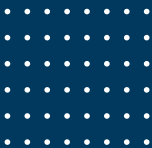


August 9, 2024*

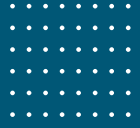


Capital Planning Review

Monona Grove SD



**This document has been modified from its original form to include the Capital Planning Review subject matter only. The original documented included background on other work McKinstry had been engaged on with the District.*



Project Scope

FACILITY CONDITION ASSESSMENT (FCA)

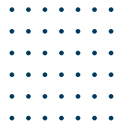
- **Goal:** Benchmark current facility condition, identify near term issues, and project future capital needs
- **How:** On-site engineering assessments, staff interviews, cost estimating
- **Deliverables:**
 - Issue Log – list of recommended near term repairs or other maintenance items found during survey
 - Reveal – dashboard allowing MGSD to visualize asset and facility data, project capital needs, and prioritize projects

CAPITAL PLANNING SUPPORT

- **Goal:** Inform near and long-term capital planning decisions
- **How:** Analysis of FCA data, regular check-ins with District, project bundling and phasing support
- **Deliverables:** 3 Years of ongoing support, inclusive of
 - Quarterly updates to Reveal Capital Planning tool
 - Quarterly meetings with MGSD to review ongoing work, future needs
 - Assistance with project scoping, phasing, and prioritization

1,000+ Assets Surveyed

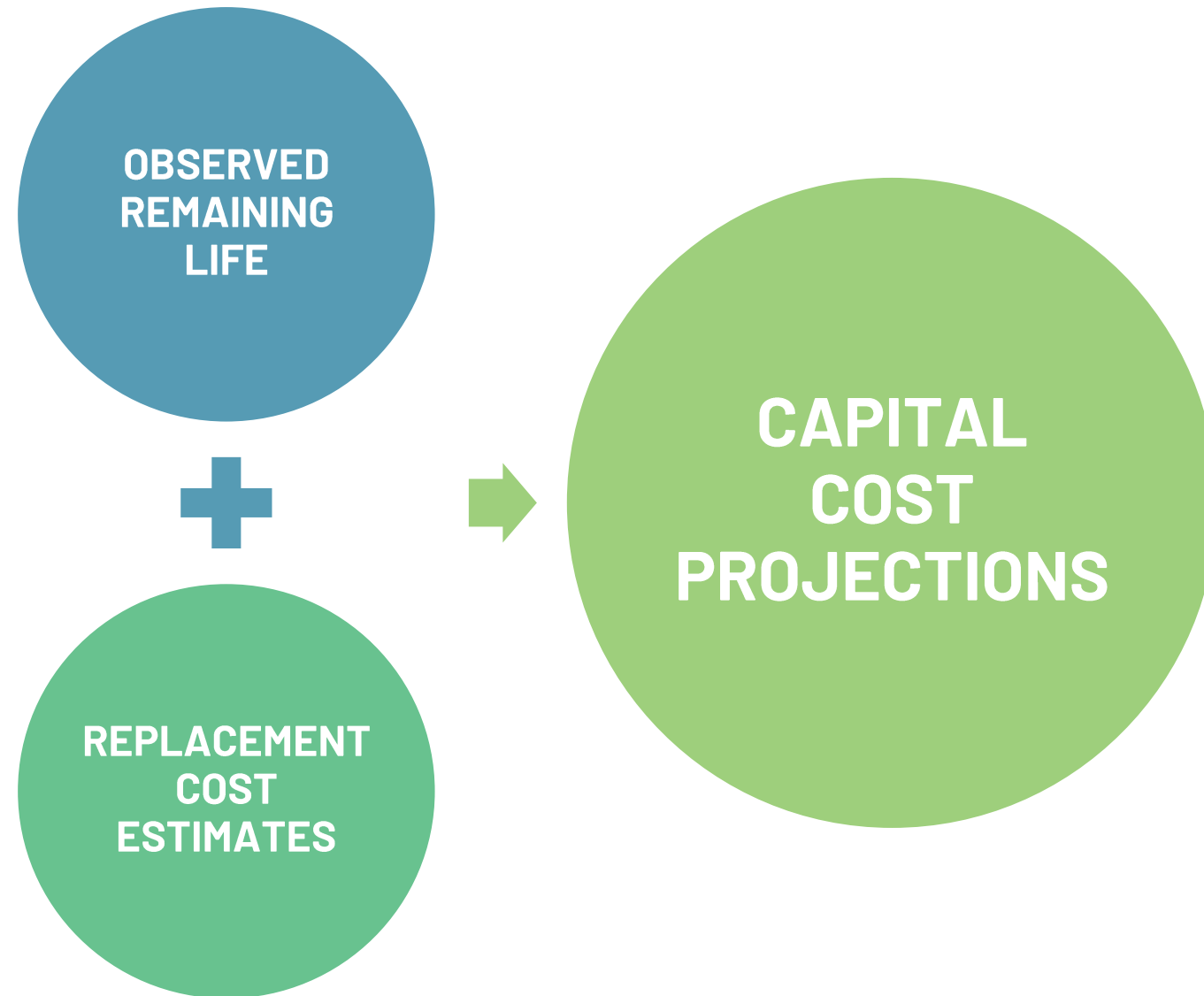
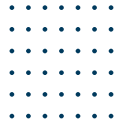
Surveys took place during Q1 and Q2 of 2024



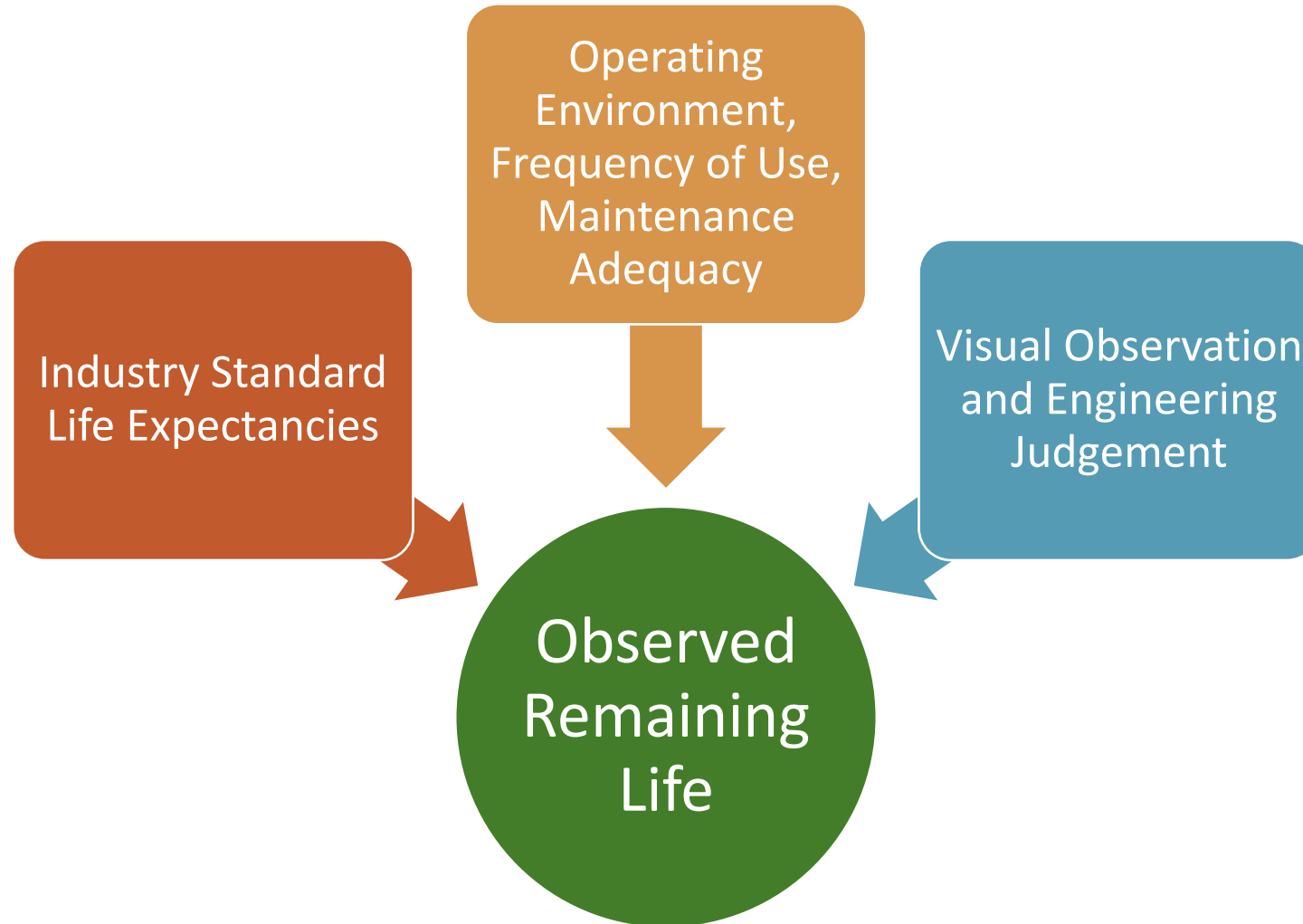
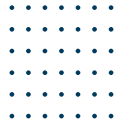
Building	# Assets Surveyed
Monona Grove HS	293
Taylor Prairie ES	86
Cottage Grove ES	147
District Office/MG21 Charter School	123
Winnequah MS	144
Glacial Drumlin MS	143
Granite Ridge ES	120

- 1,056 total assets surveyed on-site by McKinstry engineers
- MGSD maintenance staff was interviewed on building history, asset performance
- Photos were taken for documentation and further analysis

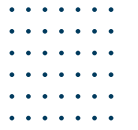
Capital Projections Require Two Data Points



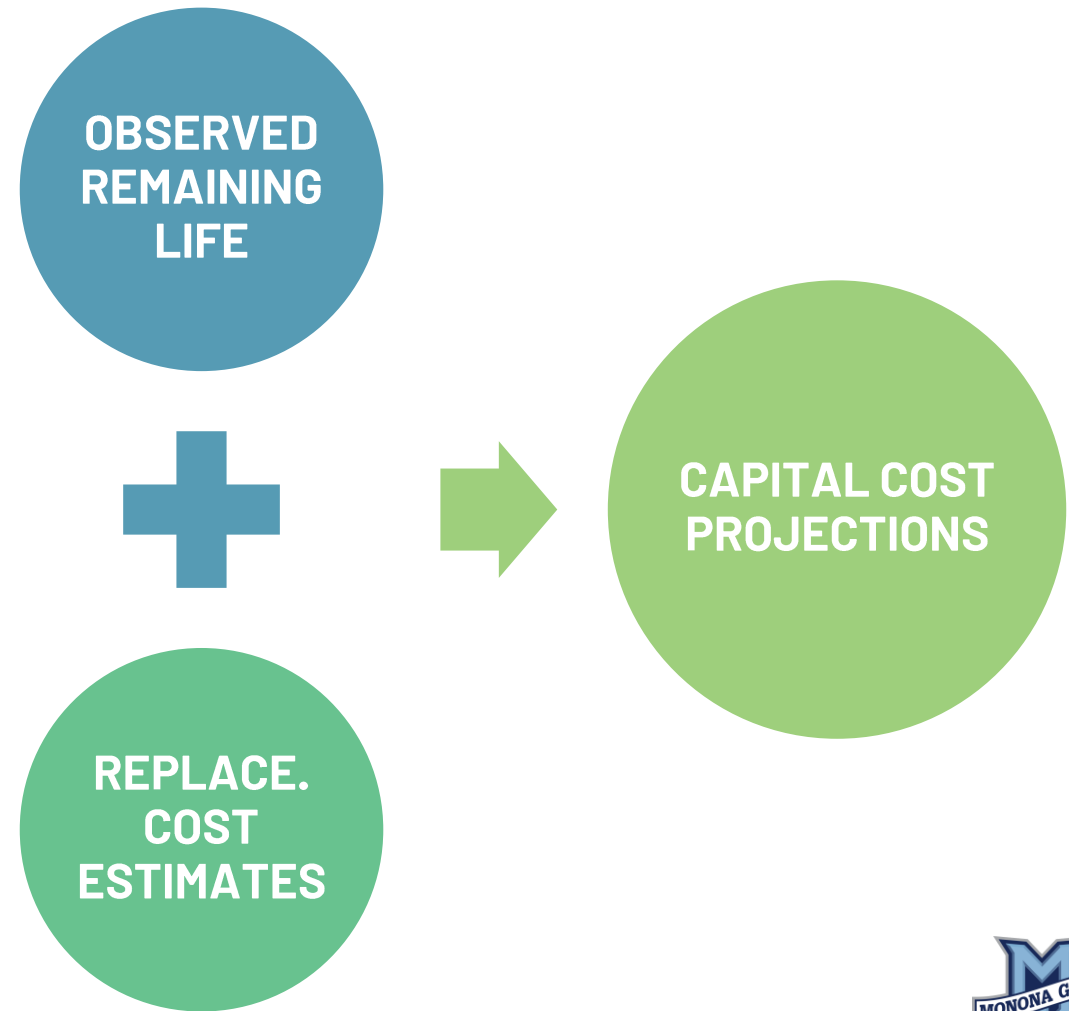
Asset Remaining Life Considers Multiple Factors



Replacement Costs Assume Like-For-Like Replacements

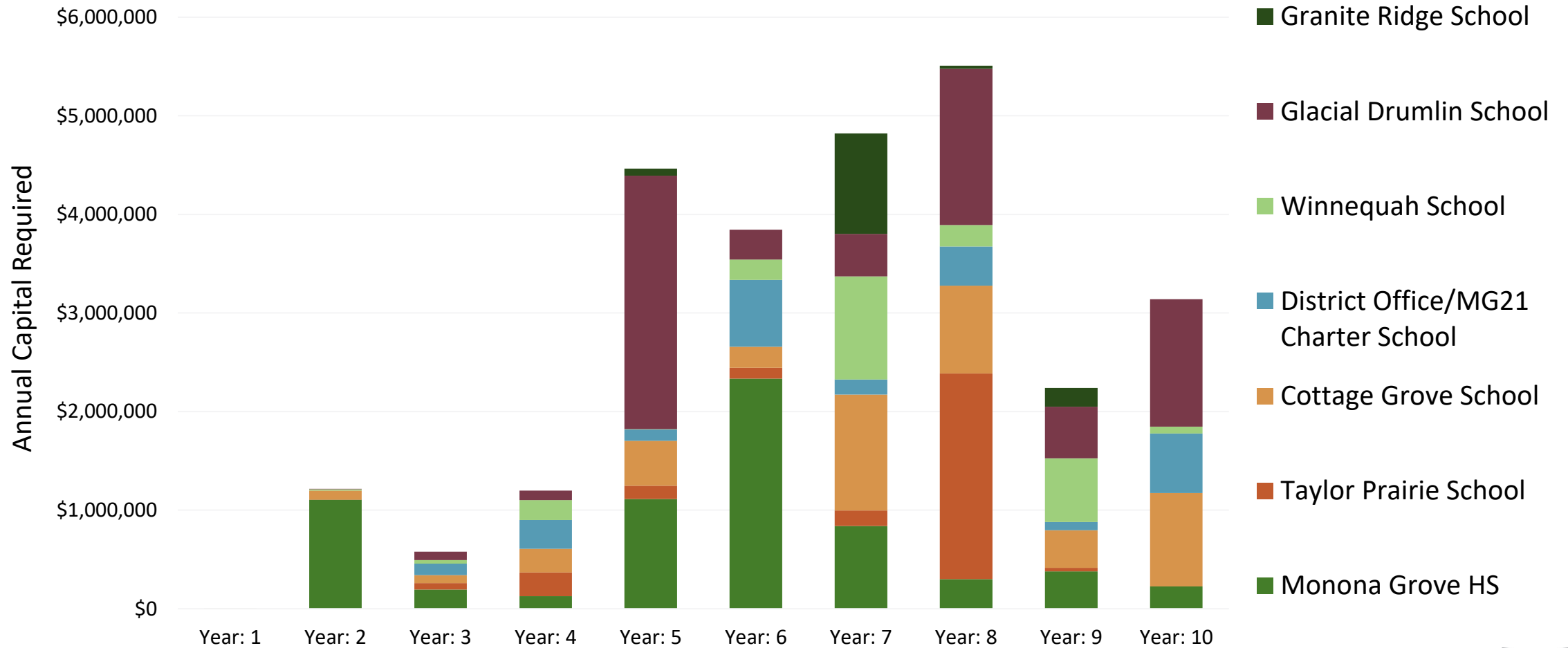
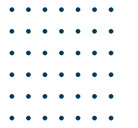


- Cost estimates are for replacement of the existing assets with a similar, but modern version
- All \$ values are nominal, no inflation
- Cost estimates include:
 - material and installation costs of new asset
 - demo and removal of existing asset
- Majority of cost estimates are sourced from McKinstry's internal database
- Values are budgetary. Do not include engineering, design fees or other "soft costs"



\$27M Projected Over Next 10 Years

~\$7M needed at both GDS and MGHS



MGHS VAVs are Only Major Near-Term Need

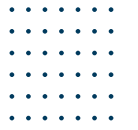
Replacement of items below are highest \$ value needs over next 2 years

MGHS VAV Boxes, \$900k

MGHS
Finishes,
\$150k

Building
Envelope
Repairs, \$150k

Large \$ Asset Replacements Needed at GDS & MGHS



Replacement of items below are expected 5-10 years in future

GDS Roofing, \$2.3M

GDS Pavement,
\$1.2M

GDS Heat
Pumps, \$850k

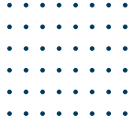
MGHS
Flooring,
\$900k

MGHS AHUs, \$1.6M



Next Steps

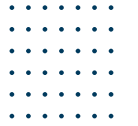
- Reveal Access & Training
- Reveal Updates
- Establish Capital Planning Support Meeting Cycle



Definitions



Facility Condition Index (FCI)



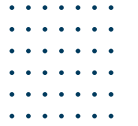
FCI is a metric that can be used to understand the relative condition of a building and assist owners with capital planning decisions

$$\text{10-Year FCI Score} = \frac{\text{Capital Replacement Costs Over Next 10 Years}}{\text{Current Building Replacement Value}}$$

FCI Range	Condition
0 to 0.05	Good
0.05 to 0.1	Fair
0.1 to 0.3	Poor
0.3 +	Critical

Methodology

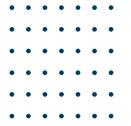
Asset Scoring



- Each asset is given a score ranging from 1 to 5 for each of the 5 distinct scoring categories
- A score of 1 indicates lower priority, 5 indicates higher priority
- Scoring data allows DASD to prioritize assets for replacement using the Reveal Capital Planning module

SCORE	ASSET CONDITION SCORE CRITERIA
1	Excellent Condition. New or easily restorable to “like new” condition.
2	Good Condition. Asset is not new but exhibits no damage or excessive wear.
3	Fair Condition. Minor wear and/or damage, but asset is operating properly.
4	Poor Condition. Showing significant wear and approaching end of expected useful life.
5	Unsatisfactory Condition. Asset is at or beyond its expected useful life, has major damage, complete failure, or is otherwise in need of replacement.

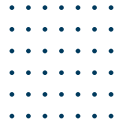
Asset Scoring (cont.)



SCORE	CLASSROOM IMPACT SCORE CRITERIA
1	Classroom activities will not be affected if the asset fails.
2	Classroom activities may experience minor impacts in very few locations if the asset fails. No hindrance to typical activities.
3	Classroom activities may experience moderate impacts in several locations if the asset fails. The ability to conduct typical classroom activities may be hindered in affected locations.
4	Classroom use is likely to experience significant impacts in many locations (e.g., an entire wing/floor). Typical classroom activities will likely have to relocate from affected areas.
5	Most or all of the facility will close if this asset fails. Typical classroom activities will not resume until this asset is repaired/replaced.

SCORE	ENERGY IMPACT CRITERIA
1	Asset provides little or no contribution to the facility's energy consumption.
2	Asset accounts for low amount of the facility's energy consumption.
3	Asset accounts for significant amount to the facility's energy consumption.
4	Asset is a major contributor to the facility's energy consumption.
5	Asset is significant or major contributor to the facility's energy consumption and has potential to drive significant energy savings if upgraded.

Asset Scoring (cont.)



SCORE	REPLACEMENT COST SCORE CRITERIA
1	Estimated Replacement Cost is less than \$20,000
2	Estimated Replacement Cost is greater than or equal to \$20,000, but less than \$100,000
3	Estimated Replacement Cost is greater than or equal to \$100,000, but less than \$150,000
4	Estimated Replacement Cost is greater than or equal to \$150,000, but less than \$200,000
5	Estimated Replacement Cost is greater than or equal to \$200,000

SCORE	REMAINING LIFE SCORE CRITERIA
1	Asset has 10 or more years of Remaining Life
2	Asset has 8 or 9 more years of Remaining Life
3	Asset has 5 to 7 more years of Remaining Life
4	Asset has 3 to 5 more years of Remaining Life
5	Asset has 1 or 2 more years of Remaining Life

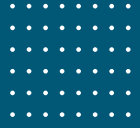
July 16, 2024



Facility Assessment Issue Log

Monona Grove School District





Intent

Facility Assessment Issue Log

This document is intended to report minor issues discovered over the course of McKinstry's facility assessment site walks at all MGSD facilities listed below. These issues are minor and likely won't have capital planning or budgeting impacts. However, McKinstry feels they are still important to report so that MGSD is aware and can take necessary action to correct, or at least consider.

Issues may include items noticed by McKinstry personnel and items brought to the attention of McKinstry personnel by MGSD staff.

Site walks took place during February and March, 2024. All photos included were taken during that time. Room numbers listed correspond with floor plans provided by MGSD.

Facilities Included:

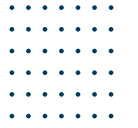
- Cottage Grove School
- Glacial Drumlin School
- Granite Ridge School
- MG21 Charter School/District Office
- Monona Grove High School
- Taylor Prairie School
- Winnequah School

CGS Issue #1

There is a bird's nest inside of the louver on the exterior. East-facing wall outside of room 58.



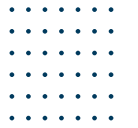
CGS Issue #2



There are several joint sealant failures visible on the East-facing wall outside of rooms 58, 63 and 66



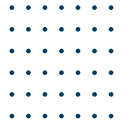
CGS Issue #3



Exhaust fan serving custodial room 55 is making excess noise and needs repair.



CGS Issue #4



In classroom 20, 77 and the storage room attached to room 75 there are stained and water damaged ceiling tiles.

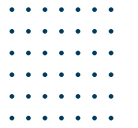


CGS Issue #5

Window lintel outside of classroom 78 is rusting. This is causing staining on the glass.



CGS Issue #6



The radiator enclosure in the restroom neighboring classroom 37 is coming loose and needs to be reattached.



CGS Issue #7

The fan on the unit heater in the upper mechanical room is off balance and loud.



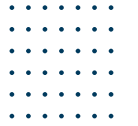
CGS Issue #8

There is a sealant failure on the roof transition on the gym entrance roof.

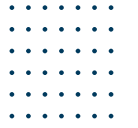


CGS Issue #9

The turret roof above the gym entrance is not properly pitched for drainage.



CGS Issue #10

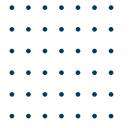


The ladder access to the high roof is unsafe due to the ladder not being large enough or secured properly. There is also a large transition to the right to access the south roof.



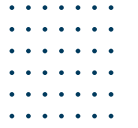
GDS Issue #1

There is water damage to the ceiling tiles of the mechanical room next to B204.



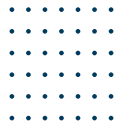
GDS Issue #2

There is damage to the receiving door in D242.



GDS Issue #3

There is a sealant failure on the south facing wall outside of A125.

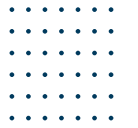


DO/MG21 Issue #1

MG21 Exhaust fan #2 is unbalanced and loud and requires repair.



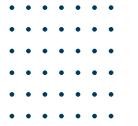
DO/MG21 Issue #2



Façade on exterior of MG21 has many holes and cracks. There are also sealant failures seen around the exterior.



DO/MG21 Issue #3



The carpet in the MG21 library shows staining, wear and pilling.

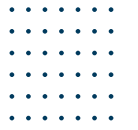


DO/MG21 Issue #4

Both MG21 heating water pumps show extensive wear and corrosion. There appears to have been leaks in the past.



DO/MG21 Issue #5



There is spalling and exposed rebar under the floor of MG21 near the kitchen area in the boiler room.

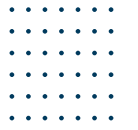


DO/MG21 Issue #6

New condensing unit installed 2021 at MG21 has extremely rusty disconnect.



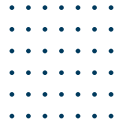
MGHS Issue #1



Ceiling tiles are warping and stained in the gym locker rooms, the kiln room and the corridor near exit 6.



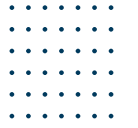
MGHS Issue #2



Several mortar and brick cracks and failures at or above exterior doorways.



MGHS Issue #3

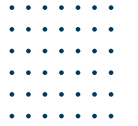


VAV boxes are aging and failing. They use an unserviceable damper mechanism and need to be replaced with butterfly damper style units.



MGHS Issue #4

Multiple joint sealant failures around exterior of building.



MGHS Issue #5

The VFD serving AHU-2's return fan is overheating and needs to be cooled with additional fans to avoid failure. It should be repaired/replaced.



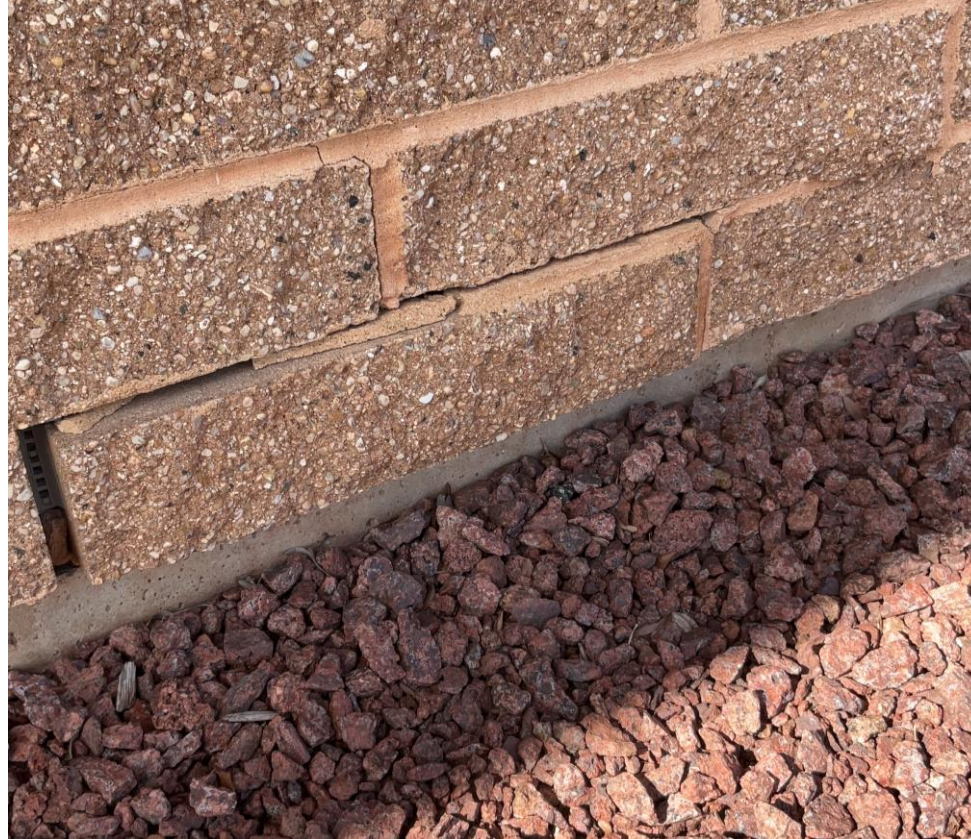
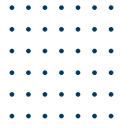
MGHS Issue #6

Door frame to water service room is very corroded.

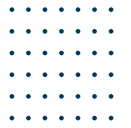


TPS Issue #1

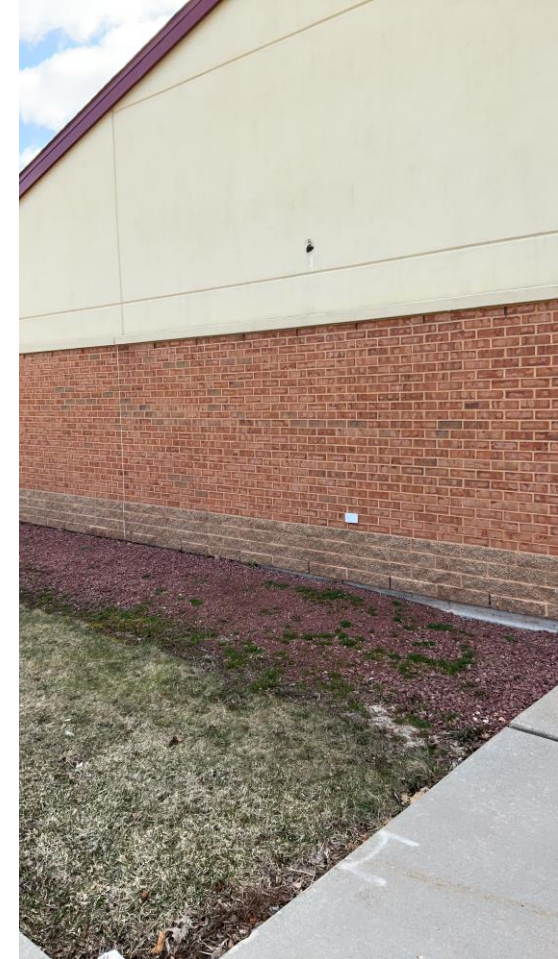
There is failing mortar on the exterior of classrooms 41 and 42.



TPS Issue #2

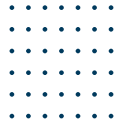


There is a hole in the façade outside of room 54. There are several smaller holes around the building.



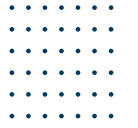
TPS Issue #3

There is an active roof leak above the chiller.

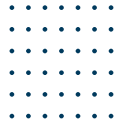


TPS Issue #4

There are water damaged ceiling tiles in room 8.



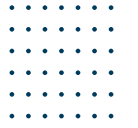
TPS Issue #5



There are several shingles missing from the roof on the northern portion.



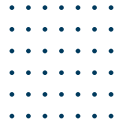
TPS Issue #6



There are many bird's nests on the exterior of the building with some appearing to be inside the façade.



TPS Issue #7

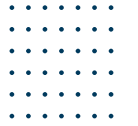


The water softeners are nearing end of life and cannot be repaired due to hard to reach location under ductwork.



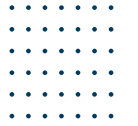
WS Issue #1

Exhaust fan EF-9 is not functioning.



WS Issue #2

The west play surface shows cracking, spalling and minor elevation changes.



WS Issue #3

Areas of paving near south side of building are in especially poor condition and crumbling.



WS Issue #4

Exterior masonry has failing/cracking mortar and failing sealant joints.

