

Engagement. Equity. Excellence



LONG RANGE FACILITY ASSESSMENT AND EDUCATIONAL ADEQUACY STUDY 2022

VOLUME 2A

FACILITY ASSESSMENT – OVERALL SUMMARIES

A T S + R
PLANNERS + ARCHITECTS + ENGINEERS

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DISTRICTWIDE FACILITIES ASSESSMENT EXECUTIVE SUMMARY

Approach

Prior to assessments, ATSR reviewed and confirmed Assessment Standards and Replacement Standards with the district's facilities group, including Facilities Director, Technology Director, and Food Service Director. ATSR also sent Online questionnaires to the head custodian of each school to gain insight into the overall physical condition of the buildings and understand any functional deficiencies that might not be noticeable upon visual inspection.

ATSR then toured each building and grounds in the Green Bay Area Public School District with their multidisciplinary team to assess and note physical building deficiencies, along with site issues. Photos were taken of some categories of deficient items for illustration purposes.

All the building data was then entered into ATSR's assessment spreadsheets with associated project costs. Building assessment diagrams and executive summaries were also created for each building. Summary tables and charts have been provided to look at the resulting data in multiple ways. The information has also been coalesced with the educational adequacy data for overall understanding of the buildings (refer to Volume 1A).

Conditions Summary

Site Conditions

The School District has done a good job of maintaining and planning for asphalt replacement with their management program. Most sites are in good shape and have been well maintained, except for a few sites that will require costly repairs, corrections, or replacement. Overall, at each of the school sites there are concrete pavement areas where potential trip hazards exist and should be addressed. Athletic fields and courts that are recommended for replacement are noted in the assessment. Additional items of concern, or that may require future cost planning for site improvements and work scope corrections have been identified in the individual building data.

Building conditions

Building exterior conditions vary. There is roofing throughout the buildings that is behind replacement schedule based on life expectancy and should be considered for replacement soon. Some buildings need isolated or wide-ranging tuckpointing. Some have window lintel damage due to water infiltration over time. Sealants at many windows and control joints are in need of replacement. Window replacement is recommended for several

schools. Many others have clad wood windows installed in the 1990's, some of which are in good condition, others which are starting to show signs of future rot - this type of window should be monitored for future replacement.

Building interiors are in fair condition generally. Many buildings have cabinetry (casework) that is in poor condition and should be replaced. It is recommended to replace casework with an educational 'future-ready' lens, modifying layouts as needed, which then necessitates associated flooring replacement and painting. Other buildings' casework from the 90's will likely need replacement in 5-15 years, depending upon usage.

Assembly spaces conditions vary. Gymnasiums and cafeterias (where they exist) are generally in good condition. Auditoriums vary - some could use updates or full remodels.

Food Service Conditions

The food service areas throughout the district are generally in good repair and clean. There is some aging equipment. However, there seems to be a good process for items to be routinely repaired or replaced as needed. The installation of on-site coolers appears to be the current focus. Consider replacing rusted and non-NSF equipment and revising kitchen exhaust ventilation.

Mechanical Conditions

Across the district the many of the buildings' HVAC systems have been replaced in recent years, giving those buildings better

condition scores within the FCI system. Some buildings still have older HVAC systems, some are original to the building construction and will need attention in the near future to bring them up to current standards and improve IAQ in those buildings.

Similar issues are present with plumbing, most buildings have copper pipe, with a few with old, galvanized piping that needs replacing. Many plumbing fixtures have been replaced across the district with still some buildings with either original fixtures or very old fixtures that need replacing.

Electrical Conditions

The district's buildings are generally in good condition from an electrical standpoint. A few buildings have been converted to LED lighting; it is recommended that the remainder of the lighting be replaced with LED to achieve energy savings. If more than 10% of a building's area is renovated, the fire alarm systems will need to be replaced with a voice evacuation type fire alarm system.

Technology Conditions

The technology systems throughout the district are in mostly excellent to very good condition. The only major inconsistency is the operation of the handicapped door operators, which in several buildings is not correctly coordinated at the secure entries with the electric strikes. This has been noted in the assessment where it occurs.

FACILITIES ASSESSMENT METHODOLOGY

Criteria

The Facilities Assessment evaluated the following categories:

Site Physical Conditions: Including hard surfaces, activity spaces, and site drainage and landscaping.

General Building Physical Conditions: Including exterior building enclosure (roofs, walls, exterior doors, and windows) and interiors (doors and windows interior walls, floors, and ceilings, cabinetry, equipment, ADA, and code deficiencies).

Food Service Equipment: Including condition and adequacy.

Mechanical Systems Physical Condition: Including HVAC (heating/ventilating/air conditioning), plumbing, EMS controls, and fire protection.

Electrical Systems Physical Condition: Including power, lighting, and fire alarms.

Technology Systems Physical Condition: Including data, sound, and access control systems.

The Facility Assessment presents data sheets delineated by building and category of assessment, with associated estimated costs. These are project costs incorporating estimated construction costs, fees, construction contingencies, etc.

Each item is evaluated by its condition and assigned a condition number:

- 1 – Failing within 3 years
- 2 – Poor
- 3 – Adequate
- 4 – Good
- 5 – New

This Assessment focuses on deficiencies (verses listing every item in a building regardless of its condition); the data contains items primarily in conditions 1, 2, and 3 (failing, poor, and adequate). Occasionally, Condition 4 (good) items are listed for documentation purposes, such as large mechanical systems/units.

The line items are prioritized with the following scale:

- 1 - Urgent
- 2 – Medium
- 3 – Low

Anything requiring action beyond ten years has not been costed in the assessment, except for large dollar items required to be inventoried (artificial turf, mechanical units, etc) for longer term costing.

The data incorporates yearly typical cost/price inflation into the costing. Costs have been initially set for 2022. An inflation factor of 4% is being used, aligning with actual inflation over time. As an

ongoing tool, items can be set for a specific year of work, and project costs will automatically inflate to that year of construction. This facilitates long-term planning incorporating inflation.

Costs are initially set to March 2022 and then adjusted using the Engineering News-Record Building Cost Index (ENR-BCI). This industry standard system tracks construction costs in areas of the country and assigns an index number each month. Each year the new index number can be input into the data, and costs will adjust to the actual cost changes recorded, calibrating them to actual inflation.

As required, the district may assign funding sources to track various types of financing for designated work, i.e., bond referendum, capital, lease levy, etc.

Overall Summaries (Volume 2A)

The **Detail Summary Sheet** summarizes all the dollar amounts identified in the overall system, including all conditions and all preliminary priority assessments. These are in March 2022 costs.

The **Detail Summary Charts** show the high and medium priority costs in chart format, in different ways.

The **Facility Condition Index Matrix** is an overall summary that represents, by category, highlighting conditions 1 and 2, the repair costs relative to the replacement cost of each building. Red shows the most significant percentage of replacement cost, then yellow, then green. This illustrates the relative impact of the cost of repairing the physical conditions for the buildings.

The **30-year Plan** summarizes the dollar amounts of items identified for long term tracking (roofs, synthetic turf, and major mechanical equipment), each set to their replacement year based on typical life expectancy. These costs are inflated to that year of construction.

Individual Building Information (Volumes 2B & 2C)

Executive Summary per Building

The executive summary is a written summary of major findings for each building, with accompanying photos as needed to illustrate conditions.

Facility Assessment Diagrams

Plans are marked up with the key findings from the assessment and as detailed in the datasheets. The plans are colored and keynoted to indicate the items and their priority.

Building Age Diagrams

Plans are colored to indicate the construction dates for each part of the building.

Building Data Spreadsheets

The data sheets indicate the scope and cost of work identified as required in each school. These are project costs and are set to March 2022.

Appendices (Volume 2D)

Standards and Questionnaires (see Volume for detailed list)

Green Bay Area Public Schools
Facility Assessment
Detailed Summary

10/31/2022

Bldg No.	Building Name	Year	% \$	overall		2022		
				Project Cost	%	High Priority	Medium	Low
1	Aldo Leopold	2022	2% \$ 81.65 / sf	\$7,098,400	2% Site Work	\$ 91,700	\$ 2,298,300	\$ 4,708,400
86,939 sf	Site Work			\$665,400		13,500	651,900	-
\$ 81.65 / sf	Building Envelope			\$1,282,500		-	15,400	1,267,100
	Building Interior			\$906,400		53,800	805,100	47,500
	Building Systems			\$4,244,100		24,400	825,900	3,393,800
2	Baird Elementary	2022	1% \$ 48.91 / sf	\$4,927,000	1% Site Work	\$ 7,100	\$ 189,800	\$ 4,730,100
100,735 sf	Site Work			\$187,000		-	187,000	-
\$ 48.91 / sf	Building Envelope			\$1,480,800		-	-	1,480,800
	Building Interior			\$2,800		-	2,800	-
	Building Systems			\$3,256,400		7,100	-	3,249,300
3	Beaumont Elementary	2022	2% \$ 149.77 / sf	\$7,051,200	2% Site Work	\$ 2,051,900	\$ 4,163,300	\$ 836,000
47,079 sf	Site Work			\$23,400		5,300	18,100	-
\$ 149.77 / sf	Building Envelope			\$1,153,000		3,000	441,500	708,500
	Building Interior			\$1,002,000		148,500	784,500	69,000
	Building Systems			\$4,872,800		1,895,100	2,919,200	58,500
4	Chappell Elementary	2022	2% \$ 140.67 / sf	\$8,011,400	2% Site Work	\$ 92,600	\$ 2,143,700	\$ 5,775,100
56,951 sf	Site Work			\$193,500		6,300	187,200	-
\$ 140.67 / sf	Building Envelope			\$1,358,600		55,100	212,400	1,091,100
	Building Interior			\$819,300		-	817,000	2,300
	Building Systems			\$5,640,000		31,200	927,100	4,681,700
5	Danz Elementary	2022	2% \$ 112.92 / sf	\$9,153,100	2% Site Work	\$ 494,400	\$ 5,940,200	\$ 2,718,500
81,057 sf	Site Work			\$35,900		-	25,800	10,100
\$ 112.92 / sf	Building Envelope			\$1,952,500		392,500	735,100	824,900
	Building Interior			\$1,110,200		39,600	1,060,000	10,600
	Building Systems			\$6,054,500		62,300	4,119,300	1,872,900
6	Leonardo da Vinci Elementary	2022	1% \$ 94.89 / sf	\$4,270,000	1% Site Work	\$ 3,000	\$ 915,400	\$ 3,351,600
45,000 sf	Site Work			\$7,000		3,000	4,000	-
\$ 94.89 / sf	Building Envelope			\$1,213,400		-	71,500	1,141,900
	Building Interior			\$188,100		-	185,800	2,300
	Building Systems			\$2,861,500		-	654,100	2,207,400
7	Doty Elementary	2022	1% \$ 79.36 / sf	\$4,465,800	1% Site Work	\$ 1,594,200	\$ 601,500	\$ 2,270,100
56,270 sf	Site Work			\$5,300		-	5,300	-
\$ 79.36 / sf	Building Envelope			\$1,123,100		-	195,400	927,700
	Building Interior			\$118,500		5,300	65,100	48,100
	Building Systems			\$3,218,900		1,588,900	335,700	1,294,300

Green Bay Area Public Schools
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Bldg No.	Building Name	Year	% \$	overall		2022		
				Project Cost	%	High Priority	Medium	Low
8	Eisenhower Elementary	2022	1%	\$ 5,049,300	1%	\$ 537,800	\$ 954,400	\$ 3,557,100
81,123	sf Site Work			\$33,200		16,300	16,900	-
\$ 62.24	/ sf Building Envelope			\$1,639,400		510,300	590,000	539,100
	Building Interior			\$349,300		11,200	331,400	6,700
	Building Systems			\$3,027,400		-	16,100	3,011,300
9	Elmore Elementary	2022	1%	\$ 4,642,200	1%	\$ 95,900	\$ 1,426,400	\$ 3,119,900
50,791	sf Site Work			\$383,900		60,300	323,600	-
\$ 91.40	/ sf Building Envelope			\$893,700		-	35,100	858,600
	Building Interior			\$231,500		-	129,000	102,500
	Building Systems			\$3,133,100		35,600	938,700	2,158,800
10	Fort Howard Elementary	2022	1%	\$ 5,274,100	1%	\$ 561,800	\$ 3,233,800	\$ 1,478,500
62,087	sf Site Work			\$69,000		36,300	32,700	-
\$ 84.95	/ sf Building Envelope			\$1,590,600		-	1,222,100	368,500
	Building Interior			\$173,400		2,300	119,900	51,200
	Building Systems			\$3,441,100		523,200	1,859,100	1,058,800
11	Howe Elementary	2022	2%	\$ 7,118,400	2%	\$ 612,700	\$ 4,367,200	\$ 2,138,500
80,718	sf Site Work			\$509,200		445,800	63,400	-
\$ 88.19	/ sf Building Envelope			\$1,194,800		15,700	564,300	614,800
	Building Interior			\$1,314,900		149,500	825,100	340,300
	Building Systems			\$4,099,500		1,700	2,914,400	1,183,400
12	Jackson Elementary	2022	2%	\$ 9,130,500	2%	\$ 495,600	\$ 4,943,700	\$ 3,691,200
62,980	sf Site Work			\$25,400		14,700	10,700	-
\$ 144.97	/ sf Building Envelope			\$1,199,000		39,900	386,900	772,200
	Building Interior			\$631,200		-	624,400	6,800
	Building Systems			\$7,274,900		441,000	3,921,700	2,912,200
13	Jefferson Elementary	2022	1%	\$ 2,861,900	1%	\$ 939,300	\$ 1,483,300	\$ 439,300
37,951	sf Site Work			\$7,400		2,300	5,100	-
\$ 75.41	/ sf Building Envelope			\$784,000		461,300	147,100	175,600
	Building Interior			\$7,300		-	7,200	100
	Building Systems			\$2,063,200		475,700	1,323,900	263,600
14	Keller Elementary	2022	2%	\$ 6,915,000	2%	\$ 151,000	\$ 4,372,700	\$ 2,391,300
56,270	sf Site Work			\$96,800		69,700	27,100	-
\$ 122.89	/ sf Building Envelope			\$1,181,400		400	231,700	949,300
	Building Interior			\$1,051,700		54,200	987,200	10,300
	Building Systems			\$4,585,100		26,700	3,126,700	1,431,700

Green Bay Area Public Schools
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Bldg No.	Building Name	Year	% \$	overall		2022		
				Project Cost	%	High Priority	Medium	Low
15	Kennedy Elementary	2022	3% \$ 168.90 / sf	\$10,573,200	3%	\$ 5,731,900	\$ 3,950,200	\$ 891,100
62,601 sf	Site Work			\$641,500		42,800	598,700	-
\$ 168.90 / sf	Building Envelope			\$1,309,400		1,800	572,100	735,500
	Building Interior			\$2,273,100		926,100	1,239,900	107,100
	Building Systems			\$6,349,200		4,761,200	1,539,500	48,500
16	King Elementary	2022	1% \$ 78.45 / sf	\$4,874,200	1%	\$ 422,000	\$ 3,893,300	\$ 558,900
62,128 sf	Site Work			\$58,700		42,900	15,800	-
\$ 78.45 / sf	Building Envelope			\$1,081,600		-	924,600	157,000
	Building Interior			\$328,900		-	186,400	142,500
	Building Systems			\$3,405,000		379,100	2,766,500	259,400
17	Langlade Elementary	2022	2% \$ 159.20 / sf	\$7,440,500	2%	\$ 345,100	\$ 3,356,400	\$ 3,739,000
46,738 sf	Site Work			\$160,400		48,600	111,800	-
\$ 159.20 / sf	Building Envelope			\$1,658,100		252,000	583,300	822,800
	Building Interior			\$1,644,900		-	1,640,900	4,000
	Building Systems			\$3,977,100		44,500	1,020,400	2,912,200
18	Lincoln Elementary	2022	1% \$ 101.99 / sf	\$5,808,400	1%	\$ 2,068,600	\$ 1,178,700	\$ 2,561,100
56,949 sf	Site Work			\$29,400		-	29,400	-
\$ 101.99 / sf	Building Envelope			\$1,696,500		173,700	40,600	1,482,200
	Building Interior			\$1,010,500		13,500	96,100	900,900
	Building Systems			\$3,072,000		1,881,400	1,012,600	178,000
19	MacArthur Elementary	2022	0% \$ 22.66 / sf	\$936,000	0%	\$ 936,000	\$ -	\$ -
41,300 sf	Site Work			\$0		-	-	-
\$ 22.66 / sf	Building Envelope			\$936,000		936,000	-	-
	Building Interior			\$0		-	-	-
	Building Systems			\$0		-	-	-
20	Martin Elementary	2022	1% \$ 66.86 / sf	\$4,448,200	1%	\$ 115,000	\$ 891,400	\$ 3,441,800
66,526 sf	Site Work			\$82,700		39,000	43,700	-
\$ 66.86 / sf	Building Envelope			\$1,254,400		300	1,200	1,252,900
	Building Interior			\$332,600		-	310,900	21,700
	Building Systems			\$2,778,500		75,700	535,600	2,167,200
21	McAuliffe Elementary	2022	1% \$ 102.79 / sf	\$5,823,500	1%	\$ 1,291,900	\$ 2,164,400	\$ 2,367,200
56,655 sf	Site Work			\$66,800		52,900	13,900	-
\$ 102.79 / sf	Building Envelope			\$2,399,600		158,100	3,200	2,238,300
	Building Interior			\$208,900		131,100	37,900	39,900
	Building Systems			\$3,148,200		949,800	2,109,400	89,000

Green Bay Area Public Schools
Facility Assessment
Detailed Summary

10/31/2022

Bldg No.	Building Name	Year	% \$	overall		2022		
				Project Cost	%	High Priority	Medium	Low
22	Nicolet Elementary	2022	2% \$ 92.93 / sf	\$6,691,200	2%	\$ 226,800	\$ 1,950,000	\$ 4,514,400
72,000	sf Site Work			\$76,500		9,500	67,000	-
\$	Building Envelope			\$835,900		164,100	216,000	455,800
	Building Interior			\$1,170,300		53,200	1,114,800	2,300
	Building Systems			\$4,608,500		-	552,200	4,056,300
23	Red Smith Elementary	2022	3% \$ 60.31 / sf	\$10,296,800	3%	\$ 96,300	\$ 5,647,900	\$ 4,552,600
170,730	sf Site Work			\$85,800		19,500	66,300	-
\$	Building Envelope			\$1,160,000		-	116,000	1,044,000
	Building Interior			\$2,137,700		67,900	2,063,200	6,600
	Building Systems			\$6,913,300		8,900	3,402,400	3,502,000
24	Sullivan Elementary	2022	4% \$ 162.63 / sf	\$15,757,000	4%	\$ 10,681,300	\$ 4,474,500	\$ 601,200
96,887	sf Site Work			\$406,400		50,700	355,700	-
\$	Building Envelope			\$4,564,300		4,033,600	530,700	-
	Building Interior			\$780,900		447,400	331,200	2,300
	Building Systems			\$10,005,400		6,149,600	3,256,900	598,900
25	Tank Elementary	2022	1% \$ 141.63 / sf	\$5,397,200	1%	\$ 815,300	\$ 2,057,400	\$ 2,524,500
38,107	sf Site Work			\$36,400		21,200	15,200	-
\$	Building Envelope			\$1,210,700		239,300	586,600	384,800
	Building Interior			\$1,274,100		114,100	1,123,500	36,500
	Building Systems			\$2,876,000		440,700	332,100	2,103,200
26	Webster Elementary	2022	2% \$ 126.76 / sf	\$6,771,900	2%	\$ 1,679,200	\$ 1,376,200	\$ 3,716,500
53,421	sf Site Work			\$89,900		16,100	73,800	-
\$	Building Envelope			\$1,738,700		1,651,400	76,300	11,000
	Building Interior			\$894,300		11,700	882,600	-
	Building Systems			\$4,049,000		-	343,500	3,705,500
27	Wequiock Elementary	2022	1% \$ 139.59 / sf	\$3,817,500	1%	\$ 413,700	\$ 2,884,500	\$ 519,300
27,347	sf Site Work			\$4,200		-	4,200	-
\$	Building Envelope			\$1,227,500		-	728,800	498,700
	Building Interior			\$679,300		101,500	557,200	20,600
	Building Systems			\$1,906,500		312,200	1,594,300	-
28	Wilder Elementary	2022	2% \$ 131.27 / sf	\$6,847,900	2%	\$ 3,584,600	\$ 1,519,100	\$ 1,744,200
52,168	sf Site Work			\$81,900		24,700	57,200	-
\$	Building Envelope			\$1,365,300		1,327,400	28,600	9,300
	Building Interior			\$881,200		4,000	818,800	58,400
	Building Systems			\$4,519,500		2,228,500	614,500	1,676,500

Green Bay Area Public Schools
Facility Assessment
Detailed Summary

10/31/2022

Bldg No.	Building Name	Year	% Overall	Project Cost		High Priority	2022		Medium	Low
				%	\$		\$	\$		
31	Edison Middle School	2022	4%	\$14,789,700	4%	\$ 263,300	\$ 8,196,900	\$ 6,329,500		
203,041	sf Site Work			\$841,300		229,300	612,000	-		
\$ 72.84	/ sf Building Envelope			\$1,591,200		-	1,560,900	30,300		
	Building Interior			\$1,957,300		500	1,956,800	-		
	Building Systems			\$10,399,900		33,500	4,067,200	6,299,200		
32	Franklin Middle School	2022	5%	\$19,694,800	5%	\$ 3,276,600	\$ 8,656,600	\$ 7,761,600		
133,294	sf Site Work			\$228,500		148,300	80,200	-		
\$ 147.75	/ sf Building Envelope			\$4,529,100		1,654,300	1,582,100	1,292,700		
	Building Interior			\$4,585,700		302,600	2,500,900	1,782,200		
	Building Systems			\$10,351,500		1,171,400	4,493,400	4,686,700		
33	Lombardi Middle School	2022	5%	\$20,015,500	5%	\$ 4,875,500	\$ 9,571,800	\$ 5,568,200		
205,110	sf Site Work			\$230,400		25,900	110,500	94,000		
\$ 97.58	/ sf Building Envelope			\$4,849,500		851,300	104,300	3,893,900		
	Building Interior			\$7,292,500		690,400	5,059,000	1,543,100		
	Building Systems			\$7,643,100		3,307,900	4,298,000	37,200		
34	Washington Middle School	2022	4%	\$16,289,200	4%	\$ 795,400	\$ 6,201,100	\$ 9,292,700		
153,286	sf Site Work			\$140,900		65,300	75,600	-		
\$ 106.27	/ sf Building Envelope			\$3,999,700		721,700	1,017,000	2,261,000		
	Building Interior			\$2,086,900		8,400	1,896,700	181,800		
	Building Systems			\$10,061,700		-	3,211,800	6,849,900		
41	East High School	2022	7%	\$29,987,800	7%	\$ 3,691,700	\$ 14,734,200	\$ 11,561,900		
327,918	sf Site Work			\$3,608,800		817,200	36,600	2,755,000		
\$ 91.45	/ sf Building Envelope			\$4,882,200		-	997,700	3,884,500		
	Building Interior			\$3,184,300		-	1,531,100	1,653,200		
	Building Systems			\$18,312,500		2,874,500	12,168,800	3,269,200		
42	Preble High School	2022	9%	\$36,464,400	9%	\$ 8,059,200	\$ 20,306,100	\$ 8,099,100		
424,195	sf Site Work			\$818,600		130,500	479,800	208,300		
\$ 85.96	/ sf Building Envelope			\$7,795,000		20,800	524,800	7,249,400		
	Building Interior			\$3,827,100		-	3,452,700	374,400		
	Building Systems			\$24,023,700		7,907,900	15,848,800	267,000		
43	Southwest High School	2022	8%	\$32,494,100	8%	\$ 5,862,900	\$ 17,947,500	\$ 8,683,700		
331,102	sf Site Work			\$4,647,300		127,100	535,400	3,984,800		
\$ 98.14	/ sf Building Envelope			\$6,151,100		206,200	4,802,000	1,142,900		
	Building Interior			\$3,596,600		189,500	3,289,800	117,300		
	Building Systems			\$18,099,100		5,340,100	9,320,300	3,438,700		

Green Bay Area Public Schools
Facility Assessment
Detailed Summary

10/31/2022

Bldg No.	Building Name	Year	% \$ / sf	overall		2022		
				Project Cost	%	High Priority	Medium	Low
44	West High School	2022	7% \$ 94.04 / sf	\$27,446,100	7%	\$ 3,336,400	\$ 14,083,000	\$ 10,026,700
291,864 sf	Site Work			\$4,414,000		2,277,900	1,630,700	505,400
\$ 94.04 / sf	Building Envelope			\$5,022,600		11,200	820,700	4,190,700
	Building Interior			\$4,830,000		47,500	3,964,800	817,700
	Building Systems			\$13,179,500		999,800	7,666,800	4,512,900
46	Minoka-Hill	2022	1% \$ 79.80 / sf	\$2,328,800	1%	\$ 28,500	\$ 700,100	\$ 1,600,200
29,183 sf	Site Work			\$6,000		1,800	4,200	-
\$ 79.80 / sf	Building Envelope			\$576,400		-	3,700	572,700
	Building Interior			\$43,800		-	9,100	34,700
	Building Systems			\$1,702,600		26,700	683,100	992,800
47	Friedrich Froebel	2022	1% \$ 105.01 / sf	\$2,172,000	1%	\$ 49,100	\$ 169,300	\$ 1,953,600
20,684 sf	Site Work			\$7,600		-	7,600	-
\$ 105.01 / sf	Building Envelope			\$581,000		9,400	2,200	569,400
	Building Interior			\$330,100		-	-	330,100
	Building Systems			\$1,253,300		39,700	159,500	1,054,100
48	Head Start Learning Center	2022	1% \$ 147.85 / sf	\$2,680,600	1%	\$ 26,700	\$ 704,100	\$ 1,949,800
18,130 sf	Site Work			\$3,900		-	3,900	-
\$ 147.85 / sf	Building Envelope			\$1,513,100		-	692,400	820,700
	Building Interior			\$13,000		-	7,800	5,200
	Building Systems			\$1,150,600		26,700	-	1,123,900
49	John Dewey Acad of Learning	2022	1% \$ 120.22 / sf	\$3,967,400	1%	\$ 2,248,500	\$ 1,697,200	\$ 21,700
33,000 sf	Site Work			\$75,100		43,900	31,200	-
\$ 120.22 / sf	Building Envelope			\$11,100		9,600	1,500	-
	Building Interior			\$61,100		-	39,400	21,700
	Building Systems			\$3,820,100		2,195,000	1,625,100	-
50	Auxiliary Service Building	2022	1% \$ 102.64 / sf	\$4,700,000	1%	\$ 6,500	\$ 3,850,500	\$ 843,000
45,789 sf	Site Work			\$0		-	-	-
\$ 102.64 / sf	Building Envelope			\$1,285,600		6,500	476,300	802,800
	Building Interior			\$369,600		-	329,400	40,200
	Building Systems			\$3,044,800		-	3,044,800	-
51	District Office Building	2022	2% \$ 62.69 / sf	\$8,620,400	2%	\$ 237,100	\$ 6,643,700	\$ 1,739,600
137,515 sf	Site Work			\$40,200		-	-	40,200
\$ 62.69 / sf	Building Envelope			\$1,632,000		121,700	1,400	1,508,900
	Building Interior			\$933,700		4,300	795,500	133,900
	Building Systems			\$6,014,500		111,100	5,846,800	56,600

Green Bay Area Public Schools
Facility Assessment
Detailed Summary

10/31/2022

Bldg No.	Building Name	Year	%	<u>overall</u> Project Cost	%	2022		
						High Priority	Medium	Low
152	SUB TOTALS			\$403,102,600		\$ 68,894,100	\$ 185,839,800	\$ 148,368,700
			5%		15%		100%	
	TOTAL - ALL YEARS 2022-2052			\$403,102,600			\$ 403,102,600	
	TOTAL - PRIORITIES 1-2			\$254,733,900			\$ 254,733,900	
	TOTAL - PRIORITY 1			\$68,894,100	17%		\$ 68,894,100	
	TOTAL - PRIORITY 2			\$185,839,800	46%		\$ 185,839,800	
	TOTAL - PRIORITY 3			\$148,368,700	37%		\$ 148,368,700	
Project N Project				<u>overall</u>		2022		
1.00	SITE - Hard surfaces			\$5,313,800	1%	\$ 1,395,500	\$ 3,878,100	\$ 40,200
1.01	Asphalt paving			384	66%	27,100	3,457,400	18,100
1.02	Concrete walks / curbs			384	34%	1,348,400	414,500	22,100
1.03	Curb / Gutter			384	0%	20,000	6,200	-
2.00	SITE - Activity Spaces			\$13,038,000	3%	\$ 3,020,400	\$ 2,564,100	\$ 7,453,500
2.01	Playgrounds			384	1%	-	121,600	-
2.02	Athletic Fields			384	47%	-	1,124,600	4,982,800
2.03	Supporting Activity Structures (Dugouts, fen			384	0%	-	20,700	-
2.04	Exterior Bleachers - grandstands			384	11%	1,477,600	-	-
2.05	Hard surface play areas			384	41%	1,542,800	1,297,200	2,470,700
3.00	SITE - Drainage / Landscaping			\$773,800	0%	\$ 492,700	\$ 177,000	\$ 104,100
3.01	Grass / Turf			384	36%	76,000	109,900	94,000
3.02	Trees, Shrubs, Planting			384	2%	-	1,700	10,100
3.03	Retaining Walls			384	4%	-	28,100	-
3.04	Monument Signage			384	0%	-	-	-
3.05	Storm / Drainage			384	59%	416,700	37,300	-
3.06	Accessibility (ADA)			367	0%	-	-	-
3.07	Irrigation Systems			-	0%	-	-	-
4.00	Exterior (Building Envelope)			\$84,904,400	21%	\$ 14,028,600	\$ 21,843,500	\$ 49,032,300
4.01	Roofs			383	82%	8,884,300	14,942,500	45,790,300
4.02	Wall systems			368	1%	221,100	573,500	462,800
4.03	Tuck pointing / Sealant			368	5%	775,200	1,409,200	2,060,600
4.04	Doors / Hardware			369	3%	231,300	1,512,600	524,600
4.05	Curtainwall / Storefront			368	3%	233,900	1,976,500	167,300
4.06	Window systems			368	6%	3,682,300	1,022,400	-

Green Bay Area Public Schools
Facility Assessment
Detailed Summary

10/31/2022

Bldg No.	Building Name	Year	% Project Cost	overall		2022		
				%	High Priority	Medium	Low	
4.07	Louvers / Screenwalls / Fenestration		368	0%	500	52,100	2,700	
4.08	Painting and Plaster		368	0%	-	70,400	5,200	
4.09	Loading Dock / Ext. Stairs / Railings / Bollar		-	0%	-	284,300	18,800	
5.00	Interior (Building)		\$25,182,600	6%	\$ 2,597,400	\$ 17,653,400	\$ 4,931,800	
5.01	Doors / Hardware		369	15%	181,600	2,728,700	919,400	
5.02	Windows / Door Sidelights		379	1%	-	207,800	23,400	
5.03	Flooring / Base		379	21%	408,200	2,038,000	2,729,900	
5.04	Ceiling / Acoustic Panels		379	13%	828,300	2,242,900	119,000	
5.05	Wall Finishes (PT, VWC, etc)		379	1%	29,000	197,200	-	
5.06	Tile Applications		379	4%	-	865,200	153,800	
5.07	Hand, Guardrail / Code Deficiencies		379	3%	289,200	360,300	98,800	
5.08	Accessibility (ADA)		367	3%	493,300	275,000	600	
5.09	Secure / Controlled Entries		369	0%	-	-	-	
5.10	REMODELING / ADDITIONS		-	40%	367,800	8,738,300	886,900	
6.00	Interior (Fixed Equipment)		\$29,452,400	7%	\$ 980,700	\$ 24,327,500	\$ 4,144,200	
6.01	Interior Bleachers		369	4%	-	768,700	386,000	
6.02	Interior Fixed Seating		369	2%	-	650,600	-	
6.03	Lockers - Corridor		369	4%	-	1,222,100	89,500	
6.04	Lockers - Athletic		369	2%	-	558,500	-	
6.05	Stage Curtains		369	0%	-	32,400	-	
6.06	Curtain / Wall Dividers - gym		379	0%	-	124,900	-	
6.07	BB Backstops / Systems		369	0%	-	3,700	-	
6.08	Wall Pads		369	0%	11,100	62,000	-	
6.09	Chalk Board / Marker board		379	4%	-	1,213,600	-	
6.10	Tack Boards		379	0%	-	500	-	
6.11	Display Cases		379	0%	500	8,700	5,800	
6.12	Operable Dividing Walls		379	1%	-	226,400	-	
6.13	Cabinetry / Counter Tops / Stools		379	70%	172,300	17,112,300	3,323,400	
6.14	Cubbies / Hook Strips		379	0%	-	142,200	-	
6.15	Restroom Partitions		379	1%	11,900	215,000	140,400	
6.16	Wall Mount Café Tables		369	0%	-	-	-	
6.17	Window Treatments		369	0%	-	-	-	
6.18	Kitchen Equipment		369	8%	469,200	1,644,100	138,800	
6.19	Cold Storage Rooms		369	2%	315,700	341,800	60,300	
6.20	Pool Equipment		369	0%	-	-	-	
6.21	Score / Video Board		369	0%	-	-	-	

Green Bay Area Public Schools
Facility Assessment
Detailed Summary

10/31/2022

Bldg No.	Building Name	Year	% Project Cost	overall		2022		
				%		High Priority	Medium	Low
7.00	HVAC		\$211,244,500	52%	\$ 44,192,100	\$ 89,266,900	\$ 77,785,500	
7.01	Boilers	380	15%	6,753,400	14,359,700	11,475,900		
7.02	Motors / controllers / pumps / systems / VFC	380	0%	-	462,700	97,000		
7.03	fuel oil systems (storage, piping, burners)	380	0%	-	-	-		
7.04	HVAC piping (steam / hot water/chilled), co	380	0%	6,500	-	485,300		
7.05	Pumps - condensing, hot water, chilled wate	380	4%	871,800	3,822,400	3,302,600		
7.06	Energy Management Systems (24 volt low v	380	13%	806,300	24,966,100	2,695,300		
7.07	Air handler units / ERU - dampers	380	40%	6,628,600	34,418,600	42,435,100		
7.08	Terminal units -DER / dual duct / VAV / Rad	380	17%	20,037,200	7,478,200	7,353,700		
7.09	Make-up air units	380	0%	-	113,300	-		
7.10	Exhaust fans - PRV / utility sets	380	1%	149,200	983,700	252,900		
7.13	Ductwork/Hard Plenum	380	0%	-	-	-		
7.15	Air Outlets/Inlets	380	0%	-	-	-		
7.17	Cooling systems - chillers / pumps / ice stor	380	0%	-	-	-		
7.18	Roof top units - DX / Split (heat / fan / filters)	380	9%	8,805,300	1,655,000	8,990,200		
7.19	dust collection	380	1%	133,800	752,500	697,500		
7.20	Pools - ventilation / dehumidification / plate	380	0%	-	145,600	-		
7.21	Pipe and Duct Insulation	380	0%	-	-	-		
8.00	Plumbing		\$9,988,600	2%	\$ 459,900	\$ 5,203,700	\$ 4,325,000	
8.01	Motors / controllers / pumps / systems / VFC	381	2%	-	23,400	155,200		
8.02	Piping (domestic) / labeling / conditioning	381	1%	-	109,100	-		
8.06	Sump pumps / lift stations	381	0%	-	37,200	-		
8.07	Storm Piping / rain water leaders (below bel	381	0%	-	8,100	-		
8.08	Plumbing Fixtures	381	10%	91,700	254,800	635,000		
8.09	Wash Fountains / showers	381	1%	-	53,700	-		
8.10	Drinking Fountains	381	1%	9,000	61,800	-		
8.11	Fire suppression- source / pumps / distributi	381	27%	-	2,193,100	470,100		
8.12	Compressed air system	381	0%	-	-	-		
8.13	Plumbing for fume hoods	381	0%	-	-	-		
8.14	Pools - pumps / heat exchangers / filter syst	381	7%	3,200	566,200	89,000		
8.15	Domestic Water Heaters	381	51%	356,000	1,807,300	2,975,700		
8.16	Water Treatment / Softeners / Wells	381	1%	-	89,000	-		
9.00	Electrical		\$1,174,800	0%	\$ 1,091,500	\$ 83,300	\$ -	
9.01	Electrical Study Update / Main / medium vol	370	22%	226,600	30,000	-		
9.02	Arc-Flash NFPA 70e requirements (OSHA)	370	0%	-	-	-		
9.03	Electric panels - distribution / labeling	370	24%	239,200	45,200	-		

Green Bay Area Public Schools
Facility Assessment
Detailed Summary

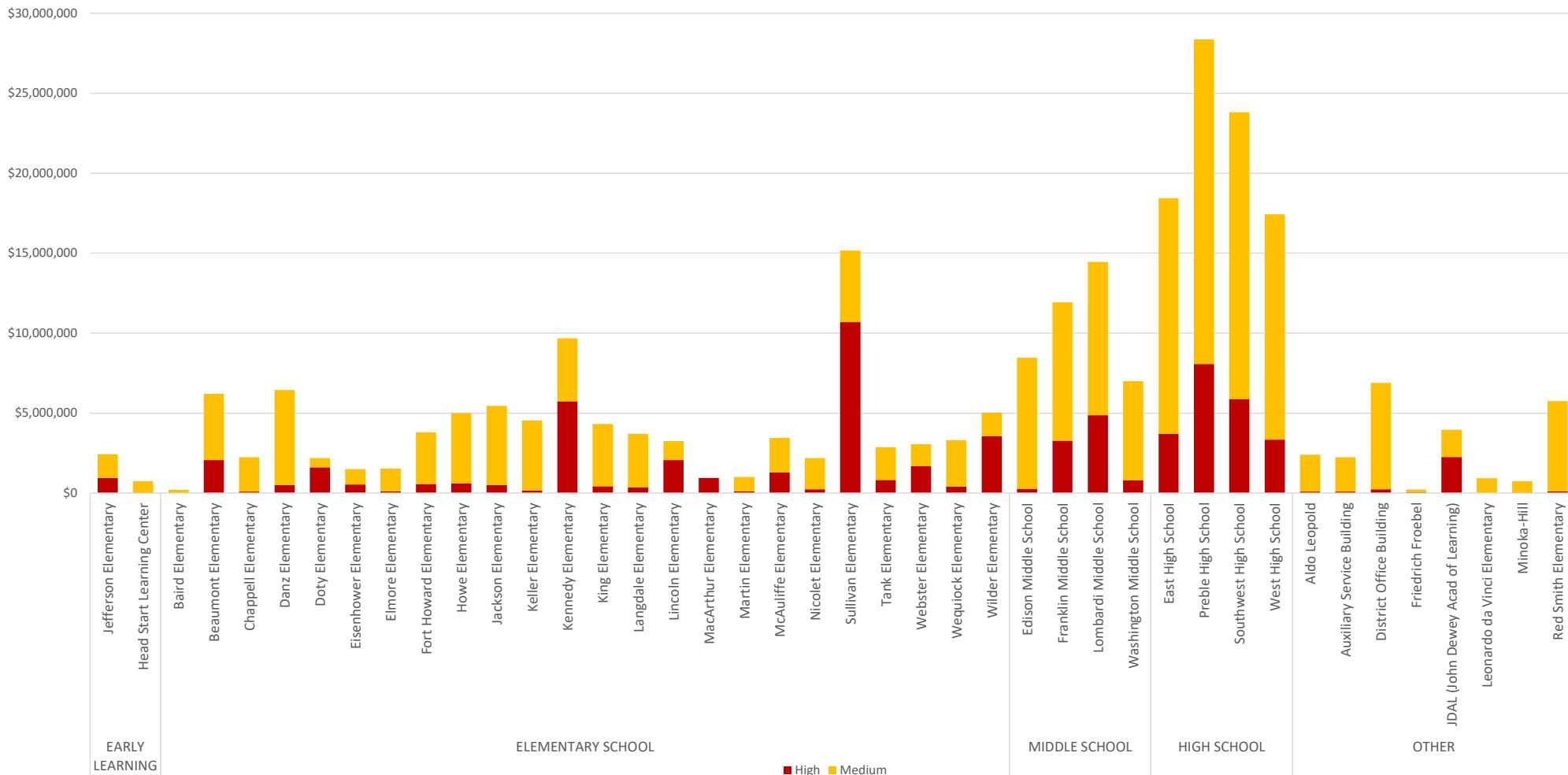
10/31/2022

Bldg No.	Building Name	Year	%	Project Cost	overall			2022		
					%	High Priority	Medium	Low		
9.04	branch circuits - computer / media (utilization)			\$370	38%	440,700	8,100	-	-	-
9.05	Fire Alarm			\$370	16%	185,000	-	-	-	-
9.06	Technology Accomodation			\$370	0%	-	-	-	-	-
9.07	Low voltage systems (less than 24 volts)			\$370	0%	-	-	-	-	-
9.08	Emergency generators / battery backup syst			\$370	0%	-	-	-	-	-
9.09	Sound Systems			\$370	0%	-	-	-	-	-
10.00	Lighting			\$20,407,900	5%	\$ 635,300	\$ 19,300,900	\$ 471,700		
10.01	Lighting - Lamps / ballasts / controls			\$370	89%	4,900	17,813,000	424,900		
10.02	Emergency Lighting / Exit signs			\$370	3%	13,400	500,200	23,200		
10.03	Special purpose lighting - theaters			\$370	4%	-	766,500	12,000		
10.04	Security Lighting (Exterior)			\$370	4%	601,000	197,300	11,600		
10.05	Parking lot lighting			\$370	0%	16,000	23,900	-		
10.06	Exterior athletic lighting - lamps / standards			\$370	0%	-	-	-		
11.00	Technology / Security			\$1,621,800	0%	\$ -	\$ 1,541,400	\$ 80,400		
11.01	Stuctured cabling			\$370	22%	-	359,500	2,500		
11.02	Classroom technology systems			\$370	0%	-	-	-		
11.03	Local Sound systems			\$370	12%	-	191,600	-		
11.04	Master Clock Systems			\$370	2%	-	32,400	-		
11.05	Building Paging systems			\$370	8%	-	102,000	32,400		
11.06	Access Control			\$370	10%	-	119,200	45,500		
11.07	Burgler Alarm System			\$370	45%	-	736,700	-		
11.08	Video Surveillance System			\$370	0%	-	-	-		
11.09	TV Distribution System			-	0%	-	-	-		
12.00	Furnishings			\$0	0%	\$ -	\$ -	\$ -		
13.00	Technology Upgrading			\$0	0%	\$ -	\$ -	\$ -		

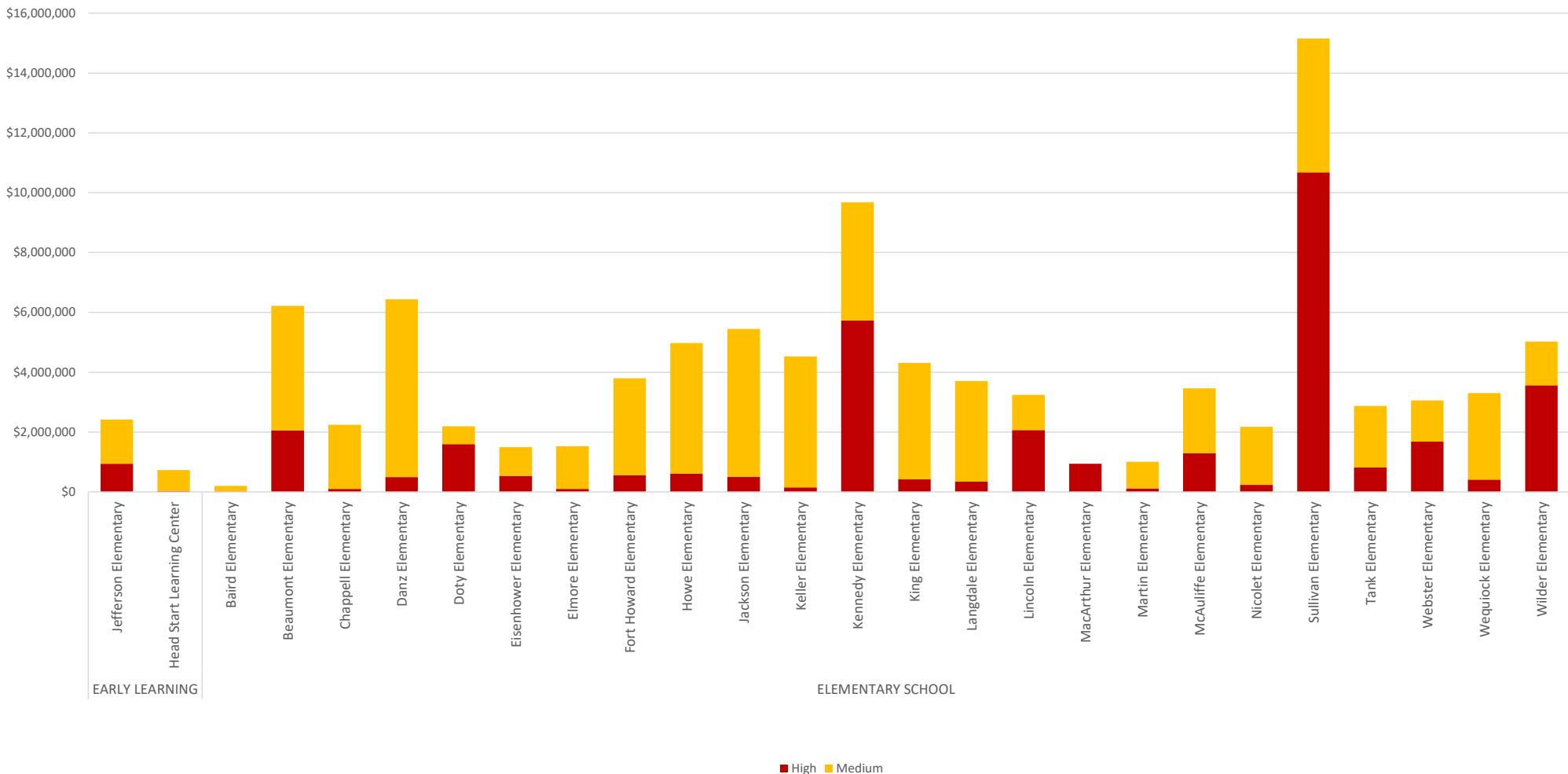
SUB TOTALS 5% \$403,145,083 \$ 68,894,100 \$ 185,839,800 \$ 148,368,700

TOTAL - ALL YEARS 2022-2052 **\$403,102,600** **\$68,894,100** **\$185,839,800** **\$148,368,700**

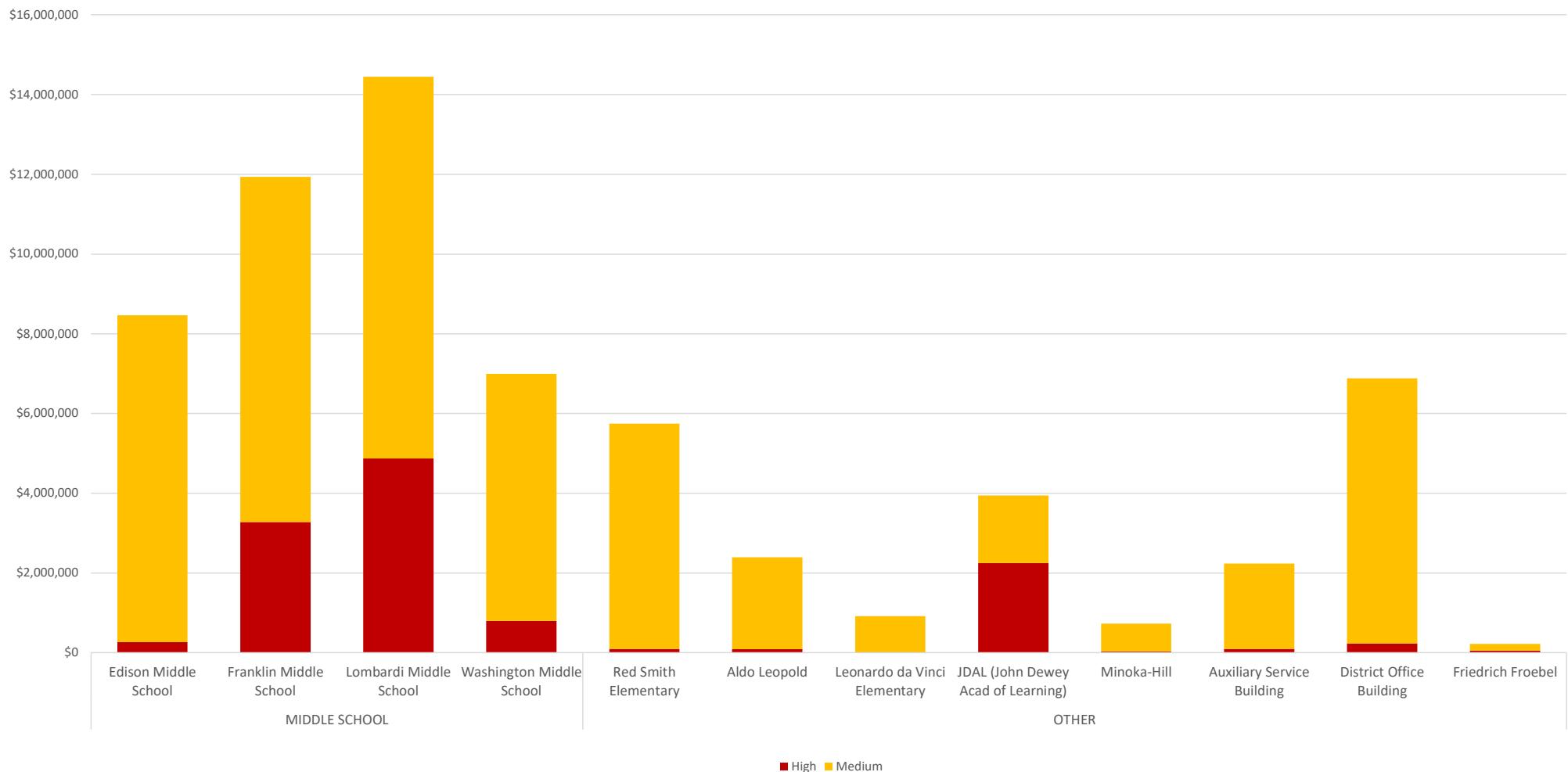
MEDIUM AND HIGH PRIORITY PROJECT COST SUMMARY



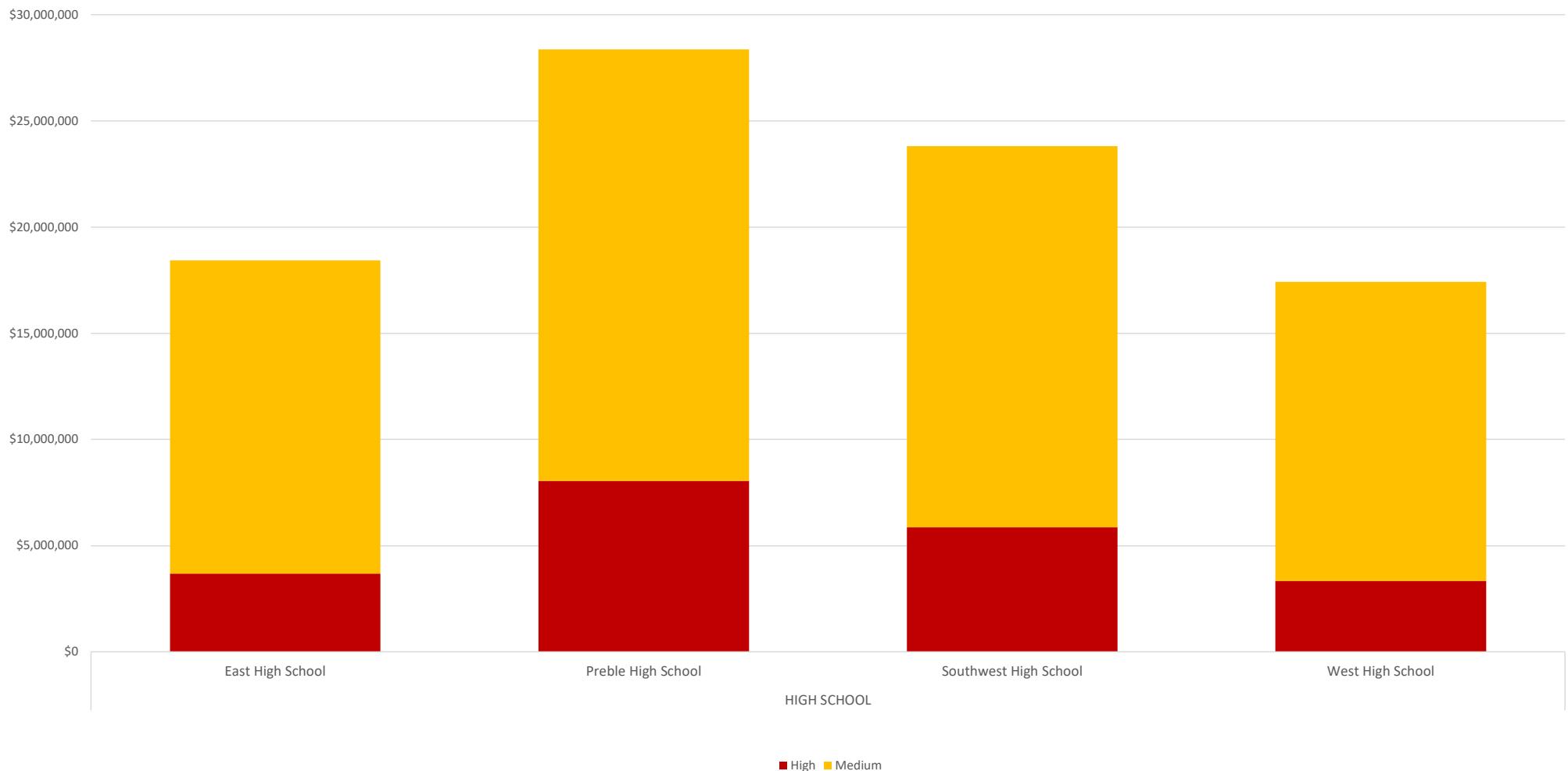
MEDIUM AND HIGH PRIORITY PROJECT COST SUMMARY



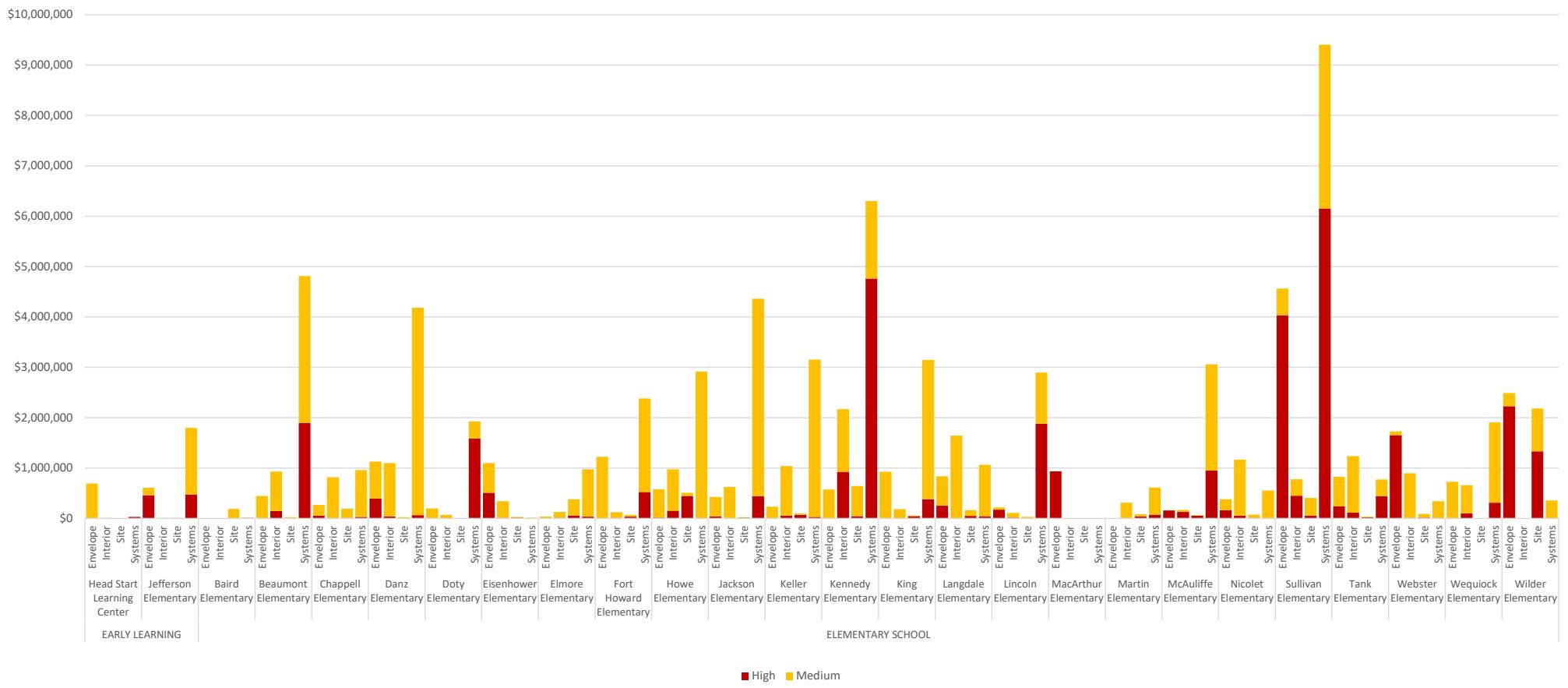
MEDIUM AND HIGH PRIORITY PROJECT COST SUMMARY



MEDIUM AND HIGH PRIORITY PROJECT COST SUMMARY

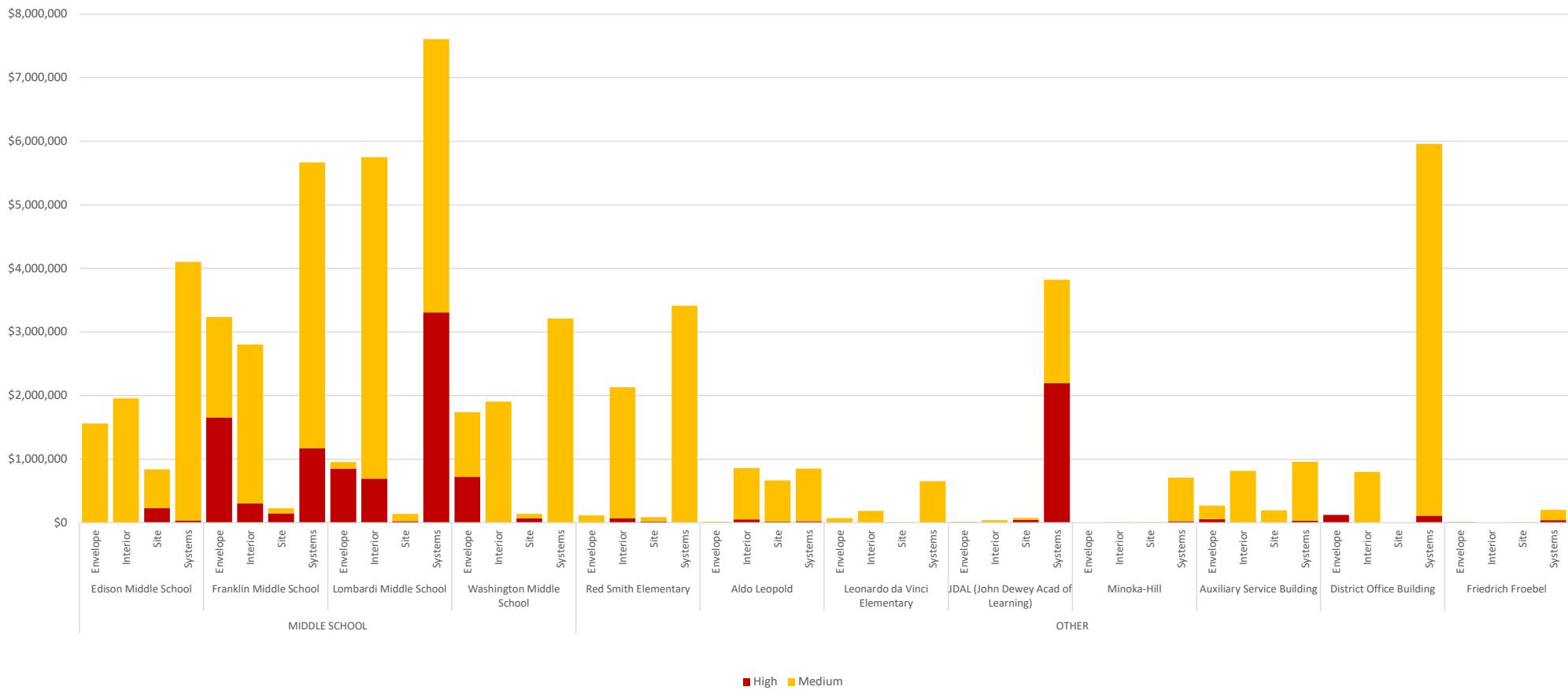


PROJECT COSTS BY SCOPE AND PRIORITY

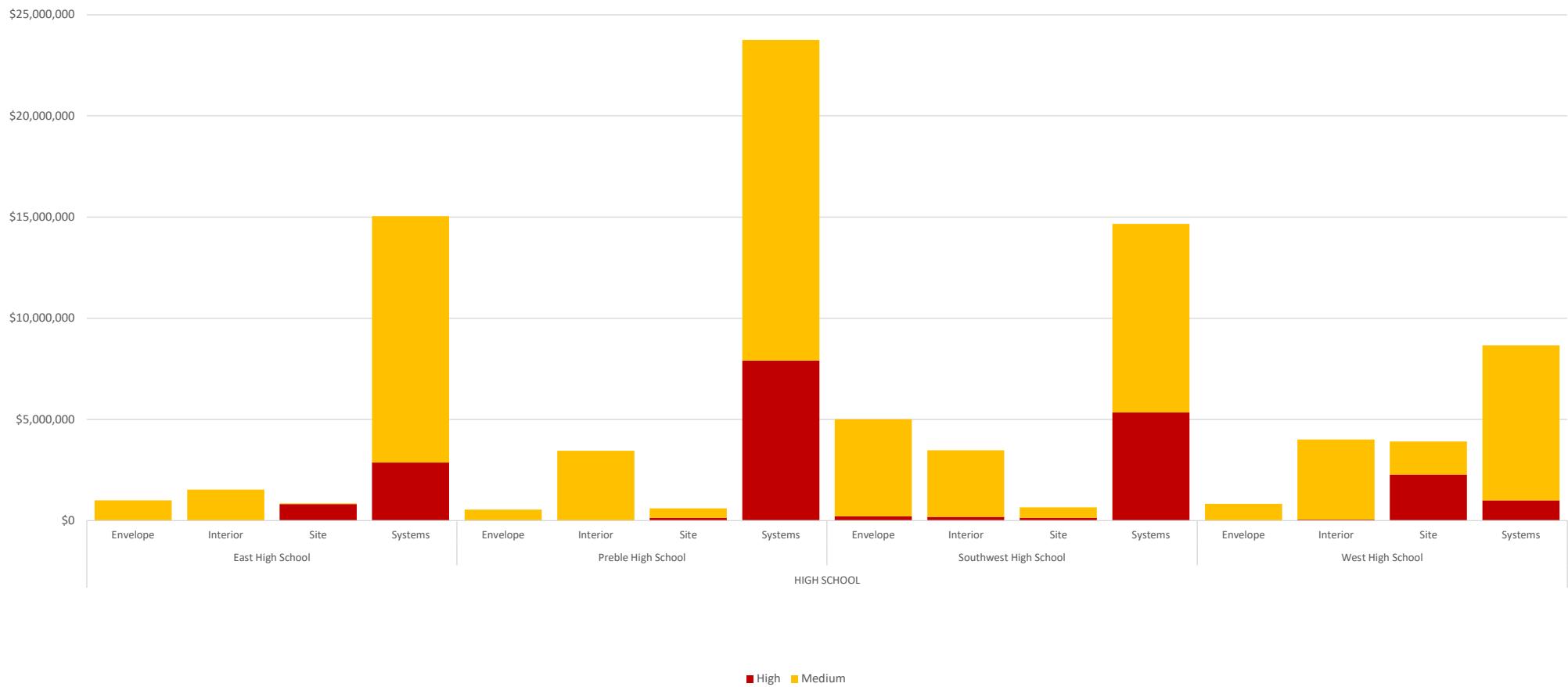


■ High ■ Medium

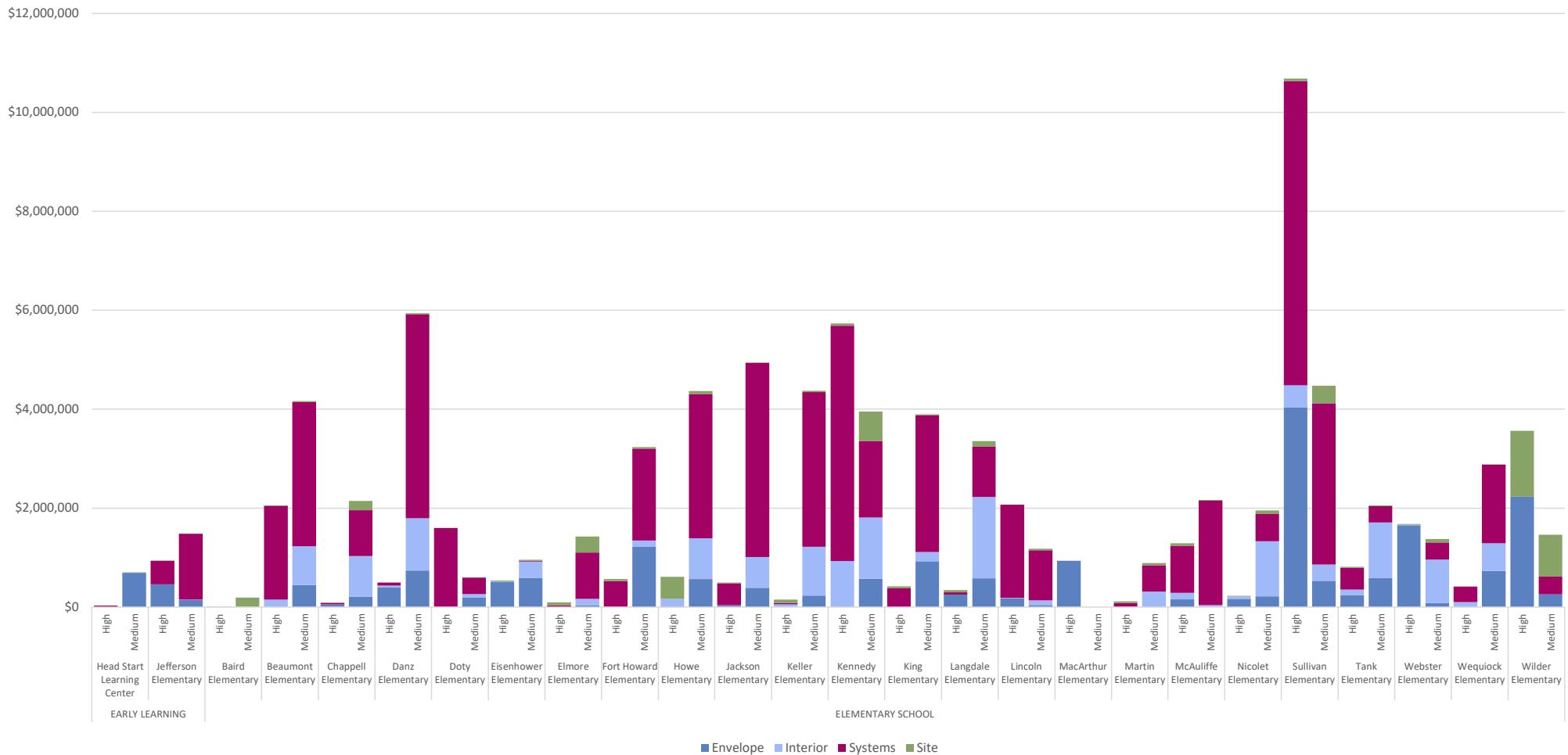
PROJECT COSTS BY SCOPE AND PRIORITY



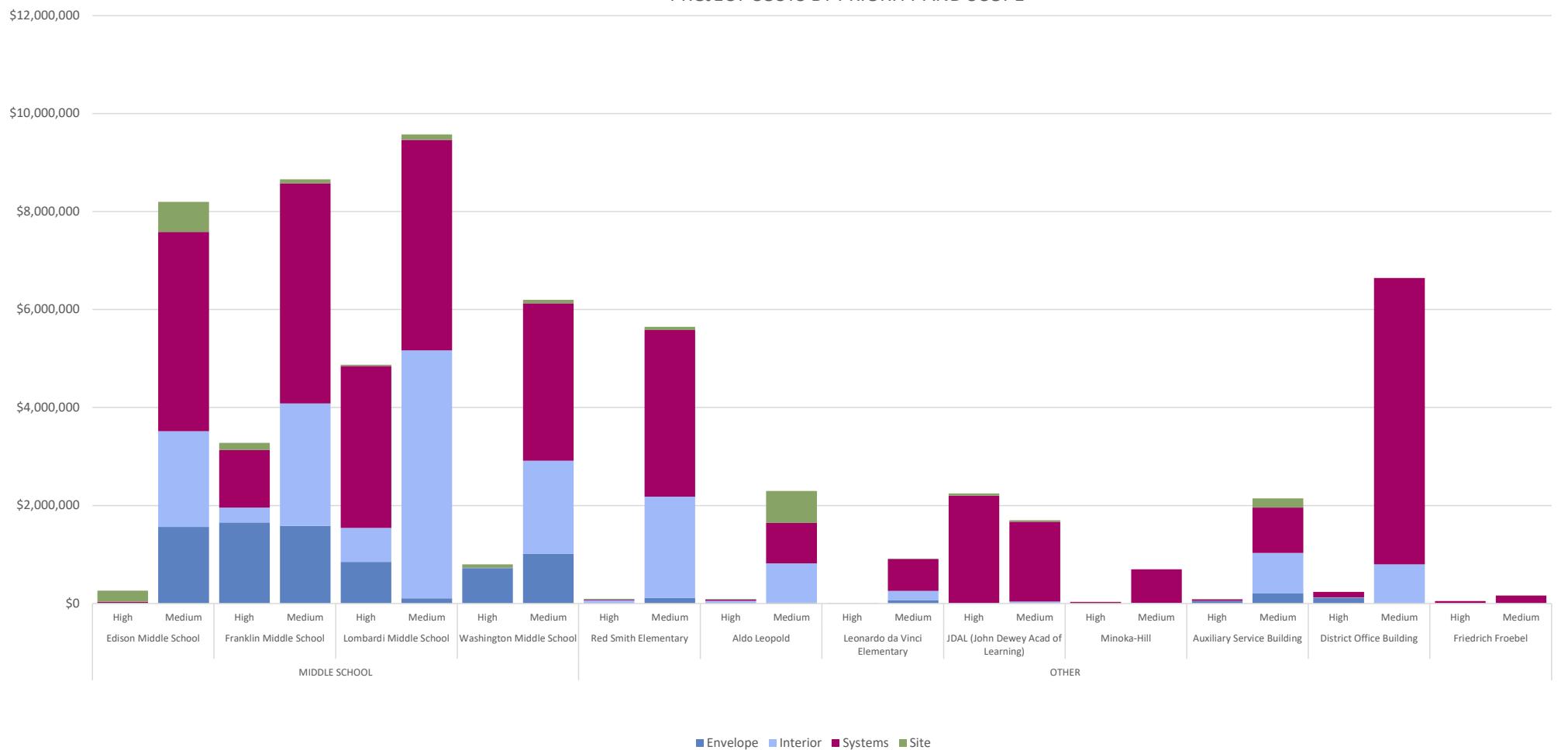
PROJECT COSTS BY SCOPE AND PRIORITY



PROJECT COSTS BY PRIORITY AND SCOPE

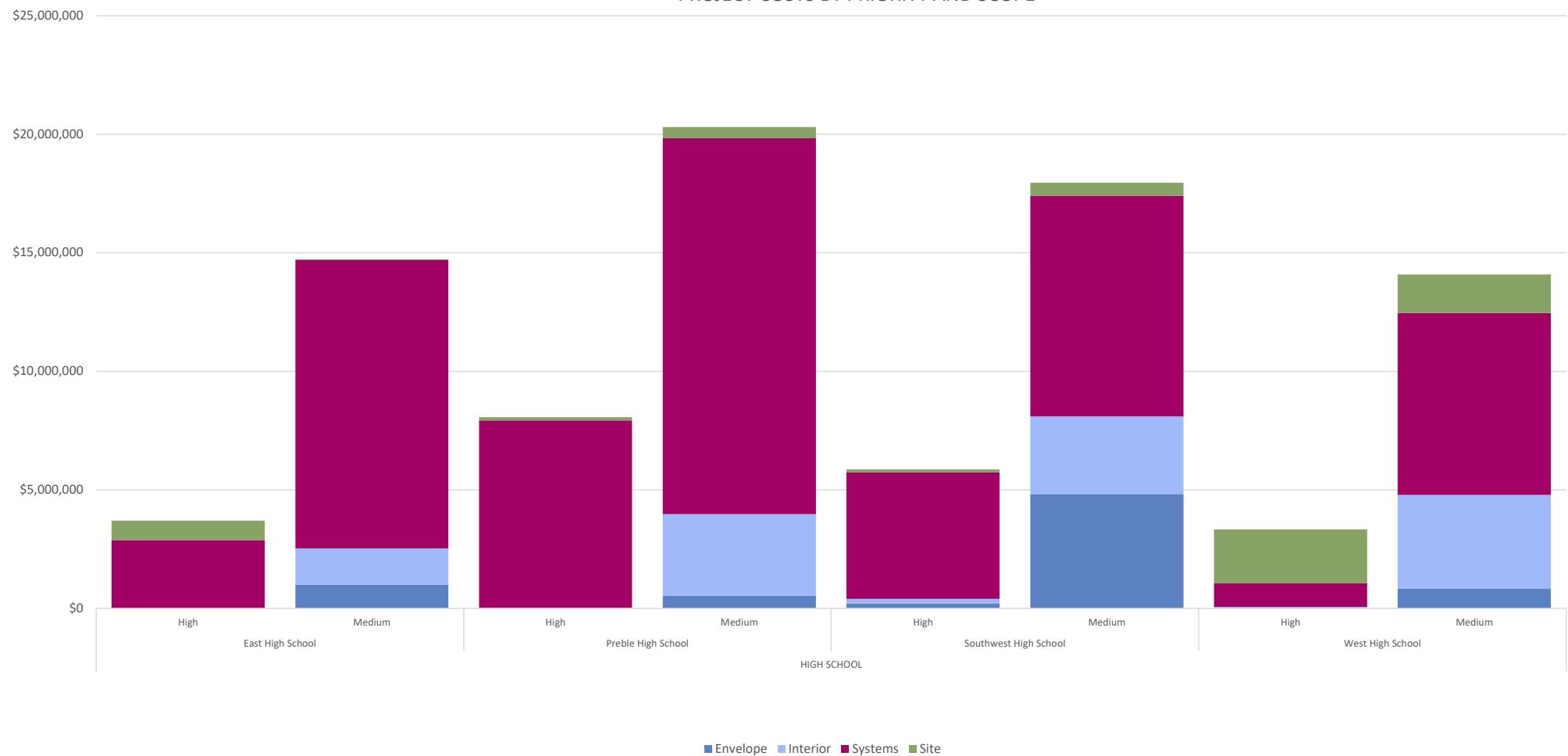


PROJECT COSTS BY PRIORITY AND SCOPE



■ Envelope ■ Interior ■ Systems ■ Site

PROJECT COSTS BY PRIORITY AND SCOPE



**Green Bay Area Public Schools
Facility Condition Index
Detailed Summary - 30 Years
2020-2050**

San Bay Area Public Schools Facility Condition Index Detailed Summary - 30 Years 2023-2053