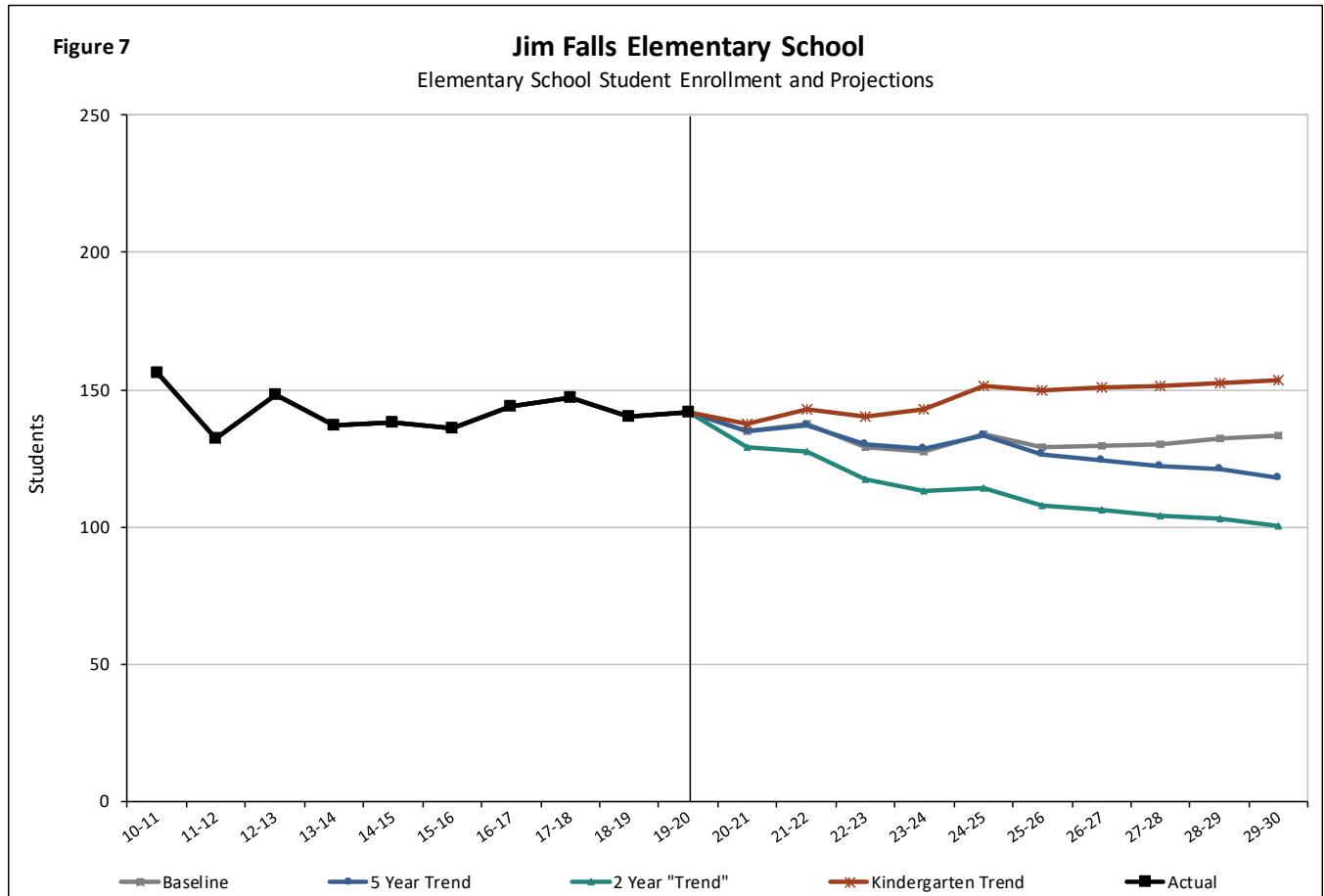
**TABLE 23**  
**Kindergarten Trend Projection Model**  
**Jim Falls Elementary School**

GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	24	24	24	24	24	24	24	25	25	25
1	26	24	24	24	24	25	25	25	25	25
2	16	27	24	24	24	25	25	25	25	25
3	24	17	29	26	26	27	27	27	27	27
4	29	23	17	28	25	25	26	26	26	26
5	18	28	22	16	27	24	25	25	25	25
<b>TOTAL</b>	<b>137</b>	<b>143</b>	<b>140</b>	<b>143</b>	<b>152</b>	<b>150</b>	<b>151</b>	<b>151</b>	<b>152</b>	<b>153</b>



## Comparison of Projection Models

Figure 7 and Table 24 compare the different enrollment projection models for Jim Falls Elementary School. Enrollment projections five years into the future range from a low of 114 students to a high of 152 students.



**TABLE 24**  
**Summary of Elementary School Enrollment Projections**  
**Jim Falls Elementary School**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	135	137	129	127	134	129	130	130	132	133
5 Year Trend	135	137	130	129	133	126	124	122	121	118
2 Year "Trend"	129	128	117	113	114	108	106	104	103	100
Kindergarten Trend	137	143	140	143	152	150	151	151	152	153



# Parkview Elementary School

## Enrollment History

The enrollment history for Parkview Elementary School shows that the school has decreased by 36 students over the last ten years, or a 0.8% annual decline. The enrollment history and change in enrollment are shown in Tables 25 and 26.

**TABLE 25**  
**Student Enrollment**  
**Parkview Elementary School**

	SCHOOL YEAR									
	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	78	89	97	74	78	76	91	92	79	77
1	87	66	78	91	74	76	75	88	86	73
2	84	89	74	78	91	69	75	65	85	85
3	81	88	79	68	84	94	75	72	69	89
4	82	82	86	86	78	81	93	73	73	66
5	91	86	80	82	91	68	81	92	80	77
<b>TOTAL</b>	<b>503</b>	<b>500</b>	<b>494</b>	<b>479</b>	<b>496</b>	<b>464</b>	<b>490</b>	<b>482</b>	<b>472</b>	<b>467</b>

**TABLE 26**  
**Student Enrollment Changes**  
**Parkview Elementary School**

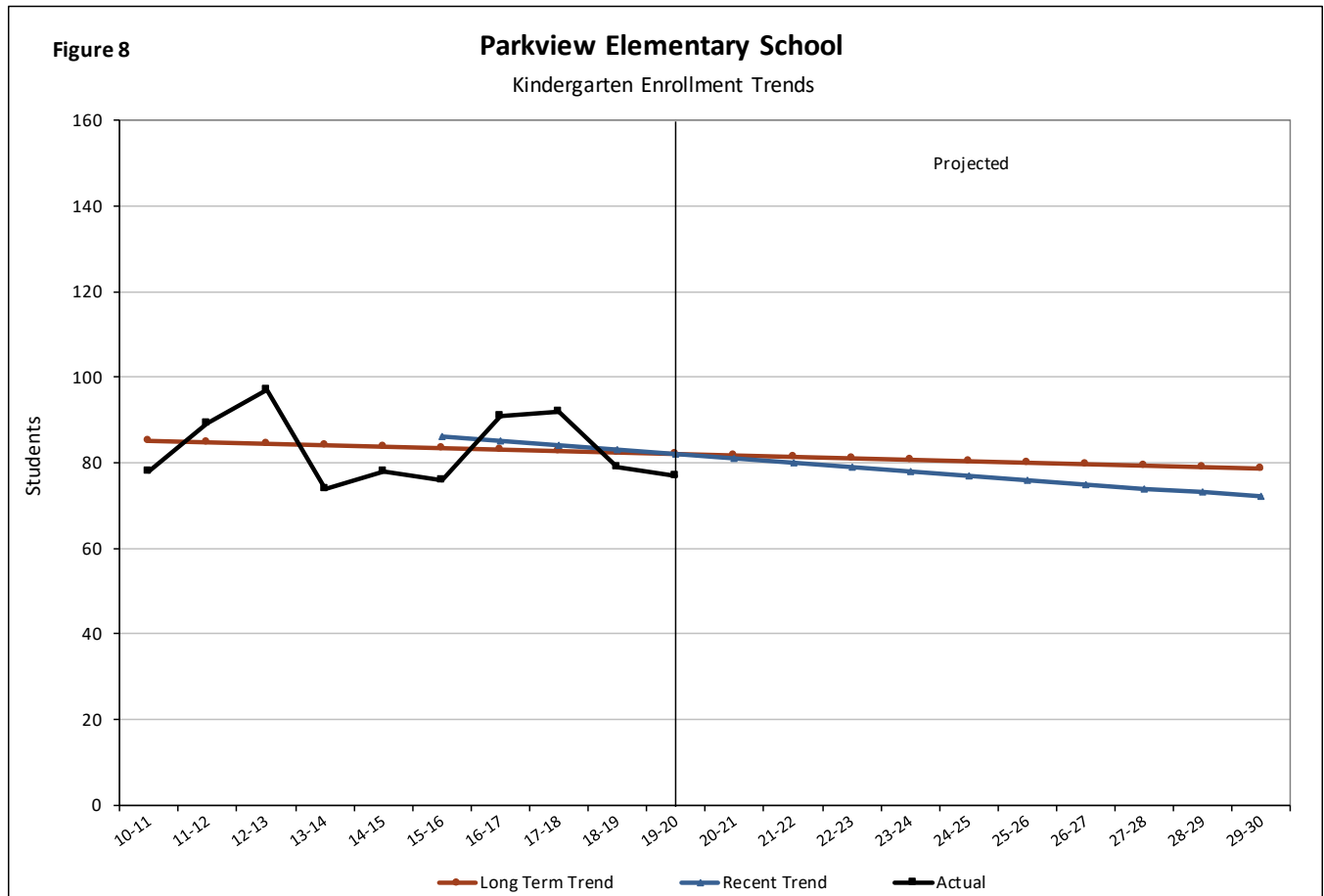
GRADE	ABSOLUTE CHANGE			PERCENT CHANGE			AVERAGE ANNUAL PERCENT CHANGE		
	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19
K	-1	0	1	-1.3	0.0	1.3	-0.1	0.0	0.3
1	-14	-13	-3	-16.1	-14.9	-3.9	-1.8	-3.7	-1.0
2	1	7	16	1.2	8.3	23.2	0.1	2.1	5.8
3	8	3	-5	9.9	3.7	-5.3	1.1	0.9	-1.3
4	-16	-4	-15	-19.5	-4.9	-18.5	-2.2	-1.2	-4.6
5	-14	0	9	-15.4	0.0	13.2	-1.7	0.0	3.3
<b>TOTAL</b>	<b>-36</b>	<b>-7</b>	<b>3</b>	<b>-7.2</b>	<b>-1.4</b>	<b>0.6</b>	<b>-0.8</b>	<b>-0.3</b>	<b>0.2</b>





## Kindergarten Enrollment

Figure 8 shows kindergarten enrollment trends for Parkview Elementary School. The long-term trend shows steady kindergarten enrollment, while the recent trend indicates slightly declining enrollment. The long-term trend will be used in the Kindergarten Trend model to project future kindergartners.



## Grade Progression Ratios

Table 27 shows the grade progression ratios for Parkview Elementary School. Grade progression ratios depict enrollment changes, year-to-year and grade-to-grade, measuring the effects of in- and out-migration and the transfer of students between private schools and the school district.

**TABLE 27**  
**Grade Progression Ratios**  
**Parkview Elementary School**

<b>YEAR CHANGES</b>	<b>B:K</b>	<b>K:1</b>	<b>1:2</b>	<b>2:3</b>	<b>3:4</b>	<b>4:5</b>
<b>10-11/11-12</b>	0.218	0.846	1.023	1.048	1.012	1.049
<b>11-12/12-13</b>	0.224	0.876	1.121	0.888	0.977	0.976
<b>12-13/13-14</b>	0.161	0.938	1.000	0.919	1.089	0.953
<b>13-14/14-15</b>	0.167	1.000	1.000	1.077	1.147	1.058
<b>14-15/15-16</b>	0.170	0.974	0.932	1.033	0.964	0.872
<b>15-16/16-17</b>	0.207	0.987	0.987	1.087	0.989	1.000
<b>16-17/17-18</b>	0.213	0.967	0.867	0.960	0.973	0.989
<b>17-18/18-19</b>	0.182	0.935	0.966	1.062	1.014	1.096
<b>18-19/19-20</b>	0.193	0.924	0.988	1.047	0.957	1.055
<b>Baseline</b>	<b>0.193</b>	<b>0.954</b>	<b>0.985</b>	<b>1.038</b>	<b>0.984</b>	<b>1.011</b>
<b>5 Year Trend</b>	<b>0.193</b>	<b>0.957</b>	<b>0.948</b>	<b>1.038</b>	<b>0.979</b>	<b>1.002</b>
<b>2 Year "Trend"</b>	<b>0.187</b>	<b>0.929</b>	<b>0.977</b>	<b>1.054</b>	<b>0.985</b>	<b>1.075</b>

\*Shaded progression ratios are excluded from the Baseline



## Baseline Projections

The Baseline model (Table 28) uses the grade progression ratios from the last ten years to project future enrollment. This model for Parkview Elementary School projects that enrollment will decrease in five years from 467 students in 2019/20 to 434 students in 2024/25 or decreasing by 33 students.

**TABLE 28**  
**Baseline Projection Model**  
**Parkview Elementary School**

	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	76	75	70	73	77	78	77	77	77	77
1	73	72	71	67	70	74	74	74	74	73
2	72	72	71	70	66	69	73	73	73	73
3	88	75	75	74	73	69	71	75	76	76
4	88	87	73	74	73	72	68	70	74	75
5	67	89	88	74	75	74	73	68	71	75
<b>TOTAL</b>	<b>464</b>	<b>469</b>	<b>449</b>	<b>433</b>	<b>434</b>	<b>434</b>	<b>436</b>	<b>438</b>	<b>445</b>	<b>448</b>

## Five-Year Trend Projections

The Five-Year Trend model (Table 29) uses the grade progression ratios from the last five years to project future enrollment. For Parkview Elementary School projections indicate a decrease from 467 students in 2019/20 to 419 students in 2024/25, or a 48 student decrease.

**TABLE 29**  
**5 Year Trend Projection Model**  
**Parkview Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	76	75	70	73	73	70	69	67	66	64
1	74	73	72	67	70	70	67	66	64	63
2	69	70	69	68	64	67	66	64	62	61
3	88	72	73	71	70	66	69	69	66	65
4	87	86	70	71	70	69	65	68	67	65
5	66	87	87	71	71	70	69	65	68	68
<b>TOTAL</b>	<b>460</b>	<b>463</b>	<b>440</b>	<b>422</b>	<b>419</b>	<b>412</b>	<b>406</b>	<b>399</b>	<b>394</b>	<b>385</b>



## Two-Year "Trend" Projections

The Two-Year "Trend" model (Table 30) uses the grade progression ratios from the last two years to project future enrollment. Parkview Elementary School enrollment is projected to decrease from 467 students in 2019/20 to 416 students in 2024/25, or a 51 student decrease.

**TABLE 30**  
**2 Year "Trend" Projection Model**  
**Parkview Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	74	73	68	71	71	68	67	65	64	62
1	72	68	67	64	66	66	64	62	61	59
2	71	70	67	66	62	65	65	62	61	59
3	90	75	74	71	70	65	68	68	66	64
4	88	88	74	73	69	69	65	67	67	65
5	71	94	95	80	78	75	74	69	72	72
<b>TOTAL</b>	<b>465</b>	<b>469</b>	<b>446</b>	<b>424</b>	<b>416</b>	<b>408</b>	<b>401</b>	<b>394</b>	<b>390</b>	<b>381</b>

## Kindergarten Trend Projections

The Kindergarten Trend model (Table 31) utilizes the long-term trend in kindergarten enrollment to project future kindergartners. It then uses average ratios from the last five years to project students at grades 1<sup>st</sup> through 5<sup>th</sup>. This model projects a decrease in enrollment from 467 students in 2019/20 to 454 students in 2024/25, or a decrease of thirteen students.

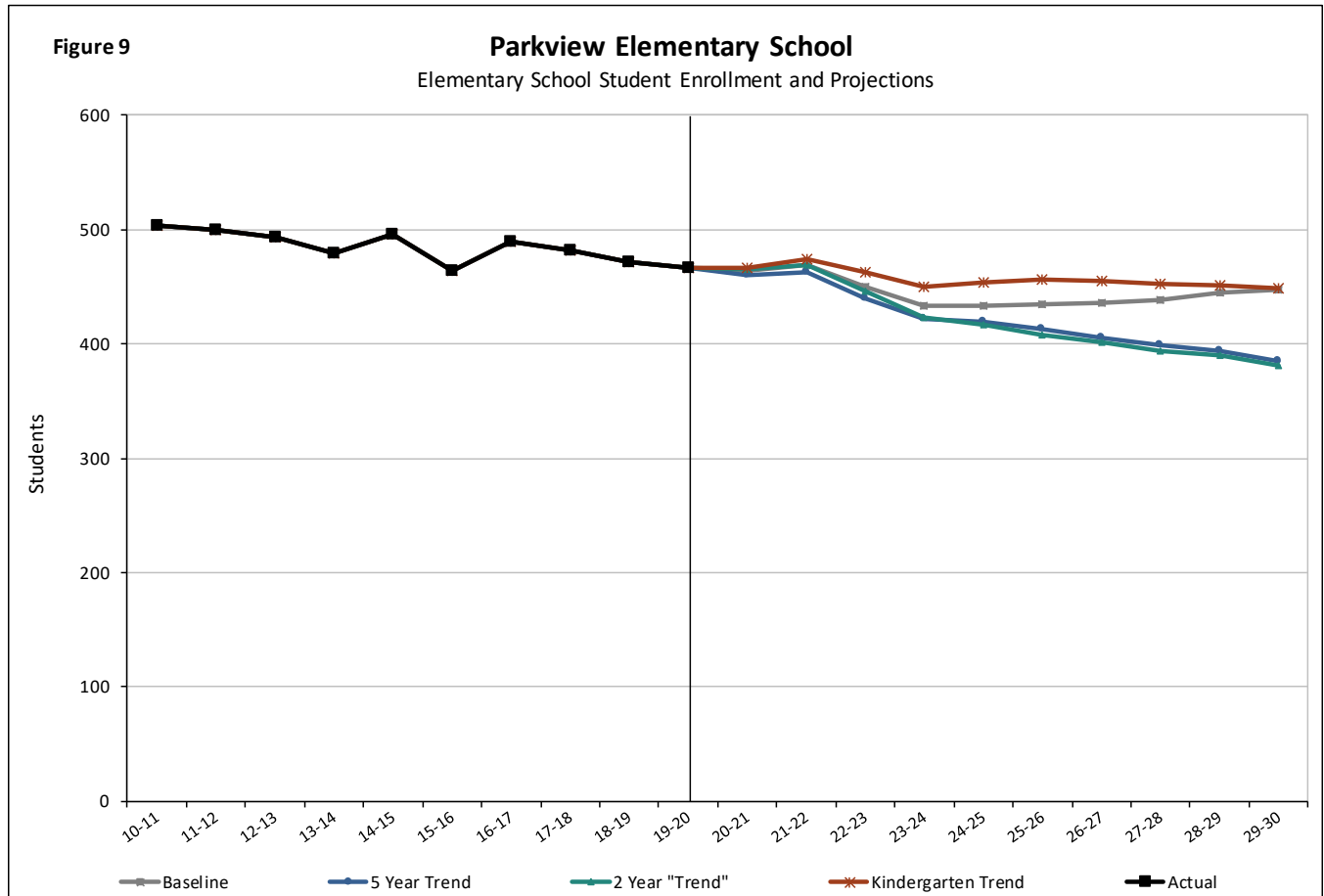
**TABLE 31**  
**Kindergarten Trend Projection Model**  
**Parkview Elementary School**

GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	82	81	81	81	80	80	80	79	79	79
1	74	78	78	77	77	77	77	76	76	76
2	69	70	74	74	73	73	73	73	72	72
3	88	72	73	77	77	76	76	76	75	75
4	87	86	70	71	75	75	75	74	74	74
5	66	87	87	71	71	75	75	75	75	74
<b>TOTAL</b>	<b>466</b>	<b>475</b>	<b>462</b>	<b>450</b>	<b>454</b>	<b>457</b>	<b>455</b>	<b>453</b>	<b>451</b>	<b>449</b>



## Comparison of Projection Models

Figure 9 and Table 32 compare the different enrollment projection models for Parkview Elementary School. Enrollment projections for five years into the future range from a low of 416 students to a high of 454 students.



**TABLE 32**  
**Summary of Elementary School Enrollment Projections**  
**Parkview Elementary School**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	464	469	449	433	434	434	436	438	445	448
5 Year Trend	460	463	440	422	419	412	406	399	394	385
2 Year "Trend"	465	469	446	424	416	408	401	394	390	381
Kindergarten Trend	466	475	462	450	454	457	455	453	451	449





# Southview Elementary School

## Enrollment History

The enrollment history for Southview Elementary School shows that the school has increased by 36 students over the last ten years or increasing by 1.3% annually. The enrollment history and change in enrollment are shown in Tables 33 and 34.

**TABLE 33**  
**Student Enrollment**  
**Southview Elementary School**

	SCHOOL YEAR									
	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	61	54	55	63	61	61	56	63	46	58
1	41	65	54	54	59	56	63	60	63	46
2	49	44	66	55	53	66	55	69	60	60
3	51	47	44	65	44	52	58	56	65	61
4	63	47	44	43	64	45	52	59	53	65
5	38	65	47	45	42	65	50	51	56	49
<b>TOTAL</b>	<b>303</b>	<b>322</b>	<b>310</b>	<b>325</b>	<b>323</b>	<b>345</b>	<b>334</b>	<b>358</b>	<b>343</b>	<b>339</b>

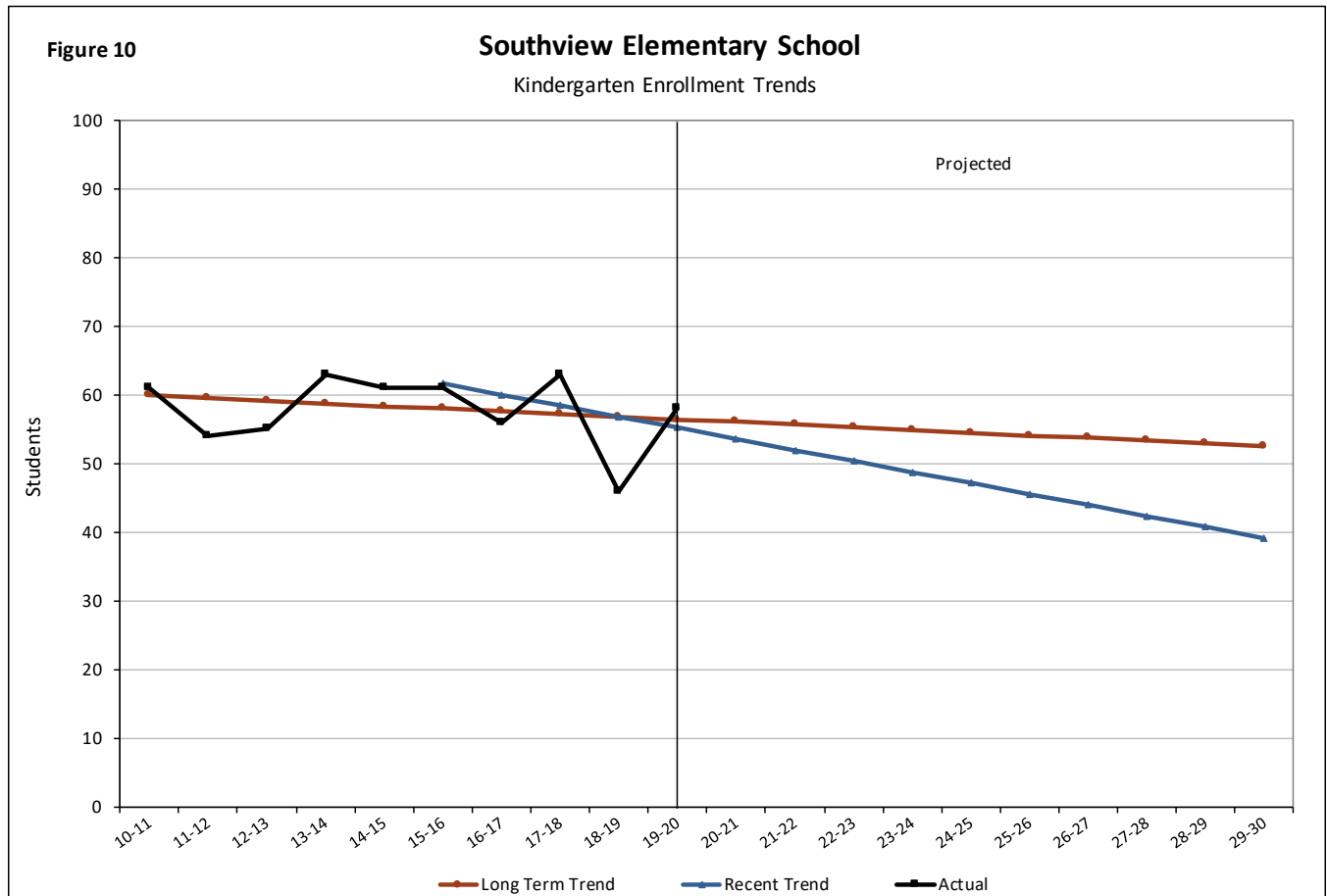
**TABLE 34**  
**Student Enrollment Changes**  
**Southview Elementary School**

GRADE	ABSOLUTE CHANGE			PERCENT CHANGE			AVERAGE ANNUAL PERCENT CHANGE		
	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19
K	-3	0	-3	-4.9	0.0	-4.9	-0.5	0.0	-1.2
1	5	18	-10	12.2	43.9	-17.9	1.4	11.0	-4.5
2	11	4	-6	22.4	8.2	-9.1	2.5	2.0	-2.3
3	10	-7	9	19.6	-13.7	17.3	2.2	-3.4	4.3
4	2	1	20	3.2	1.6	44.4	0.4	0.4	11.1
5	11	4	-16	28.9	10.5	-24.6	3.2	2.6	-6.2
<b>TOTAL</b>	<b>36</b>	<b>20</b>	<b>-6</b>	<b>11.9</b>	<b>6.6</b>	<b>-1.7</b>	<b>1.3</b>	<b>1.7</b>	<b>-0.4</b>



## Kindergarten Enrollment

Figure 10 shows kindergarten enrollment trends for Southview Elementary School. The long-term trend shows decreasing kindergarten enrollment, while the recent trend shows more significant decline in enrollment. The long-term trend will be used in the Kindergarten Trend model to project future kindergartners.



## Grade Progression Ratios

Table 35 shows the grade progression ratios for Southview Elementary School. Grade progression ratios depict enrollment changes, year-to-year and grade-to-grade, measuring the effects of in- and out-migration and the transfer of students between private schools and the school district.

**TABLE 35**  
**Grade Progression Ratios**  
**Southview Elementary School**

<b>YEAR CHANGES</b>	<b>B:K</b>	<b>K:1</b>	<b>1:2</b>	<b>2:3</b>	<b>3:4</b>	<b>4:5</b>
<b>10-11/11-12</b>	0.132	1.066	1.073	0.959	0.922	1.032
<b>11-12/12-13</b>	0.127	1.000	1.015	1.000	0.936	1.000
<b>12-13/13-14</b>	0.137	0.982	1.019	0.985	0.977	1.023
<b>13-14/14-15</b>	0.130	0.937	0.981	0.800	0.985	0.977
<b>14-15/15-16</b>	0.136	0.918	1.119	0.981	1.023	1.016
<b>15-16/16-17</b>	0.128	1.033	0.982	0.879	1.000	1.111
<b>16-17/17-18</b>	0.146	1.071	1.095	1.018	1.017	0.981
<b>17-18/18-19</b>	0.106	1.000	1.000	0.942	0.946	0.949
<b>18-19/19-20</b>	0.145	1.000	0.952	1.017	1.000	0.925
<b>Baseline</b>	<b>0.132</b>	<b>1.003</b>	<b>1.012</b>	<b>0.986</b>	<b>0.982</b>	<b>0.997</b>
<b>5 Year Trend</b>	<b>0.132</b>	<b>1.004</b>	<b>1.030</b>	<b>0.967</b>	<b>0.997</b>	<b>0.996</b>
<b>2 Year "Trend"</b>	<b>0.126</b>	<b>1.000</b>	<b>0.976</b>	<b>0.979</b>	<b>0.973</b>	<b>0.937</b>

\*Shaded progression ratios are excluded from the Baseline



## Baseline Projections

The Baseline model (Table 36) uses the grade progression ratios from the last ten years to project future enrollment. This model projects enrollment will decrease from 339 students in 2019/20 to 311 students in 2024/25, or a 28 student decrease.

**TABLE 36**  
**Baseline Projection Model**  
**Southview Elementary School**

	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	52	51	48	50	53	53	53	53	53	52
1	58	52	51	48	50	53	53	53	53	53
2	47	59	53	52	49	51	54	54	54	54
3	59	46	58	52	51	48	50	53	53	53
4	60	58	45	57	51	50	47	49	52	52
5	65	60	58	45	57	51	50	47	49	52
<b>TOTAL</b>	<b>340</b>	<b>326</b>	<b>313</b>	<b>304</b>	<b>311</b>	<b>306</b>	<b>307</b>	<b>309</b>	<b>313</b>	<b>315</b>

## Five-Year Trend Projections

The Five-Year Trend model (Table 37), uses the grade progression ratios from the last five years to project future enrollment. This model projects enrollment will decrease from 339 students in 2019/20 to 311 students in 2024/25, or a decrease of 28 students.

**TABLE 37**  
**5 Year Trend Projection Model**  
**Southview Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	52	51	48	50	50	48	47	46	45	44
1	58	52	51	48	50	50	48	47	46	45
2	47	60	54	53	50	52	52	50	49	48
3	58	46	58	52	51	48	50	50	48	47
4	61	58	46	58	52	51	48	50	50	48
5	65	61	58	46	58	52	51	48	50	50
<b>TOTAL</b>	<b>341</b>	<b>328</b>	<b>315</b>	<b>307</b>	<b>311</b>	<b>302</b>	<b>297</b>	<b>291</b>	<b>288</b>	<b>282</b>



## Two-Year "Trend" Projections

The Two-Year "Trend" model (Table 38) uses the grade progression ratios from the last two years to project future enrollment. Southview Elementary School enrollment is projected to decrease from 339 students in 2019/20 to 283 students in 2024/25, or a decrease of 56 students.

**TABLE 38**  
**2 Year "Trend" Projection Model**  
**Southview Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	49	49	46	48	48	46	45	44	43	42
1	58	49	49	46	48	48	46	45	44	43
2	45	57	48	48	45	47	46	45	44	43
3	59	44	55	47	47	44	46	46	44	43
4	59	57	43	54	46	45	43	44	44	43
5	61	56	54	40	51	43	42	40	42	42
<b>TOTAL</b>	<b>331</b>	<b>311</b>	<b>295</b>	<b>282</b>	<b>283</b>	<b>272</b>	<b>268</b>	<b>263</b>	<b>260</b>	<b>254</b>

## Kindergarten Trend Projections

The Kindergarten Trend model (Table 39) utilizes the long-term trend in kindergarten enrollment to project future kindergartners. It then uses average ratios from the last five years to project students at grades 1<sup>st</sup> through 5<sup>th</sup>. Enrollment is projected to decrease by three students, declining from 339 students in 2019/20 to 336 students in 2024/25.

**TABLE 39**  
**Kindergarten Trend Projection Model**  
**Southview Elementary School**

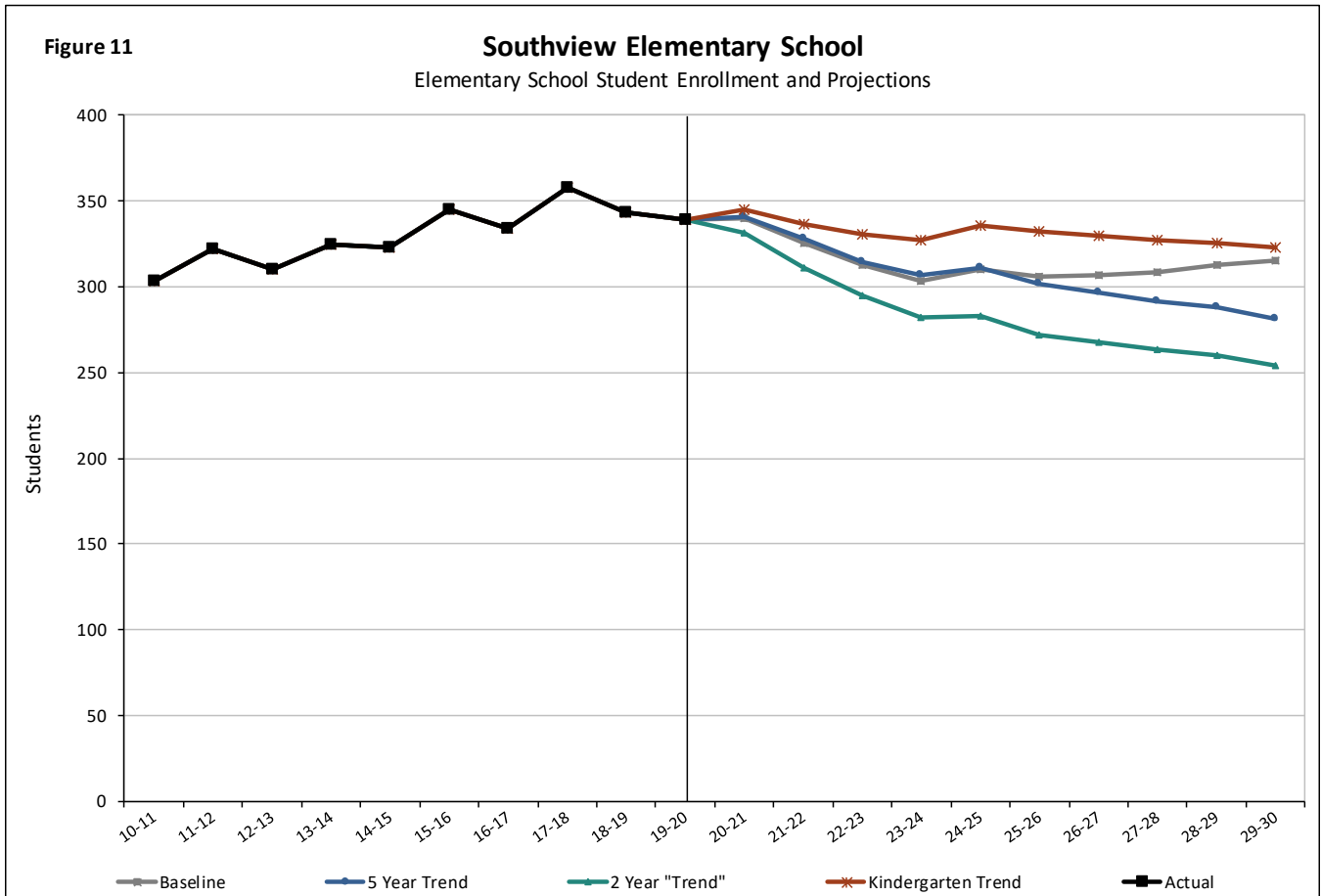
GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	56	56	55	55	55	54	54	53	53	53
1	58	56	56	56	55	55	54	54	54	53
2	47	60	58	58	57	57	56	56	56	55
3	58	46	58	56	56	55	55	55	54	54
4	61	58	46	58	56	56	55	55	54	54
5	65	61	58	46	58	56	55	55	55	54
<b>TOTAL</b>	<b>345</b>	<b>336</b>	<b>331</b>	<b>327</b>	<b>336</b>	<b>332</b>	<b>330</b>	<b>328</b>	<b>325</b>	<b>323</b>





## Comparison of Projection Models

Figure 11 and Table 40 compare the different enrollment projection models for Southview Elementary School. Enrollment projections five years into the future range from a low of 283 students to a high of 336 students.



**TABLE 40**  
**Summary of Elementary School Enrollment Projections**  
**Southview Elementary School**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	340	326	313	304	311	306	307	309	313	315
5 Year Trend	341	328	315	307	311	302	297	291	288	282
2 Year "Trend"	331	311	295	282	283	272	268	263	260	254
Kindergarten Trend	345	336	331	327	336	332	330	328	325	323



# Stillson Elementary School

## Enrollment History

The enrollment history for Stillson Elementary School shows that the school has decreased by seven students over the last ten years, or a 0.2% annual decrease. The enrollment history and change in enrollment are shown in Tables 41 and 42.

**TABLE 41**  
**Student Enrollment**  
**Stillson Elementary School**

	SCHOOL YEAR									
	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20
K	61	68	62	60	67	62	54	61	47	59
1	57	62	65	59	68	78	57	63	61	46
2	66	59	63	65	57	69	77	58	61	64
3	72	66	52	62	58	56	70	72	55	67
4	65	68	63	56	64	56	62	68	71	59
5	53	69	70	63	62	64	57	64	67	72
<b>TOTAL</b>	<b>374</b>	<b>392</b>	<b>375</b>	<b>365</b>	<b>376</b>	<b>385</b>	<b>377</b>	<b>386</b>	<b>362</b>	<b>367</b>

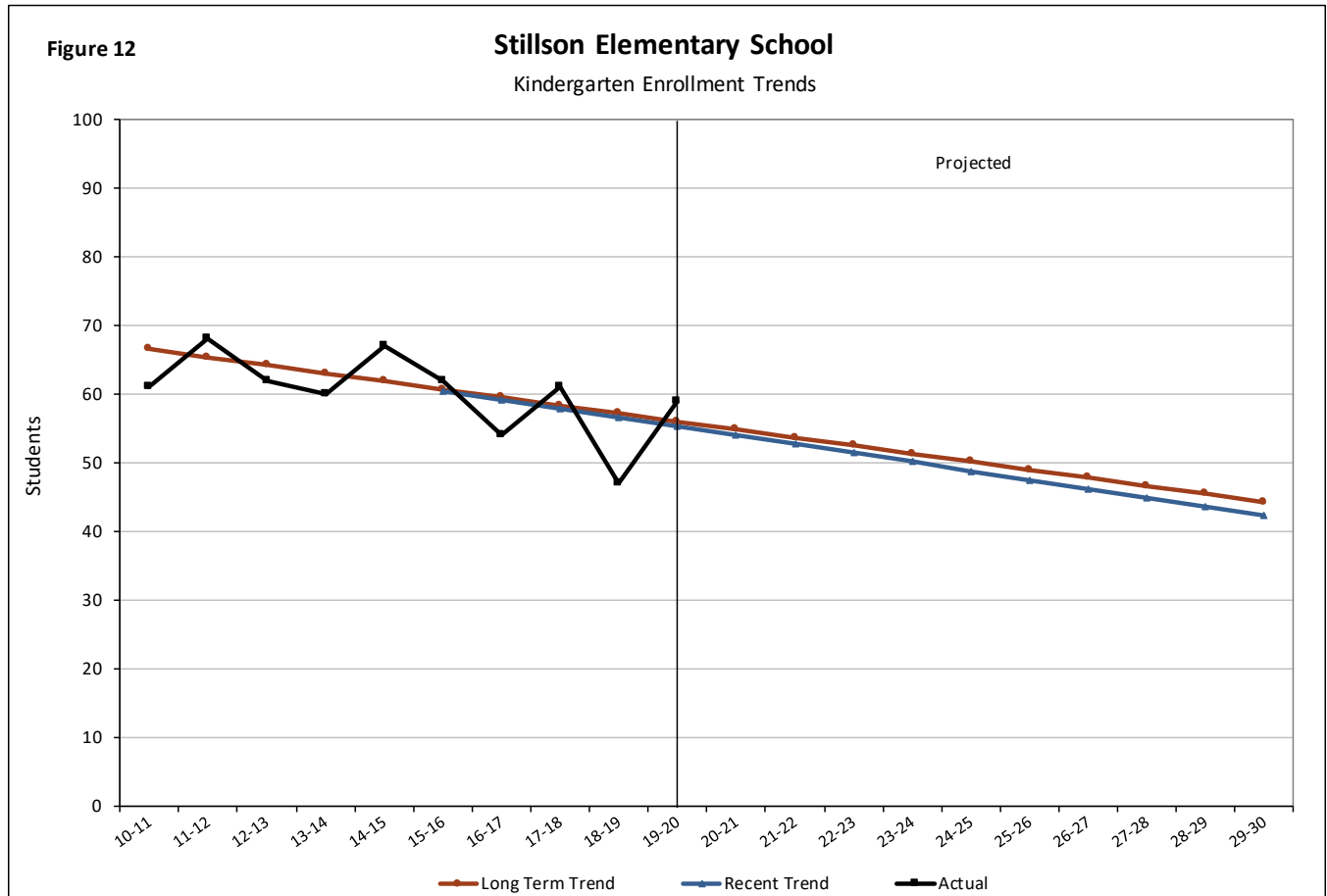
**TABLE 42**  
**Student Enrollment Changes**  
**Stillson Elementary School**

GRADE	ABSOLUTE CHANGE			PERCENT CHANGE			AVERAGE ANNUAL PERCENT CHANGE		
	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19	'10 to '19	'10 to '14	'15 to '19
K	-2	6	-3	-3.3	9.8	-4.8	-0.4	2.5	-1.2
1	-11	11	-32	-19.3	19.3	-41.0	-2.1	4.8	-10.3
2	-2	-9	-5	-3.0	-13.6	-7.2	-0.3	-3.4	-1.8
3	-5	-14	11	-6.9	-19.4	19.6	-0.8	-4.9	4.9
4	-6	-1	3	-9.2	-1.5	5.4	-1.0	-0.4	1.3
5	19	9	8	35.8	17.0	12.5	4.0	4.2	3.1
<b>TOTAL</b>	<b>-7</b>	<b>2</b>	<b>-18</b>	<b>-1.9</b>	<b>0.5</b>	<b>-4.7</b>	<b>-0.2</b>	<b>0.1</b>	<b>-1.2</b>



## Kindergarten Enrollment

Figure 12 shows kindergarten enrollment trends for Stillson Elementary School. The long-term and recent trends indicate decreasing enrollment. The long-term trend will be used in the Kindergarten Trend model to project future kindergartners.



## Grade Progression Ratios

Table 43 shows the grade progression ratios for Stillson Elementary School. Grade progression ratios depict enrollment changes, year-to-year and grade-to-grade, measuring the effects of in- and out-migration and the transfer of students between private schools and the school district.

**TABLE 43**  
**Grade Progression Ratios**  
**Stillson Elementary School**

<b>YEAR CHANGES</b>	<b>B:K</b>	<b>K:1</b>	<b>1:2</b>	<b>2:3</b>	<b>3:4</b>	<b>4:5</b>
10-11/11-12	0.167	1.016	1.035	1.000	0.944	1.062
11-12/12-13	0.143	0.956	1.016	0.881	0.955	1.029
12-13/13-14	0.130	0.952	1.000	0.984	1.077	1.000
13-14/14-15	0.143	1.133	0.966	0.892	1.032	1.107
14-15/15-16	0.139	1.164	1.015	0.982	0.966	1.000
15-16/16-17	0.123	0.919	0.987	1.014	1.107	1.018
16-17/17-18	0.141	1.167	1.018	0.935	0.971	1.032
17-18/18-19	0.108	1.000	0.968	0.948	0.986	0.985
18-19/19-20	0.148	0.979	1.049	1.098	1.073	1.014
<b>Baseline</b>	<b>0.138</b>	<b>0.981</b>	<b>1.007</b>	<b>0.977</b>	<b>0.997</b>	<b>1.022</b>
<b>5 Year Trend</b>	<b>0.132</b>	<b>1.046</b>	<b>1.007</b>	<b>0.996</b>	<b>1.021</b>	<b>1.010</b>
<b>2 Year "Trend"</b>	<b>0.128</b>	<b>0.989</b>	<b>1.009</b>	<b>1.023</b>	<b>1.029</b>	<b>1.000</b>

\*Shaded progression ratios are excluded from the Baseline



## Baseline Projections

The Baseline model (Table 44) uses the grade progression ratios from the last ten years to project future enrollment. This model for Stillson Elementary School projects that enrollment will decrease in five years from 367 students in 2019/20 to 319 students in 2024/25 or decreasing by 48 students.

**TABLE 44**  
**Baseline Projection Model**  
**Stillson Elementary School**

	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	54	54	50	52	55	56	55	55	55	55
1	58	53	53	49	51	54	55	54	54	54
2	46	58	54	53	50	52	55	55	55	55
3	63	45	57	52	52	49	51	53	54	54
4	67	62	45	57	52	52	49	51	53	54
5	60	68	64	46	58	53	53	50	52	54
<b>TOTAL</b>	<b>348</b>	<b>341</b>	<b>322</b>	<b>310</b>	<b>319</b>	<b>315</b>	<b>317</b>	<b>318</b>	<b>323</b>	<b>325</b>

## Five-Year Trend Projections

The Five-Year Trend model (Table 45) uses the grade progression ratios from the last five years to project future enrollment. For Stillson Elementary School projections indicate a decrease from 367 students in 2019/20 to 326 students in 2024/25, or a 41 student decrease.

**TABLE 45**  
**5 Year Trend Projection Model**  
**Stillson Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	52	51	48	50	50	48	47	46	45	44
1	62	54	53	50	52	52	50	49	48	47
2	46	62	55	54	51	53	53	51	49	48
3	64	46	62	54	54	50	52	52	50	49
4	68	65	47	63	55	55	51	54	53	51
5	60	69	66	48	64	56	55	52	54	54
<b>TOTAL</b>	<b>352</b>	<b>348</b>	<b>331</b>	<b>319</b>	<b>326</b>	<b>314</b>	<b>309</b>	<b>304</b>	<b>300</b>	<b>293</b>





## Two-Year "Trend" Projections

The Two-Year "Trend" model (Table 46) uses the grade progression ratios from the last two years to project future enrollment. Stillson Elementary School enrollment is projected to decrease from 367 students in 2019/20 to 309 students in 2024/25, or a 58 student decrease.

**TABLE 46**  
**2 Year "Trend" Projection Model**  
**Stillson Elementary School**

GRADE	SCHOOL YEAR									
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	50	50	47	49	49	47	46	45	43	42
1	58	50	49	46	48	48	46	45	44	43
2	46	59	50	50	47	49	48	47	46	44
3	65	47	60	51	51	48	50	50	48	47
4	69	67	49	62	53	52	49	51	51	49
5	59	69	67	49	62	53	52	49	51	51
<b>TOTAL</b>	<b>349</b>	<b>342</b>	<b>323</b>	<b>307</b>	<b>309</b>	<b>296</b>	<b>291</b>	<b>286</b>	<b>283</b>	<b>277</b>

## Kindergarten Trend Projections

The Kindergarten Trend model (Table 47) utilizes the long-term trend in kindergarten enrollment to project future kindergartners. It then uses average ratios from the last five years to project students at grades 1<sup>st</sup> through 5<sup>th</sup>. This model projects a decrease in enrollment from 367 students in 2019/20 to 338 students in 2024/25, or a decrease of 29 students.

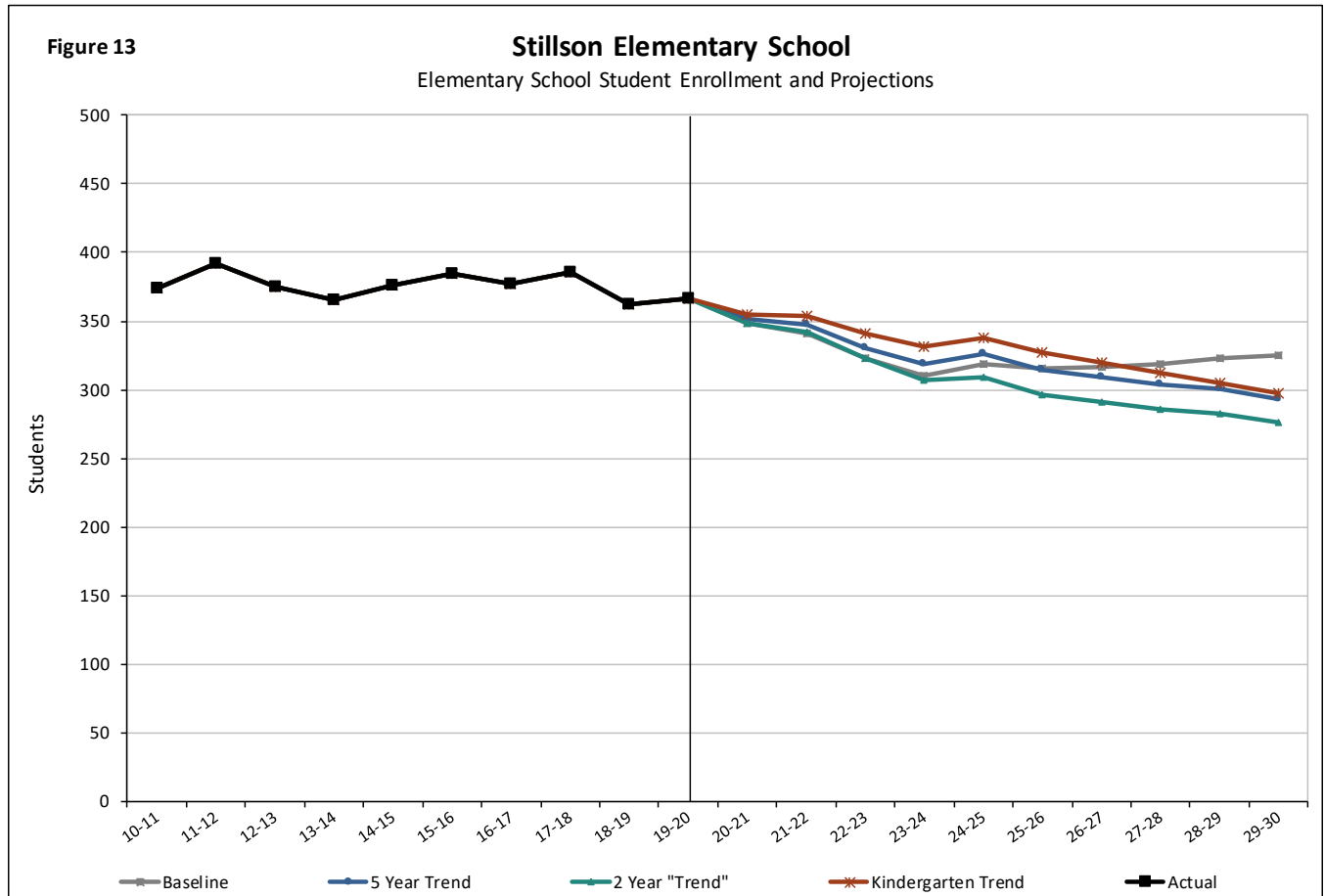
**TABLE 47**  
**Kindergarten Trend Projection Model**  
**Stillson Elementary School**

GRADE	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
K	55	54	52	51	50	49	48	47	45	44
1	62	57	56	55	54	52	51	50	49	48
2	46	62	58	57	55	54	53	52	50	49
3	64	46	62	58	56	55	54	53	51	50
4	68	65	47	63	59	57	56	55	54	52
5	60	69	66	48	64	59	58	57	55	54
<b>TOTAL</b>	<b>355</b>	<b>353</b>	<b>341</b>	<b>331</b>	<b>338</b>	<b>327</b>	<b>320</b>	<b>313</b>	<b>305</b>	<b>298</b>



## Comparison of Projection Models

Figure 13 and Table 48 compare the different enrollment projection models for Stillson Elementary School. Enrollment projections for five years into the future range from a low of 309 students to a high of 338 students.



**TABLE 48**  
**Summary of Elementary School Enrollment Projections**  
**Stillson Elementary School**

	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Baseline	348	341	322	310	319	315	317	318	323	325
5 Year Trend	352	348	331	319	326	314	309	304	300	293
2 Year "Trend"	349	342	323	307	309	296	291	286	283	277
Kindergarten Trend	355	353	341	331	338	327	320	313	305	298





CHIPPEWA FALLS UNIFIED SCHOOL DISTRICT  
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