

# WENDELL SCHOOL DISTRICT #232

## TEN YEAR FACILITIES PLAN [2019-2029]



August 21, 2018

# WENDELL SCHOOL DISTRICT #232

## TEN YEAR FACILITIES PLAN [2019-2029]

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August 21, 2018

## Description/History of the Wendell School District

Wendell School District's first general school was built in 1908. A new elementary school was built in 1911. A new high school was built in 1920 where the Veteran's Memorial now stands. The District then added a gym next to the high school in 1937.

The elementary school was demolished in 1963 and a new one was then built on the same site. That same year a new middle school was built located where the Wendell City Hall is located.

The District built a new gymnasium in 1976 on land that was purchased where the high school and middle schools are now located. The gymnasium is still known as the "new gym" to many of the Wendell residents.

The high school students moved into a new building in 1994. The old high school building was then given to the middle school students for additional classrooms.

However, in 2001 the old high school building (housing middle school students) was condemned. For almost a year middle school students schedules were changed to attending school every other day, including Saturdays. These students were bussed to Gooding where they attended class on the site of the ISDB. The District passed a bond in 2003 to build a new school and students were then able to return to attend classes in their new middle school.

The District passed another bond to build a new elementary school during the 2012-13 school year which was built on the site of the existing elementary school.

Patrons have been very supportive of supplemental levies and have passed them throughout the past 12 to 14 years to help the district with teacher salaries. The supplemental levy was increased in 2014 to help the district fund much needed maintenance -- such as a new roof on the gym, recoating the high school roof, improving/replacing many aging HVAC systems, etc.

# # #

## **Purpose of the Wendell School District's Facilities**

Effective school maintenance protects the District's capitol investment, ensures the health and safety of the students -- supporting the overall educational performance of the entire Wendell Sch. District.

As Idaho's school buildings age – they face the growing challenge of maintaining school facilities at an appropriate level, which enables staff to meet the educational needs of their 21st century leaders.

The Wendell School Board and Administration currently developed this ten-year facilities plan. It includes applicable renovation and upgrades of both existing schools -- which supports contemporary instructional practices. At the same time, they are striving to develop and fine tune, more advanced technological facilities, which are demanding considerable expertise and financial commitments.

**WENDELL SCHOOL DISTRICT #232 [Facilities, Costs and Acreage]**

<i>Land/Bldg. Statistics</i>	Year of Const	Age of Facility	Acreage, Square Footage & Costs		
			Total Land-Acreages	Total Building Square Footages	Total Building Replacement Costs* (as of 2018)
Elementary School {K-4}	2012	6	9	60,000	\$ 11,700,000
Middle School {5-8}	2003	15	10.5	57,608	\$ 11,233,560
High School {9-12}	1994	24	13.5	52,000	\$ 10,140,000
Gymnasium	1976	42	<i>inc. above</i>	24,300	\$ 4,738,500
Vo-Ag Shop	2003	15	<i>inc. above</i>	4,392	\$ 658,800
Welding & Maint. Shop	1948	70	0.5	7,000	\$ 1,050,000
District Office	1940	78	0.25	950	\$ 185,250
School District covers <b>115</b> square miles in total area	<b>TOTALS</b>	<b>250</b>	<b>33.8</b>	<b>206,250</b>	<b>\$ 39,520,860</b>
		<b>Total Age of Bldgs</b>	<b>Total Land Acreages</b>	<b>Total Building Square Footages</b>	<b>Total Building Replacement Costs (as of 2018)</b>

\* Sch. Building Costs @ \$195/sf  
Shops Costs @ \$150/sf

**ACTUAL ENROLLMENT - - WENDELL SCHOOL DISTRICT #232**

	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	
K	94	82	98	122	74	96	97	91	84	79	K
1	92	92	81	92	124	76	104	102	91	87	1
2	97	90	87	84	92	120	72	104	108	85	2
3	88	85	88	81	90	85	120	72	99	108	3
4	83	90	89	99	86	87	93	112	76	100	4
<b>K-4</b>	<b>454</b>	<b>439</b>	<b>443</b>	<b>478</b>	<b>466</b>	<b>464</b>	<b>486</b>	<b>481</b>	<b>458</b>	<b>459</b>	<b>K-4</b>
5	81	82	94	98	94	89	85	89	102	68	5
6	85	76	84	93	88	89	80	83	97	106	6
7	64	78	85	88	93	83	85	85	81	101	7
8	86	71	93	85	84	86	78	81	88	79	8
<b>5-8</b>	<b>316</b>	<b>307</b>	<b>356</b>	<b>364</b>	<b>359</b>	<b>347</b>	<b>328</b>	<b>338</b>	<b>368</b>	<b>354</b>	<b>5-8</b>
9	78	90	78	91	88	89	90	85	76	82	9
10	76	84	85	75	88	83	84	84	88	68	10
11	74	72	76	78	62	79	72	74	79	74	11
12	81	70	79	70	71	64	72	70	72	64	12
<b>9-12</b>	<b>309</b>	<b>316</b>	<b>318</b>	<b>314</b>	<b>309</b>	<b>315</b>	<b>318</b>	<b>313</b>	<b>315</b>	<b>288</b>	<b>9-12</b>
<b>Totals</b>	<b>1,079</b>	<b>1,062</b>	<b>1,117</b>	<b>1,156</b>	<b>1,134</b>	<b>1,126</b>	<b>1,132</b>	<b>1,132</b>	<b>1,141</b>	<b>1,101</b>	<b>Totals</b>
<b>Growth %</b>		<b>-2%</b>	<b>5%</b>	<b>3%</b>	<b>-2%</b>	<b>-1%</b>	<b>1%</b>	<b>0%</b>	<b>1%</b>	<b>-4%</b>	<b>Growth %</b>
<b>Growth #</b>		<b>-17</b>	<b>55</b>	<b>39</b>	<b>-22</b>	<b>-8</b>	<b>6</b>	<b>0</b>	<b>9</b>	<b>-40</b>	<b>Growth #</b>

**PROJECTED ENROLLMENT -- WSD #232**

	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	
K	79	79	79	79	79	79	79	79	79	79	K
1	79	79	79	79	79	79	79	79	79	79	1
2	87	79	79	79	79	79	79	79	79	79	2
3	85	87	79	79	79	79	79	79	79	79	3
4	108	85	87	79	79	79	79	79	79	79	4
<b>K-4</b>	<b>438</b>	<b>409</b>	<b>403</b>	<b>395</b>	<b>395</b>	<b>395</b>	<b>395</b>	<b>395</b>	<b>395</b>	<b>395</b>	<b>K-4</b>
5	100	108	85	87	79	79	79	79	79	79	5
6	68	100	108	85	87	79	79	79	79	79	6
7	106	68	100	108	85	87	79	79	79	79	7
8	101	106	68	100	108	85	87	79	79	79	8
<b>5-8</b>	<b>375</b>	<b>382</b>	<b>361</b>	<b>380</b>	<b>359</b>	<b>330</b>	<b>324</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>5-8</b>
9	79	101	106	68	100	108	85	87	79	79	9
10	82	79	101	106	68	100	108	85	87	79	10
11	68	82	79	101	106	68	100	108	85	87	11
12	74	68	82	79	101	106	68	100	108	85	12
<b>9-12</b>	<b>303</b>	<b>330</b>	<b>368</b>	<b>354</b>	<b>375</b>	<b>382</b>	<b>361</b>	<b>380</b>	<b>359</b>	<b>330</b>	<b>9-12</b>
<b>Totals</b>	<b>1,116</b>	<b>1,121</b>	<b>1,132</b>	<b>1,129</b>	<b>1,129</b>	<b>1,107</b>	<b>1,080</b>	<b>1,091</b>	<b>1,070</b>	<b>1,041</b>	<b>Totals</b>
<b>Growth %</b>	<b>1%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>	<b>-2%</b>	<b>-2%</b>	<b>1%</b>	<b>-2%</b>	<b>-3%</b>	<b>Growth %</b>
<b>Growth #</b>	<b>15</b>	<b>5</b>	<b>11</b>	<b>-3</b>	<b>0</b>	<b>-22</b>	<b>-27</b>	<b>11</b>	<b>-21</b>	<b>-29</b>	<b>Growth #</b>

0%

**ACTUAL ENROLLMENT - - WENDELL SCHOOL DISTRICT #232**

	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	
K	94	82	98	122	74	96	97	91	84	79	K
1	92	92	81	92	124	76	104	102	91	87	1
2	97	90	87	84	92	120	72	104	108	85	2
3	88	85	88	81	90	85	120	72	99	108	3
4	83	90	89	99	86	87	93	112	76	100	4
<b>K-4</b>	<b>454</b>	<b>439</b>	<b>443</b>	<b>478</b>	<b>466</b>	<b>464</b>	<b>486</b>	<b>481</b>	<b>458</b>	<b>459</b>	<b>K-4</b>
5	81	82	94	98	94	89	85	89	102	68	5
6	85	76	84	93	88	89	80	83	97	106	6
7	64	78	85	88	93	83	85	85	81	101	7
8	86	71	93	85	84	86	78	81	88	79	8
<b>5-8</b>	<b>316</b>	<b>307</b>	<b>356</b>	<b>364</b>	<b>359</b>	<b>347</b>	<b>328</b>	<b>338</b>	<b>368</b>	<b>354</b>	<b>5-8</b>
9	78	90	78	91	88	89	90	85	76	82	9
10	76	84	85	75	88	83	84	84	88	68	10
11	74	72	76	78	62	79	72	74	79	74	11
12	81	70	79	70	71	64	72	70	72	64	12
<b>9-12</b>	<b>309</b>	<b>316</b>	<b>318</b>	<b>314</b>	<b>309</b>	<b>315</b>	<b>318</b>	<b>313</b>	<b>315</b>	<b>288</b>	<b>9-12</b>
<b>Totals</b>	<b>1,079</b>	<b>1,062</b>	<b>1,117</b>	<b>1,156</b>	<b>1,134</b>	<b>1,126</b>	<b>1,132</b>	<b>1,132</b>	<b>1,141</b>	<b>1,101</b>	<b>Totals</b>
<b>Growth %</b>		<b>-2%</b>	<b>5%</b>	<b>3%</b>	<b>-2%</b>	<b>-1%</b>	<b>1%</b>	<b>0%</b>	<b>1%</b>	<b>-4%</b>	<b>Growth %</b>
<b>Growth #</b>		<b>-17</b>	<b>55</b>	<b>39</b>	<b>-22</b>	<b>-8</b>	<b>6</b>	<b>0</b>	<b>9</b>	<b>-40</b>	<b>Growth #</b>

**PROJECTED ENROLLMENT -- WSD #232**

	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	
K	80	81	81	82	83	84	85	86	86	87	K
1	80	81	81	82	83	84	85	86	86	87	1
2	88	81	81	82	83	84	85	86	86	87	2
3	86	89	81	82	83	84	85	86	86	87	3
4	109	87	90	82	83	84	85	86	86	87	4
<b>K-4</b>	<b>442</b>	<b>417</b>	<b>415</b>	<b>411</b>	<b>415</b>	<b>419</b>	<b>423</b>	<b>428</b>	<b>432</b>	<b>436</b>	<b>K-4</b>
5	101	110	88	91	83	84	85	86	86	87	5
6	69	102	111	88	91	84	85	86	86	87	6
7	107	69	103	112	89	92	85	86	86	87	7
8	102	108	70	104	114	90	93	86	86	87	8
<b>5-8</b>	<b>379</b>	<b>390</b>	<b>372</b>	<b>395</b>	<b>377</b>	<b>350</b>	<b>347</b>	<b>342</b>	<b>346</b>	<b>349</b>	<b>5-8</b>
9	80	103	109	71	105	115	91	94	86	87	9
10	83	81	104	110	71	106	116	92	95	87	10
11	69	84	81	105	111	72	107	117	93	96	11
12	75	69	84	82	106	113	73	108	118	94	12
<b>9-12</b>	<b>306</b>	<b>337</b>	<b>379</b>	<b>368</b>	<b>394</b>	<b>406</b>	<b>387</b>	<b>411</b>	<b>393</b>	<b>365</b>	<b>9-12</b>
<b>Totals</b>	<b>1,127</b>	<b>1,144</b>	<b>1,166</b>	<b>1,175</b>	<b>1,187</b>	<b>1,175</b>	<b>1,158</b>	<b>1,181</b>	<b>1,170</b>	<b>1,150</b>	<b>Totals</b>
<b>Growth %</b>	<b>2%</b>	<b>1%</b>	<b>2%</b>	<b>1%</b>	<b>1%</b>	<b>-1%</b>	<b>-1%</b>	<b>2%</b>	<b>-1%</b>	<b>-2%</b>	<b>Growth %</b>
<b>Growth #</b>	<b>26</b>	<b>16</b>	<b>23</b>	<b>9</b>	<b>12</b>	<b>-11</b>	<b>-17</b>	<b>23</b>	<b>-11</b>	<b>-20</b>	<b>Growth #</b>

**+1%**



## Wendell School District #232

# Building Enrollment vs Capacity

Grades	Elementary	Middle	High	Totals	Grades
K	79			79	K
1	87			87	1
2	85			85	2
3	108			108	3
4	100			100	4
5		68		68	5
6		106		106	6
7		101		101	7
8		79		79	8
9			82	82	9
10			68	68	10
11			74	74	11
12			64	64	12
<b>TOTAL ENROLL.</b>	<b>459</b>	<b>354</b>	<b>288</b>	<b>1,101</b>	<b>TOTAL ENROLL.</b>
<b>Estimated Bldg. Cap.</b>	<b>480</b>	<b>368</b>	<b>320</b>	<b>1,168</b>	<b>Estimated Bldg. Cap.</b>
<b>% Cap (2018-19)</b>	<b>96%</b>	<b>96%</b>	<b>90%</b>	<b>94%</b>	<b>% Cap (2018-19)</b>

Elementary (K-4)                      20 clrms x 24 = 480 (No portables)  
 Middle (5-8)                            16 clrms x 23 = 368 (No portables)  
 High (9-12)                             16 clrms x 20 = 320 (No portables)

## BUILDING CONDITION EVALUATION FORM

School District     
  School Name     
  Building Number

COMPONENTS		SYSTEMS		RATINGS				COMMENTS
				GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)	
1.0 Exterior Building Condition  <input type="text"/> Component Score	1.1 Foundation/Structure	+12	+8	+6	+4			
	1.2 Walls	+8	+5	+3	+1			
	1.3 Roof	+7	+5	+2	0			
	1.4 Windows/Doors	+2	+1	0	0			
	1.5 Trim	+2	+1	0	0			
2.0 Interior Building Condition  <input type="text"/> Component Score	2.1 Floors	+8	+5	+2	0			
	2.2 Walls	+8	+5	+1	0			
	2.3 Ceilings	+5	+3	+1	0			
	2.4 Fixed Equipment	+2	+1	0	0			
3.0 Mechanical Systems Condition  <input type="text"/> Component Score	3.1 Electrical	+6	+4	+2	0			
	3.2 Plumbing	+4	+2	+1	0			
	3.3 Heating	+6	+4	+2	+1			
	3.4 Cooling	+6	+4	+2	+1			
	3.5 Lighting	+4	+3	+2	0			
4.0 Safety/Building Code  <input type="text"/> Component Score	4.1 Means of Exit	+6	+4	+2	0			
	4.2 Fire Control Capability	+4	+3	+2	+1			
	4.3 Fire Alarm System	+4	+3	+2	+1			
	4.4 Emergency Lighting	+2	+1	0	0			
	4.5 Fire Resistance	+4	+3	+2	+1			

<b>TOTAL CONDITION SCORES</b>						Unadjusted Score	Adjusted Score

- 5.0 Provisions for Handicap Accessibility
- 6.0 Functional Adaptability
- 7.0 Suitability of Space

	YES		NO	
	GOOD	FAIR	POOR	UNSAT.
EXCEL	GOOD	FAIR	POOR	UNSAT.

Evaluator Name     
  Date     
  Year Built     
  Total Sq. Ft.

## BCEF Scoring Table and Summary Ranges

COMPONENTS	GOOD	FAIR	POOR	UNSATISFACTORY
BCEF 1.0 Exterior Condition	28--31	18--27	11--17	10 or less
BCEF 2.0 Interior Condition	21--23	13--20	4--12	3 or less
BCEF 3.0 Mechanical Systems	23--26	15--22	8--14	7 or less
BCEF 4.0 Safety/Building Codes	18--20	13--17	7--12	6 or less
<i>Total Scores</i>	90--100	60--89	30--59	29 or less

### Summary of Building Condition Evaluation Scoring Range Recommendations

Total Adjusted Scores	Recommendations for Consideration
90--100	No renovation nor remodeling is needed.
75--89	Problems developing; minor renovation/remodeling needed or should be scheduled soon.
50--74	Serious problems are developing; renovation/remodeling costs should be considered if \$ is less than 50% of the replacement.
31--49	Serious problems exist and need immediate attention; no type of renovation when the \$ is greater than 50% of replacement.
0--30	Major problems exist; building is dangerous to be occupied; very high maint. & operational; no renovation should occur & building(s) should be vacated (by students) as soon as possible.

## BUILDING CONDITION EVALUATION FORM

Wendell School District #232

Elementary School (K-4)

COMPONENTS	SYSTEMS	RATINGS				COMMENTS
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)	
<b>1.0 Exterior Building Condition</b>  <b>Good</b> Component Score = <b>31</b>	1.1 Foundation/Structure	+12	+8	+6	+4	
	1.2 Walls	+8	+5	+3	+1	
	1.3 Roof	+7	+5	+2	0	6 year old asphalt shingle roof
	1.4 Windows/Doors	+2	+1	0	0	
	1.5 Trim	+2	+1	0	0	
<b>2.0 Interior Building Condition</b>  <b>Good</b> Component Score = <b>21</b>	2.1 Floors	+8	+5	+2	0	
	2.2 Walls	+8	+5	+1	0	
	2.3 Ceilings	+5	+3	+1	0	Some tiles need replaced
	2.4 Fixed Equipment	+2	+1	0	0	
<b>3.0 Mechanical Systems Condition</b>  <b>Good</b> Component Score = <b>26</b>	3.1 Electrical	+6	+4	+2	0	
	3.2 Plumbing	+4	+2	+1	0	
	3.3 Heating	+6	+4	+2	+1	
	3.4 Cooling	+6	+4	+2	+1	A/C (indiv pulse units)
	3.5 Lighting	+4	+3	+2	0	
<b>4.0 Safety/Building Code</b>  <b>Good</b> Component Score = <b>19</b>	4.1 Means of Exit	+6	+4	+2	0	
	4.2 Fire Control Capability	+4	+3	+2	+1	Yes is sprinkled
	4.3 Fire Alarm System	+4	+3	+2	+1	Simplex system is a problem
	4.4 Emergency Lighting	+2	+1	0	0	
	4.5 Fire Resistance	+4	+3	+2	+1	

<b>Good Condition</b>	<b>TOTAL CONDITION SCORES</b>	91	6	0	0	Unadjusted Score	Adjusted Score
						<b>97</b>	<b>97</b>

- 5.0 Provisions for Handicap Accessibility
- 6.0 Functional Adaptability
- 7.0 Suitability of Space

	YES	NO		
	GOOD	FAIR	POOR	UNSAT.
EXCEL	GOOD	FAIR	POOR	UNSAT.

Evaluator Name    
  Date    
  Year Built    
  Total Sq. Ft.    
  Age of Facility

# Wendell School BCEF Calculations

## Elementary School [K-4]

Square footage of building:	<b>60,000</b>
Conversion on BCEF	$100 - 97 = 3\%$
Cost per/sf for upgrades*	<b>\$195</b>
Mathematical calculation	$60,000 \times 3\% = 1,800 \text{ sf}$
Upgrade calculation cost	$1,800 \text{ sf} \times \$195^* \text{ sf} = \mathbf{\$351,000}$
Total upgrade cost	<b>\$350,000</b>

**Suitability of Space Problems** include the following items:

	Yes or No	Comments
1) Narrow hallways	No	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>
2) Insufficient science labs	N/A	
3) Insufficient band room	N/A	
4) Choir/music room in building	N/A	
5) Auditorium in building	No	
6) Art room in building	No	
7) Library size adequate	Yes	
8) Kitchen in building	Yes	
9) Central air in building	Yes	
10) Core areas too small for an expansion	No	

\* \$ Provided by Beniton CM's

## BUILDING CONDITION EVALUATION FORM

Wendell School District #232

Middle School (5-8)

COMPONENTS	SYSTEMS	RATINGS				COMMENTS
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)	
<b>1.0 Exterior Building Condition</b>  <div style="border: 1px solid black; padding: 2px;"> <b>Good</b>                      Component Score = 29                 </div>	1.1 Foundation/Structure	+12	+8	+6	+4	
	1.2 Walls	+8	+5	+3	+1	
	1.3 Roof	+7	+5	+2	0	15 year old metal roof
	1.4 Windows/Doors	+2	+1	0	0	DbI pane and vestibules
	1.5 Trim	+2	+1	0	0	
<b>2.0 Interior Building Condition</b>  <div style="border: 1px solid black; padding: 2px;"> <b>Good</b>                      Component Score = 21                 </div>	2.1 Floors	+8	+5	+2	0	
	2.2 Walls	+8	+5	+1	0	
	2.3 Ceilings	+5	+3	+1	0	Some tiles need replaced
	2.4 Fixed Equipment	+2	+1	0	0	
<b>3.0 Mechanical Systems Condition</b>  <div style="border: 1px solid black; padding: 2px;"> <b>Good</b>                      Component Score = 23                 </div>	3.1 Electrical	+6	+4	+2	0	
	3.2 Plumbing	+4	+2	+1	0	
	3.3 Heating	+6	+4	+2	+1	
	3.4 Cooling	+6	+4	+2	+1	A/C Yes (need new controller)
	3.5 Lighting	+4	+3	+2	0	T8s needed throughout
<b>4.0 Safety/Building Code</b>  <div style="border: 1px solid black; padding: 2px;"> <b>Good</b>                      Component Score = 19                 </div>	4.1 Means of Exit	+6	+4	+2	0	
	4.2 Fire Control Capability	+4	+3	+2	+1	Yes is sprinkled
	4.3 Fire Alarm System	+4	+3	+2	+1	Simplex system is a problem
	4.4 Emergency Lighting	+2	+1	0	0	
	4.5 Fire Resistance	+4	+3	+2	+1	

<b>Good Condition</b>	<b>TOTAL CONDITION SCORES</b>	74	18	0	0	Unadjusted Score	Adjusted Score
						<b>92</b>	<b>92</b>

- 5.0 Provisions for Handicap Accessibility
- 6.0 Functional Adaptability
- 7.0 Suitability of Space

	YES	NO		
	GOOD	FAIR	POOR	UNSAT.
EXCEL	GOOD	FAIR	POOR	UNSAT.

Rich Bauscher Evaluator Name    
 July 24, 2018 Date    
 2003 Year Built    
 57,608 Total Sq. Ft.    
 15 years Age of Facility

# Wendell School BCEF Calculations

## Middle School [5-8]

Square footage of building:	<b>57,608</b>
Conversion on BCEF	$100 - 92 = 8\%$
Cost per/sf for upgrades*	<b>\$195</b>
Mathematical calculation	$57,608 \times 8\% = 4,609 \text{ sf}$
Upgrade calculation cost	$4,609 \text{ sf} \times \$195^* \text{ sf} = \mathbf{\$898,685}$
Total upgrade cost	<b>\$890,000</b>

**Suitability of Space Problems** include the following items:

	Yes or No	Comments
1) Narrow hallways	No	1 lab Use the HS music room Use the HS music room  Use the HS music room
2) Insufficient science labs	No	
3) Insufficient band room	Yes	
4) Choir/music room in building	No	
5) Auditorium in building	No	
6) Art room in building	No	
7) Library size adequate	Yes	
8) Kitchen in building	Yes	
9) Central air in building	Yes	
10) Core areas too small for an expansion	No	

\* \$ Provided by Beniton CM's

# BUILDING CONDITION EVALUATION FORM

Wendell School District #232

High School (9-12)

COMPONENTS		SYSTEMS	RATINGS				COMMENTS		
			GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)			
<b>1.0 Exterior Building Condition</b>  <b>Fair</b> Component Score = 25	1.1 Foundation/Structure	+12	+8	+6	+4	Some footing cracks  24 yrs old (some leaks) Dbl pane			
	1.2 Walls	+8	+5	+3	+1				
	1.3 Roof	+7	+5	+2	0				
	1.4 Windows/Doors	+2	+1	0	0				
	1.5 Trim	+2	+1	0	0				
<b>2.0 Interior Building Condition</b>  <b>Fair</b> Component Score = 16	2.1 Floors	+8	+5	+2	0	Needs some new carpet or tile 1 cracked section  Older units			
	2.2 Walls	+8	+5	+1	0				
	2.3 Ceilings	+5	+3	+1	0				
	2.4 Fixed Equipment	+2	+1	0	0				
<b>3.0 Mechanical Systems Condition</b>  <b>Fair</b> Component Score = 17	3.1 Electrical	+6	+4	+2	0	At capacity Need some new sinks & toilets 1 Old boiler needs replaced Yes (Cooling tower needs replaced) T8s needed & few diffusers			
	3.2 Plumbing	+4	+2	+1	0				
	3.3 Heating	+6	+4	+2	+1				
	3.4 Cooling	+6	+4	+2	+1				
	3.5 Lighting	+4	+3	+2	0				
<b>4.0 Safety/Building Code</b>  <b>Good</b> Component Score = 18	4.1 Means of Exit	+6	+4	+2	0	Simplex system is a problem Few ballasts need replaced			
	4.2 Fire Control Capability	+4	+3	+2	+1				
	4.3 Fire Alarm System	+4	+3	+2	+1				
	4.4 Emergency Lighting	+2	+1	0	0				
	4.5 Fire Resistance	+4	+3	+2	+1				
<b>Fair Condition</b>		<b>TOTAL CONDITION SCORES</b>		<b>31</b>	<b>45</b>	<b>0</b>	<b>0</b>	Unadjusted Score <b>76</b>	Adjusted Score <b>76</b>

- 5.0 Provisions for Handicap Accessibility
- 6.0 Functional Adaptability
- 7.0 Suitability of Space

	YES	NO		
	GOOD	FAIR	POOR	UNSAT.
EXCEL	GOOD	FAIR	POOR	UNSAT.

Rich Bauscher	Evaluator Name	July 24, 2018	Date	1994	Year Built	52,000	Total Sq. Ft.
		24					Age of Facility



# Wendell School BCEF Calculations

## High School [9-12]

Square footage of building:	<b>52,000</b>
Conversion on BCEF	$100 - 76 = 24\%$
Cost per/sf for upgrades*	<b>\$.195</b>
Mathematical calculation	$52,000 \times 24\% = 12,400 \text{ sf}$
Upgrade calculation cost	$12,400 \text{ sf} \times \$195^* \text{ sf} = \mathbf{\$2,433,600}$
Total upgrade cost	<b>\$2.4 million</b>

**Suitability of Space Problems** include the following items:

	Yes or No	Comments
1) Narrow hallways	No	1 Shared with 2 clrms Combo with Band Combo with Choir
2) Insufficient science labs	No	
3) Insufficient band room	No	
4) Choir/music room in building	Yes	
5) Auditorium in building	Yes	
6) Art room in building	Yes	
7) Library size adequate	Yes	
8) Kitchen in building	Yes	
9) Central air in building	Yes	
10) Core areas too small for an expansion	No	

\* \$ Provided by Beniton CM's

## BUILDING CONDITION EVALUATION FORM

Wendell School District #232

High School (Gym)

COMPONENTS	SYSTEMS	RATINGS				COMMENTS	
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)		
<b>1.0 Exterior Building Condition</b>  <b>Fair</b> Component Score = 21	1.1 Foundation/Structure	+12	+8	+6	+4	Cracks and moisture from berms Brick uneven & needs painted 2 year old metal roof Sing pane -- Needs new entry drs	
	1.2 Walls	+8	+5	+3	+1		
	1.3 Roof	+7	+5	+2	0		
	1.4 Windows/Doors	+2	+1	0	0		
	1.5 Trim	+2	+1	0	0		
<b>2.0 Interior Building Condition</b>  <b>Fair</b> Component Score = 7	2.1 Floors	+8	+5	+2	0	Cracks in cement & VB stan crooked Cracks in blocks Some ceiling tiles need replaced Some older fixtures	
	2.2 Walls	+8	+5	+1	0		
	2.3 Ceilings	+5	+3	+1	0		
	2.4 Fixed Equipment	+2	+1	0	0		
<b>3.0 Mechanical Systems Condition</b>  <b>Poor</b> Component Score = 9	3.1 Electrical	+6	+4	+2	0	Older elec boxes & @ capacity Faucets need replcd & rusting pipes 1 cracked heat exchanger No A/C T8s are needed throughout	
	3.2 Plumbing	+4	+2	+1	0		
	3.3 Heating	+6	+4	+2	+1		
	3.4 Cooling	+6	+4	+2	+1		
	3.5 Lighting	+4	+3	+2	0		
<b>4.0 Safety/Building Code</b>  <b>Poor</b> Component Score = 11	4.1 Means of Exit	+6	+4	+2	0	2 stories without ramps Not sprinkled Simplex system is a problem Some additional ones needed Wooden structure	
	4.2 Fire Control Capability	+4	+3	+2	+1		
	4.3 Fire Alarm System	+4	+3	+2	+1		
	4.4 Emergency Lighting	+2	+1	0	0		
	4.5 Fire Resistance	+4	+3	+2	+1		
<b>Poor Condition TOTAL CONDITION SCORES</b>		<b>9</b>	<b>25</b>	<b>11</b>	<b>3</b>	Unadjusted Score <b>48</b>	Adjusted Score <b>48</b>

- 5.0 Provisions for Handicap Accessibility
- 6.0 Functional Adaptability
- 7.0 Suitability of Space

	YES	NO		
	GOOD	FAIR	POOR	UNSAT.
EXCEL	GOOD	FAIR	POOR	UNSAT.

Rich Bauscher	Evaluator Name	July 24, 2018	Date	1976	Year Built	24,300	Total Sq. Ft.
				42	Age of Facility		

# Wendell School BCEF Calculations

## High School Gymnasium

Square footage of building:	<b>24,300</b>
Conversion on BCEF	$100 - 48 = 52 \%$
Cost per/sf for upgrades*	<b>\$195</b>
Mathematical calculation	$24,300 \times 52 \% = 12,636 \text{ sf}$
Upgrade calculation cost	$12,636 \text{ sf} \times \$195^* \text{ sf} = \$2,464,020$
Total upgrade cost	<b>\$2.5 million</b>

**Suitability of Space Problems** include the following items:

	Yes or No	Comments
1) Narrow hallways	N/A	Weight rm nice sized w/ 2 bad drs
2) Insufficient science labs	N/A	
3) Insufficient band room	N/A	
4) Choir/music room in building	N/A	
5) Auditorium in building	No	
6) Art room in building	No	
7) Library size adequate	N/A	
8) Kitchen in building	No	
9) Central air in building	None	
10) Core areas too small for an expansion	Yes	

\* \$ Provided by Beniton CM's

# BUILDING CONDITION EVALUATION FORM

Wendell School District #232

High School (Vo-Ag Shop & FFA)

COMPONENTS	SYSTEMS	RATINGS				COMMENTS	
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)		
<b>1.0 Exterior Building Condition</b>  <b>Good</b> Component Score = <b>28</b>	1.1 Foundation/Structure	+12	+8	+6	+4		
	1.2 Walls	+8	+5	+3	+1	Metal skin building	
	1.3 Roof	+7	+5	+2	0	15 year old metal roof	
	1.4 Windows/Doors	+2	+1	0	0	Db pane -- No vestibules	
	1.5 Trim	+2	+1	0	0		
<b>2.0 Interior Building Condition</b>  <b>Fair</b> Component Score = <b>18</b>	2.1 Floors	+8	+5	+2	0	Some cracks in cement	
	2.2 Walls	+8	+5	+1	0		
	2.3 Ceilings	+5	+3	+1	0	Need a drop ceiling added	
	2.4 Fixed Equipment	+2	+1	0	0		
<b>3.0 Mechanical Systems Condition</b>  <b>Good</b> Component Score = <b>26</b>	3.1 Electrical	+6	+4	+2	0		
	3.2 Plumbing	+4	+2	+1	0		
	3.3 Heating	+6	+4	+2	+1		
	3.4 Cooling	+6	+4	+2	+1	A/C	
	3.5 Lighting	+4	+3	+2	0	T8s are in place	
<b>4.0 Safety/Building Code</b>  <b>Fair</b> Component Score = <b>15</b>	4.1 Means of Exit	+6	+4	+2	0		
	4.2 Fire Control Capability	+4	+3	+2	+1	Not sprinkled	
	4.3 Fire Alarm System	+4	+3	+2	+1	Simplex system is a problem	
	4.4 Emergency Lighting	+2	+1	0	0		
	4.5 Fire Resistance	+4	+3	+2	+1	Wooden structure	
<b>Fair Condition</b> <b>TOTAL CONDITION SCORES</b>		<b>66</b>	<b>20</b>	<b>0</b>	<b>1</b>	Unadjusted Score <b>87</b>	Adjusted Score <b>87</b>

- 5.0 Provisions for Handicap Accessibility
- 6.0 Functional Adaptability
- 7.0 Suitability of Space

	YES	NO
	GOOD	FAIR
EXCEL	GOOD	FAIR
	POOR	UNSAT.
	POOR	UNSAT.

Evaluator Name     
  Date     
  Year Built     
  Total Sq. Ft.

Age of Facility

# Wendell School BCEF Calculations

## High Sch Vo-Ag Shop & FFA

Square footage of building:	4,392
Conversion on BCEF	$100 - 87 = 13\%$
Cost per/sf for upgrades*	\$150
Mathematical calculation	$4,392 \times 13\% = 571 \text{ sf}$
Upgrade calculation cost	$571 \text{ sf} \times \$150^* \text{ sf} = \$85,650$
Total upgrade cost	\$86,000

**Suitability of Space Problems** include the following items:

	Yes or No	Comments
1) Narrow hallways	N/A	Could be expanded
2) Insufficient science labs	N/A	
3) Insufficient band room	N/A	
4) Choir/music room in building	N/A	
5) Auditorium in building	N/A	
6) Art room in building	N/A	
7) Library size adequate	N/A	
8) Kitchen in building	No	
9) Central air in building	Yes	
10) Core areas too small for an expansion	Yes	

\* \$ Provided by Beniton CM's

# BUILDING CONDITION EVALUATION FORM

Wendell School District #232

High School Welding/Maint. Shop

COMPONENTS	SYSTEMS	RATINGS				COMMENTS	
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)		
<b>1.0 Exterior Building Condition</b>  <b>Poor</b> Component Score = 12	1.1 Foundation/Structure	+12	+8	+6	+4	Many cracks around building	
	1.2 Walls	+8	+5	+3	+1	Cracks throughout	
	1.3 Roof	+7	+5	+2	0	Tar built up - old	
	1.4 Windows/Doors	+2	+1	0	0	Single pane	
	1.5 Trim	+2	+1	0	0	Needs painted and tacked up	
<b>2.0 Interior Building Condition</b>  <b>Poor</b> Component Score = 9	2.1 Floors	+8	+5	+2	0	Cracks throughout floors	
	2.2 Walls	+8	+5	+1	0		
	2.3 Ceilings	+5	+3	+1	0	Older	
	2.4 Fixed Equipment	+2	+1	0	0	Older	
<b>3.0 Mechanical Systems Condition</b>  <b>Poor</b> Component Score = 12	3.1 Electrical	+6	+4	+2	0	Panels are old	
	3.2 Plumbing	+4	+2	+1	0	Need new fixtures	
	3.3 Heating	+6	+4	+2	+1	Units are old	
	3.4 Cooling	+6	+4	+2	+1	No A/C	
	3.5 Lighting	+4	+3	+2	0	Needs T8s	
<b>4.0 Safety/Building Code</b>  <b>Poor</b> Component Score = 8	4.1 Means of Exit	+6	+4	+2	0	Some doors hard to get out	
	4.2 Fire Control Capability	+4	+3	+2	+1	No sprinkling system	
	4.3 Fire Alarm System	+4	+3	+2	+1	None	
	4.4 Emergency Lighting	+2	+1	0	0	None	
	4.5 Fire Resistance	+4	+3	+2	+1	Wooden structure	
<b>Poor Condition TOTAL CONDITION SCORES</b>		<b>0</b>	<b>19</b>	<b>19</b>	<b>3</b>	Unadjusted Score <b>41</b>	Adjusted Score <b>41</b>

- 5.0 Provisions for Handicap Accessibility
- 6.0 Functional Adaptability
- 7.0 Suitability of Space

	YES	NO	
	GOOD	FAIR	POOR UNSAT.
EXCEL	GOOD	FAIR	POOR UNSAT.

Evaluator Name     
  Date     
  Year Built     
  Total Sq. Ft.  
 Age of Facility

# Wendell School BCEF Calculations

## High Sch Welding/Maint. Shop

Square footage of building:	7,000
Conversion on BCEF	$100 - 41 = 59\%$
Cost per/sf for upgrades*	\$150
Mathematical calculation	$7,000 \times 59\% = 4,130 \text{ sf}$
Upgrade calculation cost	$4,130 \text{ sf} \times \$150^* \text{ sf} = \$619,500$
Total upgrade cost	\$620,000

**Suitability of Space Problems** include the following items:

	Yes or No	Comments
1) Narrow hallways	N/A	Majority of building is a Maint shop
2) Insufficient science labs	N/A	
3) Insufficient band room	N/A	
4) Choir/music room in building	N/A	
5) Auditorium in building	N/A	
6) Art room in building	N/A	
7) Library size adequate	N/A	
8) Kitchen in building	No	
9) Central air in building	None	
10) Core areas too small for an expansion	Yes	

\* \$ Provided by Beniton CM's

## Wendell Schools' Districtwide BCEF Calculations

Below are the total calculations that combine these six school buildings & shop -- BCEF's. The total is then divided over two, five and ten years to help balance out the desired revenue with expenditures.

<u>Schools</u>	<u>Sq Footage</u>	<u>Ratings</u>	<u>BCEF Scores</u>	<u>Total Upgrade Costs</u>
Elementary	60,000	Good	97	\$ 351,000
Middle	57,608	Good	92	\$ 898,685
High School	52,000	Fair	76	\$ 2,433,600
HS Gymnasium	24,300	Poor	48	\$ 2,464,020
HS Vo-Ag & FFA	4,392	Fair	87	\$ 85,650
HS Welding/Maint. Shop	7,000	Poor	41	\$ 620,000
<b>Averages &amp; Totals</b>	<b>205,300</b>	<b>Fair</b>	<b>74</b>	<b>\$ 6,852,955</b>

Ten Year Funding Plan	$\$6,852,955 / 10 =$	\$	685,296
Five Year Funding Plan	$\$6,852,955 / 5 =$	\$	1,370,591
Two Year Funding Plan	$\$6,852,955 / 2 =$	\$	3,426,478



# Conclusion and Analysis of Ten-Year Plan

- In conclusion, the Wendell School District #232 details their strategies for proactively maintaining and upgrading their facilities as entailed in this ten-year facilities plan. Effective plans reflect the facilities vision and mission of the organization, including assessment of all of the facilities, incorporating the perspectives of the stakeholders and a focus on measures that ensure that the capitol investment is responsibly managed.
- The District's overall analysis is that this plan will contribute to both the instructional and financial well being of the Wendell School District along with their respective community.

###


*The following signatures signify concurrence and approval of this Ten-Year Facilities Plan:*

  
\_\_\_\_\_  
Doyle Hope, School Board Chairperson

8/21/2018  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Troy Fletcher, Maintenance Director

8/21/2018  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tim Perrigot, Superintendent

8/21/2018  
\_\_\_\_\_  
Date