



# CESA 10 Facilities Management

Tony Menard, Facility Management Advisor

Nate Curell, Project Manager

John Berget, Project Manager





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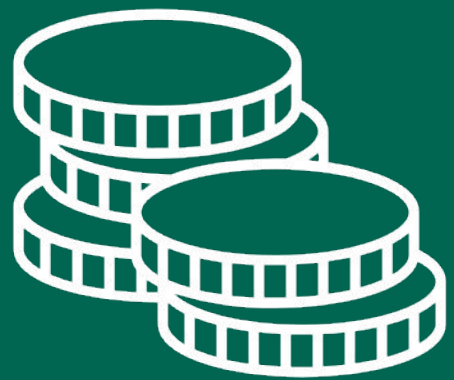
# BACKGROUND

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





# FACILITY AUDIT CRITERIA



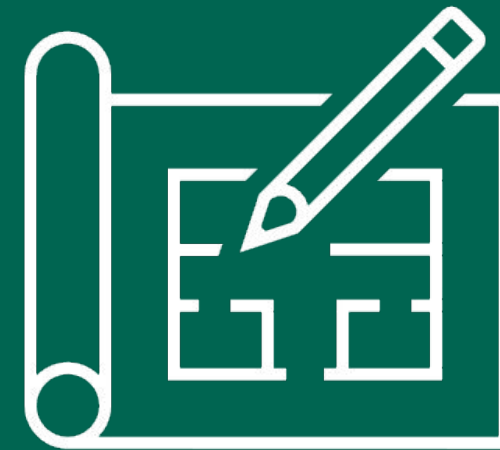
## PROJECT COST

*Projects are weighted based  
on implementation costs*



## EHS CONCERN

*Code compliance, occupant  
health and safety, and security  
vulnerabilities*



## FUNCTIONAL CONDITION

*The remaining useful life of  
systems or equipment*



## RETURN ON INVESTMENT

*Short-term payback and  
operational/maintenance  
savings*

# WAUSAU SCHOOL DISTRICT

CESA 10 was brought in as an impartial third party to assess deferred maintenance issues across the District's 13 elementary schools.

Our goal is to provide valuable insights that will benefit both the Community Taskforce and District in future decision making.





Wausau - Facilities Improvement Budget (1-10 Year Summary)	
Deferred Maintenance Recommendations	
Campus	1-10 Year Total
<b>Rib Mountain</b> (HVAC renovation, replace roof sections, bell system, lighting)	<b>\$2,051,425</b>
<b>Grant</b> (HVAC renovation, replace boilers, masonry repairs, bell system)	<b>\$2,975,325</b>
<b>Lincoln</b> (HVAC renovation, electrical upgrades, fire panel replacement)	<b>\$2,539,375</b>
<b>Franklin</b> (HVAC renovation, replace boilers, masonry repairs, electrical upgrades)	<b>\$2,683,200</b>
<b>Hewitt-Texas</b> (replace roof sections, masonry repairs)	<b>\$517,600</b>
<b>John Marshall</b> (HVAC renovation, replace boilers, replace roof sections)	<b>\$3,847,000</b>
<b>Hawthorn Hills</b> (replace roof sections, bell system, concrete curb repair)	<b>\$583,200</b>
<b>Maine</b> (replace roof sections, EIFS repair, masonry repairs)	<b>\$545,500</b>
<b>Riverview</b> (HVAC renovation, replace roof sections, replace boilers)	<b>\$3,880,800</b>
<b>South Mountain</b> (replace roof sections, masonry repairs, asphalt lot replacement)	<b>&lt;\$1.5M*</b>
<b>Jefferson</b> (replace roof sections, HVAC upgrades)	<b>&lt;\$1.6M*</b>
<b>GD Jones</b> (replace roof sections)	<b>&lt;\$1.1M*</b>
<b>Stettin</b> (replace roof sections)	<b>&lt;\$1.3M*</b>
<b>Total</b>	<b>\$25,123,425</b>

\*High Level Estimations

# MOVING FORWARD

- **Yearly Deferred Maintenance Breakdown Summary**
  - Includes recommended project details and cost estimate
- **Full Report**
  - Matrix with Photos
  - Includes yearly deferred maintenance breakdown
- **Recommended Capital Projects Per Campus Summary**
  - Standardization Upgrades (ex: A/C, multi-purpose space, kitchen space, etc.)
  - Estimates will vary depending on final campus consolidation recommendations



# Questions?



[facilities.cesa10.org](https://facilities.cesa10.org)



[amenard@cesa10.k12.wi.us](mailto:amenard@cesa10.k12.wi.us)



888-947-4701

