

# Reedsville School District



## ***10+ Year Capital Improvement Plan 2022 - 2032***

***“Our Mission – Helping Every Individual Learn”***

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## A. Overview

The following is the 10-year capital improvement plan for the Reedsville Public School District located in Reedsville Wisconsin. The Reedsville School District consisting of the Villages of Reedsville and Kellnersville; Towns of Cato, Cooperstown, Franklin, Kossuth, Maple Grove and Rockland, Manitowoc County, and the Town of Morrison, Brown County.

The 10-year capital improvement plan aims to identify not only immediate needs but also to capture longer-term capital needs. The document is a planning document, subject to change as the needs of the school district become more defined and individual projects move along in their respective planning and budgeting processes. The plan is separated into 1 to 5 years, 5 to 10 years, and 10 years and beyond.

## B. Capital Projects Definition

Capital projects are the result of acquisition, construction, or extension of the useful life of capital assets. Capital assets may include land, buildings, outdoor structures, and other items of value from which the school district directly owns.

## C. Completed Projects

### 2016

- Replaced the corridor VCT flooring throughout the 1998 section of the Elementary
- Re-crowned the middle of the football field

### 2017

- Replaced sink systems in the Elementary school main entrance area
- Replaced the Pro-turn 460, 31 HP Gravely zero turn lawnmower
- Added Gravely walk behind Power Brush 36
- Rubberized the jump surfaces at the track

### 2018

- Replaced air-cooled chiller system at Elementary School
- Replaced the outside high-pressure sodium lights and wall packs to LED
- Changed the door system in the fitness center to allow community access
- Rubberized and restriped the track surface
- Replaced the Simplicity Lawn Tractor
- Replaced the hot water heaters in the Jr/Sr High School building

### 2019

- Replaced and added goal posts, scoreboard, and guest bleachers at the Panther Sports Complex
- Upgraded the camera security system in the Elementary School building
- Replaced the Chevy passenger van

### 2020

- Updated Wi-Fi district-wide for student and guest access
- Renovated and replaced equipment in Community Fitness Center
- Replaced side stage curtains on Jr/Sr HS stage
- Replaced section of Elementary School playground equipment with ADA compliant equipment
- Re-keyed and added fob control to exterior doors at the Elementary School
- Constructed a "Wrestling/multi-purpose" room
- Renovated HVAC in the 1988 section of the Elementary School
- Replacement of scoreboards in Jr/Sr High School gym

### 2021

- Added 3 additional welding booths, purchased 10 new welders, and upgraded the welding exhaust system in the metals shop
- Added Praxair Plasma table in metals shop
- Added pour in place surface under section of Elementary School playground to provide ADA access to new equipment
- Replaced all Pella window systems in the 1998 portion of the Elementary School
- Re-sanded and painted the Panther Gym floor
- Re-sanded and painted the Jr/Sr High School Gym floor
- Upgraded the camera security system in the Jr/Sr High School building
- Upgraded District phone system from analog to VOIP
- Added gas booster heater in Elementary School kitchen
- Air handler unit rebuilds for original units in Jr/Sr High School gym

### 2022

- Upgraded to DDC controls for the HVAC system at the Elementary School
- **2022 Elementary School Renovation**
  - Replaced the 1974 window systems at the Elementary School
  - Replaced the VCT Tile in the Panther Den
  - Replaced the 1974 mechanical air handling units and fiberboard ductwork at the Elementary School
  - Upgraded the Pneumatic HVAC controls at Elementary School to DDC controls
  - Replaced the suspended ceilings in the 1974 portion of the Elementary School
  - Upgraded the 1974 portion of the Elementary School to LED lighting

- Renovated the boys' & girls' restrooms in the 1974 section of the Elementary School
- Replaced all 1974 classroom sinks and cabinets to meet ADA compliance
- Replaced the asbestos 12" x 12" tile area in the 1974 Elementary gym
- Replaced the bleachers in the 1974 Elementary gym
- Replaced basketball backboards and scoreboard in 1974 Elementary gym
- Replaced EPDM ballast roofing system at the Elementary School
- Upgraded the fire alarm system to addressable sensors in the 1974 & 1988 sections of the Elementary School
- Added a sprinkler system to the 1974 section of the Elementary School

## D. Yearly Plan Specifics

(Item numbers do not represent a ranking, just used for reference)

### 1 to 5 Years:

#### High Needs

- 1) Upgrade Fire Alarm System to addressable sensors in the 1998 section of the Elementary School
- 2) Add sprinkler system to the 1988 & 1998 sections of the Elementary School
- 3) Replace the hot water heaters in the Elementary School building
- 4) Extend corridor in 7-12 Shop hallway to address egress code compliance & reconfigure adjacent instructional areas
- 5) Upgrade and re-wire football field lights to retrofit LED lights

#### Moderate Needs

- 1) Renovate the Baseball Field
- 2) Overlay or replacement of existing asphalt lots in the district
  - a) High School Staff & Student Parking Lots overlaid in 1995
  - b) Elementary Playground & West Staff Angle Parking overlaid in 1995
  - c) Elementary School North and East Parking Lots constructed and paved in 1998
- 3) Coat and re-stripe the rubberized track (by 2023 to 2026)
- 4) Update locker room floors with tile in the Elementary School

#### Low Needs

- 1) Add another passenger van
- 2) Purchase and install batting cage at the baseball and softball field
- 3) Replace the bleachers at the baseball field
- 4) Replace the Ford truck (maintenance vehicle)
- 5) Install sound barrier between 7-12 Art room and second floor classrooms

## **5 to 10 years:**

### **High Needs**

- 1) Replace the 1990s windows in the 2-story section of the High School (*recommended 1-5 years*)

### **Moderate Needs**

- 1) Boiler Plant Replacement Elementary School (installed 1998)

### **Low Needs**

- 1) Increase capacity in pod bathrooms in 1998 section of Elementary
- 2) Repair/Reconfigure dumpster area at Elementary (*recommended 1-5 years*)
- 3) Add generator at Elementary
- 4) Construction of new concession stand with storage and restrooms at the Panther Sports Complex (*recommended 1-5 years*)
- 5) Replace asphalt at the Panther Sports Complex (*recommended 1-5 years*)

## **10 years and beyond:**

- 1) Replacement of High School Roof (20-yr warranty from 2011 install)
- 2) Boiler Plant Replacement High School (installed 2004)

## **Items Identified in 2022 for placement within the Capital Improvement and/or**

### **Maintenance Plans:**

- Upgrade software for the District's Facilities Energy Management System from Apogee Insight to Desigo CC (*recommended 1-5 years*)
- Purchase a riding floor sweeper for the Elementary School (*recommended 1-5 years*)
- Replace the Panther Gym scoreboards (*recommended 1-5 years*)
- Repaint the Panther Gym (*recommended 1-5 years*)
- Remodel/Upgrade the Cub Care/After Care area (*recommended 1-5 years*)
- Tuckpoint the exterior brick from the Event Entrance to the Northeast corner of the Elementary School (*recommended 1-5 years*)
- Replace the Ag Shop garage door system (*recommended 1-5 years*)
- Replace carpet flooring & repaint in the 1998 pod areas of the Elementary (*recommended 1-5 years*)
- Repaint door frames in the 1988 & 1998 portions of the Elementary School (*recommended 1-5 years*)
- Replace the Elementary School marquee with an electronic marquee (*recommended 1-5 years*)
- Upgrade the electronic marquee at the High School (*recommended 1-5 years*)
- Repair/Reconfigure dumpster area at the Elementary School (*recommended 1-5 years*)

- Replace the asphalt shingle roof & service doors at the Maintenance Garage *(recommended 1-5 years)*
- Install a vault & reconfigure the District Office *(recommended 1-5 years)*
- Replace the tiered-flooring system in the High School Design Den *(recommended 1-5 years)*
- Upgrade the colored lighting for the High School stage *(recommended 1-5 years)*
- Update the amp & speakers at the High School stage *(recommended 1-5 years)*
- Reconfigure visitor bleacher setup at the Panther Sports Complex *(recommended 1-5 years)*
- Sand/Reseal the gym floors (Panther Gym, HS Gym, ES Gym) (to be completed between 2030-2032) *(recommended 5-10 years)*
- Replace the Panther Gym bleachers *(recommended 5-10 years)*
- Expand the School & Community Forest Nature Trail *(recommended 5-10 years)*
- Remodel the Event Entrance/Lobby at the Elementary School *(recommended 10 years and beyond)*
- Replace gym floors (Panther Gym, HS Gym, ES Gym) *(recommended 10 years and beyond)*
- Replace HS Chiller (installed 2009) *(recommended 10 years and beyond)*
- Replace ES Chiller (installed 2017) *(recommended 10 years and beyond)*