

## Hopkins Public Schools







DISTRICT: Hopkins • LOCATION: Urban • ENROLLMENT: 7,140 MEDIAN FACILITY AGE: 40 • DISTRICT SQUARE FT: 1,823,831 • NO. OF FACILITIES: 11

Hopkins Public Schools found themselves in need of a long-term strategic facilities plan to address various outstanding needs across the district. Deferred maintenance costs had resulted in increasing energy and operating costs, deteriorating air quality, and greater challenges with attracting students in a competitive open-enrollment market.

SitelogIQ's staff helped Hopkins Public Schools become eligible for the Department of Education's Alternative Facilities Bonding and Levy Program, which enabled the development of a 10-year master facilities plan to manage operating costs, while minimizing tax increases to district patrons.

Next, district facilities needed to be reconfigured in order to create more dynamic learning environments that could accommodate changing demographics, retain current students, and attract new students in a hyper-competitive market.

The result has been over \$115MM of facility improvement projects in the last ten years. These projects have enabled Hopkins Public Schools to reach the lowest annual operating cost in its peer group of suburban school districts, reduce their operating costs by 22%, and expand the program offerings for the entire district.

## Challenges

- Lack of long-range strategic facility management plan
- Developing a long-range financial management plan to leverage levies and bonds, while minimizing any tax increases for district patrons
- Gaining eligibility into the Department of Education's Alternative Facilities Bonding and Levy Program
- Maintaining and attracting students in hyper-competetive open enrollment suburban market-Poor Indoor Air Quality district-wide
- Rising energy and operating costs
- Reconfiguring facilities to accommodate changing
  demographics and usage patterns and electrical infrastructure

#### Objectives

- Get district qualified for Alternative Facilities Bonding and Levy Program (achieved)
- Develop a 10-year Master Facility Plan
- Create learning environment that fosters academic achievement excellence for students and staff
- Improve Indoor Air Quality standards district-wide
- Develop strategies for reducing the operating and maintenance cost throughout the district's facilities
- Develop attainable financial strategies to fund and finance the 10-year master facility plan by leveraging energy and operating efficiencies and minimizing any tax impact to the community
- Engage community stakeholders in the prioritization of the facility improvements identified
- Improve facility aesthetics to attract and retain students and staff

"From the beginning, I was impressed with all of the SitelogIQ staff. Since then, I have come to depend on them for advice and information. They are always eager to help us and I feel they are willing to give us extra attention when we need it. Above all, I trust them implicitly; I consider them to be an extension of my own staff. This has meant a great deal to us at Hopkins School."

#### PATRICK POQUETTE

SUPERVISOR OF BUILDINGS & GROUNDS



## Solutions

SitelogIQ worked with district leadership to create a long-term master facility management plan. This document established sustainable and affordable guidelines to help Hopkins Public Schools maintain their facilities, avoid unnecessary maintenance costs, and allow them to focus on reaching their educational goals. The master facility management plan is reviewed, updated, and approved annually by the school board and Minnesota Department of Education.

The district applied for, and received, approval from the Minnesota Department of Education to utilize the Alternative Facilities Bonding and Levy program. This program provided crucial funding for the much-needed revitalization of 11 facilities within the district.

SitelogIQ also worked with district mechanical and electrical staff to develop and apply standard operating procedures that will help manage day-to-day maintenance. SitelogIQ also assisted with the implementation of a maintenance program for newly installed equipment and systems to ensure efficient integration.

- Over the last 10 years, the District has implemented over\$115MM of facility improvement projects
- Annual operating costs are the lowest amongst its peer group of suburban school districts-Reduced energy and operating costs by 22%
- The creation of new learning environments with improved temperature, ventilation, and humidity control
- Expansion of facilities to accommodate new programs introduced by the district
- Integrated mechanical systems into the District's Information Technology system



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## Kaukauna Public Schools







DISTRICT: Cannon Falls • LOCATION: Suburban • ENROLLMENT: 1,197 MEDIAN FACILITY AGE: 32.9 • DISTRICT SQUARE FT: 334,909 • NO. OF FACILITIES: 3

Located in the heart of Wisconsin's Fox River Valley, Kaukauna Area School District's schools needed strategies to address deferred maintenance and capital improvements. We completed a preliminary study and developed a master plan to address the district's immediate and long-term goals.

## Project Scope

The Phase I objective was to modernize five of the district's existing facilities: Kaukauna High School, Electa Quinney Elementary, H.B Tanner ELC., Victor Haen Elementary, and Park Community Charter, to provide affordable, energyefficient facilities that protect the community's valuable assets and align to the district's objective: completion of improvements in a fiscally-conservative manner.

By leveraging a budget- and tax-neutral investment of \$24M utilizing existing statutes, Kaukauna Area School District was able to rehabilitate their facilities' infrastructure and provide safe, healthy, and productive learning environments.

## **Project Solutions & Results**

During Phase I, the boilers in the five facilities were repaired or replaced, irrigation and water systems were upgraded, energy management systems and lighting upgrades were implemented to reduce costs and allow for greater control of the learning environment. In addition, at Kaukauna High School, the roof was replaced, athletic fields were improved, and kitchen equipment was upgraded.

Phase II was scheduled for 2017-2018 and involved the revitalization of River View Middle School, built in 1953. Systems were upgraded as well as ventilation and heating modified to hot water to increase energy-efficiency and enhance learning environments. Working with our team, the district allocated an additional \$25M of tax-neutral funding for Phase II. "Kaukauna Schools has taken great pride in finding ways to focus its resources on its students. It has long been a policy of the district to avoid purchasing items that have no direct impact on student achievement. On its own, Kaukauna Schools started to implement energy savings measures across its six school sites in an effort to redirect funding to student learning. Not being experts in that field, we turned to SitelogIQ to enhance the cost savings measures. The results, so far, have been nothing short of spectacular. SitelogIQ provided the expertise needed to push the project for-ward. Without our partnership, Kaukauna Schools would still be trying to navigate its way through the energy-efficiency world."

**BOB SCHAFER** KASD BUSINESS MANAGER



- Learning environments conducive to academic achievement due to comfortable temperature and humidity levels, and improved air quality and lighting levels
- Nearly \$120,000 of operational and energy savings annually
- Creation of numerous local construction positions
- An enhanced sense of pride in and commitment to the school system



## Houston Public Schools







DISTRICT: Houston • LOCATION: Rural • ENROLLMENT: 530 MEDIAN FACILITY AGE: 60 • DISTRICT SQUARE FT: 114,777 • NO. OF FACILITIES: 4

Located within a conservative, rural community, the schools of Minnesota ISD 294 were showing their age and operational and maintenance costs resulted in utilizing valuable general fund resources in a reactive manner. District facilities needed to be updated to provide educational environments more conducive to learning.

Through a comprehensive facilities study, SitelogIQ helped to develop a long term master facility plan to address the aging infrastructure and update the electrical, mechanical, ventilation, and lighting systems to provide an affordable, sustainable atmosphere. Interior and exterior aesthetics were modernized with a new gymnasium, and a remodeled, safe and secure high school entrance.

A well-conceived master facility plan and a budget-neutral facility reinvestment of \$5.5M allowed the district to address both its short- and long-term facility needs and secure a viable future for the school. Moreover, because of strategic financing and debt equalization, district taxpayers realized a reduction in taxes.

## Challenges

- Facilities lacked proper ventilation standards, resulting in a sub-standard learning environment
- Original, internal infrastructure had aged beyond useful life created creating challenges and putting the district at risk of operational failures
- Classrooms were unable to maintain comfortable humidity
  and temperatures during fluctuating seasons
- The cafeteria and hallways inhibited an efficient flow of traffic during passing and lunch times
- Lack of long-range facility management plan

#### Objectives

- Develop a strategic master facility plan comprised of both long- and short-term initiatives
- Modernize the infrastructure while maintaining the architectural integrity of the historic elementary building
- Identify strategies to reduce operating and maintenance costs
- Mitigate risk associated with failing infrastructure
- Create a learning environment that promotes student engagement and achievement
- Strengthen relations within the community and create local jobs
- Improve air quality and temperature control for student and staff health and comfort
- Reduce deterioration of buses by enlarging the bus garage roof
- Upgrade the safety and security of the high school

"Partnering with SitelogIQ allowed us to retain the character of our buildings, which was vital to the staff and community, while improving our facilities to produce the best learning environments for our students. The staff at SitelogIQ helped us through the entire process, from the evaluation of our facilities and potential needs, through the selection of projects and securing funding, and finally, to the installation and completion of the upgrades. During each step, we were totally part of the process and knew the plan ultimately selected was the one we wanted since we had the final say. I would never think of doing a project again without having SitelogIQ as a partner."

KIM ABRAHAM SUPERINTENDENT

## Solutions

By assisting Houston Schools to secure financing options, SitelogIQ was able to implement significant improvements throughout the district, including critical repairs to the infrastructure's energy management systems and controls, and improvements to the learning environment.

At Houston High School, the main entrance was renovated for safety and security, and HVAC and destratification projects improved indoor air quality, comfort levels, and energy use. The Hurricanes' gymnasium was revitalized with bleacher replacement and floor refinishing. All windows were replaced and two rooms were modified to create a multi-purpose DCD room.

Houston Elementary School's boiler and roof were replaced, lighting systems upgraded, HVAC improvements completed, along with dehumidification throughout the facility. The preschool's lower windows were replaced and lighting upgraded to LED. Finally, the bus garage received a roof extension to inhibit rapid aging of exposed areas.

- Improvements will reduce operating expenses by over \$70,000 annually
- Constituents reported high levels of satisfaction with the project and the preservation of the facilities' historical aesthetics
- Ability to maintain and control temperature and humidity levels throughout the school year
- Reduction of student and staff absenteeism because of improved indoor air quality
- Instilled sense of school spirit and strengthened community



# Cannon Falls Area School District







DISTRICT: Cannon Falls • LOCATION: Suburban • ENROLLMENT: 1,197 MEDIAN FACILITY AGE: 32.9 • DISTRICT SQUARE FT: 334,909 • NO. OF FACILITIES: 3

Cannon Falls Area School District was in need of a longterm strategic facilities plan to address numerous needs throughout the district. Deferred maintenance resulted in increasing energy and operational costs, and learning environments suffered from inefficient lighting and unmanageable classroom temperatures.

A well-conceived master facility plan and a budget-neutral reinvestment of \$11.4 million allowed the district to address both short– and long-term facility needs and secure a viable future. Because of strategic financing and debt equalization, district tax payers realized a tax increase of only \$3 per month (per average household).

Not only did these improvements provide needed redundancy and address capital infrastructure, students, staff, and the community now benefit from safer, healthier, and more functional spaces, while reducing annual operating expenses by nearly \$200,000.

## Challenges

- Maintaining and attracting students and staff in a hyper-competitive suburban market
- Internal infrastructure and systems aged beyond useful life and were in a deteriorated condition
- Rising energy/operational costs
- Developing a long-range financial management plan to leverage bonds and levies while minimizing axes for dis-trict residents
- Limited budget and resources for repair and improvement

## Objectives

- Develop a strategic long-term master facility plan
- Exemplify energy conservation and sustainability to students and public
- Provide learning environments that foster academic achievement
- Minimize operating expenses and maintenance costs to free up monies for educational purposes
- Strengthen relations with the local community by creating jobs
- Mitigate risk associated with failure of facility infrastructure
- Protect valuable community assets: the school facilities

"What's really nice about SitelogIQ's data analytics software is it provides visible information right at our fingertips. This is in stark contrast to the building automation system that only relays whether something is running or not. Having this information is a unique benefit that I didn't even expect to have after the project was complete."

#### DAVE PETERSEN HEAD OF OPERATIONS & MAINTENANCE



## Solutions

SitelogIQ worked with district leadership to reinvest \$11.4MM in their facilities which allowed them to attend to critical issues in their three buildings.

Energy control systems were retrofitted, upgraded, or replaced in all facilities to reduce operating costs and create more comfortable learning environments, including: light fixtures and controls, boiler replacement and conversion to hot water heating, water distribution systems and weather-stripping. Electrical and ventilation systems were either repaired or replaced to allow for greater control, improved efficiency, and ensuring that lighting and air quality met or exceeded safety standards.

After revitalization efforts were complete, an integral component of maintaining estimated energy projections was the utilization of data analytics software. The information derived from the software's 24-hour monitoring enables district personnel to make adjustments to controls and systems so they perform optimally.

- Greater than 99% uptime of facility infrastructure
- The community reported a high level of satisfaction with the project
- Significant reduction of operating costs
- Reduction of student and staff absenteeism because of improved air quality



# Alden-Conger Public Schools







DISTRICT: Alden-Conger • LOCATION: Rural • ENROLLMENT: 500 MEDIAN FACILITY AGE: 29 • DISTRICT SQUARE FT: 92,026 • NO. OF FACILITIES: 1

This Freeborn County Consolidated School District chose SitelogIQ, through a competitive process, to perform a preliminary study of its facility and develop a critical longterm maintenance plan for the PK-12 building. The district was in the unique situation of open-enrolling the highest number of students in the area and experienced resultant space-adequacy issues.

SitelogIQ's staff helped Alden-Conger Schools become eligible for several of the Minnesota Department of Education's bond and levy programs that enabled the development of a 10-year master facilities plan to manage operational costs and reconfigure space to accommodate programming and enrollment numbers.

With updates to the electrical, mechanical, ventilation, and lighting systems, a lifetime roof replacement and four classroom addition, Alden-Conger created an education facility that will serve its community in the future, while reducing annual operating costs by nearly \$30,000.

## Challenges

- Limited funds earmarks for facility maintenance or improvements-Inadequate learning spaces for curriculum programming
- The district had no long-term facilities management plan to protect the valuable assets
- The facilities lacked the ability to maintain temperature and humidity at desirable levels leading to discomfort for staff and students
- Poor indoor air quality district-wide

## Objectives

- Develop a strategic long-term master facility plan
- Provide needed classroom space for students and programming
- Secure and separate building entrances for elementary and high school students
- Provide a learning environment that fosters academic achievement and comfort for students and staff
- Minimize operating and maintenance costs to free up valuable resources for education
- Upgrade the building to maintain and enhance the district's ability to compete for open enrollment

"From the beginning, SitelogIQ provided all the guidance I could possibly ask for to ensure our project was successful. Their guidance and oversight of all aspects allowed us to get everything done under budget. I am very thankful for their continued support."

BRIAN SHANKS SUPERINTENDENT

NEW SLOPED METAL ROOF

**NEW ENTRY + ADDITION** 



### Solutions

SitelogIQ worked with district leadership to create a longterm master facility management plan to guide Alden-Conger Schools in the maintenance of their facilities and allow them to avoid unnecessary operational costs. The plan benefited students in the provision of additional, requisite instructional space, and environments that supported students and the learning process.

The district's boiler was replaced and the heating system was converted to hot water; dehumidification was added throughout. A 7,500 square foot addition was constructed for additional classroom space and elementary administrative offices and a new mechanical penthouse was constructed. Finally, a sloped metal roof was installed over most of the facility.

All new LED lighting was installed along with a new temperature control system, creating an energy-efficient facility. Security was addressed by adding separate high school and elementary school secure entryways with door access systems.

- Reduction in student and staff absenteeism due to improved air quality
- Improved acoustics and lighting levels, especially in classrooms
- Nearly \$30,000 reduction in annual operating costs
- Greater than ninety-nine percent of uptime of facility infrastructure