



January 11, 2023

School District of Reedsburg – Building Assessment Update 2023

Summary

The recommended budgets contained within were established after consulting the facilities condition assessment (FCA) report produced by Aramark in September of 2021, along with a visual tour of the facilities and discussions with the district’s maintenance staff. The recommended upgrades were trimmed after consultation with the district to remove tasks that have already been undertaken or were deemed items to be completed under the school district’s buildings and grounds budget.

District Facilities Assessed

Building	Year Built	Addition Year (If Any)	Area (Sq. Ft.)
Reedsburg Area High School	1998	1999, 2015, & 2020	247,735
Webb Middle School	1957	1971	106,945
Westside Elementary School	1978	1991	40,225
Pineview Elementary School	1968	N/A	79,710
Prairie Ridge Intermediate School	2018	N/A	108,210
Loganville C.A.F.E	1963	1992 & 1996	24,230
		TOTAL SQ. FT.:	607,055

Priority Level Definitions

The recommended work and associated budgets were assigned priority levels 1-5. These priorities match the facility assessment definitions:

Priority 1: Life Safety - Work that needs to be performed immediately to correct cited safety hazards and life safety code violations affecting immediate safety or an immediate threat.

Priority 1A: Currently Critical - Work that needs to be performed immediately to return a facility to normal operation or reduce accelerated deterioration.

Priority 2: Potentially Critical in 2 Years - Systems in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

Priority 3: Necessary in 3 Years - Systems in this category include conditions suggesting that their expected useful life term has passed.

Priority 4: Necessary in 4 to 10 Years - Systems or items that will come due within the 4 to 10-year time frame of this report. These items are not currently a concern but will exceed their useful life term within the next 4 to 10 years or are beyond expected life cycles now and exhibit no signs of immediate repair requirements but will need to be addressed within the report timeline.

Priority 5: Recommended - Systems that offer operational or cost-saving improvements over existing systems, including modernization or the installation of additional systems that will improve or enhance operations.



January 11, 2023

Executive Summary

Building	Dec. 2022 Estimated Cost	Nov. 2024 Estimated Cost	2026 Estimated Cost
Reedsburg Area High School	\$ 4,050,000.00	\$ 4,455,000.00	\$ 4,860,000.00
Webb Middle School	\$ 12,980,000.00	\$ 14,285,000.00	\$ 15,580,000.00
Westside Elementary School	\$ 4,520,000.00	\$ 4,980,000.00	\$ 5,440,000.00
Pineview Elementary School	\$ 3,600,000.00	\$ 3,970,000.00	\$ 4,325,000.00
Prairie Ridge Intermediate School	\$ 35,000.00	\$ 40,000.00	\$ 45,000.00
Loganville C.A.F.E.	T.B.D.	T.B.D.	T.B.D.
Hartje Center	T.B.D.	T.B.D.	T.B.D.
TOTAL	\$ 25,185,000.00	\$ 27,730,000.00	\$ 30,250,000.00

1. Budgets have not been bid, but have been developed based on past cost histories and some key subcontractor and supplier assistance.
2. The budgets include 25% Contingency, A/E Fees, and Fixtures, Furniture, and Equipment (FF&E).
3. 2024 & 2026 budgets have been updated using an estimated 5% per year inflation factor.
4. Excludes athletic field improvements, site lighting, and site safety analysis.