



ERIN SCHOOL

Erin School District

Facility Assessment

November 2024

Prepared by:



CESA 10 Facilities Management

888.947.4701

facilities.cesa10.org

• • • Table of Contents • • •

4

Report Summary

4 *History*

5 *Executive Summary*

7

Facility Analysis

7 *General Information*

8 *Energy Use*

9 *Utility Analysis*

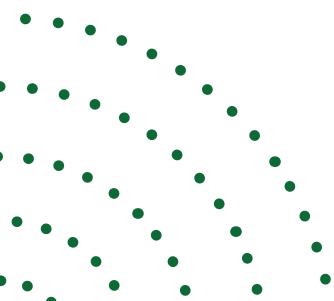
10 *Strategic Plan*

19 *Facility Improvement Measures*

44 *Asphalt Management Tool*

45 *Roofing Management Tool*

46 *Summary*





• • • History • • •

Established in Wisconsin in 1964, Cooperative Educational Service Agencies (CESAs) have a long history of partnering with school districts. CESA 10 Facilities Management Department is a nonprofit educational service agency providing facilities management services to local government and school district customers throughout the state of Wisconsin.

With decades of experience and expertise in managing institutional facility needs, CESA 10 has a unique position as a nonprofit educational service agency. This unique position helps to ensure customers benefit from our trusted and unbiased judgment and experience gained through the execution of hundreds of investment grade audits, school energy efficiency, construction, renovation and environmental projects, and other facilities services.

CESA 10 assists public entities in managing their facility needs in health, safety, energy efficiency, referendum and long-term planning, and construction management.

The department's main areas of concentration are:

- Investment Grade Audits, including Long-Term Comprehensive Plans
- Referendum Planning
- Construction Management
- Owner's Representative
- Environmental Health and Safety Consulting
- Environmental Project Consulting and Management





• • • Executive Summary • • •

At the request of the School District of Erin, CESA 10 technical experts performed a detailed on-site audit of its facilities. This audit provides the District with a comprehensive facilities maintenance and capital project plan, with identified problems, proposed solutions, and estimated costs. The recommendations in this report aim to improve failing and inefficient equipment, systems, and facilities and reduce energy consumption to ensure any taxpayer investment is managed within an appropriate payback period.

According to the 2021 State of our Schools report, public school districts in the U.S. only spend an average of \$56 billion on their facilities' maintenance and operations annually. That's \$27.6 billion short of what is recommended to maintain, operate, and renew facilities to provide healthy and safe 21-century learning environments for all children. Local districts know their available funding options often fall short of maintenance wants and needs. Therefore, it is imperative to engage in proper facilities planning.

Planning should include:

- Having an up-to-date master facilities plan
- Preparing annual District-wide maintenance, repair, and energy management plans
- Defining and disseminating benchmarks for facilities planning
- Analyzing existing and potential technical assistance and tools, environmental health and safety hazards, and ADA-compliance issues
- Establishing a District facilities planning designee or committee

Numerous priority improvement measures have been identified for consideration. Preventative measures are recommended to provide more consistent quality for the ever-aging facilities. These recommendations include documented seasonal inspections, robust preventative maintenance, expeditious corrective actions, and minor and major projects.

It is important to note the prices listed in the strategic plan are only for construction costs. There are additional costs related to construction management, architect/engineer fees, contingencies, permits, plans, and other material costs. Additionally, prices can fluctuate based on the types of materials chosen, the time of year construction occurs, and final project scopes. The recent worldwide pandemic also continues to impact material and labor costs.

The District has effectively utilized the existing buildings and equipment to the best of its available resources. The District can use this report to identify the highest priority facility improvement measures (FIMS) during corrective maintenance, minor project implementation, and capital planning. The recommendations included in this report are meant to help the District maximize capital investment impact, advance the learning environment, conserve energy, reduce operating and maintenance costs, improve occupant comfort, and increase safety and security where applicable.



• • • Facility Analysis • • •

Conducted for the School District of Erin

Conducted on

October 25, 2024

School District Personnel

Joannie Kalina • District Administrator

Prepared by

CESA 10 Facilities Consultant

John Berget & Lindsey Schreiner





• • • Facility Analysis • • •

The School District of Erin is located at 6901 County Hwy O, Hartford, Wisconsin.

CESA 10 technical experts paid close attention to the site's lighting, building envelope, and security concerns. Items identified in this report are meant to improve the facility's efficiency over the next five to ten years while reducing future operation and maintenance costs.

Erin School District

Year Built	1958
Building Addition	1965, 1970, 1979, 1992
Square Footage	62,900
Annual Electric Usage (kWh)	217,141





• • • Facility Analysis • • •

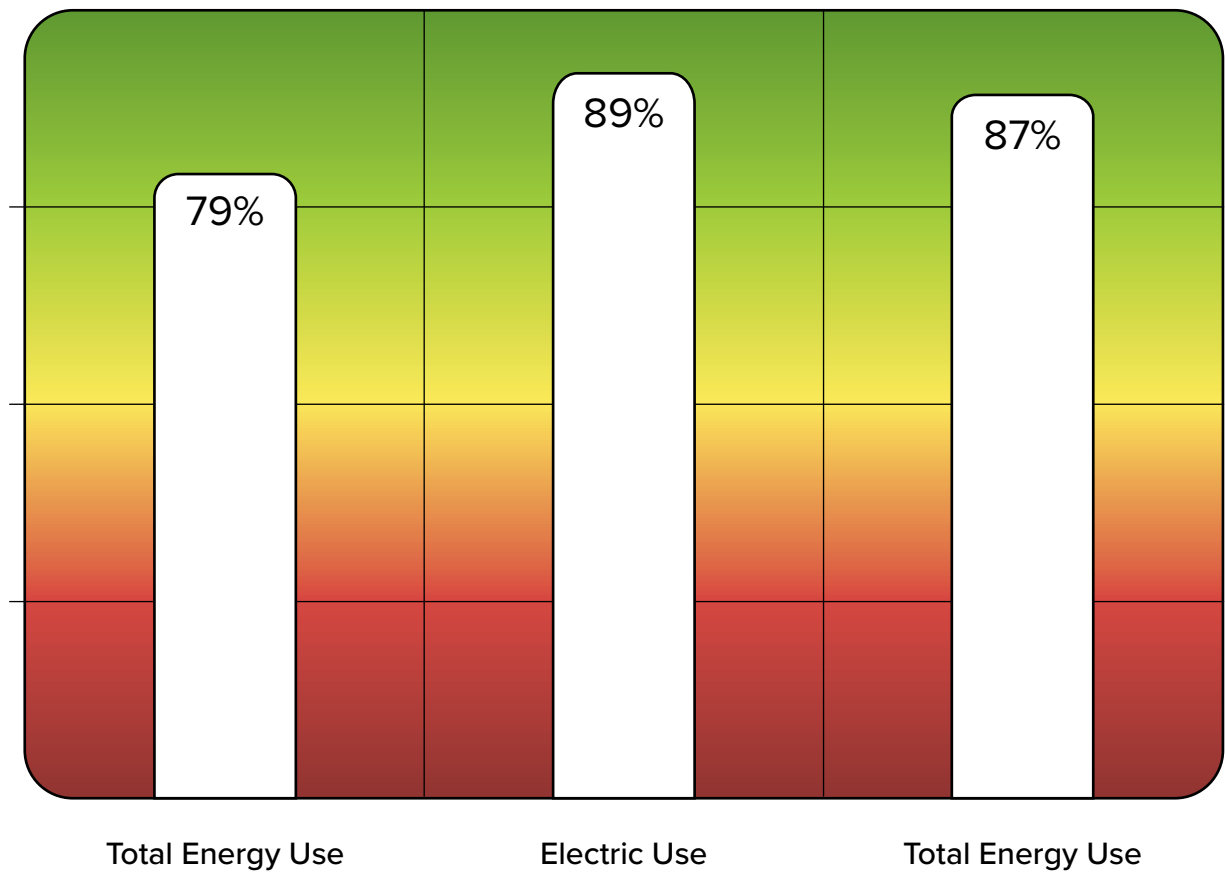
ENERGY USE

The following benchmarking analysis compares the Erin School District to an average school district in Wisconsin. The District uses less electricity per square foot than the average school district in Wisconsin.

Erin School District • Benchmarking

	Total Energy Use kBtu/ft ²	Electric Use kWh/ft ²	Total Energy Cost \$/ft ²
Average School District	70.48	6.2	\$0.78
Erin School District	51.8	3.5	\$0.73
Percentile Rankings	79%	89%	87%

Percentile Rankings



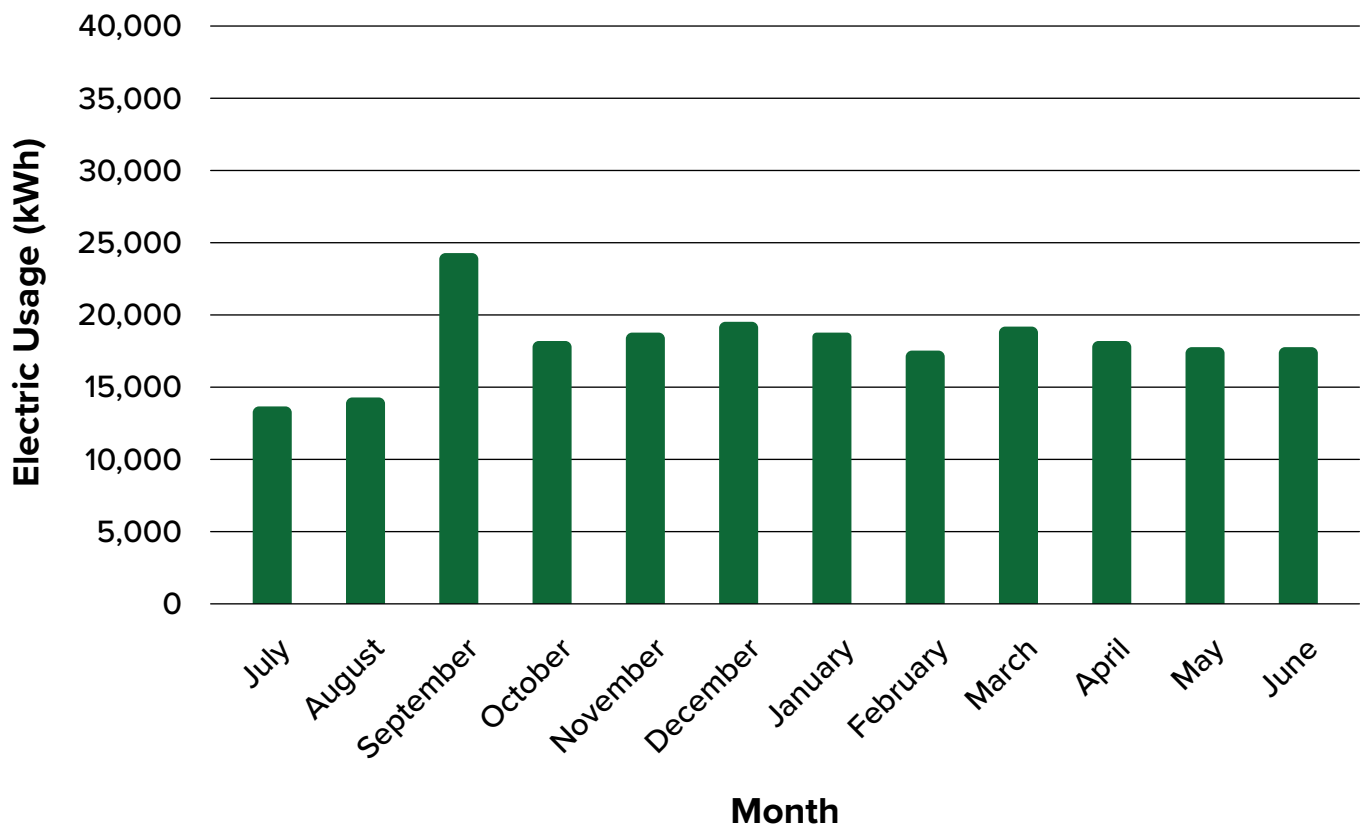


• • • Facility Analysis • • •

UTILITY ANALYSIS

The utility graph below demonstrates the electrical consumption at the Erin School District from July 2023 through June 2024. This consumption stays relatively consistent, due to year-round use.

Erin School District Electric Usage





• • • Strategic Plan • • •

The table below highlights facility issues and approximated costs. Projects are categorized by facility system. System needs are broken out by priority, classified in three categories: 1-2 year needs, 3-5 year needs, and 5+ year needs. Estimated costs reflect construction costs only.

Erin School District				
System	1-2 Year Needs	3-5 Year Needs	5+ Year Needs	Estimated Cost*
Site/Civil	\$187,500	\$199,500	\$176,200	\$563,200
Exterior	\$40,000	\$103,000	\$565,550	\$708,550
Interior	\$29,200	\$497,000	\$309,500	\$835,700
Mechanical	\$43,000	\$35,000	\$653,000	\$731,000
Plumbing	\$22,300	\$13,000	\$0	\$35,300
Electrical	\$1000	\$91,000	\$0	\$92,000
Totals	\$323,000	\$938,500	\$1,704,250	\$2,965,750

*Construction Costs = Hard construction costs only (labor, materials, and equipment)



• • • Strategic Plan • • •

Erin School District - Site/Civil

Project	Estimated Cost
1-2 Year Needs	
Repair Main Parking (B) Base Areas and Overlay	\$120,000
Increase Routine Asphalt Maintenance	\$8,800
Replace Concrete Pads for Dumpsters	\$8,800
Refresh and Retain Mulch Planter Mulch	\$7,500
Add Concrete Pads for Permanent Location of Dumpsters	\$6,500
Replace Cracked Concrete Landing and Walk (Exit Door #8)	\$5,800
Continue Routine Landscaping Maintenance	\$5,000
Remove Vegetation Along Drive Edge and Add Gravel as Needed	\$4,500
Continue Routine Concrete Maintenance and Replacement	\$3,000
Re-Establish Planter Edging Barriers	\$2,500
Add Perimeter Barrier to Protect Raised Mowing Obstacles	\$2,500
Address Roof Drain Discharge Runoff Area	\$1,800
Place Guard Over Exposed Discharge Pipe and Field	\$1,800
Repair Failing Asphalt Area Edges	\$1,500
Repair or Replace Damaged Culvert Inlets and Outlets	\$1,500
Implement Cyclic Asphalt Replacement Plan	\$1,000
Fix Deteriorated Wood Walk Channel Cover	\$1,000
Modify Landscape to Create Smooth Transitions	\$1,000
Fix Misaligned and Damaged Curb Blocks	\$1,000
Expand Decorative Gravel Use	\$1,000
Keep Storm Water Directional Flow Pathways Open and Clear	\$500
Add Gravel as Needed Around Building Perimeter Edge	\$500
Total	\$187,500



• • • Strategic Plan • • •

Erin School District - Site/Civil

Project	Estimated Cost
3-5 Year Needs	
Repair Base Areas and Overlay (Section A)	\$82,000
Renovate Courtyard into Defined Multi-Use Area	\$35,000
Renovate Courtyard to Seclude Green House	\$28,000
Purchase or Lease Utility Vehicle	\$14,000
Continue Expansion of Gravel Hardscape Borders and Perimeters	\$12,000
Replace Cracked Concrete Walk Slabs	\$8,500
Relocate Mechanical Equipment & Add Outdoor Classroom Space	\$7,500
Fix Concrete Walk Slabs with Deteriorated Joints	\$6,500
Enclose and Secure Gas Valve Access (Side of Building)	\$3,500
Address Wide Gaps or Open Joints Between Concrete Walk Slabs	\$2,500
Total	\$199,500

Erin School District - Site/Civil

Project	Estimated Cost
5-10+ Year Needs	
Add Additional Lane to West Drive (Pick Up Zone 3)	\$65,000
Add Protective Security Fencing	\$45,000
Build Seasonal Bulk Storage Shed/Garage with Vehicle Drive Access	\$30,000
Address Poor Drainage Along North and West Sides of Building	\$23,000
Design and Install a Comprehensive Building Perimeter Drainage System	\$13,200
Total	\$176,200



• • • Strategic Plan • • •

Erin School District - Exterior

Project	Estimated Cost
1-2 Year Needs	
Replace Exit Door #8 Storefront Window and Door System	\$38,000
Develop Roof Replacement Spreadsheet and Evaluate Annually	\$1,000
Increase Routine Exterior Wall Maintenance	\$1,000
Total	\$40,000

Erin School District - Exterior

Project	Estimated Cost
3-5 Year Needs	
Replace Roof Section C - Library and Corridor	\$80,000
Add Sun Control Window Film	\$15,000
Address Corroded Exterior Door Mullion and Base Frames	\$3,000
Caulk and Seal Gaps Between Exterior Wall Base and Hardscapes	\$2,500
Address Corroded Interior Door Mullion and Base Frames	\$2,000
Fix Missing Drip Edge Block	\$500
Total	\$103,000



• • • Strategic Plan • • •

Erin School District - Exterior

Project	Estimated Cost
5-10+ Year Needs	
Renovate to Stabilize Sinking Front Foundation	\$180,000
Replacement of Wood Window Frames	\$150,000
Replace Roof Sections D & E - Gym, Cafeteria, MPR, and Corridors	\$120,550
Install Secure Entrance Measures Routing Visitors Through Office	\$100,000
Expand and Renovate Southwest Dock, Maintenance, and Food Service Area	\$15,000
Total	\$565,550

Erin School District - Interior

Project	Estimated Cost
1-2 Year Needs	
Replace Worn and Damaged Flooring in 4th Grade Classrooms	\$9,000
Replace Worn and Damaged Flooring in 5th Grade Classroom	\$9,000
Remove Clutter in Back Gym Exit Corridor	\$2,000
Replacement of Worn Carpet Tiles & Maintain Stock	\$5,000
Address Mis-Matched Transitional Flooring	\$1,200
Clean or Paint Wall Fire Extinguisher Box Door	\$500
Replace Missing Base Tile in Locker Room	\$500
Address Soap Dispenser Drip Pads on Toilet Room Floors	\$500
Address Cluttered Art Storage Room and Supplies Too Close to Ceiling	\$500
Replace Missing Metal Base Plates in Locker Room	\$500
Add LED Exit Sign to Corridor to Exit Building	\$500
Total	\$29,200



• • • Strategic Plan • • •

Erin School District - Interior

Project	Estimated Cost
3-5 Year Needs	
Remodel 5th Grade Classrooms	\$180,000
Remodel 4th Grade Classrooms	\$180,000
Update Staff Restrooms	\$75,000
Replace Approximately 100 Lockers	\$50,000
Address Prior Poured-In-Place Flooring Imperfections	\$12,000
Total	\$497,000

Erin School District - Interior

Project	Estimated Cost
5-10+ Year Needs	
Add Small Addition to Cafeteria-Maintenance for Receiving and Storage	\$165,000
Relocate Maintenance in Room 110 and Renovate for More Classroom Area	\$75,000
Upgrade Flooring to Current Standards	\$24,000
Upgrade Flooring to Current Standards	\$18,000
Replace Tectum Ceilings	\$15,000
Replace Middle School Classroom Counter tops	\$12,500
Total	\$309,500



• • • Strategic Plan • • •

Erin School District - Mechanical

Project	Estimated Cost
1-2 Year Needs	
Replace Gym AHU	\$25,000
Repair Coil Fins and Install Guards on Exposed Mechanical Equipment	\$8,500
Replace and Repair Missing and Loose Insulation	\$4,000
Address Exposed Piping on Exterior Wall	\$2,500
Fix Mechanical Room Wall Leak	\$1,500
Insulate Hot Water Pipes	\$1,500
Total	\$43,000

Erin School District - Mechanical

Project	Estimated Cost
3-5 Year Needs	
Professionally Clean Ducts	\$16,000
Replace MPR, GYM, and Laundry Hot Water Heater	\$9,000
Relocate Mechanical Equipment to Unoccupied Area	\$5,500
Address Uninsulated and Unsecured Mechanical Equipment	\$4,500
Total	\$35,000



• • • Strategic Plan • • •

Erin School District - Mechanical

Project	Estimated Cost
5-10+ Year Needs	
Renovation to Install Whole-Building Chilled Water AC System	\$650,000
Floor Fans in Lieu of AC	\$1,000
Wall Fans in Lieu of AC	\$1,000
Portable AC Units in Lieu of Central or Zone System AC	\$1,000
Total	\$653,000

Erin School District - Plumbing

Project	Estimated Cost
1-2 Year Needs	
Evaluate Sanitary Plumbing Under Original Building (1958)	\$6,500
Develop Distribution Diagrams and Main Valve Schedules	\$5,800
Establish Plumbing Monitoring Frequency and Preventative Maintenance	\$5,500
Add Floor Drain to Address Flooding in Library Boys Restroom	\$2,000
Address Exposed Sump Pump in Occupied Area	\$1,000
Inspect and Service Science Dilution Tank	\$1,000
Mitigate Library Girls Restroom Flooding with Floor Drain	\$500
Total	\$22,300



• • • Strategic Plan • • •

Erin School District - Plumbing

Project	Estimated Cost
3-5 Year Needs	
Add Isolation Valves and Map for Immediate Emergency and Future Reference	\$13,000
Total	\$13,000

Erin School District - Electrical

Project	Estimated Cost
1-2 Year Needs	
Secure Loose and Exposed Low Voltage Wiring	\$1,000
Total	\$1000

Erin School District - Electrical

Project	Estimated Cost
3-5 Year Needs	
Update Lighting with LED Fixtures	\$45,000
Update LED Tube Retro-Fit Surface Mount Fixtures	\$15,000
Update Gym High Bay Tube Lighting	\$12,000
Address Non-Dimming LED Lighting	\$11,000
Update Outdated Screw-In Lamp Fixture	\$5,000
Test Electrical Panels and Distribution Circuits	\$3,000
Total	\$91,000



C.E.S.A. 10

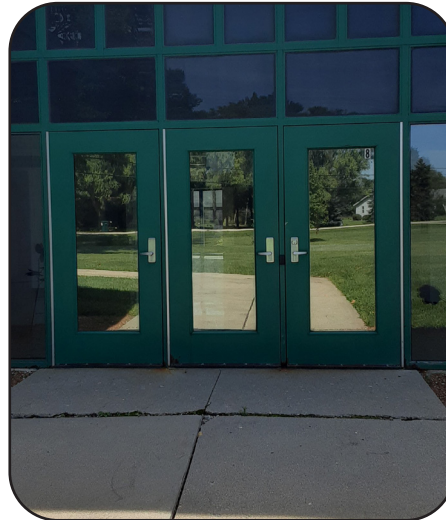
Facilities Management Services

Facility Improvement Measures

Erin School District

1-2 Year Needs

Building System	General Description	Recommendation	Cost Estimate
Site/Civil (General)	Main parking (B) asphalt due for target area base restoration and overlay.	Repair base areas and overlay. Mill if needed.	\$120,000
Exterior Doors / Windows /Louvers	Exit door #8 storefront system beyond expected usable life.	Replace exit door #8 storefront window and door system.	\$38,000
Mechanical	Updated gym AHU electrical already in place.	Replace unit. Consider including AC add on capability or adding AC to gym zone. In addition to occupant comfort, AC prolongs life of wood gym floor and reduces annual maintenance tasks.	\$25,000
Flooring	4th grade classrooms flooring stained, shadowed, worn, and tiles loose.	Replace worn and damaged flooring. Keep within current standardize replacement type and colors. Consider replacing with adjacent 5th grade classroom flooring.	\$9,000





C.E.S.A.10

Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Flooring	5th grade classrooms flooring stained, shadowed, worn, tiles loose, and mismatched replacement tiles.	Replace worn and damaged flooring. Keep within current standardize replacement type and colors. Consider replacing with adjacent 4th grade classroom flooring.	\$9,000
Site/Civil (General)	Increase routine asphalt maintenance. Asphalt project cycle needed and wanted (similar to roof schedule/plan)	Continue annually inspect and crack clean and crack fill "as needed". Reduce scheduled asphalt crack clean, seal, and repaint asphalt to 3-5 years. Seal newer asphalt prior to cracks appearing.	\$8,800
Site Utilities	Dumpster concrete slab stained and deteriorated.	Replace concrete pads for dumpsters. Review master plan to ensure area will continue to be used for dumpster location.	\$8,800
Mechanical	Damaged coils on exposed mechanical equipment.	Repair coil fins and install guards. Lock out, open, and flush clean coils from inside to outside of unit. Repeat seasonally based on adjacent vegetation, crop farming, or other contaminating events in the area. Consider adding a wrap around screen coil protector over coil guard for more protection and easier external routine cleaning.	\$8,500





C.E.S.A¹⁰

Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Site Landscaping	Planter mulch above planter borders, spilling over edging, and moving with runoff outside of planters.	Refresh and retain mulch to an elevation lower than wall weeps, drip edges, border, walk, or turf. Consider expanding use of decorative crushed gravel in lieu of mulch in planters.	\$7,500
Site Utilities	Dumpsters located on grass area.	Add concrete pads for permanent location of dumpsters .	\$6,500
Plumbing	Sanitary plumbing under original building (1958) reaching end of expected usable life.	Verify conditions via physical inspections and camera scope. Follow confined space procedures if required.	\$6,500
Site/Civil (General)	Cracked exit door #8 landing and concrete walk slab.	Replace cracked concrete landing and walk.	\$5,800



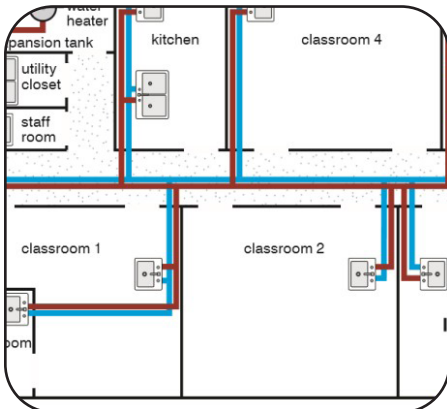


C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Plumbing	No distribution diagrams and main valve schedules available.	Document domestic water, heating water, and natural gas distribution diagrams for the site. Map location of main shut off and zone isolation valves. Update documented valve schedules as improvements are made.	\$5,800
Plumbing	Establish plumbing monitoring frequency and preventive maintenance.	Monthly take pressure and flow readings, and analyze operation and consumption for acceptable range. Investigate variations outside of normal ranges. Annually inspect and exercise main shut off and control valves.	\$5,500
Site Landscaping	Continue routine landscaping maintenance .	Annually or more often if needed remove vegetation around building perimeters, fencing, hardscape surface edges, utility supply areas. Set slope standards per specific locations and annually inspect and correct to standard.	\$5,000
Site Landscaping	Invasive vegetation along drive edge	Remove vegetation, add gravel as needed, and treat seasonally.	\$4,500





C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Mechanical	Deteriorated and missing pipe/valve insulation on outdoor mechanical equipment.	Replace and repair missing and loose insulation.	\$4,000
Site/Civil (General)	Continue routine concrete maintenance and replacement.	Annually inspect and correct concrete deficiencies. Reduce or eliminate the hazards with hardscape improvements. Replace, patch, cut, grind and/or mudjacking as needed.	\$3,000
Site Landscaping	Planter mulch edging buried.	Remove built up over the years compost mulch under the newer mulch to reduce amount of mulch in planter and re-establish edging barrier.	\$2,500
Site Landscaping	Raised mowing obstacles.	Add gravel perimeter barrier to protect obstacles and reduce mowing time.	\$2,500



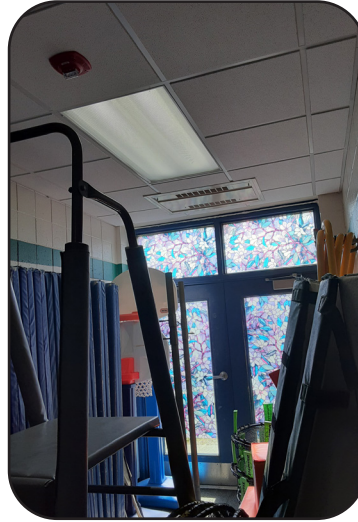
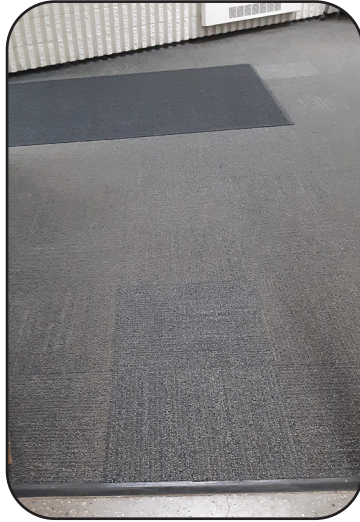
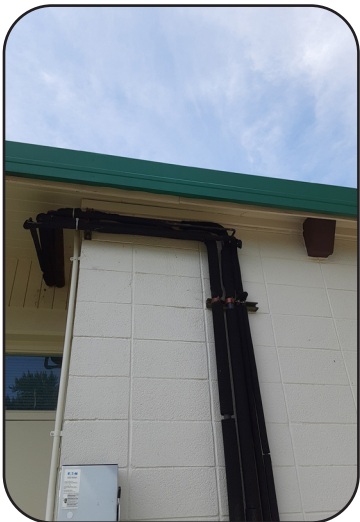


C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Mechanical	Exposed piping on exterior wall potentially provides climbing assistance.	Install guard to eliminate potential climbing hazard.	\$2,500
Flooring	Worn carpet tiles in main traffic areas.	Ongoing replacement of worn carpet tiles and maintain "attic" stock of matching materials for future target replacement	\$5,000
Interior Other	Clutter in back gym exit corridor. Items blocking access to exiting corridor. Additional storage space in area of gym is needed.	Remove and relocate items to appropriate storage location. Consider seasonal or rotation of items in storage locations close to use areas.	\$2,000
Plumbing	Library boys restroom flooding in the past.	Add floor drain in line with adjacent restroom.	\$2,000
Site Landscaping	Roof drain discharge has eroded runoff area.	Cover rip rock discharge area with course filter/soil separator fabric and cover with permeable gravel. (Not chipped lock up gravel and no fines)	\$1,800





C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Site Utilities	Exposed discharge pipe and field	Place guard over open exposed pipe. Replace splash block with rip rock and permeable gravel covered with coarse filter/soil separator and permeable gravel top cover.	\$1,800
Site/Civil (General)	Failing asphalt area edges	Repair including base stabilization as part of overlay or replacement cycle. Incorporate infrared patching as part of cyclic asphalt care.	\$1,500
Site/Civil (General)	Culvert inlets and outlets are damaged and do not have end grates.	Repair or replace. Add grates to secure access and prevent filling with debris.	\$1,500
Mechanical	Mechanical room wall leak.	Investigate cause and remedy.	\$1,500



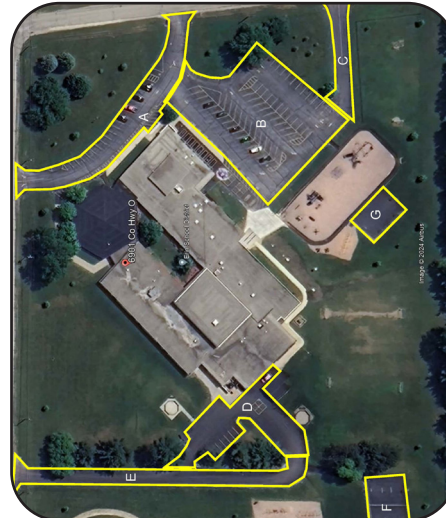


C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Mechanical	Uninsulated hot water pipes.	Insulate hot water pipes.	\$1,500
Flooring	Transitional flooring from classroom the corridor mis-matched.	Replace flooring and maintain an "attic" stock of finish materials for future target replacement.	\$1,200
Site/Civil (General)	Need asphalt replacement plan diagram and spreadsheet. See roof plan and spreadsheet for example.	Implement cyclic replacement plan similar to roof sections.	\$1,000
Site/Civil (General)	Deteriorated wood walk channel cover	Replace walk channel with metal trough and cover. Consider underground tile replacement with discharge opening at through curb.	\$1,000



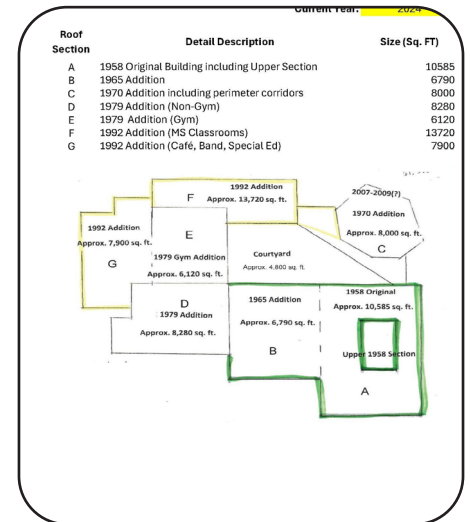


C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Site Landscaping	Uneven transitions between landscape and hardscapes.	Modify landscape to create smooth transitions. Crushed decorative gravel opportunity.	\$1,000
Site Landscaping	Misaligned and damaged curb blocks.	Realign and replace movable curbs/parking blocks. Consider reducing size of planter and providing gravel barrier edge between curb and planter.	\$1,000
Site Landscaping	Decorative gravel ground cover only use in spot locations.	Expand decorative gravel use to both sides of landings and other areas identified.	\$1,000
Exterior Roofing	Need roof replacement spreadsheet. See roof section plan diagram.	Review and re-prioritize annually. Adjust 10 year plan and next year budget requests accordingly.	\$1,000



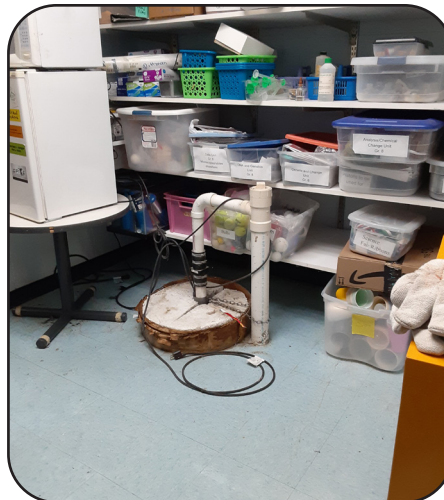


C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Exterior Walls	Increase routine exterior wall maintenance.	Annually inspect and correct wall deficiencies. Seal, caulk, open weeps, replace flashing, and/or other repairs as needed. Tri-annual corrective wall maintenance. Tuck point missing, deteriorated, and failed mortar.	\$1,000
Plumbing	Exposed sump in occupied area.	Verify operating conditions to design and modify to below grade connections with flat cover access.	\$1,000
Plumbing	Science dilution tank has not recently been inspected or serviced.	Verify operational use from construction building plans (drawings and M&O manuals). Implement routine maintenance procedures.	\$1,000
Electrical Distribution	Loose and exposed low voltage door wiring	Secure wiring.	\$1,000





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Site/Civil (General)	Stagnant water pooling before and after culvert inlets and outlets.	Keep storm water directional flow pathways open and clear.	\$500
Site Landscaping	Sparse building perimeter edge.	Add gravel as needed, and treat seasonally.	\$500
Walls/Casework	No exit sign to corridor from gym and court yard exit corridor (used for storage)	Add LED exit sign to direct egress to corridor to exit building.	\$500
Walls/Casework	Wall fire extinguisher box door stained.	Clean or prep and paint.	\$500





C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Flooring	Locker room floor base tile missing.	Replace missing tile.	\$500
Toilet Rooms	Soap dispenser drip pads on toilet room floors throughout building.	Consult with supplier for options. Consider installing drip catchers as part of the dispensing system.	\$500
Interior Other	Clutter in art storage room. Supplies too close to ceiling on top shelves.	Discard or recycle expired or excessive stock. Reorganize keeping items off floor and 12" below ceiling. If storage space is shared, assign one person responsibility for room condition.	\$500
Interior Other	Locker room locker systems are missing metal base plates.	Replace missing base plates.	\$500





C.E.S.A.¹⁰
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Plumbing	Library girls restroom flooding in the past.	Open clean out and modify into a floor drain.	\$500
3-5 Year Needs			
Interior Other	4th grade classrooms furniture, finishes and casework worn and out of date.	Remodel 4th grade classrooms to bring up to date.	\$180,000
Interior Other	5th grade classrooms furniture, finishes and casework worn and out of date.	Remodel 5th grade classrooms to bring up to date.	\$180,000
Site/Civil (General)	Northeast drive and parking (A) asphalt due for target area base restoration and overlay.	Repair base areas and overlay. Mill if needed.	\$82,000





C.E.S.A.10

Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Exterior Roofing	Replace roof section C -1970 Addition - Library & Corridor. Follow Plan (2028).	Continue to add pitch with additional insulation. Continue with preferred contractor for replacement proposal specifications and plans. 20 year warranty minimum.	\$80,000
Toilet Rooms	Updated toilet room finishes and fixtures in staff restrooms.	Update staff restrooms.	\$75,000
Lighting	LED tube retro-fit flush mount fixtures.	Update lighting with new LED fixtures including dimming, daylight, and schedule control. New wireless controls offer dimming, day lighting, and scheduling. Consider coordinating lighting upgrades with ceiling project.	\$45,000
Site Facilities	Courtyard not functional with limited student use.	Renovate courtyard into defined mutely-use areas including early childhood poured in place play lot with slit drain. An example picture provided. (Estimate based on 1/2 or area)	\$35,000





C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Site Facilities	Courtyard free standing green house not secluded from mechanical equipment and other green space.	Renovate courtyard into defined mutely-use areas including secluded green house with adjacent outdoor classroom area.	\$28,000
Interior Other	Lockers are reaching end of expected usable life. (Approximately 100)	Plan to replace approximately 100 lockers. Consider replacing with high-density polyethylene (HDPE) lockers at a slightly higher price to reduce cleaning, painting, and maintenance cost over the longer life of HDPE lockers.	\$50,000
Mechanical	Interior HVAC system ducts contain dust and debris.	Professionally clean ducts. Maintain rigorous filter changes and air leak sealing.	\$16,000
Exterior Doors / Windows / Louvers	Excessive radiant solar heat through large windows.	Add sun control window film to allow in visible light while rejecting the sun's heat to lower cooling load. Blinds will also be able to be open more often. Start with mock up room to confirm investment value.	\$15,000



Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Lighting	LED tube retro-fit surface mount fixtures.	Update lighting with new LED fixtures including dimming, daylight, and schedule control. New wireless controls offer dimming, day lighting, and scheduling. Consider coordinating lighting upgrades w/ ceiling replacements.	\$15,000
Site Landscaping	No utility vehicle for amount of grounds areas and staff.	Purchase or lease to improve safety and productivity.	\$14,000
Plumbing	Minimal three way isolation valves to shut down zones or areas.	Add isolation valves and map for immediate emergency and future reference.	\$13,000
Site Landscaping	Continue expansion of gravel hardscape borders and perimeters.	Existing material is quite course. Consider top coating with 1/4" traffic bond (crushed gravel and fines). Locks up material, improves appearance, moisture, and pest barrier.	\$12,000





C.E.S.A.¹⁰
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Flooring	Imperfections of prior poured in place flooring very apparent.	Extend adjacent materials to cover imperfections and match surrounding finishes.	\$12,000
Lighting	Gym high bay tube lighting.	Update lighting with new LED fixtures including dimming, daylight, and schedule control. New wireless controls offer dimming, day lighting, and scheduling. Consider coordinating lighting upgrades with ceiling replacements.	\$12,000
Lighting	Non-dimming LED lighting.	Update lighting with new LED fixtures including dimming, daylight, and schedule control. New wireless controls offer dimming, day lighting, and scheduling. Consider coordinating lighting upgrades with ceiling replacements.	\$11,000
Site/Civil (General)	Concrete walk slabs with transitional and divided cracks.	Replace cracked concrete walk slabs.	\$8,500





C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Mechanical	MPR, Gym, Laundry hot water heater reaching end of expected life. This heater has had low longevity in the past.	Plan for replacement. This heater has had low longevity in the past, is a larger size/harder to source, significant in day to day operations, and costly. Monitor and schedule replacement prior to need if poss.	\$9,000
Site Facilities	Courtyard includes open and exposed mechanical equipment.	Relocate mechanical equipment and renovate to add outdoor classroom space to compliment greenhouse and curriculum offerings. An example picture provided.	\$7,500
Site/Civil (General)	Concrete walk slabs joints have deteriorated.	Replace slabs with deteriorated joints.	\$6,500
Mechanical	Mechanical equipment operating in occupied courtyard area.	Relocate mechanical equipment to an unoccupied area. Consider relocating to common fenced in mechanical equipment area or roof behind equipment screen.	\$5,500





C.E.S.A¹⁰

Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Lighting	Outdated screw in lamp Fixture	Update lighting with new LED fixtures including dimming, daylight, and schedule control. New wireless controls offer dimming, day lighting, and scheduling. Consider coordinating lighting upgrades with ceiling replacements.	\$5,000
Mechanical	Uninsulated and unsecured mechanical equipment.	Fence in to isolate access. Consider relocating to common fenced in mechanical equipment area or roof behind equipment screen.	\$4,500
Site Utilities	Gas valve on side of building not isolated or secured.	Enclose and secure valve access. Guard or enclose to prevent climbing assistance to roof.	\$3,500
Exterior Doors / Windows / Louvers	Exterior door mullion and base frames corroded.	Clean, prepare, and seal with weather and salt resistant coatings.	\$3,000





C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Electrical Distribution	Electrical is in fair condition and excellent distribution documentation. The older building electrical panels are suspect for loose lugs and current leakage.	Infrared test electrical panels and distribution circuits. Consider testing all panels to start comprehensive testing cycle of site. Correct deficiencies identified. Re-inspect tri-annually.	\$3,000
Site/Civil (General)	Wide gaps or open joints between concrete walk slabs.	For wide existing joint gaps back fill gaps with backer rod (foam). Caulk and seal with appropriate joint filler. Heat melt in place material recommended for smooth, clean appearance.	\$2,500
Exterior Walls	Gaps between exterior wall base and hardscapes.	Caulk and seal with appropriate joint filler. Heat melt in place material recommended for smooth, clean appearance.	\$2,500
Exterior Doors / Windows / Louvers	Interior door mullion and base frames corroded.	Clean, prepare, and seal with weather and salt resistant coatings.	\$2,000





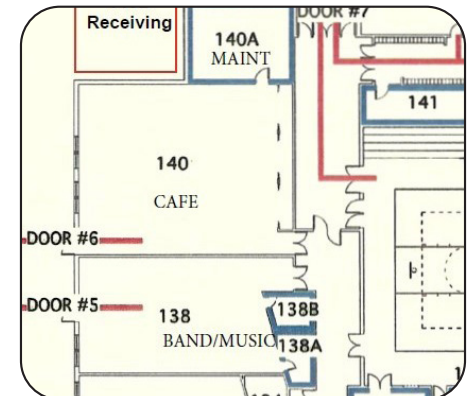
C.E.S.A.¹⁰

Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Exterior Walls	Missing drip edge block.	Replace block to provide wall protecting drip edge.	\$500
5+ Year Needs			
Mechanical	Outdated uninvents without AC or AC modification capability. Occupant discomfort during cooling seasons especially on the east side of the building.	Consider renovating to install a whole building chilled water AC system installation. Smaller zone systems are reasonable contingency options with lower initial install costs and higher on-going operating costs.	\$650,000
Foundation	Front foundation sinking.	Renovate to stabilize. Consider renovation with secure entrance modification for office walk through process.	\$180,000
Interior Other	Storage space needed. Receiving area congested.	Add small addition to Cafeteria-Maintenance for receiving and additional storage. See exterior wall FIM for same recommendation without construction cost.	\$165,000





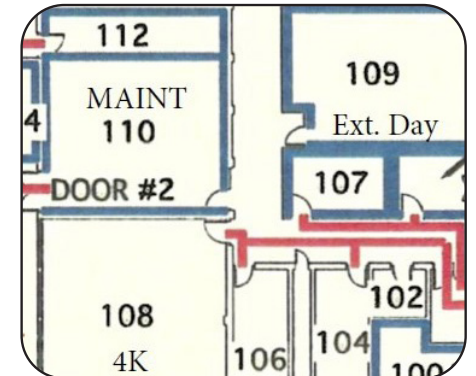
C.E.S.A. 10

Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Exterior Doors / Windows / Louvers	Wood window frames reaching expected usable life.	Plan for replacement in the next 10 years.	\$150,000
Exterior Roofing	Replace roof sections D & E - 1979 Additions - Gym, Cafeteria, MPR, & Corridors. Follow Plan (2030).	Continue to add pitch with additional insulation. Continue with preferred contractor for replacement proposal specifications and plans.	\$120,550
Foundation	The main entrance is secure with initially only an outside vetting area with security observation. Sign in is over a window to office counter area in corridor. Visitors are not directly routed through the office prior to being given access to the building.	Install secure entrance measures routing visitors through the office prior to being given access to the full school.	\$100,000
Interior Other	Student space needed. Expand 4K to full day and increase small break out areas.	Relocate maintenance in room 110 and renovate for more classroom or small break out areas.	\$75,000





C.E.S.A.¹⁰
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Site/Civil (General)	Limited drop off, and pick up areas with volume restricted entry direction from streets.	Consider adding an additional lane to the west drive (pick up zone 3) to provide a "zipper" exit during the peak pick up period. (Approx. 6000 sq. ft)	\$65,000
Site Utilities	Minimal perimeter or security fencing.	Add protective security fencing.	\$45,000
Site Facilities	Lack of outdoor bulk storage space.	Build seasonal bulk storage shed/garage with vehicle drive access away for main building and exiting site facilities. (Estimate 30 x 50 metal).	\$30,000
Flooring	Middle School classrooms flooring reaching end of expected usable life (stains, shadows, and wear).	Upgrade flooring to current standards.	\$24,000





C.E.S.A. 10
Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Site/Civil (General)	Poor drainage along north and west side of building, drives, and play areas. Swales are no longer deep enough to move water in design directions.	Excavate swales to proper depth and design. Consider combining the excavation with larger lot and drive projects.	\$23,000
Exterior Walls	Additional delivery, storage, and egress needed for consumables and discards	Design to expand and renovate southwest dock, maintenance, and food service area. See interior other FIM for cost estimate.	\$15,000
Ceilings	Outdated and unsightly tectum ceilings in some work area and soffits.	Replacement as part of more extensive renovations in the same area.	\$15,000
Site Landscaping	Unsightly and exposed drainage tubes mowing impediments.	Design and install a comprehensive building perimeter drainage system for north side of building. Consider reducing the grassy area.	\$13,200





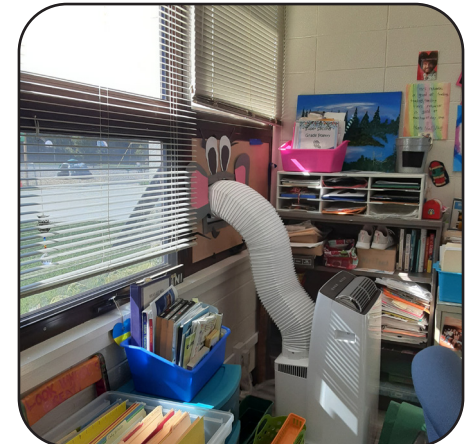
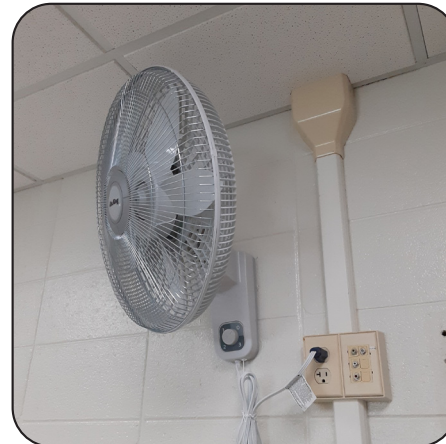
C.E.S.A¹⁰

Facilities Management Services

Facility Improvement Measures

Erin School District

Building System	General Description	Recommendation	Cost Estimate
Walls/Casework	Middle School classrooms counter tops reaching end of expected usable life.	Replace counter tops. Consider combining with flooring project.	\$12,500
Mechanical	Floor fans in lieu of AC	Plan for and set tentative schedule for primary air tempering solution.	\$1,000
Mechanical	Wall fans in lieu of AC	Plan for and set tentative schedule for primary air tempering solution.	\$1,000
Mechanical	Portable AC units in lieu of central or zone system AC	Plan for and set tentative schedule for primary air tempering solution.	\$1,000





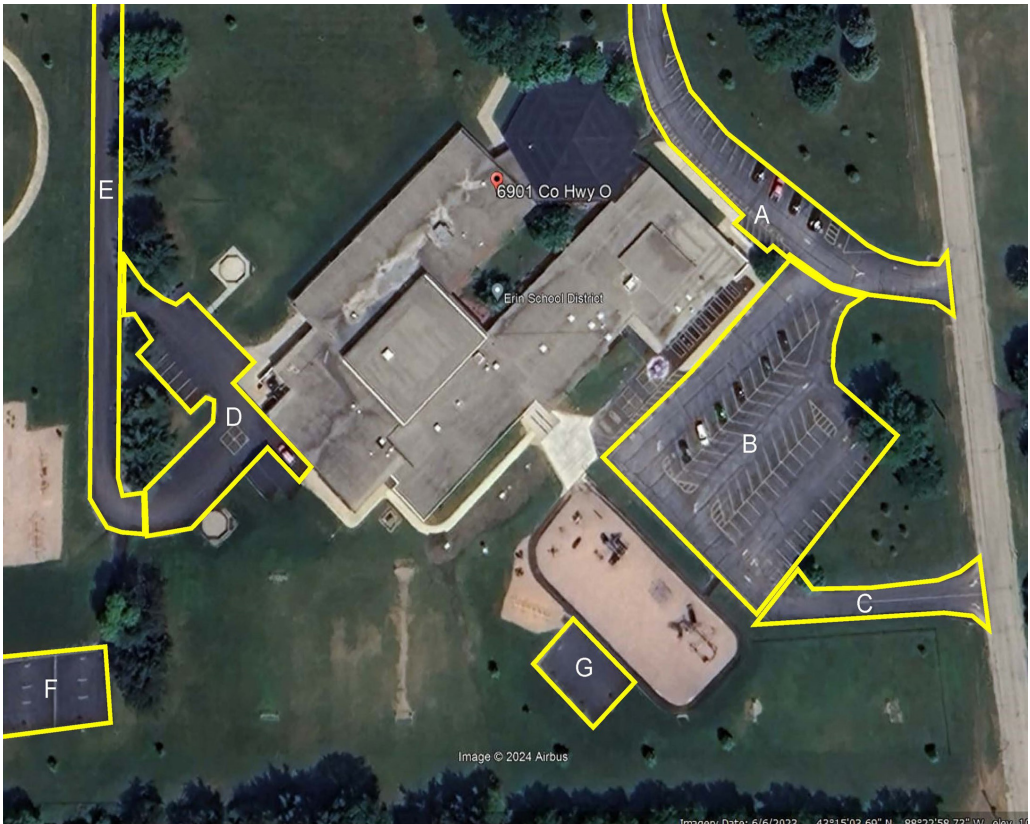
Erin School District
Asphalt Replacment/ Maintenance

Current Year 2024

= Edit

= Next Recommended Action

Asphalt Area	Detail Description	Size (Sq Ft)	Asphalt Replacment					Replace	Maintenance Cost Estimate			Notes
			Need Ranking	Install	Age	Plan Rplmt	Cost Estimate		Overlay	Crack Fill & Seal	Restripe - Paint	
A	Northeast Drive & Parking	15500	2	2010	14	2025		\$93,000	\$62,000	\$4,650	\$1,550	2024 Crack filled, sealed, and painted.
B	Main Parking Lot	30000	1	2010	14	2026		\$180,000	\$120,000	\$9,000	\$3,000	2024 Crack filled, sealed, and painted.
C	Southeast Drive Entry to Main Parking	4000	3	2015	9	2027		\$24,000	\$16,000	\$1,200	\$400	2024 Crack filled, sealed, and painted.
D	Southwest Service Areas	11000	4	2022	2	2033		\$66,000	\$44,000	\$3,300	\$1,100	2024 Crack filled, sealed, and painted.
E	West Drive	11200	5	2022	2	2033		\$67,200	\$44,800	\$3,360	\$1,120	2024 Crack filled, sealed, and painted.
F	West Play Lot	4000	5	2021	3	2033		\$24,000	\$16,000	\$1,200	\$400	2024 Crack filled, sealed, and painted.
G	Southeast Play Lot	2800	5	2021	3	2033		\$16,800	\$11,200	\$840	\$280	2024 Crack filled, sealed, and painted.
												* New West Drive Lane (\$65,000)
Total		78500						\$471,000	\$314,000	\$23,550	\$7,850	



Replace	\$6.00	w additional base
Overlay	\$4.00	
Crack Fill	\$0.30	
Seal	\$0.30	
Paint	\$0.10	
Patch	\$200	Each - Infrared Heat Patch (approx. 5' x 7')

\$471,000 Asset Value
15 Investment Schedule - Years
\$31,400 Average Annual Allocation Projection

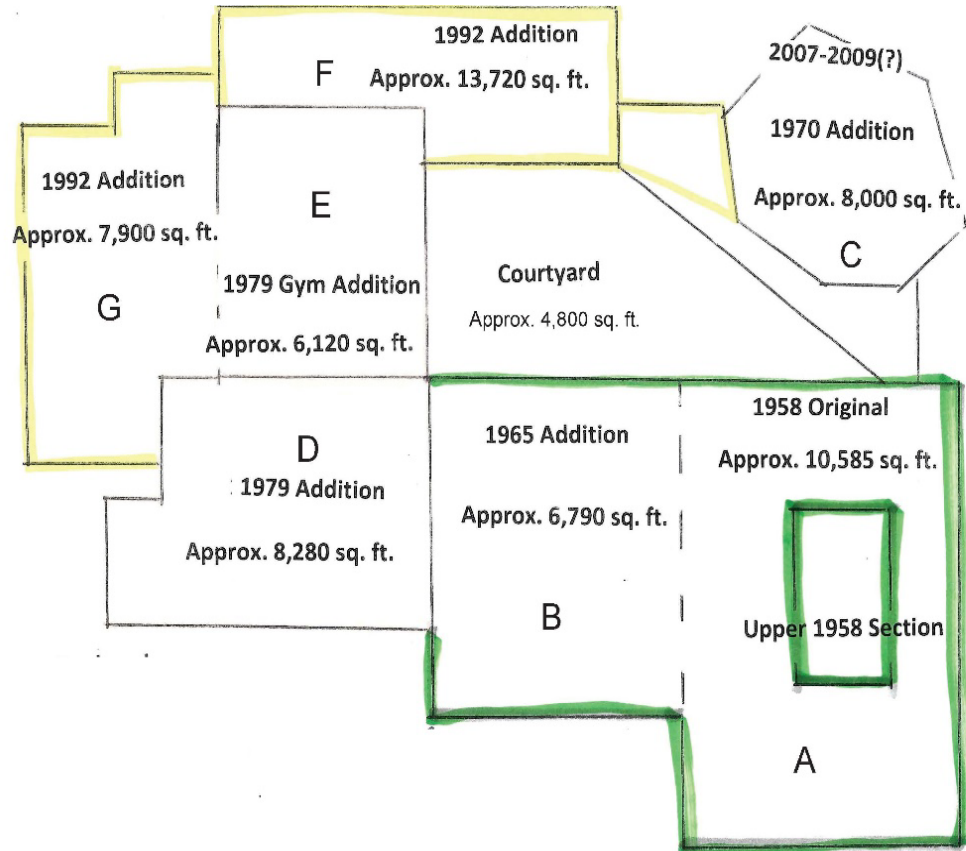
Image © 2024 Airbus



Current Year: 2024

Cost per Sq. Ft.: \$10.00

Roof Section	Detail Description	Size (Sq. FT)	Need Ranking	Roof Install	Age	Plan Rplcmt.	Cost Estimate
A	1958 Original Building including Upper Section	10585	4	2019	5	2039	\$ 105,850
B	1965 Addition	6790	4	2019	5	2039	\$ 67,900
C	1970 Addition including perimeter corridors	8000	1*	2008	16	2028	\$ 80,000
D	1979 Addition (Non-Gym)	8280	3	2010	14	2030	\$ 82,800
E	1979 Addition (Gym)	6120	3	2010	14	2030	\$ 37,750
F	1992 Addition (MS Classrooms)	13720	5	2023	1	2043	\$ 137,200
G	1992 Addition (Café, Band, Special Ed)	7900	5	2023	1	2043	\$ 79,000



Total Square Feet	61,395
Total Square Yards	6,822
Total Acres	1.409
Total Estimated Rplcmt. Cost	\$ 590,500
Ave. Cost per Square Ft.	\$9.62
Annual Target amount.	\$29,525
Est. Roof Life (yrs.)	20



• • • Summary • • •

The CESA 10 team audited the Erin School District in the fall of 2024. The educational facilities are well maintained, and District leadership and facility staff should be commended on how the school is being run, maintained, and managed.

The recommendations included in this report are meant to assist the District over the next five to ten years in conserving energy, reducing operating and maintenance costs, and improving

occupant comfort and safety where applicable. The District can achieve a safer and more effective learning environment by prioritizing projects that need to occur and determining both a short and long-term facility plan that aligns with the District's goals and budget.

Any questions about this report can be directed to Lindsey Schreiner at 715-720-2136.

