

Board of Education Facilities Work Session III

Chippewa Falls Area Unified School District



EDUCATIONAL EXCELLENCE
For a Changing Tomorrow

A Renewed Promise.....A New Perspective

June 30, 2016

Objective of Session III: To formulate two to three options to bring to the community for feedback.



Overview of the Session

- Workplan Review
- Review of Considerations
- Review of Property Options
- Plan Options
- Narrow and Decide
Options to Bring to
Community for Feedback



Considerations:

- Space Needs
 - High School
 - Middle School
 - 4 Elementary Schools
- Deferred Maintenance
- General Condition of 1 Elementary School



Board Work Plan: Adopted 2.17.16

Board Work Session I: Site Visits to all Facilities Owned by District ✓

- Hear / See from managers of those buildings, as well as Director of Building and Grounds, both what is working well and where significant challenges lie.

Board Work Session II: Deep Review of Report of Needs ✓

- Work through report building by building to develop deep understanding of needs (expansion, repair, or replacement?) at each building.
- Understand timeline of each need.

Community Information and Feedback Sessions regarding Facilities Needs ✓

- Administration plans and facilitates information sessions throughout the community to share information about immediate and long term needs of district facilities.
- Representatives of the Board attend as they are able.
- Feedback solicited through electronic and paper exit slips.
- Feedback shared with Board.
- Option of community survey in this step.

Phase III: Board Work Session III: Wide Consideration of Options ✓

- Board and administration develop a comprehensive list of options available to the Board, including alternatives derived from committee recommendations and new alternatives.]

Board Work Plan: Adopted 2.17.16

Phase IV: *Board Session IV: Develop Deep Understanding of Options* Board reviews projected cost of each option.



- Board considers items within each option that are immediate and those that can be absorbed in regular budget or delayed until later years.
- Board narrows range of options and identifies those that are most viable.
- Board narrows to the level it feels comfortable going to the community for feedback.

2015

New Elementary School,

New Central Office

Repair & Betterment

New High School

Move Schools Up

Maintenance and Repair

Maintenance and Repair

2040

New High School

Move Schools Up

Repair & Betterment

New Elementary School,

Repair & Betterment

Maintenance and Repair

EDUCATIONAL EXCELLENCE

For a Changing Tomorrow

High School Property Options

- Wissota Green
- County Hwy N
- Hallie Acreage
- Chippewa Crossing

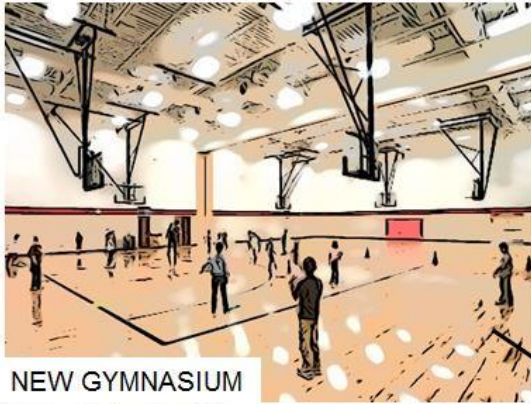
Option A

- New Stillson Elementary School
- Halmstad and Jim Falls Additions
- Hillcrest Expands Into Central Office
- New Central Office (Sell PSC and Korgers)
- All 5-Year Repair Needs
 - Roofs
 - HVAC
 - Internal Finishes
- High School Site Acquisition
- High School Field House

1	New Stillson Elementary School	Gross SF		Project Cost	
		400	Students		
	Building Costs	88,900	Sq.Ft.	\$ 14,910,898	
	Site Development Costs	12.00	Acres	\$ 1,390,235	
	Unknown Site Conditions			\$ 150,000	
	Furniture, Fixtures, Equipment, Technology, Fees, Permits, Contingency, Geotechnical, Technology, Printing,			\$ 4,112,783	
	Inflation to May 2017 Bid Date	3.27%		\$ 695,554	
D	Total New School Building and Site Costs				\$ 21,259,469
E	Elementary School Site Acquisition	14	acres	\$ 168,000	\$ 168,000

New Stillson Elementary School: \$21,427,469

HALMSTAD ELEMENTARY ADDITION AND REMODELING PROPOSED PLAN



NEW GYMNASIUM



NEW MEDIA CENTER



Halmstad Remodel / Additions: \$9,081,044

1	Halmstad	Gross SF		Project Cost	Project Cost
A	Repair and Betterment of current materials and systems			\$4,390,000	
B	Additions- sf included corridors, wall thickness, mechanical				
	Gym and storage	8,482	Sq.Ft.	\$2,977,042	
	Lobby - gym entry	660	Sq.Ft.	\$180,180	
	New Toilets	756	Sq.Ft.	\$245,700	
	Library	3,132	Sq.Ft.	\$895,752	
	Title room replacement	540	Sq.Ft.	\$147,420	
C	Moderate Remodeling				
	Title room into corridor	400	Sq.Ft.	\$44,200	
	Gym Entry Canopy	1		\$35,000	
	Connections to building	1,500	Sq.Ft.	\$165,750	
E	Total School				\$9,081,044

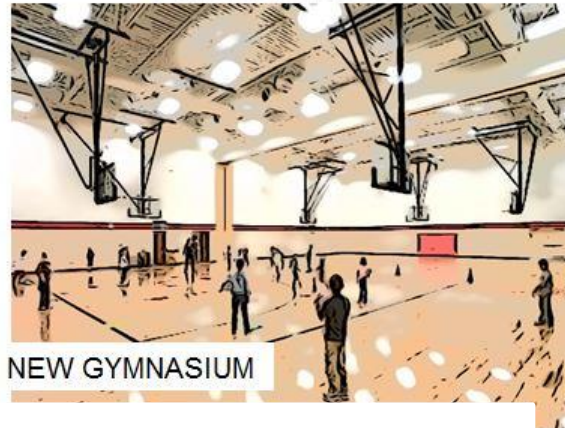
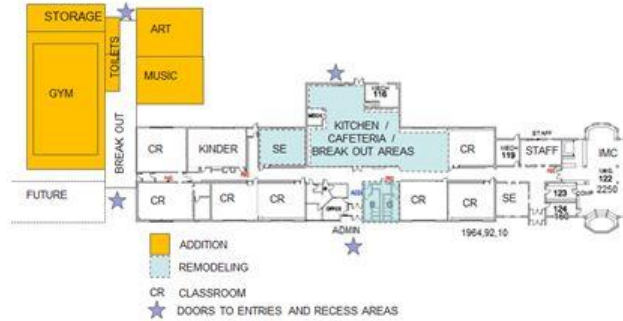
JIM FALLS ELEMENTARY ADDITION AND REMODELING PROPOSED PLAN



NEW MUSIC CLASSROOM



NEW ART LAB

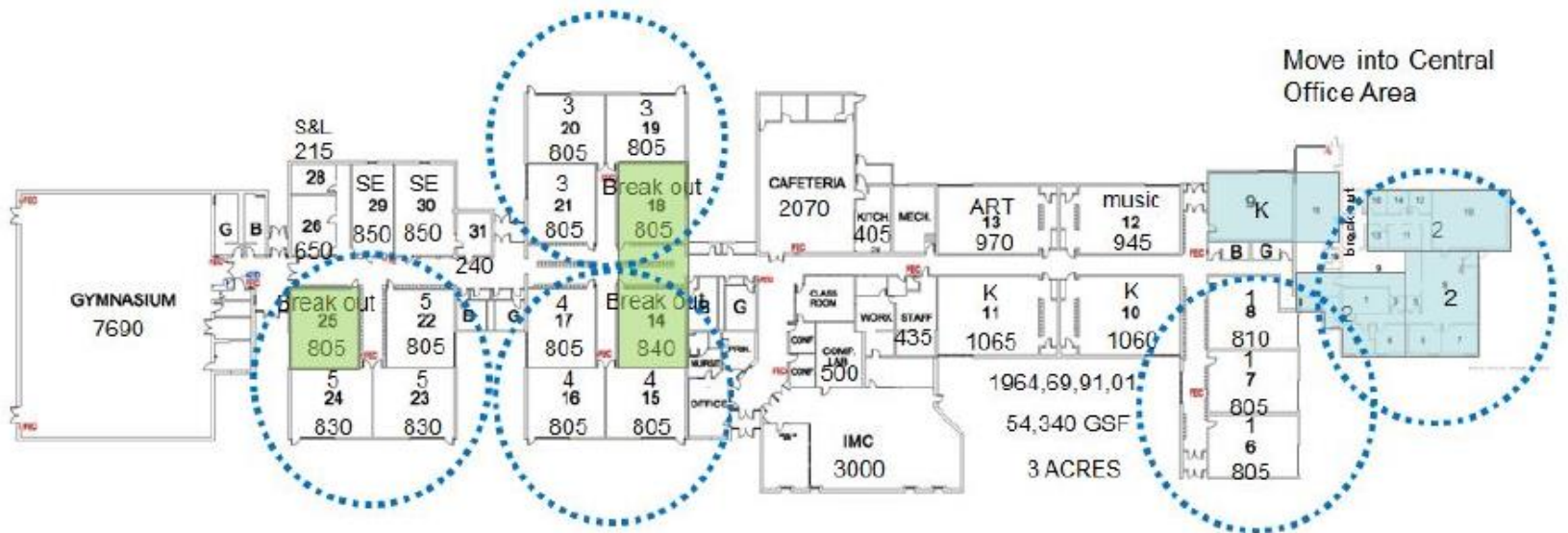


NEW GYMNASIUM

ATS&R
PLANNING / ARCHITECTS / ENGINEERS

Jim Falls Remodel / Additions \$7,495,063

3	Jim Falls	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$2,635,000	
B	Additions- sf included corridors, wall thickness, mechanical				
	Gym and sto	9,542	Sq.Ft.	\$3,091,543	
	Art and Music and corridor	3,240	Sq.Ft.	\$884,520	
C	Moderate Remodeling				
	Break outs and special ed	2,000	Sq.Ft.	\$221,000	
	General Remodeling	4,000	Sq.Ft.	\$442,000	
	Connections to building	2,000	Sq.Ft.	\$221,000	
E	Total School				\$7,495,063



Minor Remodeling



Moderate Remodeling

Hillcrest Remodel: \$4,387,800

2	Hillcrest	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$3,080,000	
C	Remodeling				
	Minor Remodeling	2,400	Sq.Ft.	\$202,800	
	Moderate Remodeling	10,000	Sq.Ft.	\$1,105,000	
E	Total School				\$4,387,800

4	Parkview	Gross SF		Project Cost	
4	Repair and Betterment of current materials and systems			\$1,575,000	
E	Total School				\$1,575,000
5	Southview	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$470,000	
E	Total School				\$470,000

1	Middle School	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$18,500,000	
	General Remodeling- Construct new Walls at Classrooms	25,000	Sq.Ft.	\$2,550,000	
D	Total School				\$21,050,000
1	High School	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$ 16,700,000	
B	Additions- sf included corridors, wall thickness, mechanical				
	Band room and Orchestra Room expansion	5,400	Sq.Ft.	\$1,552,500	
	New Art Room and storage and circ	2,700	Sq.Ft.	\$877,500	
	Moderate Remodeling- reconfigure walls, same use				
	Locker rooms	2,100	Sq.Ft.	\$214,200	
	Auditorium	7,200	Sq.Ft.	\$795,600	
	Related spaces to additions	8,000	Sq.Ft.	\$884,000	
	Old Administration Area	7,400	Sq.Ft.	\$817,700	
	Music	2,000	Sq.Ft.	\$221,000	
	FACS	4,600	Sq.Ft.	\$508,300	
	Library Break outs	2,500	Sq.Ft.	\$276,250	
	General Remodeling	30,000	Sq.Ft.	\$3,315,000	
	Minor Remodeling- material upgrades, same use				
	Library	8,000	Sq.Ft.	\$676,000	
	General Remodeling - Corridors, Misc	30,000	Sq.Ft.	\$2,340,000	
E	Total School				\$29,178,050

Stand Alone:

- Cost of Constructing New Field House (include competitive swimming pool)

	High School	Gross SF		
	New 3 station gym with 1500 seats	21,528	Sq.Ft.	
	Lobby / Gathering Area	7,500	Sq.Ft.	
	Toilets	1,035	Sq.Ft.	
	Gym Upper Track	4,000	Sq.Ft.	
	Gym Storage	2,000	Sq.Ft.	
				\$10,255,740
	8 Lane Pool	10,800	Sq.Ft.	
	400 Seating Area	1,880	Sq.Ft.	
	Locker Rooms	3,000	Sq.Ft.	
	Mechanical Room	1,000	Sq.Ft.	
				\$5,594,400

	High School Field House and Site Acquisition	Gross SF		Project Cost
E	Total		Sq.Ft.	\$15,850,140
	Site Acquisition	60	acres	\$630,000



Central Office Facility and Teaching & Learning Center	Gross SF		Repair & Betterment	Additions / Remodeling	Totals
Central Office Facility and Teaching & Learning Center	15,000	Sq.Ft.			\$4,252,500

ATSR

New District Office: Close PSC and Korger: \$4,252,500

Option A: \$115,397,066

Phase 1:

- Hillcrest Expansion \$4,387,800
- New Stillson \$21,427,469
- New District Office \$4,252,500
- Middle School Addition and Remodel \$21,050,000
- Jim Falls and Halmstad Additions and Remodel \$16,576,107
- High School Additions and Remodel \$29,178,050
- Purchase Land for Future High School Site \$630,000
- Build Field House on Purchased Land \$15,850,140

Phase 2: (Target 2026 Resolution?)

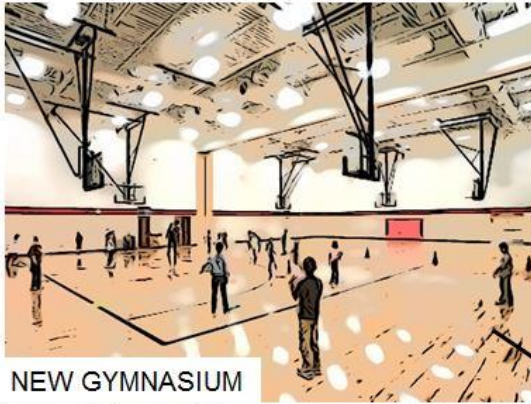
- New High School \$90,000,000 plus inflation
- Move Up MS to High School Building
- Move Up Hillcrest to MS Building
- Hillcrest Re-Purposed as Alt School

Option A	
Safety	✘
Energy Efficiency	✘
Size / Space	
Flexible Use Space	
Traffic / Drop Off	
Neighborhood Schools	✘
Climate Control	✘
Natural Light	
Playground / Greenspace	
Gym Space	?
Career / Exploratory Space	
Arts Space	

Option B

- New High School
 - Includes Field Work (field and fencing, not lights or booths)
 - Includes Field House, No Pool
- Middle School Relocates to High School Building
- Hillcrest Relocates to Middle School Building
- Opportunities for Community Education and Community Partnerships
- ALC and Central Office into Hillcrest (Sell PSC and Korger)
- Halmstad and Jim Falls Additions
- Some 5-Year Repair Needs
 - Roofs
 - HVAC
 - Windows

HALMSTAD ELEMENTARY ADDITION AND REMODELING PROPOSED PLAN



NEW GYMNASIUM



NEW MEDIA CENTER



Halmstad Remodel / Additions: \$6,740,407

	Halmstad	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$2,485,000	
B	Additions				
	Gym and storage	8,128	Sq.Ft.	\$2,641,665	
	Lobby - gym entry	690	Sq.Ft.	\$188,370	
	New Toilets	700	Sq.Ft.	\$227,500	
	Library	3,132	Sq.Ft.	\$895,752	
	Title room replacement	540	Sq.Ft.	\$147,420	
C	Remodeling				
	Title room into corridor	400	Sq.Ft.	\$44,200	
	General Remodeling	1,000	Sq.Ft.	\$110,500	
D	Total				\$6,740,407

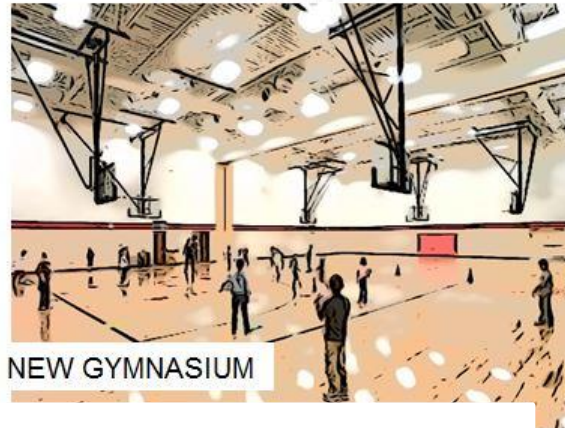
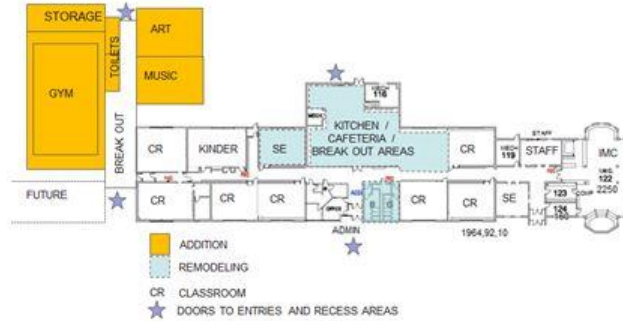
JIM FALLS ELEMENTARY ADDITION AND REMODELING PROPOSED PLAN



NEW MUSIC CLASSROOM



NEW ART LAB



NEW GYMNASIUM

ATS&R
PLANNING / ARCHITECTS / ENGINEERS

Jim Falls Remodel / Additions \$5,690,040

	Jim Falls	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$1,165,000	
B	Additions				
	Gym and sto	8,482	Sq.Ft.	\$2,756,520	
	Art and Music and corridor	3,240	Sq.Ft.	\$884,520	
C	Moderate Remodeling				
	Break outs and special ed	2,000	Sq.Ft.	\$221,000	
	General Remodeling	4,000	Sq.Ft.	\$442,000	
	Connections to building	2,000	Sq.Ft.	\$221,000	
D	Total				\$5,690,040

	Parkview	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$980,000	
D	Total				\$980,000
	Southview	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$175,000	
D	Total				\$175,000

	Middle School into Elementary School	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$11,080,000	
D	Total				\$11,080,000



Stillson \$0
Anticipate Future Re-Build

	High School- Convert to 6-8 Middle School	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$11,500,000	
D	Total				\$11,500,000

	New High School	Gross SF		Project Cost	Project Cost
	Building Costs	325,000	Sq.Ft.	\$ 59,233,038	
	Site Development Costs	60.00	Acres	\$ 5,682,832	
	Competition Synthetic Field / Field Utilities / Water Retention			NOT INCLUDED	
	Bleachers / Press Box / Sound System	0	Seats	NOT INCLUDED	
	Track and Drainage System			NOT INCLUDED	
	Lights & Power at Competition / Baseball / Softball Fields			NOT INCLUDED	
	Concessions / Tickets / Toilets Building			NOT INCLUDED	
	Unknown Site Conditions			\$ 158,025	
	Inflation to September 2017 Bid Date			\$ 3,904,434	
	Furnishings / Fixtures / Equipment			\$ 3,618,774	
	Printing / Insurance			\$ 238,313	
	Legal / Surveys / Borings			\$ 77,988	
	Testing / Permits / Misc			\$ 1,069,659	
	Commissioning			\$ 269,294	
	Technology Equipment (AV)			\$ 2,632,831	
	Technology Equipment (Computers)	1.2%		\$ 812,571	
	Off-Site Development Upgrades (Roadway Improvements, Utilities)			\$ 1,200,000	
	Project Contingency @	5%		\$ 3,944,888	
D	Total New School Building and Site Costs				\$ 82,842,646
A	High School Site Acquisition	60	acres		\$ 630,000

Option B: \$122,763,093

Phase 1:

- Hillcrest into ALC and Central Office \$3,125,000
- Middle School into Hillcrest \$11,080,000
- Jim Falls and Halmstad Additions and Remodel \$12,430,447
- High School into MS \$11,500,000
- Parkview and Southview \$1,155,000
- New High School \$82,842,646
- High School Site Acquisition \$630,000

Phase 2: (Target 2026 Resolution?)

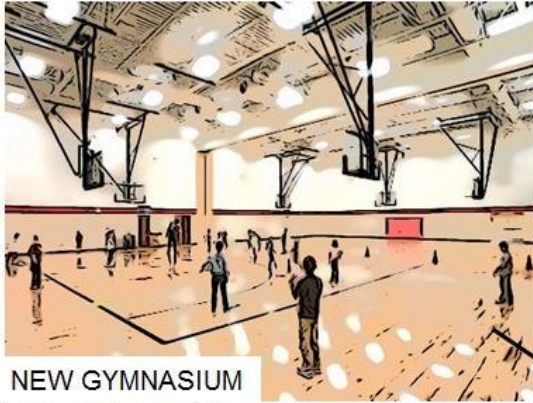
- New Elementary School \$22,000,000 plus inflation
- Replace MS temporary walls \$3,000,000 plus inflation
- Deferred Maintenance

Option B	
Safety	✘
Energy Efficiency	✘
Size / Space	✘
Flexible Use Space	✘
Traffic / Drop Off	✘
Neighborhood Schools	✘
Climate Control	✘
Natural Light	
Playground / Greenspace	✘
Gym Space	✘
Career / Exploratory Space	✘
Arts Space	✘

Option C

- New High School
 - Includes Field Work (field and fencing)
 - Includes Field House, No Pool
- Middle School Relocates to High School Building
- Hillcrest Relocates to Middle School Building
- ALC and Central Office into Hillcrest (Sell PSC and Korger)
- Opportunities for Community Education and Potential Leasing of Space
- Halmstad and Jim Falls Additions
- Some 5-Year Repair Needs
 - Roofs

HALMSTAD ELEMENTARY ADDITION AND REMODELING PROPOSED PLAN



NEW GYMNASIUM



NEW MEDIA CENTER



AT&SR
ARCHITECTURE + INTERIOR DESIGN

Halmstad Remodel / Additions: \$4,255,407

	Halmstad	Gross SF		Project Cost	Project Cost
A	Repair and Betterment of current materials and systems			\$0	
B	Additions				
	Gym and storage	8,128	Sq.Ft.	\$2,641,665	
	Lobby - gym entry	690	Sq.Ft.	\$188,370	
	New Toilets	700	Sq.Ft.	\$227,500	
	Library	3,132	Sq.Ft.	\$895,752	
	Title room replacement	540	Sq.Ft.	\$147,420	
C	Remodeling				
	Title room into corridor	400	Sq.Ft.	\$44,200	
	General Remodeling	1,000	Sq.Ft.	\$110,500	
D	Total				\$4,255,407

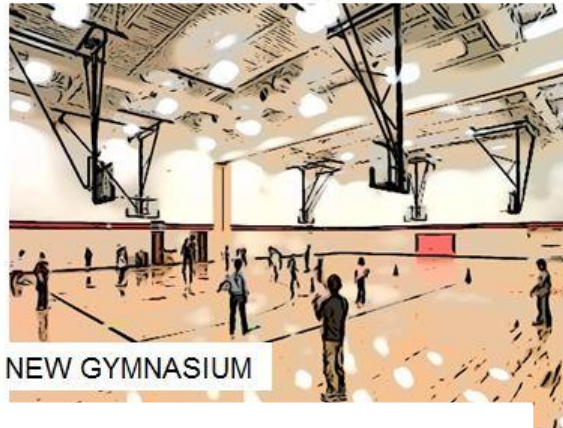
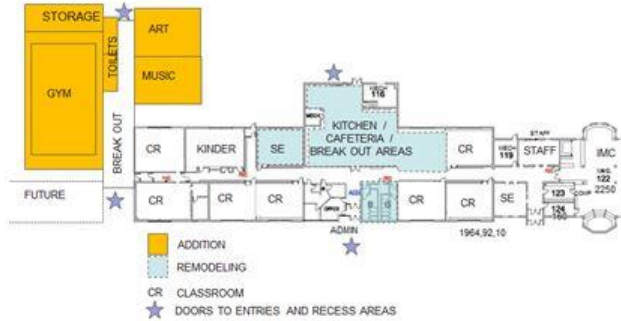
JIM FALLS ELEMENTARY ADDITION AND REMODELING PROPOSED PLAN



NEW MUSIC CLASSROOM



NEW ART LAB



NEW GYMNASIUM

ATS&R
PLANNING / ARCHITECTS / ENGINEERS

Jim Falls Remodel / Additions \$4,737,040

	Jim Falls	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$212,000	
B	Additions				
	Gym and sto	8,482	Sq.Ft.	\$2,756,520	
	Art and Music and corridor	3,240	Sq.Ft.	\$884,520	
C	Moderate Remodeling				
	Break outs and special ed	2,000	Sq.Ft.	\$221,000	
	General Remodeling	4,000	Sq.Ft.	\$442,000	
	Connections to building	2,000	Sq.Ft.	\$221,000	
D	Total				\$4,737,040

	Parkview	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$441,000	
D	Total				\$441,000
	Southview	Gross SF		Project Cost	
D	Total				\$0



Stillson \$0
Anticipate Future Re-Build

	Middle School into Elementary School	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$4,230,000	
D	Total				\$4,230,000
	High School- Convert to 6-8 Middle School	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$525,000	
D	Total				\$525,000

	New High School	Gross SF		Project Cost	Project Cost
	Building Costs	325,000	Sq.Ft.	\$ 59,233,038	
	Site Development Costs	60.00	Acres	\$ 5,682,832	
	Competition Synthetic Field / Field Utilities / Water Retention			NOT INCLUDED	
	Bleachers / Press Box / Sound System	0	Seats	NOT INCLUDED	
	Track and Drainage System			NOT INCLUDED	
	Lights & Power at Competition / Baseball / Softball Fields			NOT INCLUDED	
	Concessions / Tickets / Toilets Building			NOT INCLUDED	
	Unknown Site Conditions			\$ 158,025	
	Inflation to September 2017 Bid Date			\$ 3,904,434	
	Furnishings / Fixtures / Equipment			\$ 3,618,774	
	Printing / Insurance			\$ 238,313	
	Legal / Surveys / Borings			\$ 77,988	
	Testing / Permits / Misc			\$ 1,069,659	
	Commissioning			\$ 269,294	
	Technology Equipment (AV)			\$ 2,632,831	
	Technology Equipment (Computers)	1.2%		\$ 812,571	
	Off-Site Development Upgrades (Roadway Improvements, Utilities)			\$ 1,200,000	
	Project Contingency @	5%		\$ 3,944,888	
D	Total New School Building and Site Costs				\$ 82,842,646
A	High School Site Acquisition	60	acres		\$ 630,000

	Hillcrest	Gross SF		Project Cost	
A	Repair and Betterment of current materials and systems			\$600,000	
	District Office Remodeling	15,000	Sq.Ft.	\$1,593,750	
	ALC into Hillcrest	5,000	Sq.Ft.	\$531,250	
D	Total				\$2,725,000

Option C: \$100,386,093

Phase 1:

- Hillcrest into ALC and Central Office \$2,725,000
- Middle School into Hillcrest \$4,230,000
- Jim Falls and Halmstad Additions and Remodel \$8,992,447
- High School into MS \$11,500,000
- Parkview \$441,000
- New High School \$82,842,646
- High School Site Acquisition \$630,000

Phase 2: (Target 2026 Resolution?)

- New Elementary School \$22,000,000 plus inflation
- Replace Temporary Walls at MS \$3,000,000 plus inflation
- Deferred Maintenance
 - HVAC

Option C	
Safety	✘
Energy Efficiency	✘
Size / Space	✘
Flexible Use Space	✘
Traffic / Drop Off	✘
Neighborhood Schools	✘
Climate Control	
Natural Light	
Playground / Greenspace	✘
Gym Space	✘
Career / Exploratory Space	✘
Arts Space	✘

OPTION A	OPTION B	OPTION C
New Stillson Elementary School	New High School, No Stadiums (Field Work only)	New High School, No Stadiums (Field Work only)
New Central Office	MS to High School, Hillcrest to MS	MS to High School, Hillcrest to MS
Repairs and Betterment to Include Roofs, HVAC, and Internal Finishes	Central Office and CVHS to Hillcrest	Central Office and CVHS to Hillcrest
Repairs to HS for future use as MS	Additions to Jim Falls, Halmstad	Additions to Jim Falls, Halmstad
Repairs to MS for future use as EI S	Repairs and Betterment to Include Roofs and HVAC	Repairs and Betterment to Include Roofs
Purchase Land for Future HS	Close PSC and Korger	Close PSC and Korger
Field House and Pool on New Land		
Additions to Jim Falls, Halmstad		
Close PSC and Korger		
\$115,397,066	\$122,763,093	\$100,386,093

	Option A \$115,397,066	Option B \$122,763,093	Option C \$100,386,093
Safety	✘	✘	✘
Energy Efficiency		✘	✘
Size / Space		✘	✘
Flexible Use Space		✘	✘
Traffic / Drop Off		✘	✘
Neighborhood Schools	✘	✘	✘
Climate Control	✘	✘	
Natural Light			
Playground / Greenspace		✘	✘
Gym Space		✘	✘
Career / Exploratory Space		✘	✘
Arts Space		✘	✘



Tax Impact?

2.0 Mil Impact

Tax Assessed Value	Tax Bill Increase
\$100,000	Annual: \$200 Monthly: \$16.67
\$135,000	Annual: \$270 Monthly: \$22.50
\$200,000	Annual: \$400 Monthly: \$33.33

OPTION ONE	OPTION TWO	OPTION THREE
New Stillson Elementary School	New High School, No Stadiums (Field Work only)	New High School, No Stadiums (Field Work only)
New Central Office	MS to High School, Hillcrest to MS	MS to High School, Hillcrest to MS
Repairs and Betterment to Include Roofs, HVAC, and Internal Finishes	Central Office and CVHS to Hillcrest	Central Office and CVHS to Hillcrest
Repairs to HS for future use as MS	Additions to Jim Falls, Halmstad	Additions to Jim Falls, Halmstad
Repairs to MS for future use as EI S	Repairs and Betterment to Include Roofs and HVAC	Repairs and Betterment to Include Roofs
Purchase Land for Future HS	Close PSC and Korger	Close PSC and Korger
Field House and Pool on New Land		
Additions to Jim Falls, Halmstad		
Close PSC and Korger		
\$115,397,066	\$122,763,093	\$100,386,093

Next Step: Community Feedback

Phase V: *Community Input* The Board surveys the community about support for the recommended option(s).

Board Work Session V: Consideration of Survey Data Board reviews survey data to further narrow option(s) to bring to the community.

