



# District 40-2 Spearfish Schools

## Facilities Assessment

Prepared by:

**ics**

CONSULTING, INC

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# Spearfish Public Schools – ISD 40-2

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## **Spearfish Public Schools – ISD 40-2**

### **1. PURPOSE OF STUDY**

Spearfish Public Schools, in order to accomplish long-range planning for future facility's needs, recognizes the importance of having current, baseline information concerning the status of its existing buildings and sites. Considering this, ICS Consulting, Inc. has been retained by the District to conduct observations and develop evaluations of all buildings and sites being used for educational purposes. This report intends to provide an array of pertinent physical condition information for the buildings and sites in a way that is useful for District facilities planning.

The District clearly recognizes that school buildings are the backbone of our public education system, and that teaching, and learning occurs more successfully in well- maintained buildings that meet the challenges of 21st century education and its evolving needs to prepare students for not only post-secondary learning, but for living in our global society.

Spearfish Public Schools is experiencing many of the dynamic challenges of a public-school district --- aging buildings, shifting population and student concentration areas, evolving learning programs, and limited fiscal resources --- all of which must be addressed within an integrated process of long-range planning.

In order to achieve its goal and mission of educating students to be self-reliant, with the life skills necessary to succeed and contribute to the well-being of their communities. Spearfish Public Schools is undertaking purposeful and useful long-range planning. This report intends to support that effort.

### **2. AVAILABLE DISTRICT INFORMATION**

Spearfish Public Schools and its facilities staff have well-maintained facilities information that was made available to ICS Consulting in its work. The knowledge and hands-on feedback from both facilities and administrative staff has been invaluable resources in aiding this facilities assessment effort.

In this regard, the District has provided ICS Consulting with a wide array of building and other statistical information, including building ages, areas, capacities, current programs, and student enrollment data. The District also has in place annual capital improvement projects aimed at keeping its facilities maintained and sustainable within annual budget constraints.

All this District input has been helpful in enhancing our effort to create a meaningful study of current facilities, their usage, and their physical needs.



## **Spearfish Public Schools – ISD 40-2**

### **GEOGRAPHIC AREA AND POPULATION TO BE SERVED**

Spearfish Public School District 40-2 encompasses a geographic area of approximately 284 square miles. The District's educational facilities all reside in the City of Spearfish, while serving a geographic area with a much broader reach. The district falls within Lawrence County, contains about 13,000 residents and is home to an average of around 2,400 Pre-K thru grade 12 students and their families.

### **LIST OF EXISTING SCHOOL FACILITIES**

Spearfish Public Schools educational programs are housed in six (6) facilities consisting of three (3) Elementary Schools, one (1) Middle School, one (1) High School and a District Office. These facilities are all located in Spearfish, SD. The District is proud of its tradition of excellence in academics, fine arts, community education and extracurricular activities.

The existing facilities and sites are described below:

#### **Mountain View Elementary**

Grades: Pre-K, Special Ed.  
Year Constructed: 1964  
Additions: N/A  
Square Footage: 32,000 SF  
School Site Size: 3 Acres

#### **West Elementary**

Grades: 1 & 2  
Year Constructed: 1965  
Additions: 1987, 2004  
Square Footage: 53,800 SF  
School Site Size: 8.54 Acres

#### **Creekside Elementary**

Grades: 3 - 5  
Year Constructed: 2011  
Additions: 2015  
Square Footage: 63,170 SF  
School Site Size: 21 Acres

#### **Spearfish Middle School**

Grades: 6 - 8  
Year Constructed: 1992  
Additions: N/A  
Square Footage: 97,055 SF  
School Site Size: 42.51, With High School

#### **Spearfish High School**

Grades: 9 - 12  
Year Constructed: 1979  
Additions: 1985, 1994, 1995, 1998, 2000  
Square Footage: 146,162  
School Site Size: 42.51, With Middle School

#### **District Office**

Offices & Maintenance Garage  
Year Constructed: 1974  
Additions: N/A  
Square Footage: 10,200  
Site Size: 1.6 Acres





## **Spearfish Public Schools – ISD 40-2**

### **3. METHODOLOGY USED**

In order to gather pertinent physical information about each building and site, the ICS research team conducted tours of every facility, observing conditions, recording notes and taking photographs for later evaluation.

For background to beginning our site visits, a “facility survey” was initially sent out by ICS in order to gain early insight into known conditions for consideration. Facility and administrative staff at each building were extremely helpful in providing this background information, clearly District staff --- administrative, facility, and teaching --- all take great pride in their buildings and recognize the role these facilities play in the District’s success.

Also, an onsite assessment was performed, which looks at a comprehensive evaluation of the physical needs of major components, including site, exterior envelope, interior condition, mechanical & plumbing, electrical systems, and life safety/security systems.

As a result of research and site visits, the ICS team has organized the data and gathered it into a format that summarizes the data, provides an evaluation of the physical observations, and reports the information in a usable manner.

### **HEALTH & SAFETY ALLOCATIONS**

In the state of South Dakota, it is common for school districts to use their general fund dollars to cover the costs of typical Health and Safety qualifying projects. The annual costs for monitoring, inspection and management of Health and Safety projects can cumulatively become a significant impact to the bottom line. ICS can help identify, budget and allocate the yearly costs to appropriate funding sources that may not be currently accessed. While some annual costs are budgeted by ICS in the development of our 10-year plan and facility analysis, we would like the opportunity to discuss all the available options with the District and include the most beneficial funding source appropriation possible.



## Spearfish Public Schools – ISD 40-2

### UTILITY ANALYSIS

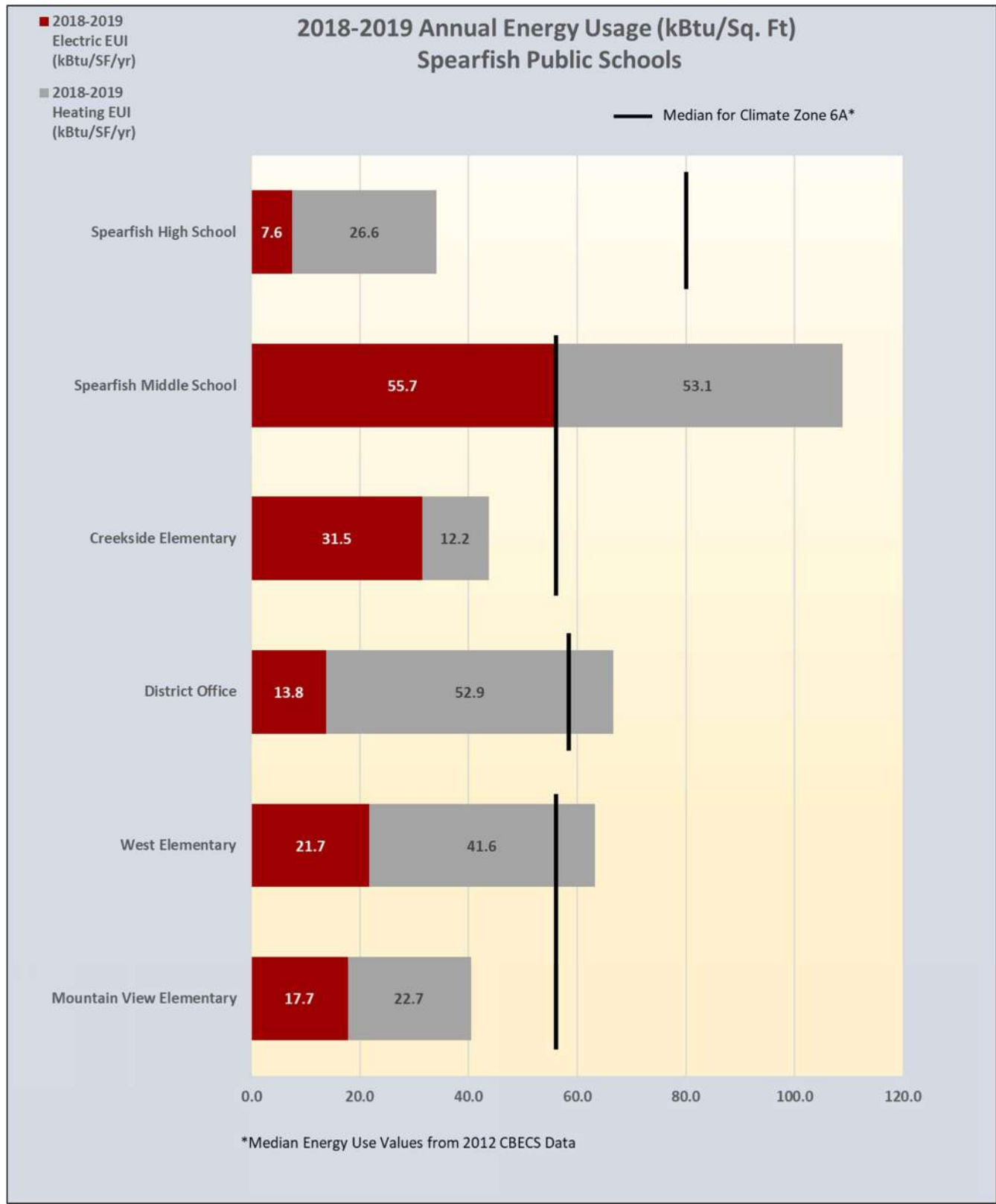
**Energy Use Index** (kBtu/Sq. Ft./yr) – Energy Use Index, known as EUI, is one of the most common ways to compare energy consumption between buildings. This metric annualizes energy consumption data as reported on the monthly utility bills, converted to equivalent units of kBtu, and divided by the total square footage of the school building.

The following chart shows the average annual EUI (kBtu/Sq. Ft.), for each of the schools within the district. The red and gray lines signify the portions of overall energy use attributed to electricity and natural gas, respectively. The black line represents the median EUI for schools of that particular type and heat source within the same climate zone as Spearfish, SD.

It is to be noted that our findings rely on accurate information from the utility companies. However, it seems that the data provided is more than likely combined in certain areas. It is most notably seen in the electrical use between the middle and high schools. The data provided is three times as much for the middle school than the high school for electrical use. This seems odd as the high school is roughly 1.5 times bigger than the middle school. Some of this could be attributed to the older chiller unit for the middle school compared to the new rooftop units for the high school. But the discrepancy is so large it seems unlikely this is the only issue.



# Spearfish Public Schools – ISD 40-2





## Spearfish Public Schools – ISD 40-2

### **FACILITY CONDITION INDEX (FCI)**

The “Facility Condition Index” represents a useful measurement of facility needs compared to an insured replacement value for that building. Therefore, the higher this ratio value is, the more consideration should be given to replacing the facility versus investing significant repair dollars into it. A ratio greater than .6 (60%) typically identifies facilities where long term investments should be seriously considered before implementation. Of course, other factors weigh into whether a building will be upgraded, repurposed, or replaced, but this measurement is one that should be accounted for in any facility decisions.

<b>School</b>	<b>Deferred Maintenance</b>	<b>Insured Building Amount</b>	<b>FCI#</b>
West Elementary	\$4,239,077	\$ 16,000,000	<b>.26</b>
Mountain View Elementary	\$1,224,119	\$ 9,500,000	<b>.13</b>
Creekside Elementary	\$534,212	\$ 15,000,000	<b>.04</b>
Spearfish Middle School	\$6,941,904	\$ 18,000,000	<b>.39</b>
Spearfish High School *	\$6,320,594	\$ 26,096,268	<b>.24</b>
Spearfish District Office	\$481,220	\$ 1,279,716	<b>.38</b>

\*Includes two portables, containing 2 classrooms each



## **Spearfish Public Schools – ISD 40-2**

### **LIST OF SPECIFIC DEFICIENCIES**

#### **Deficiencies of Mountain View Elementary School**

Mountain View Elementary underwent an extensive remodel and equipment upgrade in 2012. This included all new HVAC and Electrical equipment and all interior finishes. Despite the overall success of the project, some issues remain. On the exterior of the school the biggest issue is the drainage problems in the playground and grassy areas on the north side of the building. The inadequate drainage system has made effective upkeep of the landscaping very difficult and presents a safety issue in the winter when large sections of ice form. A potential solution to this problem would be to replace the sod in the area with artificial turf along with a proper drainage system. This would alleviate the water collection problem and provide the added benefit of reduced maintenance. The asphalt drives and parking spaces are another point of need at the school. The asphalt has deteriorated to the point where complete replacement will be needed. The concrete loading dock is experiencing significant heaving and cracking and has many dramatically uneven surfaces. While it does not appear to be used much, this will need to be addressed as it does pose potential safety issues due to trip hazards. Another safety issue at the school exists on the roof where there are many low-lying skylights without any guards around them. Because of the higher traffic levels on the roof due to the many Rooftop Units in place and the potential for these skylights to be covered with snow in the winter, placing guards around the skylights is needed. On the interior of the building the most pressing issue is the failure of the new vinyl tile flooring. Many of the tiles are bubbling and have come loose from the floor. This failure is most likely a result of the materials used in the abatement process, to remove the old vinyl tile, degrading the new tile. At this stage a complete replacement of the floor is needed. Prior to installation of new tile PH levels in the concrete should be tested and if out of spec bead or shot blasting of the floor or concrete grinding should occur to ensure proper adhesion and reduce the chance of future failure. Lighting in the school remains fluorescent and an upgrade to LED fixtures and a lighting control system would maximize energy savings and reduce maintenance costs. While the HVAC system is in great shape, the building is due for recommissioning. This will ensure that all systems are operating optimally and that all energy saving opportunities are being taken advantage of.



## **Spearfish Public Schools – ISD 40-2**

### **Deficiencies of West Elementary School**

While a slightly newer building than Mountain View, West Elementary has not had the benefit of any recent upgrades. This has resulted in significant deficiencies throughout the exterior and interior of the school. The biggest need of West's site has to do with the asphalt parking lot and drives around the school. These surfaces have deteriorated to the point where a complete replacement will be needed. There are many drain lines running under the asphalt around the school that are in very poor condition and will need to be repaired when the asphalt is replaced. The retaining walls separating the grassy areas and the asphalt are also failing and will also need replacement along with the asphalt. Congestion during drop-off and pick-up times is quite heavy and poses a safety risk. A separate bus drop-off on the north side of the building would help to alleviate this congestion and increase safety for students and parents alike. This drop-off will need to accommodate 6 buses in a limited space and will affect the pavement, retaining walls and drainage on the north side of the school. On the school's exterior many windows are single pane and will need replacement along with the exterior doors from the classrooms. In the interior of the school the most pressing issue is the asbestos floor tile throughout the building. This tile will need to be abated and care should be taken to avoid the abatement process that caused the issues experienced at Mountain View Elementary. The school lacks any fire protection and a wet sprinkler system will need to be installed. Ventilation in the building is handled mostly by Roof Top Units that are in good shape and present no immediate needs. There are three condensing units that have exceeded their useful life and need to be replaced. There is one air handler located in the boiler room that is older and outdated and needs replacement. HVAC controls are outdated pneumatic and should be updated to a digital system. While the electrical service is newer, distribution panels throughout the school have exceeded their useful lives and will need updating. Electrical outlets throughout the building need to be changed to the tamper proof style due to the age of the school's students. Lighting throughout the school is mostly surface mounted fluorescent fixtures that are outdated and should be replaced with LED fixtures along with a lighting control system to maximize efficiency and reduce maintenance costs. The acoustical ceilings are in poor condition and will need to be replaced in conjunction with these projects. Casework in classrooms is very outdated and should be updated when the floor tile is done. There are many wood doors throughout the school are in poor condition and will need replacement. Due to the amount of work needed careful planning will be needed to minimize disruptions.

### **Deficiencies of Creekside Elementary School**

Creekside Elementary is the newest school in the district, being built in 2011. The school added 4 classrooms on the north and south wings in 2014. Being that the school is so new, there are very few concerns within the building. The school has a geothermal system in place to carry the heating and cooling loads. Each room has a heat pump placed in a nearby closet, which provides tempered air controlled by Schneider direct digital controls. These heat pumps suffer from premature failure of motors and circuit boards. School flooring consists mostly of marmoleum, which has held up well except for peeling along seams. This really shouldn't be a big issue with proper maintenance and service. However, the district has had problems getting service from the installer and currently these problem areas are held in place with tape. The school was built just prior to LED lighting becoming cost effective. Currently, lighting consists of T8 fluorescent for the interior and High Intensity Discharge (HID) for the exterior. The school needs to consider full fixture LED lighting with controls, to take advantage of energy savings and longevity of these systems.



## **Spearfish Public Schools – ISD 40-2**

### **Deficiencies of Spearfish Middle School**

The Spearfish Middle School is at the age when many of the original components of the building need updating. While the exterior of the Middle School is in mostly good condition, there are some significant needs. The largest of these needs predictably will be the roof system which will be separated into the years 2027, 2028 and 2029. The running track is also a major need, it is currently all asphalt, the surface has deteriorated and should be upgraded to a Poly Resin. Windows at the school will need replacement, they are original to the building and have exceeded their useful lives and should be updated with up to date more energy saving models. On the west side of the school there is a drainage canal that runs between the school and the track, the canal has become filled with sediment and overgrown with trees, this is preventing effective drainage and presents a safety issue during heavy rain. In the interior of the building the biggest need will be the HVAC system. All Air Handlers will have reached the end of their useful lives and replacement will be needed. This also applies to the boilers and chiller as well. Currently the temperature controls are a mixture of outdated pneumatic and digital and should be converted completely to digital. Lighting is still fluorescent and should be converted to LED fixtures along with a full lighting control system to maximize energy savings and reduce maintenance costs. The Middle School has only partial fire protection and the sprinkler system should be expanded to the areas of the building where it is lacking. Acoustical ceiling tile throughout the school is in poor condition and should be replaced in conjunction with the sprinkler system install. Hallway carpet has been recently replaced and the carpet in the classrooms should be replaced as well. There is extensive damage to the tile in the shower areas of both locker rooms, considering the age of the tile a full replacement is warranted.

### **Deficiencies of Spearfish High School**

The majority of the high school was built in 1979 with 5 additions installed over the years. Many of the aesthetics are from the original build and could be updated. The school deals with water intrusion in the classrooms that run along the courtyard. The district has tried several methods to remedy this issue over the years. They have graded the soils away from the building, installed storm water catch basins, added direct piping to from down spouts to the catch basins and laid sloped concrete to divert water away from problem areas. However, they still continue to experience water intrusion in many of these rooms. The north parking lot, for maintenance staff and shipment drop offs is cracked, spalled and sloped toward a section of the building. The roof consists of single ply PVC, ranging from 3-26 years of age. Any section, 20+ years old is past it's useful life and needs to be replaced. Exterior doors (including vestibule doors) and hardware is damaged, outdated and not up to today's security standards. Many interior finishes (carpet, vinyl composite tile, acoustical ceiling tile, wood doors, etc) have damage and need replacement. Currently, lighting consists of T8 fluorescent for the interior and High Intensity Discharge (HID) for the exterior. The school needs to consider full fixture LED lighting with controls, to take advantage of energy savings and longevity of these systems. The school has a fire alarm control panel but the fire suppression system is limited to the newer sections of the building. There are two hot water boilers that are nearing the end of their useful lives and will need replacement soon. Also, most of the roof top units/air handlers have been updated over the last 5 years. However, there are still 5 units that need to be updated.



## **Spearfish Public Schools – ISD 40-2**

### **Deficiencies of District Office**

The district office is housed in a pole shed, that is a combination of offices and maintenance garage. The north side has a steel entrance door and two 12' garage doors for the maintenance garage. The district office and boardroom make up the south side of the building with aluminum entrance doors on the west side of the building. The roof has been retrofitted with a single ply PVC and added insulation between the tin grooves to dampen the roof noise. Unit heaters supply heat to the maintenance garage, while 2 units (one roof top & one stationed on the ground) provide heating and cooling for the district offices. The main concerns for this building are the aging units that provide heating/cooling and the roof that is past its useful life.



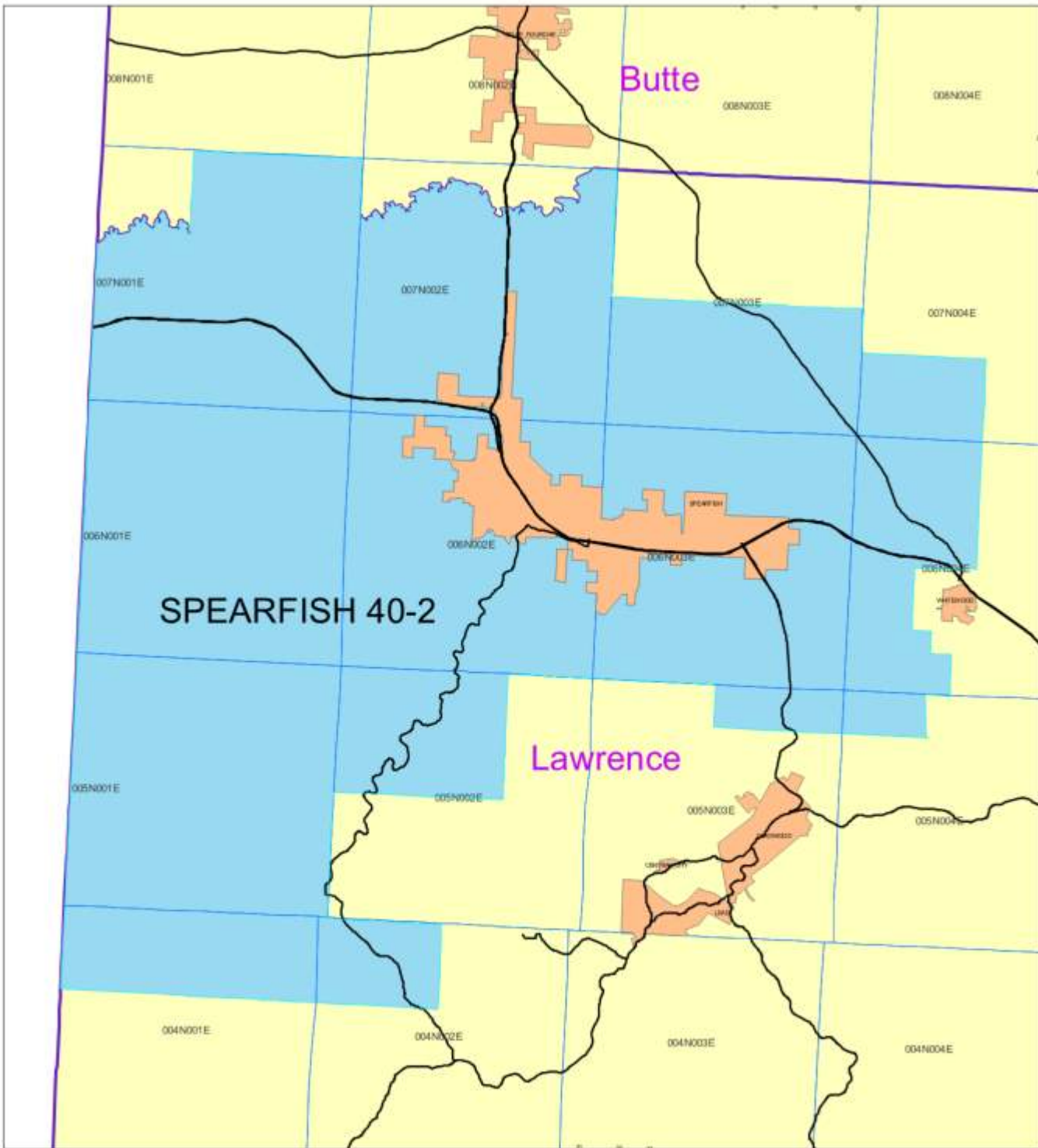


# District 40-2 Spearfish Schools

Appendix A

*District Boundary  
Map*

# Spearfish School District 40-2



NOTE: THIS MAP IS FOR REFERENCE ONLY  
Although every effort has been made to ensure the accuracy of information, errors and conditions originating from the physical sources used to develop the database may be reflected in the data supplied. The user must be aware of the data conditions and ultimately bear responsibility for the appropriate use of the information with respect to possible errors, original source, collection methodology, currency of data, and other conditions specific to certain data.



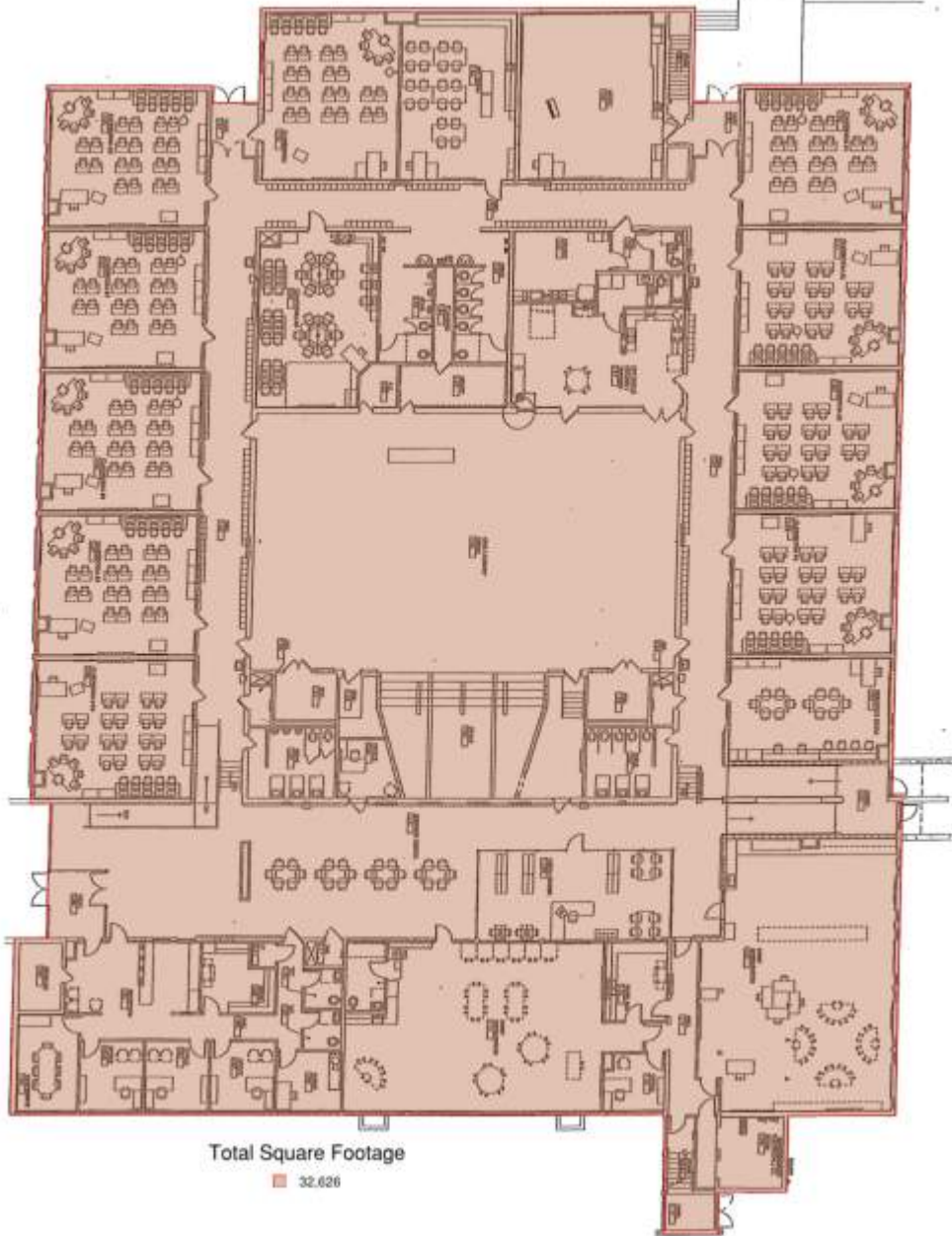


# District 40-2 Spearfish Schools

## Appendix B

### *Building Maps*

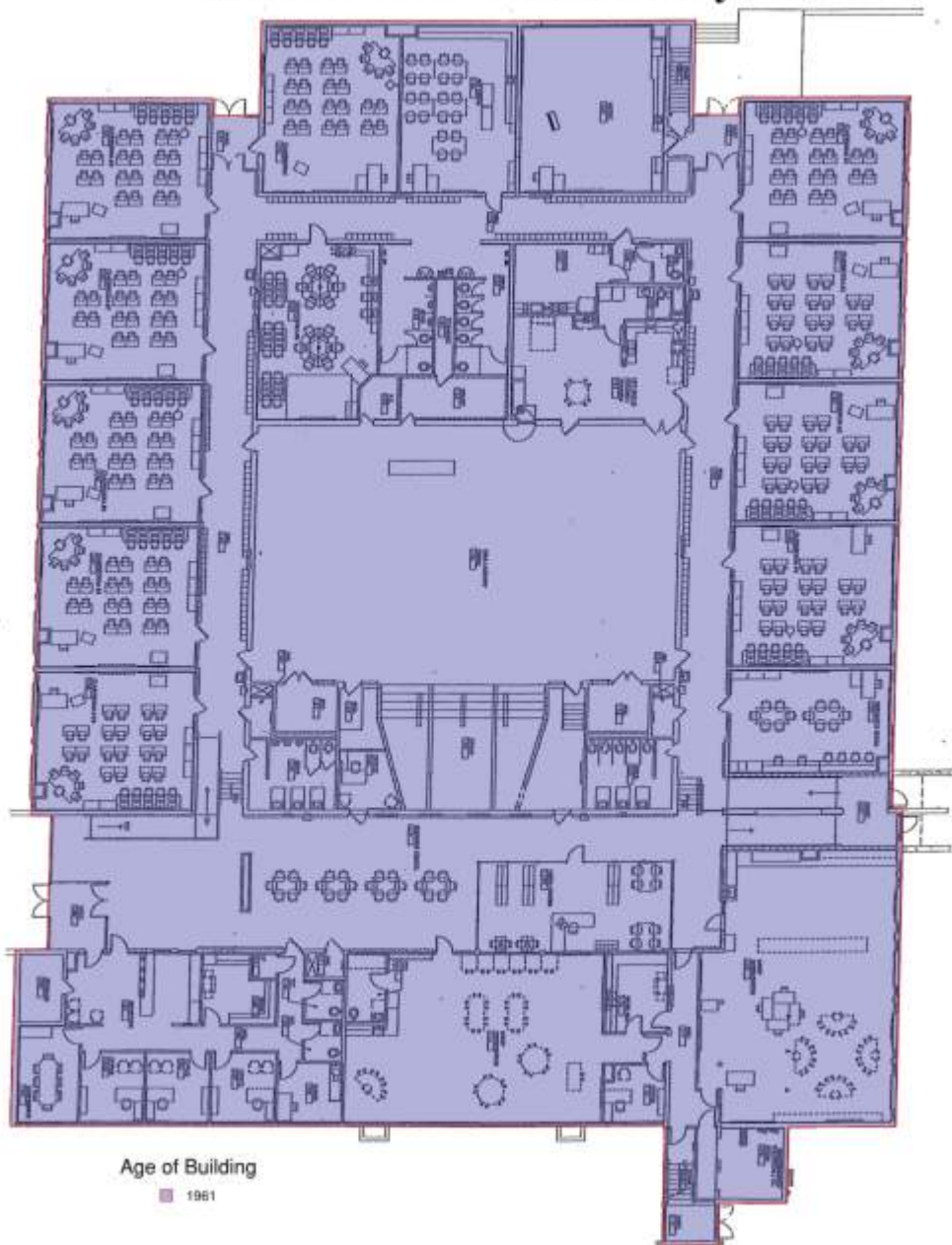
# Mountain View Elementary



Total Square Footage

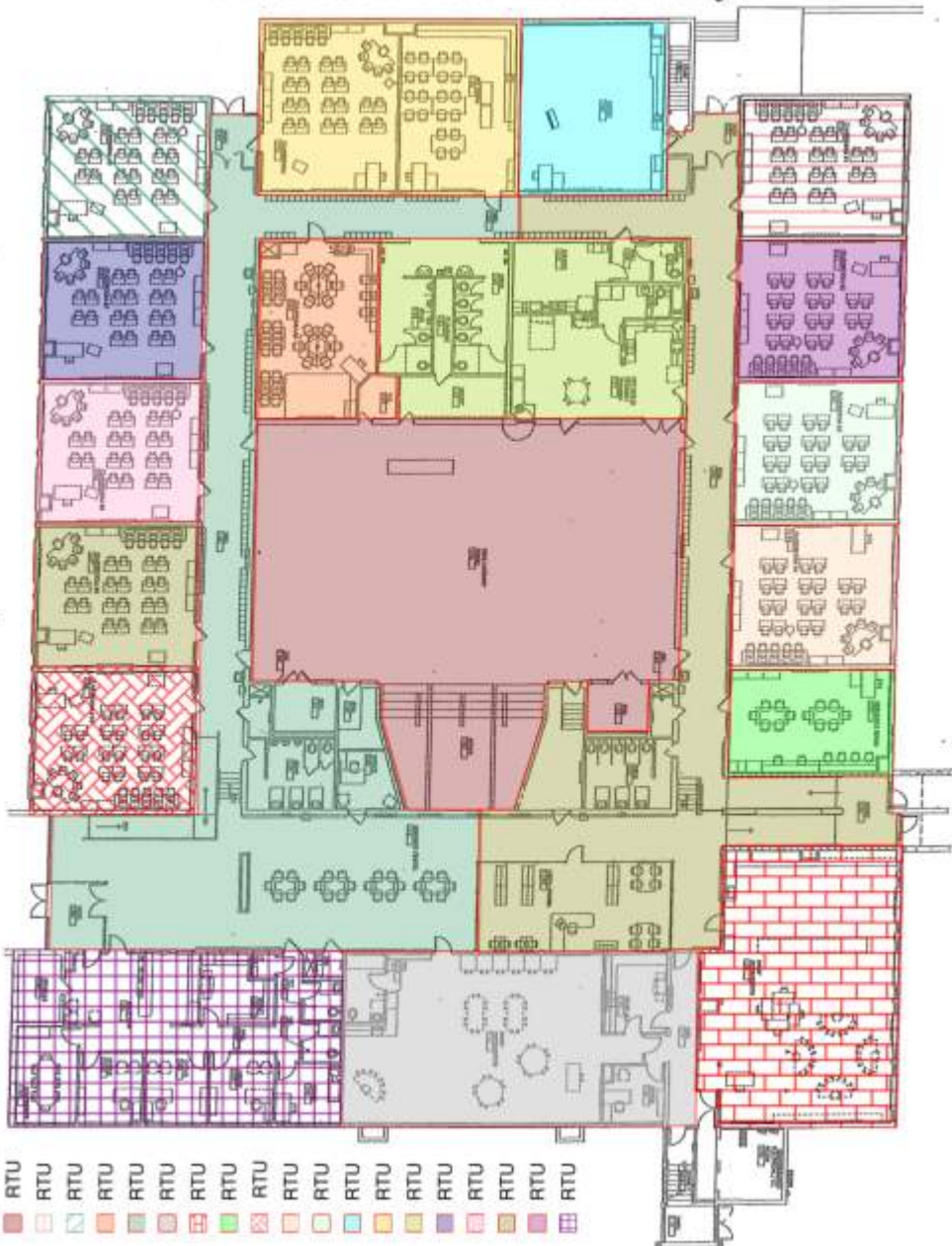
■ 32,626

# Mountain View Elementary





# Mountain View Elementary

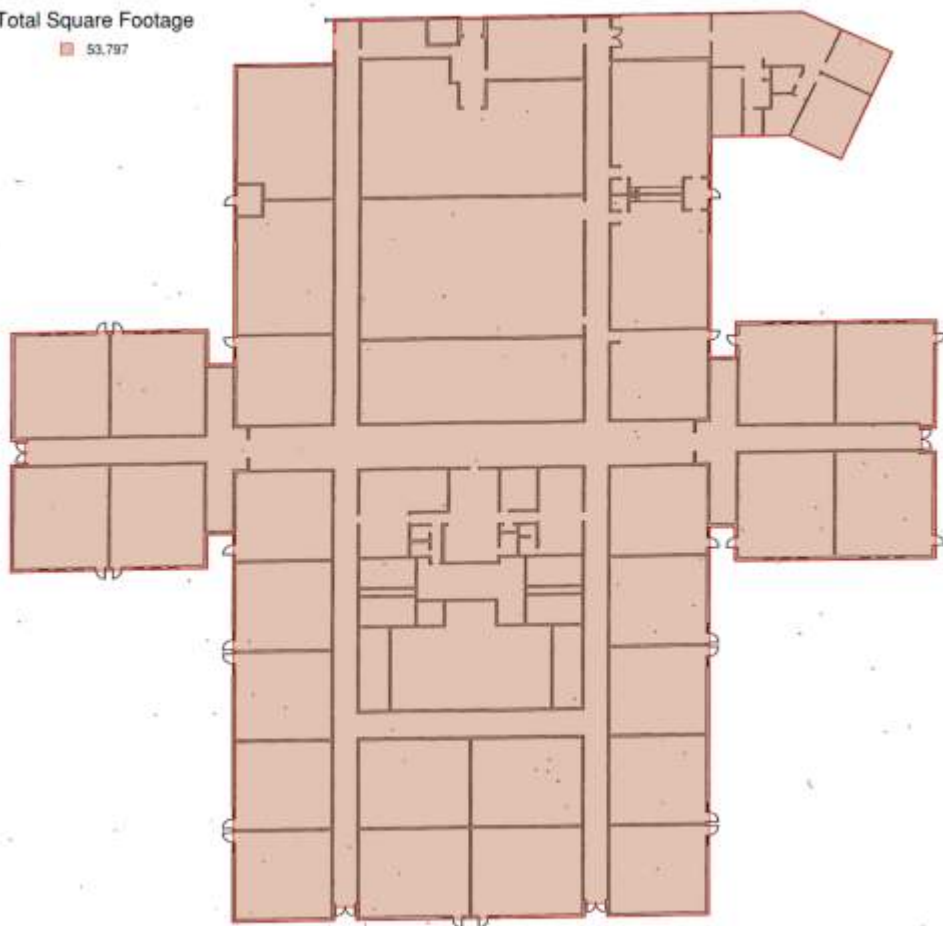


AHU Areas Served

# West Elementary

Total Square Footage

■ 53,797



# West Elementary

## Ages of Building

- 1961
- 1987
- 2004





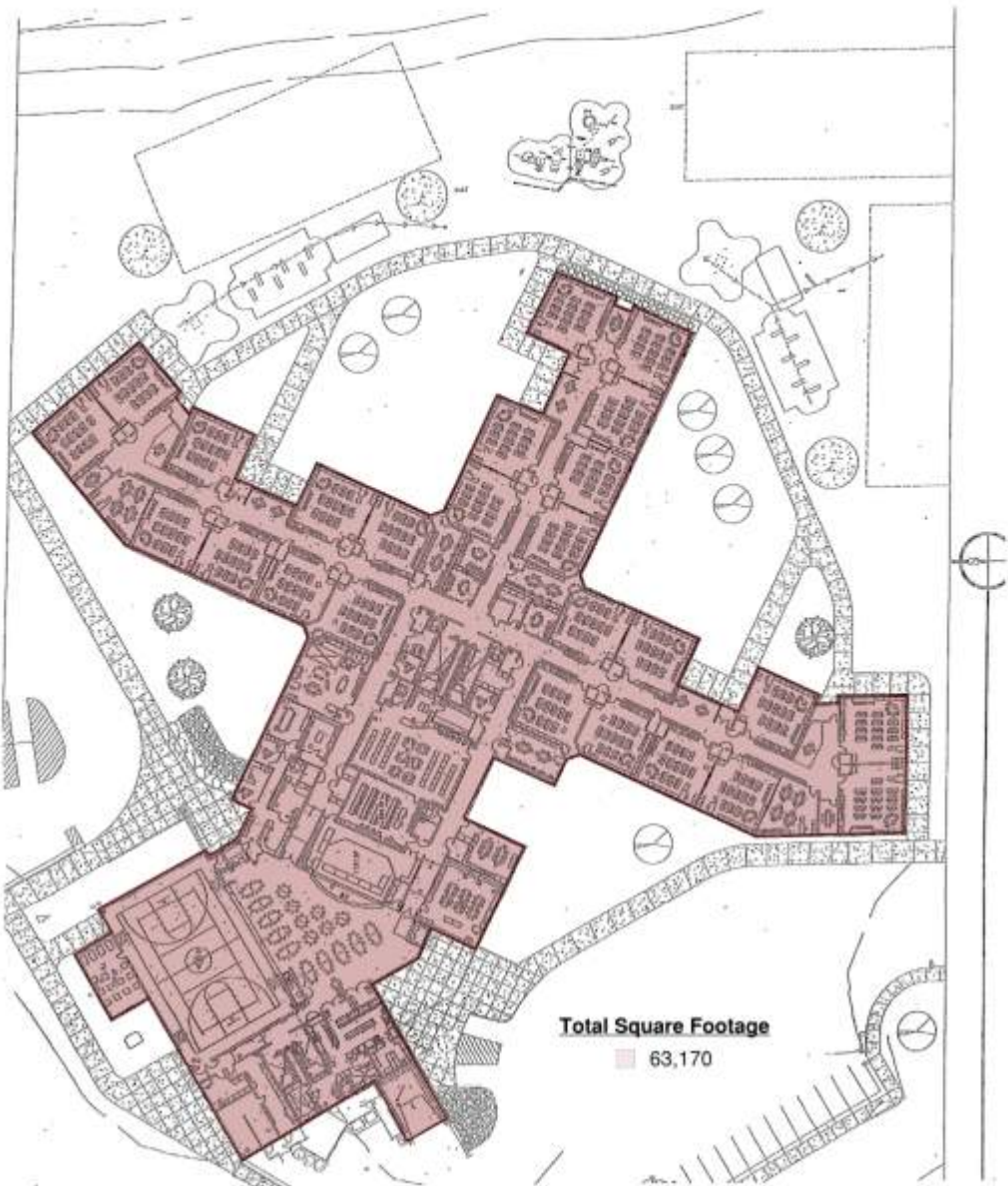
# West Elementary

## AHU Areas Served

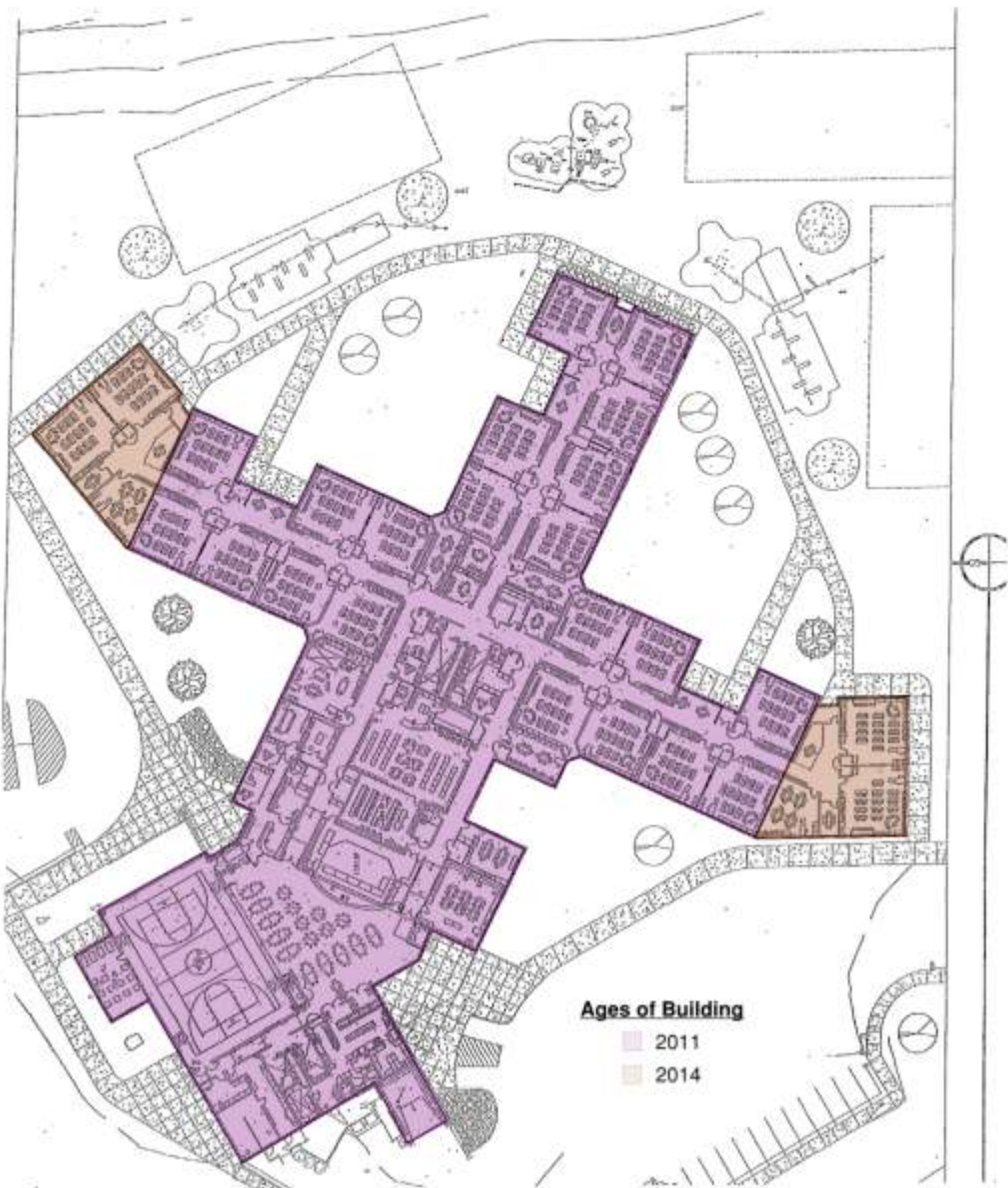
- AH1
- AH2
- HV3
- HV4
- HV5
- RT1
- RT2
- RTU



# Creekside Elementary



# Creekside Elementary

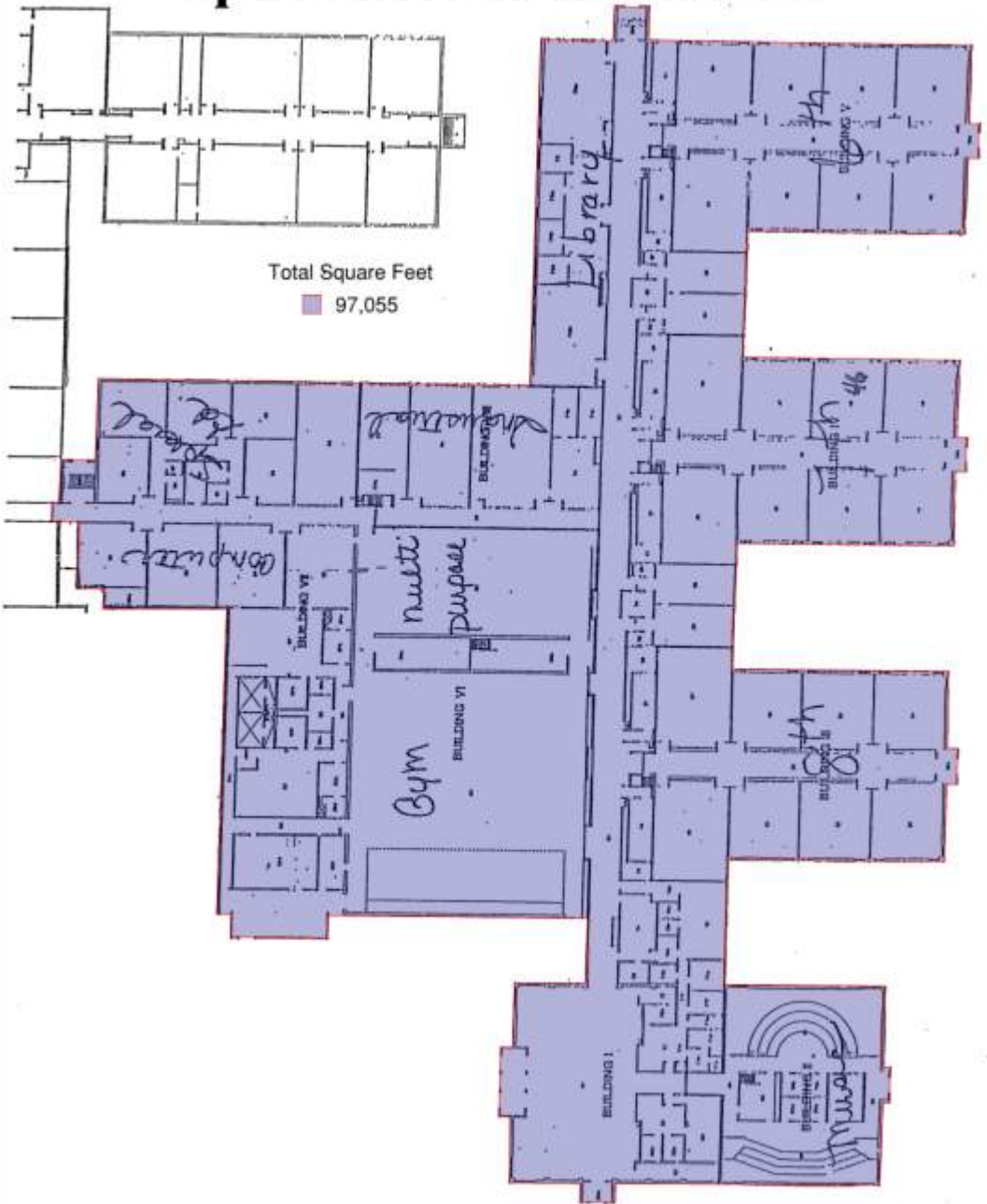


# Creekside Elementary





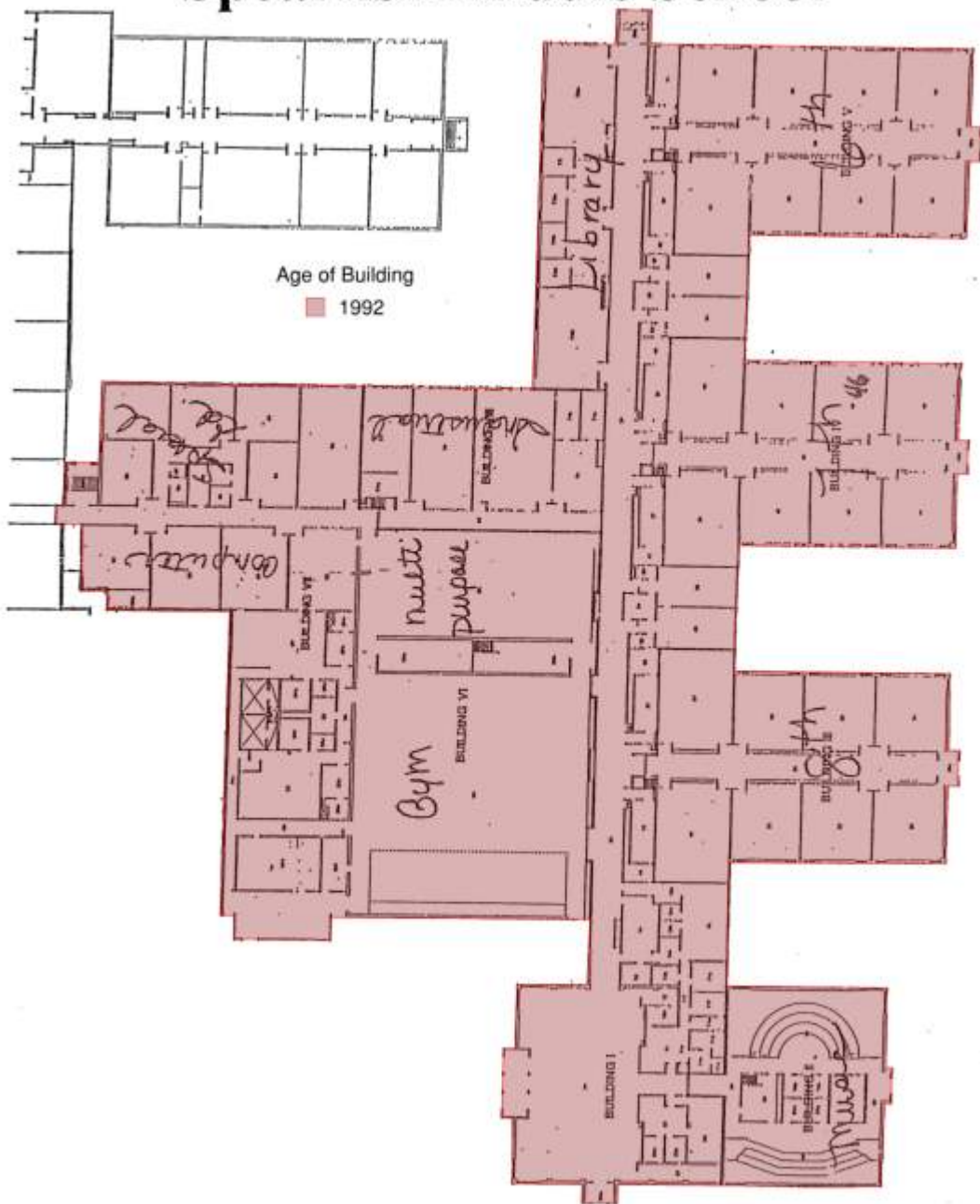
# Spearfish Middle School



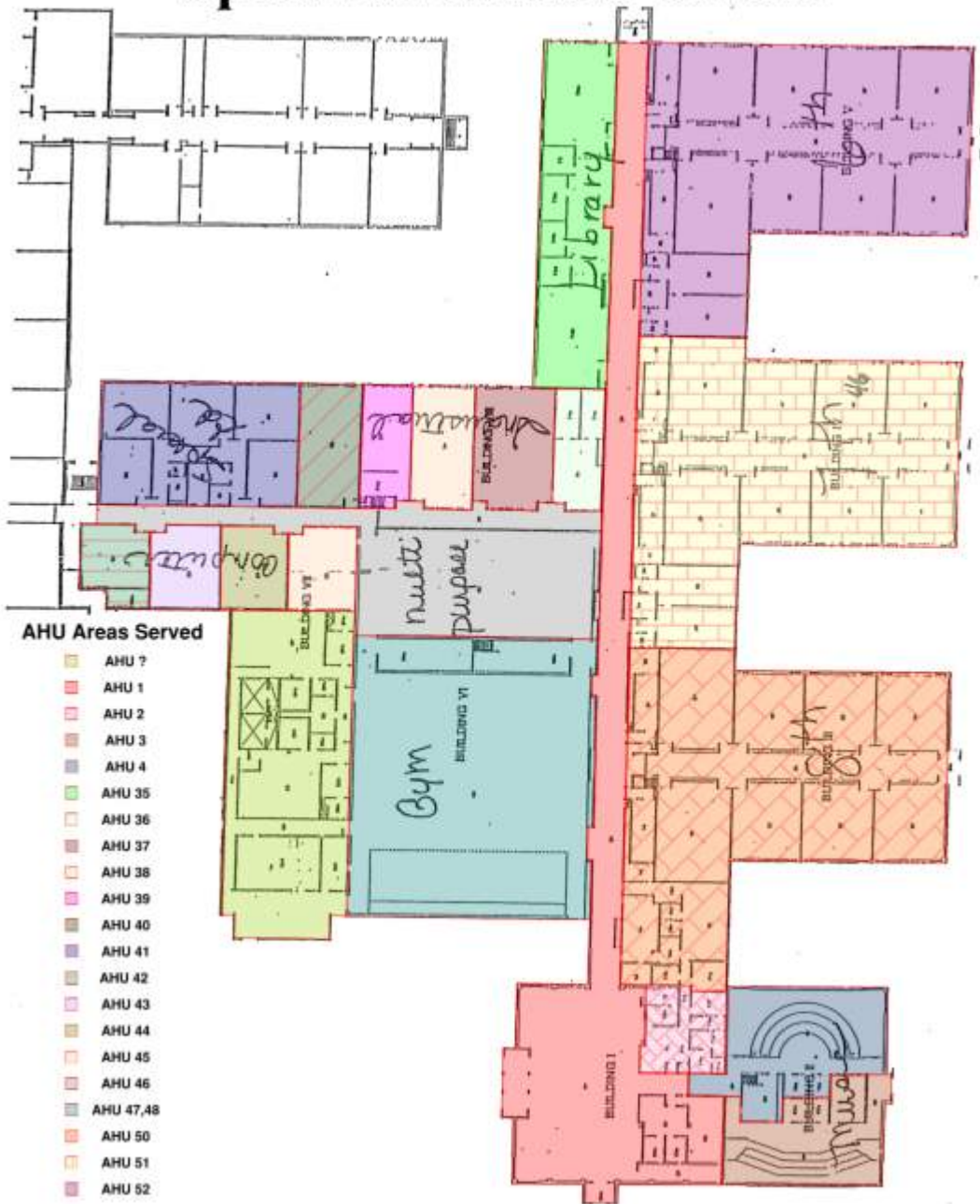
# Spearfish Middle School

Age of Building

■ 1992



# Spearfish Middle School







# Spearfish High School



## Ages of Building

- 1979
- 1985
- 1994
- 1995
- 1998
- 2000
- 2009

# Spearfish High School



AHU / RTU: Areas Served




# District 40-2 Spearfish Schools

## Appendix C

*Detailed Breakdown of  
Proposed Improvements and  
Associated Budgets*

# Expenditure Spreadsheet

	<b>Long Term Needs and Facilities Maintenance Plan</b>									
Fiscal Year, Ending June 30th -->	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Category</b>	<b>Total for all District Facilities</b>									
<b>Health and Safety, IAQ and Abatement Projects</b>										
Physical Hazards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Hazardous Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Health & Safety Management	\$ -	\$ 36,872	\$ 116,593	\$ 26,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asbestos Removal and Encapsulation	\$ -	\$ -	\$ 466,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Safety	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Air Quality	\$ -	\$ 147,487	\$ -	\$ 106,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accessibility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	\$ -	\$ 184,358	\$ 582,965	\$ 132,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>IAQ, Fire and Abatement, Projects Costing &gt; \$100,000 per Site</b>										
Asbestos Removal and Encapsulation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Safety	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Air Quality	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Deferred Capital Expenditures and Maintenance Projects</b>										
Building Envelope	\$ 313,768	\$ 215,543	\$ 176,534	\$ 165,177	\$ 12,606	\$ 42,777	\$ 955	\$ -	\$ -	\$ -
Building Hardware and Equipment	\$ 221,500	\$ 64,272	\$ -	\$ -	\$ -	\$ 44,168	\$ 324,973	\$ 167,263	\$ -	\$ -
Electrical	\$ 30,150	\$ 263,202	\$ 356,436	\$ 776,437	\$ -	\$ 56,109	\$ 735,518	\$ -	\$ -	\$ -
Interior Surfaces	\$ 208,705	\$ 351,774	\$ 1,037,189	\$ 636,770	\$ 42,319	\$ 21,157	\$ -	\$ 6,149	\$ -	\$ -
Mechanical Systems	\$ 172,038	\$ 1,014,110	\$ 931,629	\$ 2,352,882	\$ 56,275	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing	\$ 32,000	\$ -	\$ -	\$ 70,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services and Salary	\$ 584,002	\$ 643,605	\$ 647,836	\$ 1,015,257	\$ 27,800	\$ 97,193	\$ 265,362	\$ 168,349	\$ 328,240	\$ 47,282
Roof Systems	\$ 754,296	\$ 194,513	\$ -	\$ -	\$ -	\$ 215,625	\$ -	\$ 499,983	\$ 1,312,962	\$ 189,129
Site Projects	\$ 603,551	\$ 471,007	\$ 89,556	\$ 58,953	\$ -	\$ 8,936	\$ -	\$ -	\$ -	\$ -
<b>Total Deferred Capital Expense and Maintenance</b>	\$ 2,920,010	\$ 3,218,026	\$ 3,239,180	\$ 5,076,283	\$ 139,000	\$ 485,966	\$ 1,326,808	\$ 841,744	\$ 1,641,202	\$ 236,412
<b>Total Annual 10 Year Plan Expenditures</b>	\$ 2,920,010	\$ 3,402,385	\$ 3,822,145	\$ 5,208,851	\$ 139,000	\$ 485,966	\$ 1,326,808	\$ 841,744	\$ 1,641,202	\$ 236,412
<b>Total 10 Year Plan Expenditures</b>	\$ 20,024,522									



## Detailed Summary by Facility

Category	District Wide Allocations	Mountain View Elementary	West Elementary	Creekside Elementary	Spearfish Middle School	Spearfish High School	District Office	Capital Projects	Grand Total
Site Projects - 384	\$0	\$270,156	\$503,745	\$12,731	\$364,803	\$80,318	\$250	\$0	\$1,232,003
Building Envelope - 368	\$0	\$44,300	\$175,955	\$16,991	\$166,342	\$272,793	\$24,260	\$226,718	\$927,359
Roof Systems - 383	\$0	\$0	\$262,400	\$0	\$1,394,753	\$1,312,039	\$197,316	\$0	\$3,166,509
Building Hardware & Equipment - 369	\$0	\$0	\$208,154	\$0	\$8,000	\$606,023	\$0	\$0	\$822,176
Interior Surfaces - 379	\$0	\$450,490	\$714,266	\$1,380	\$544,348	\$567,829	\$25,750	\$0	\$2,304,063
Mechanical Systems - 380	\$0	\$11,000	\$670,898	\$56,275	\$2,400,251	\$1,278,510	\$110,000	\$0	\$4,526,934
Plumbing - 381	\$0	\$0	\$8,000	\$0	\$17,000	\$70,809	\$7,000	\$0	\$102,809
Electrical - 370	\$0	\$186,546	\$326,061	\$339,992	\$551,972	\$792,881	\$20,400	\$0	\$2,217,851
Professional Services and Salary - 382	\$0	\$240,623	\$717,370	\$106,842	\$1,361,867	\$1,245,300	\$96,244	\$56,680	\$3,824,926
	\$0	\$1,203,116	\$3,586,849	\$534,212	\$6,809,335	\$6,226,502	\$481,220	\$283,398	\$19,124,631
IAQ - 366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Safety - 363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asbestos Removal and Encapsulation - 358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Physical Hazards - 347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Substance - 349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asbestos Removal and Encapsulation - 358	\$0	\$0	\$466,372	\$0	\$0	\$0	\$0	\$0	\$466,372
Environmental H&S Management - 352	\$0	\$4,201	\$130,446	\$0	\$26,514	\$18,818	\$0	\$0	\$179,978
Fire Safety - 363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IAQ - 366	\$0	\$16,802	\$55,411	\$0	\$106,055	\$75,273	\$0	\$0	\$253,541
	\$0	\$21,003	\$652,228	\$0	\$132,568	\$94,092	\$0	\$0	\$899,891
	\$0	\$1,224,119	\$4,239,077	\$534,212	\$6,941,904	\$6,320,594	\$481,220	\$283,398	\$20,024,522



## Detailed Summary by Fiscal Year

Category Orde	Category	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Grand Total
1	Site Projects - 384	\$ 603,551	\$ 471,007	\$ 89,556	\$ 58,953	\$ -	\$ 8,936	\$ -	\$ -	\$ -	\$ -	\$ 1,232,003
2	Building Envelope - 368	\$ 313,768	\$ 215,543	\$ 176,534	\$ 165,177	\$ 12,606	\$ 42,777	\$ 955	\$ -	\$ -	\$ -	\$ 927,359
3	Roof Systems - 383	\$ 754,296	\$ 194,513	\$ -	\$ -	\$ -	\$ 215,625	\$ -	\$ 499,983	\$ 1,312,962	\$ 189,129	\$ 3,166,509
4	Building Hardware & Equipment - 369	\$ 221,500	\$ 64,272	\$ -	\$ -	\$ -	\$ 44,168	\$ 324,973	\$ 167,263	\$ -	\$ -	\$ 822,176
5	Interior Surfaces - 379	\$ 208,705	\$ 351,774	\$ 1,037,189	\$ 636,770	\$ 42,319	\$ 21,157	\$ -	\$ 6,149	\$ -	\$ -	\$ 2,304,063
6	Mechanical Systems - 380	\$ 172,038	\$ 1,014,110	\$ 931,629	\$ 2,352,882	\$ 56,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,526,934
7	Plumbing - 381	\$ 32,000	\$ -	\$ -	\$ 70,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,809
8	Electrical - 370	\$ 30,150	\$ 263,202	\$ 356,436	\$ 776,437	\$ -	\$ 56,109	\$ 735,518	\$ -	\$ -	\$ -	\$ 2,217,851
9	Professional Services and Salary - 382	\$ 584,002	\$ 643,605	\$ 647,836	\$ 1,015,257	\$ 27,800	\$ 97,193	\$ 265,362	\$ 168,349	\$ 328,240	\$ 47,282	\$ 3,824,926
10	Physical Hazards - 347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Hazardous Substance - 349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Asbestos Removal and Encapsulation - 358	\$ -	\$ -	\$ 466,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466,372
13	Environmental H&S Management - 352	\$ -	\$ 36,872	\$ 116,593	\$ 26,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,978
14	Fire Safety - 363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Accessibility - 367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	IAQ - 366	\$ -	\$ 147,487	\$ -	\$ 106,055	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,541
17	IAQ - 366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	Fire Safety - 363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Asbestos Removal and Encapsulation - 358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Grand Total</b>		<b>\$2,920,010</b>	<b>\$3,402,385</b>	<b>\$3,822,145</b>	<b>\$5,208,851</b>	<b>\$139,000</b>	<b>\$485,966</b>	<b>\$1,326,808</b>	<b>\$841,744</b>	<b>\$1,641,202</b>	<b>\$236,412</b>	<b>\$20,024,522</b>



# General Summary of Facility Costs

School	Category	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Grand Total	
0	Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Asbestos Removal and Encapsulation - 358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Building Envelope - 368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Building Hardware & Equipment - 369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Electrical - 370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Fire Safety - 363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Hazardous Substance - 349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	IAQ - 366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Mechanical Systems - 380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Physical Hazards - 347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Plumbing - 381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Professional Services and Salary - 382	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Roof Systems - 383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Site Projects - 384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Interior Surfaces - 379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Environmental H&S Management - 352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	District Wide Allocations	Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Asbestos Removal and Encapsulation - 358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Envelope - 368		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Building Hardware & Equipment - 369		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Electrical - 370		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fire Safety - 363		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Hazardous Substance - 349		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
IAQ - 366		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mechanical Systems - 380		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Physical Hazards - 347		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Plumbing - 381		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Professional Services and Salary - 382		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Roof Systems - 383		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Site Projects - 384		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Interior Surfaces - 379		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Environmental H&S Management - 352		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mountain View Elementary		Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Asbestos Removal and Encapsulation - 358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Envelope - 368	\$44,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,300	
	Building Hardware & Equipment - 369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Electrical - 370	\$1,500	\$0	\$0	\$0	\$0	\$0	\$185,046	\$0	\$0	\$0	\$186,546	
	Fire Safety - 363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Hazardous Substance - 349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	IAQ - 366	\$0	\$16,802	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,802	
	Mechanical Systems - 380	\$11,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000	
	Physical Hazards - 347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Plumbing - 381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Professional Services and Salary - 382	\$15,199	\$50,185	\$63,698	\$59,991	\$0	\$5,289	\$46,262	\$0	\$0	\$0	\$240,623	
	Roof Systems - 383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Site Projects - 384	\$3,200	\$200,740	\$66,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,156	
	Interior Surfaces - 379	\$795	\$0	\$188,575	\$239,963	\$0	\$21,157	\$0	\$0	\$0	\$0	\$450,490	
	Environmental H&S Management - 352	\$0	\$4,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,201	
	West Elementary	Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Asbestos Removal and Encapsulation - 358	\$0	\$0	\$466,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$466,372
Building Envelope - 368		\$9,000	\$2,781	\$164,174	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,955	
Building Hardware & Equipment - 369		\$0	\$40,891	\$0	\$0	\$0	\$0	\$0	\$167,263	\$0	\$0	\$208,154	
Electrical - 370		\$6,750	\$263,202	\$0	\$0	\$0	\$56,109	\$0	\$0	\$0	\$0	\$326,061	
Fire Safety - 363		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Hazardous Substance - 349		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
IAQ - 366		\$0	\$55,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,411	
Mechanical Systems - 380		\$43,038	\$627,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$670,898	
Physical Hazards - 347		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Plumbing - 381		\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	
Professional Services and Salary - 382		\$141,572	\$289,094	\$139,681	\$25,579	\$0	\$67,933	\$0	\$41,816	\$11,694	\$0	\$717,370	
Roof Systems - 383		\$0	\$0	\$0	\$0	\$0	\$215,625	\$0	\$0	\$46,775	\$0	\$262,400	
Site Projects - 384		\$499,501	\$0	\$4,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$503,745	
Interior Surfaces - 379		\$0	\$221,644	\$390,305	\$102,317	\$0	\$0	\$0	\$0	\$0	\$0	\$714,266	
Environmental H&S Management - 352		\$0	\$13,853	\$116,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$130,446	



# General Summary of Facility Costs

School	Category	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Grand Total	
Creekside Elementary	Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Asbestos Removal and Encapsulation - 358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Building Envelope - 368	\$2,500	\$0	\$0	\$0	\$0	\$14,491	\$0	\$0	\$0	\$0	\$16,991	
	Building Hardware & Equipment - 369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Electrical - 370	\$0	\$0	\$339,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,992
	Fire Safety - 363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hazardous Substance - 349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	IAQ - 366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Mechanical Systems - 380	\$0	\$0	\$0	\$0	\$56,275	\$0	\$0	\$0	\$0	\$0	\$0	\$56,275
	Physical Hazards - 347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Plumbing - 381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Professional Services and Salary - 382	\$625	\$345	\$88,181	\$0	\$14,069	\$3,623	\$0	\$0	\$0	\$0	\$0	\$106,842
	Roof Systems - 383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Site Projects - 384	\$0	\$0	\$12,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,731
	Interior Surfaces - 379	\$0	\$1,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,380
	Environmental H&S Management - 352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Spearfish Middle School	Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asbestos Removal and Encapsulation - 358		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Building Envelope - 368		\$29,750	\$4,393	\$3,395	\$127,849	\$0	\$0	\$955	\$0	\$0	\$0	\$0	\$166,342
Building Hardware & Equipment - 369		\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
Electrical - 370		\$1,500	\$0	\$0	\$0	\$0	\$0	\$550,472	\$0	\$0	\$0	\$0	\$551,972
Fire Safety - 363		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Substance - 349		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IAQ - 366		\$0	\$0	\$0	\$106,055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,055
Mechanical Systems - 380		\$0	\$0	\$593,733	\$1,806,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400,251
Physical Hazards - 347		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing - 381		\$17,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,000
Professional Services and Salary - 382		\$87,440	\$68,665	\$216,119	\$490,285	\$10,580	\$2,234	\$137,857	\$124,996	\$176,410	\$47,282	\$1,361,867	
Roof Systems - 383		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$499,983	\$705,640	\$189,129	\$1,394,753	
Site Projects - 384		\$85,600	\$270,267	\$0	\$0	\$0	\$8,936	\$0	\$0	\$0	\$0	\$0	\$364,803
Interior Surfaces - 379		\$207,910	\$0	\$267,347	\$26,772	\$42,319	\$0	\$0	\$0	\$0	\$0	\$0	\$544,348
Environmental H&S Management - 352		\$0	\$0	\$0	\$26,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,514
Spearfish High School		Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Asbestos Removal and Encapsulation - 358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Building Envelope - 368	\$0	\$208,369	\$0	\$37,328	\$12,606	\$14,491	\$0	\$0	\$0	\$0	\$0	\$272,793
	Building Hardware & Equipment - 369	\$213,500	\$23,381	\$0	\$0	\$0	\$44,168	\$324,973	\$0	\$0	\$0	\$0	\$606,023
	Electrical - 370	\$0	\$0	\$16,444	\$776,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$792,881
	Fire Safety - 363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hazardous Substance - 349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	IAQ - 366	\$0	\$75,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,273
	Mechanical Systems - 380	\$8,000	\$386,250	\$337,897	\$546,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,278,510
	Physical Hazards - 347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Plumbing - 381	\$0	\$0	\$0	\$70,809	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,809
	Professional Services and Salary - 382	\$198,370	\$228,878	\$137,917	\$439,402	\$3,151	\$14,665	\$81,243	\$1,537	\$140,136	\$0	\$0	\$1,245,300
	Roof Systems - 383	\$556,980	\$194,513	\$0	\$0	\$0	\$0	\$0	\$0	\$560,546	\$0	\$0	\$1,312,039
	Site Projects - 384	\$15,000	\$0	\$6,365	\$58,953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,318
	Interior Surfaces - 379	\$0	\$103,000	\$190,962	\$267,718	\$0	\$0	\$0	\$6,149	\$0	\$0	\$0	\$567,829
	Environmental H&S Management - 352	\$0	\$18,818	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,818
	District Office	Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asbestos Removal and Encapsulation - 358		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Building Envelope - 368		\$1,500	\$0	\$8,965	\$0	\$0	\$13,795	\$0	\$0	\$0	\$0	\$0	\$24,260
Building Hardware & Equipment - 369		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical - 370		\$20,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,400
Fire Safety - 363		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Substance - 349		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IAQ - 366		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Systems - 380		\$110,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,000
Physical Hazards - 347		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing - 381		\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000
Professional Services and Salary - 382		\$84,117	\$6,438	\$2,241	\$0	\$0	\$3,449	\$0	\$0	\$0	\$0	\$0	\$96,244
Roof Systems - 383		\$197,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,316
Site Projects - 384		\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Interior Surfaces - 379		\$0	\$25,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,750
Environmental H&S Management - 352		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0





# General Summary of Facility Costs

School	Category	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Grand Total
Capital Projects	Accessibility - 367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Asbestos Removal and Encapsulation - 358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Building Envelope - 368	\$226,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,718
	Building Hardware & Equipment - 369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Electrical - 370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Fire Safety - 363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hazardous Substance - 349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	IAQ - 366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Mechanical Systems - 380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Physical Hazards - 347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Plumbing - 381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Professional Services and Salary - 382	\$56,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,680
	Roof Systems - 383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Site Projects - 384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Interior Surfaces - 379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Environmental H&S Management - 352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Grand Total</b>		<b>\$2,920,010</b>	<b>\$3,402,385</b>	<b>\$3,822,145</b>	<b>\$5,208,851</b>	<b>\$139,000</b>	<b>\$485,966</b>	<b>\$1,326,808</b>	<b>\$841,744</b>	<b>\$1,641,202</b>	<b>\$236,412</b>	<b>\$20,024,522</b>



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
Mountain View Elementary	Site Projects - 384	Concrete Walks / Drives / Cur	2020	\$3,200	There is cracking on the sidewalk on the south side of the building by the main entrance. On the loading dock there is significant settling, cracking and heaving with many uneven surfaces. This area will need to be completely redone.
Mountain View Elementary	Building Envelope - 368	Sealants	2020	\$5,000	Building sealants have deteriorated and will need replacement.
Mountain View Elementary	Building Envelope - 368	Brick / Block	2020	\$5,000	Brick and block is in good condition with the exception of where building meets the foundation. Here there is deterioration of the mortar that will need to be repaired. This is most noticeable on the north side.
Mountain View Elementary	Building Envelope - 368	Windows	2020	\$11,250	Windows were replaced in 2012 with the exception of windows in the hall by the electrical service room at the north east corner of the building, here there is evidence of moisture penetration. These windows will need replacement.
Mountain View Elementary	Building Envelope - 368	Skylights	2020	\$18,700	Skylights are in good condition. There are no guards around the skylights which could pose a safety concern due to the high traffic on the roof as a result of the numerous roof top heating and cooling units, this would also protect against skylights being hidden by snow in the winter.
Mountain View Elementary	Building Envelope - 368	Secondary Structure	2020	\$4,350	There is one small plastic storage shed on site that does not meet the schools current storage needs, a larger shed (10x12) is needed.
Mountain View Elementary	Interior Surfaces - 379	Wall Paint / Paper	2020	\$795	There appears to be moisture collecting at the top of the skylights and causing the paint to peel.
Mountain View Elementary	Mechanical Systems - 380	Ventilation / Air Handling	2020	\$11,000	The building is completely served by roof top units that were installed in 2012 and are in good condition. The main electric room does not have climate control and the door is being left open to regulate the temperature inside. This is a safety issue with students having access to the space. The most cost effective solution would be to add a mini-split and electric base board heat.
Mountain View Elementary	Electrical - 370	Lighting - Building (Exterior)	2020	\$1,500	There is a mixture of HID and LED wall packs along the exterior of the building. The remaining HID fixtures should be converted to LED.
Mountain View Elementary	Professional Services and Salary - 382	Consultant	2020	\$15,199	-
Mountain View Elementary	Site Projects - 384	Drainage	2021	\$9,339	There are drainage issues on the north side of the building that affect the playground area. Water coming off the roof does not have an adequate route away from the building and the playground, drainage lines should be routed under the play ground to the street. There is also a low section between the playground and the building where water collects, this forms a large ice sheet in the winter and presents a safety issue.
Mountain View Elementary	Site Projects - 384	Field turf	2021	\$191,401	The playground area has water collection issues and which makes maintaining the grass in the area challenging, the District has interest in artificial turf as a viable low maintenance solution to resolve this problem.
Mountain View Elementary	Professional Services and Salary - 382	Consultant	2021	\$50,185	-
Mountain View Elementary	Environmental H&S Management - 352	Management	2021	\$4,201	-
Mountain View Elementary	IAQ - 366	Commissioning	2021	\$16,802	Building is due for recommissioning in order to ensure optimal performance of HVAC systems.
Mountain View Elementary	Site Projects - 384	Parking lots / Paving	2022	\$66,217	Asphalt pavement is in poor condition with significant cracking and spalling in many sections.
Mountain View Elementary	Interior Surfaces - 379	VCT	2022	\$188,575	The LCT installed in some of the halls and classrooms is no longer adhering to the floor and there is a significant amount of bubbling occurring. This tile was installed in 2012 and it is thought that the materials used in the previous asbestos abatement process is the cause. If the PH level of the concrete is too high then Bead or Shot Blasting or grinding the surface should be done prior to new floor installation in avoid a repeat of this issue.
Mountain View Elementary	Professional Services and Salary - 382	Consultant	2022	\$63,698	-
Mountain View Elementary	Interior Surfaces - 379	Classroom Casework	2023	\$239,963	There is an inadequate amount of casework and storage in the classrooms, the current casework is not meeting the schools needs and more will need to be added.
Mountain View Elementary	Professional Services and Salary - 382	Consultant	2023	\$59,991	-



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
Mountain View Elementary	Interior Surfaces - 379	Carpet	2025	\$21,157	There is a limited amount of carpet throughout the school. This carpet is in mostly fair condition with signs of wear beginning to show and will need to be replaced.
Mountain View Elementary	Professional Services and Salary - 382	Consultant	2025	\$5,289	
Mountain View Elementary	Electrical - 370	Lighting - Halls	2026	\$185,046	Hall lighting consists of T8 troffers and is in good condition. An upgrade to LED fixtures is recommended to capitalize on reduced energy usage and maintenance.
Mountain View Elementary	Professional Services and Salary - 382	Consultant	2026	\$46,262	



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
West Elementary	Site Projects - 384	Parking lots / Paving	2020	\$486,082	Parking lots are in poor condition and will need to be resurfaced. Blacktop around the school is in very poor condition, it is heaving and cracking as well as pulling away from the school. Areas around drains are particularly problematic. There has been extensive seam sealing in the past but this will probably not be effective any longer. New Bus drop-off is needed along W Mason St on the north side of the building. Will need to accommodate 6 buses.
West Elementary	Site Projects - 384	Concrete Walks / Drives / Cur	2020	\$2,304	There are many areas of cracking in the walks around the school, panels will need to be replaced.
West Elementary	Site Projects - 384	Storm Sewer	2020	\$400	Storm Drains look to be in fair condition, the deteriorated asphalt around them is the real problem. All the grates on the drains are in poor condition and will need replacement.
West Elementary	Site Projects - 384	Landscaping	2020	\$7,965	Concrete retaining walls between asphalt and grass areas are collapsing, they should be replaced along with the asphalt. These walls would more than likely be eliminated if new bus drop-off is constructed.
West Elementary	Site Projects - 384	Drainage	2020	\$2,750	Drainage looks to be effective but many of the drain lines running under the asphalt look to be in poor condition and are causing the asphalt to heave and crack. These lines will need to be replaced when the asphalt is.
West Elementary	Building Envelope - 368	Sealants	2020	\$5,000	Sealants around the building are in poor condition, they are cracking and shrinking and will need to be replaced.
West Elementary	Building Envelope - 368	Brick / Block	2020	\$4,000	There are areas at the base of the school where the brick is damaged due to being pulled away by sinking sidewalks.
West Elementary	Mechanical Systems - 380	Fire Alarm System	2020	\$43,038	The Fire Alarm system is older and non-addressable.
West Elementary	Plumbing - 381	Domestic water heating	2020	\$8,000	The water heater is 30 years old, has exceeded it's useful life and will need to be replaced.
West Elementary	Electrical - 370	Power access (Outlets)	2020	\$3,750	Electrical receptacles are not currently tamper proof which is the new standard for elementary schools. Due to the ages of the students at the school, all classroom and common area receptacles should be converted to tamper proof.
West Elementary	Electrical - 370	Lighting - Building (Exterior)	2020	\$3,000	There are still some remaining HID wall packs on the exterior of the building that should be updated to LED fixtures.
West Elementary	Professional Services and Salary - 382	Consultant	2020	\$141,572	
West Elementary	Building Envelope - 368	Exterior Door Hardware	2021	\$2,781	Exterior door hardware is in fair condition and mostly functional, the dock doors to the kitchen have missing hardware and should be replaced.
West Elementary	Building Hardware & Equipment - 369	Kitchen Equipment - Permane	2021	\$40,891	Kitchen equipment is in overall good condition with the exception of the cooler freezer combo. To get to the freezer you need to go through the cooler which reduces the already inadequate sizes of the 2 units. The size of the freezer and cooler does not meet the needs of the school and as large a unit as the space will allow should be installed. There is old unused shower area behind the freezer that could be repurposed for expansion.
West Elementary	Interior Surfaces - 379	Acoustical Ceilings	2021	\$221,644	Ceiling tile is in poor condition throughout the school and will need to be replaced.
West Elementary	Mechanical Systems - 380	Condensing units	2021	\$51,912	There are 3 condensing units that serve roof top units, they date to 1986, have exceeded their useful lives and will need to be replaced.
West Elementary	Mechanical Systems - 380	Ventilation / Air Handling	2021	\$77,250	Ventilation is supplied mostly by roof top units and one air handler in the boiler room. Roof top units are within their useful lives, the air handler in the boiler room has exceeded its useful life and will need replacement.
West Elementary	Mechanical Systems - 380	Temperature Controls	2021	\$221,644	Temperature controls are mostly pneumatic and should be up dated.
West Elementary	Mechanical Systems - 380	Fire Protection System	2021	\$277,055	There is not currently a sprinkler system at the school and one should be installed.



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
West Elementary	Electrical - 370	Lighting - Halls	2021	\$263,202	Lighting in the halls consists of older surface mount 4 foot T8 fixtures. LED conversion including lighting controls is needed for the entire building.
West Elementary	Professional Services and Salary - 382	Consultant	2021	\$289,094	-
West Elementary	Environmental H&S Management - 352	Management	2021	\$13,853	-
West Elementary	IAQ - 366	Commissioning	2021	\$55,411	School will need to be commissioned after installation of new HVAC controls.
West Elementary	Site Projects - 384	Playground Equipment	2022	\$4,244	Condition of playground equipment varies from good to poor condition. Most of the climbing equipment looks fairly new and is in good condition, there are 2 swing sets that are older and are in fair and poor condition. There is a long slide that is also older, the slide itself is in good condition however the landing at the top of the slide is in poor condition and should be replaced.
West Elementary	Building Envelope - 368	Windows	2022	\$67,632	Windows in the original section of the school are single pane and have exceeded their useful life and will need to be replaced. The windows in the 1987 additions are double paned but are 32 years old and have exceeded their useful life. The windows on the administration are in good condition and present no needs.
West Elementary	Building Envelope - 368	Hollow Metal Doors / Frames	2022	\$96,542	Metal doors are same vintage as windows and have exceeded their useful life and should be replaced along with the windows.
West Elementary	Interior Surfaces - 379	VCT	2022	\$116,593	Most of the VCT in the school currently contains asbestos and will need to be replaced.
West Elementary	Interior Surfaces - 379	Classroom Casework	2022	\$273,712	Case work is dated and has exceeded its useful life, it should be replaced when floor tile is abated since it will have to be removed for the abatement process.
West Elementary	Professional Services and Salary - 382	Consultant	2022	\$139,681	-
West Elementary	Asbestos Removal and Encapsulation - 358	Removal / Encapsulate	2022	\$466,372	Abatement of existing asbestos positive floor tile. Care must be made to avoid using chemicals that could cause the same issues as Mountain View.
West Elementary	Environmental H&S Management - 352	Management	2022	\$116,593	-
West Elementary	Interior Surfaces - 379	Carpet	2023	\$38,983	Carpet in all areas except for the administration offices is in poor condition and will need replacement. Carpet in the administration area is in good condition and presents no immediate needs.
West Elementary	Interior Surfaces - 379	Ceramic / Proceline Tile	2023	\$16,784	Ceramic tile throughout the building varies in condition depending on location. Tile in the 2 main restrooms is dated, the grout is stained and the appearance is very dingy, it should be replaced.
West Elementary	Interior Surfaces - 379	Wall Paint / Paper	2023	\$46,550	Wall paper in the halls of the original building is in poor condition and will need to be replaced, either with new wall paper or by painting.
West Elementary	Professional Services and Salary - 382	Consultant	2023	\$25,579	-
West Elementary	Roof Systems - 383	Roofing	2025	\$204,032	Replace sections over the additions that were last roofed in 2001.
West Elementary	Roof Systems - 383	Flashing	2025	\$11,593	Replace flashing in area that is being roofed.
West Elementary	Electrical - 370	Distribution / Panels	2025	\$56,109	Distribution panels are older and nearing the end of their useful lives'. Replacement will be needed. Older panels can present a safety issue if the breakers contained within are not exercised regularly. These breakers can have slower trip times an event of a fault.
West Elementary	Professional Services and Salary - 382	Consultant	2025	\$67,933	-
West Elementary	Building Hardware & Equipment - 369	Wood Doors	2027	\$167,263	Wood doors throughout the school are in fair and poor condition and will need replacement.
West Elementary	Professional Services and Salary - 382	Consultant	2027	\$41,816	-
West Elementary	Roof Systems - 383	Roofing	2028	\$42,563	Replace section over the administration area, was last roofed in 2004.
West Elementary	Roof Systems - 383	Flashing	2028	\$4,212	Flashing is in good condition, section around administration roof will need replacement when roof is replaced.
West Elementary	Professional Services and Salary - 382	Consultant	2028	\$11,694	-



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
Creekside Elementary	Building Envelope - 368	EFIS / Stucco	2020	\$2,500	The EFIS walls above the roof have missing material in sections near the windows.
Creekside Elementary	Professional Services and Salary - 382	Consultant	2020	\$625	-
Creekside Elementary	Interior Surfaces - 379	Other	2021	\$1,380	The bathroom in the kitchen appears to have settled causing substantial cracking along the exterior wall. The porcelain tile that lines the wall and the concrete/epoxy flooring has significant cracking.
Creekside Elementary	Professional Services and Salary - 382	Consultant	2021	\$345	-
Creekside Elementary	Site Projects - 384	Site Lighting	2022	\$12,731	The front site (Parking Lot) lighting has 12 poles, 10 single head and 2 double head HID pole lights. The back site (Bus Loop) lighting has 10 single head HID pole lights.
Creekside Elementary	Electrical - 370	Lighting - Classrooms	2022	\$323,018	Lighting in the halls is T8 fluorescent. Fixtures are original to the building and have exceeded their useful life and should be converted to LED fixtures rather than continue to repair existing fixtures. A lighting control system should be installed along with fixtures.
Creekside Elementary	Electrical - 370	Lighting - Building (Exterior)	2022	\$16,974	Wall Packs consists of HID lighting.
Creekside Elementary	Professional Services and Salary - 382	Consultant	2022	\$88,181	-
Creekside Elementary	Mechanical Systems - 380	Other	2024	\$56,275	The school uses a geo thermal system for meeting heating and cooling loads. The geo system consists of 72, 200' wells with a heat pump serving each room in the school.
Creekside Elementary	Professional Services and Salary - 382	Consultant	2024	\$14,069	-
Creekside Elementary	Building Envelope - 368	Sealants	2025	\$14,491	Sealants have an average useful life of 7 - 10 years and will need replacement.
Creekside Elementary	Professional Services and Salary - 382	Consultant	2025	\$3,623	-



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
Spearfish Middle School	Site Projects - 384	Concrete Walks / Drives / Cur	2020	\$9,600	There are examples of sidewalks cracking around the building that will need to be repaired.
Spearfish Middle School	Site Projects - 384	Drainage	2020	\$71,000	The drainage canal running between the track and the parking lots has become filled with sediment and no longer drains effectively during heavy rain, will need to be cleaned out to facilitate effective drainage. The area has become overgrown with trees that will need to be removed to clean out canal.
Spearfish Middle School	Site Projects - 384	Site Lighting	2020	\$5,000	The 2 headed pole light at the southeast corner commons area is still HID and should be converted to LED.
Spearfish Middle School	Building Envelope - 368	Sealants	2020	\$15,000	Sealants around the building are deteriorating and need to be replaced.
Spearfish Middle School	Building Envelope - 368	Tuck Pointing	2020	\$14,750	There are areas where the tuck point has deteriorated but it is not building wide at this stage. The areas of deterioration will need to be addressed.
Spearfish Middle School	Building Hardware & Equipment - 369	Wood Doors	2020	\$8,000	Wood doors are in good condition except for the doors going into the serving area and the Band room which are heavily damaged and will need replacement.
Spearfish Middle School	Interior Surfaces - 379	Carpet	2020	\$196,660	Hallway carpet was replaced summer 2019, section by locker rooms and boiler room was not done and is in very poor condition. Classroom carpet is in poor condition and will need replacement.
Spearfish Middle School	Interior Surfaces - 379	Ceramic / Procline Tile	2020	\$11,250	Tile in the locker-room showers is heavily damaged and will need replacement.
Spearfish Middle School	Plumbing - 381	Domestic water heating	2020	\$17,000	Water heater is original to the building, it has exceeded its useful life and should be replaced with more efficient condensing units.
Spearfish Middle School	Electrical - 370	Lighting - Building (Exterior)	2020	\$1,500	Exterior lighting consists mostly of LED fixtures but some HIDs remain and should be converted to LED.
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2020	\$87,440	-
Spearfish Middle School	Site Projects - 384	Other-Track	2021	\$270,267	The track is asphalt and in poor condition. It should be replaced and surface updated to Poly Resin.
Spearfish Middle School	Building Envelope - 368	Hollow Metal Doors / Frames	2021	\$4,393	The door by the boiler room on the west side of the building has enough rust on it's frame to warrant replacement, the rest of the metal doors around the building are in need of sanding and paint.
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2021	\$68,665	-
Spearfish Middle School	Building Envelope - 368	Secondary Structure	2022	\$3,395	There are four outbuildings, 3 garages and a storage shed. The garages are in fair condition and functional, 3 doors will need to be sanded and painted. The storage shed is in poor condition and would need significant work to repair, replacement is recommended.
Spearfish Middle School	Interior Surfaces - 379	Acoustical Ceilings	2022	\$267,347	Ceiling tile is in poor condition and should be replaced. Schedule around sprinkler and DDC upgrade.
Spearfish Middle School	Mechanical Systems - 380	Boilers	2022	\$116,699	Boilers are original to the building and have exceeded their useful life and will need replacement.
Spearfish Middle School	Mechanical Systems - 380	Chillers	2022	\$159,135	Chiller will need to be updated as it has exceeded it's useful life.
Spearfish Middle School	Mechanical Systems - 380	Condensing units	2022	\$13,580	There are 4 condensing units on the roof that serve smaller air handlers, these units have damaged cooling fins that are beyond repair and will need to be replaced.
Spearfish Middle School	Mechanical Systems - 380	Fire Protection System	2022	\$304,319	The majority of the building does not have Fire protection, including all of the classroom areas, the sprinkler system should be expanded to the areas where it is lacking.





# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2022	\$216,119	-
Spearfish Middle School	Building Envelope - 368	Windows	2023	\$127,849	Windows have exceeded their useful life and are in poor condition, many are missing screens and some have sealants that are deteriorating.
Spearfish Middle School	Interior Surfaces - 379	Other- Window Blinds	2023	\$26,772	Window blinds are in poor condition and will need replacement.
Spearfish Middle School	Mechanical Systems - 380	Ventilation / Air Handling	2023	\$1,382,300	There are 23 Air Handlers that serve the school, they have reached the end of their useful life and should be replaced.
Spearfish Middle School	Mechanical Systems - 380	Temperature Controls	2023	\$424,218	Temperature controls are a mixture of pneumatic and digital and should be upgraded to all digital when air handlers are replaced.
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2023	\$490,285	-
Spearfish Middle School	Environmental H&S Management - 352	Management	2023	\$26,514	-
Spearfish Middle School	IAQ - 366	Commissioning	2023	\$106,055	School will need to be commissioned after installation of new AHU's and HVAC controls.
Spearfish Middle School	Interior Surfaces - 379	VCT	2024	\$42,319	VCT in multipurpose room, Art and Industrial Arts rooms is in poor condition and will need to be replaced.
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2024	\$10,580	-
Spearfish Middle School	Site Projects - 384	Parking lots / Paving	2025	\$8,936	Lot for middle school was resurfaced in August of 2019, the asphalt path at the southwest corner of the school is in poor condition with cracks and uneven surfaces and will need to be replaced. It would make sense to replace with concrete walks.
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2025	\$2,234	-
Spearfish Middle School	Building Envelope - 368	Skylights	2026	\$955	Skylights are currently in good condition but resealing should be planned for.
Spearfish Middle School	Electrical - 370	Lighting - Halls	2026	\$550,472	Lighting in the halls is T8 fluorescent. Fixtures are original to the building and have exceeded their useful life and should be converted to LED fixtures rather than continue to repair existing fixtures. A lighting control system should be installed along with fixtures.
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2026	\$137,857	-
Spearfish Middle School	Roof Systems - 383	Roofing	2027	\$484,610	Replace section installed in 2002. Roofing material appears to be in good condition but there are many low spots where water pools. There also does not appear to be a yearly preventative maintenance plan in place as there is significant dirt buildup in many areas and drains are plugged. Yearly preventative maintenance is recommended at this point.
Spearfish Middle School	Roof Systems - 383	Flashing	2027	\$15,373	Flashing to be installed with roof.
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2027	\$124,996	-
Spearfish Middle School	Roof Systems - 383	Roofing	2028	\$676,030	Replace section installed in 2003. Roofing material appears to be in good condition there are many low spots where water pools. There also does not appear to be a yearly preventative maintenance plan in place as there is significant dirt buildup in many areas and drains are plugged. Yearly preventative maintenance is recommended at this point.
Spearfish Middle School	Roof Systems - 383	Flashing	2028	\$29,611	Flashing is in fair condition and should be replaced when roof is.
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2028	\$176,410	-
Spearfish Middle School	Roof Systems - 383	Roofing	2029	\$154,423	Replace section installed in 2004. Roofing material appears to be in good condition but there are low spots where water pools. There also does not appear to be a yearly preventative maintenance plan in place as there is significant dirt buildup in many areas and drains are plugged. Yearly preventative maintenance is recommended at this point.
Spearfish Middle School	Roof Systems - 383	Flashing	2029	\$34,707	Flashing is in fair condition and should be replaced when roof is.
Spearfish Middle School	Professional Services and Salary - 382	Consultant	2029	\$47,282	-



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
Spearfish High School	Site Projects - 384	Waterproofing	2020	\$15,000	Every year the school experiences water intrusion in many of the rooms lining the court yard. The school has tried to deal with this issue with additional grading and and concrete diverters. The court yard has 4 catch basin installed down the center. Most down spouts then funnel roof runoff to drains that feed to these larger central catch basins. The remaining roof drainage points (cow tongues) have necessary kick outs installed to help direct water to the central catch basins.
Spearfish High School	Roof Systems - 383	Roofing	2020	\$483,280	The high school roofing consists of PVC, which has a useful life of 20-25 years. Several sections have been updated in 2010 and 2015. The rest is either past it's useful life or will be nearing it. Replace with PVC roofing over the sections last replaced in 1993, 1994 and 1995.
Spearfish High School	Roof Systems - 383	Flashing	2020	\$73,700	Flashing is faded and damaged, install new as roof sections are replaced.
Spearfish High School	Building Hardware & Equipment - 369	Wood Doors	2020	\$210,000	Most wood doors and hardware are damaged, have outdated hardware and will need full replacements.
Spearfish High School	Building Hardware & Equipment - 369	Door Frames	2020	\$3,500	Most door frames have surface damage, they will need to be sanded and painted.
Spearfish High School	Mechanical Systems - 380	Pipe Insulation	2020	\$8,000	Asbestos Pipe insulation needs to be removed and replaced with modern foam insulation.
Spearfish High School	Professional Services and Salary - 382	Consultant	2020	\$198,370	-
Spearfish High School	Building Envelope - 368	Hollow Metal Doors / Frames	2021	\$113,815	Most exterior steel doors are fading, scratched, dented and need replacement.
Spearfish High School	Building Envelope - 368	Exterior Door Hardware	2021	\$94,554	All exterior door (including vestibule door) hardware is damaged, outdated and not up to today's security standards.
Spearfish High School	Roof Systems - 383	Roofing	2021	\$171,853	The high school roofing consists of PVC, which has a useful life of 20-25 years. Several sections have been updated in 2010 and 2015. The rest is either past it's useful life or will be nearing it. Replace with PVC roofing over the sections last replaced in 1996.
Spearfish High School	Roof Systems - 383	Flashing	2021	\$22,660	Flashing will need to be replaced with roof sections
Spearfish High School	Building Hardware & Equipment - 369	Kitchen Equipment - Perman	2021	\$23,381	The high school kitchen prepares lunches for both the middle and high schools. Also, the cooler and freezer are a combo unit. You have to walk through the cooler to get to the freezer. This design limits the usable space for the cooler, which is already small. If possible, a seperate cooler should be added to increase food storage.
Spearfish High School	Interior Surfaces - 379	Carpet	2021	\$103,000	The majority of carpet is showing significant wear from heavy foot traffic, as well as numerous stains and rips throughout.
Spearfish High School	Mechanical Systems - 380	Ventilation / Air Handling	2021	\$386,250	All cooling and ventilation is provided through RTU's, many of which have been replaced recently. 5 units still need to be replaced, all name plates/badges were heavily faded and no numbers could be pulled. 3 over old locker rooms, 1 over science rooms and 1 over cafeteria.
Spearfish High School	Professional Services and Salary - 382	Consultant	2021	\$228,878	-
Spearfish High School	Environmental H&S Management - 352	Management	2021	\$18,818	-
Spearfish High School	IAQ - 366	Commissioning	2021	\$75,273	With the addition of new equipment from this and the last few years, recommissioning of the HVAC equipment is needed for optimal performance.
Spearfish High School	Site Projects - 384	Site Lighting	2022	\$6,365	The west parking lot has one pole light (4 heads) in the center of the lot. There are also 4 pole lights (2 heads) at the main entry (west) walkway. The tennis courts on the north of the property have 12 pole lights (6 with 2 heads, 6 with 1 head) to illuminate the 3 courts closest to the school.



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
Spearfish High School	Interior Surfaces - 379	VCT	2022	\$190,962	VCT tile is in good condition in the new sections of the building. The VCT in older sections has held up fairly well with cracked/spalling tiles and discoloration scattered throughout.
Spearfish High School	Mechanical Systems - 380	Boilers	2022	\$318,270	There are two Burnham hot water boilers nearing the end of their useful lives and replacement is needed.
Spearfish High School	Mechanical Systems - 380	Heating System Pumps	2022	\$10,609	Pumps are in need of replacement
Spearfish High School	Mechanical Systems - 380	Shut off / Isolation Valves	2022	\$9,018	Mechanical room valves need to be updated
Spearfish High School	Electrical - 370	Lighting - Building (Exterior)	2022	\$16,444	All wall packs and soffit/canopy lights consist of HID lighting.
Spearfish High School	Professional Services and Salary - 382	Consultant	2022	\$137,917	-
Spearfish High School	Site Projects - 384	Parking lots / Paving	2023	\$55,456	Both the west and east paved lots are in good condition. However, the staff lot on the north is in fair condition. This lot also slopes into the northwestern corner, which causes water intrusion into the building at this point. In the winter months, it causes ice to form in front of the the dock and a entry door. A parking lot was added to the west of the tennis courts, where there once was an outdoor hockey rink.
Spearfish High School	Site Projects - 384	Concrete Walks / Drives / Cur	2023	\$3,497	Most of the concrete is in good condition. There are a few cracked panels scattered around the property.
Spearfish High School	Building Envelope - 368	Windows	2023	\$37,328	Most windows are 20+ years old, operable, have failing seals and need to be replaced.
Spearfish High School	Interior Surfaces - 379	Acoustical Ceilings	2023	\$267,718	Some of the old building section classrooms have sagging, discolored and damaged ceiling tiles.
Spearfish High School	Mechanical Systems - 380	Fire Protection System	2023	\$546,364	There is no fire suppression system in the older sections of the building. But the 2009 addition has a wet pipe fire suppression system.
Spearfish High School	Plumbing - 381	Plumbing fixtures	2023	\$35,404	All older building section plumbing fixture are functional but outdated.
Spearfish High School	Plumbing - 381	Plumbing fixture valves	2023	\$35,404	All older building section plumbing valves are functional but outdated.
Spearfish High School	Electrical - 370	Power access (Outlets)	2023	\$17,790	Many rooms are lacking the amount of outlets actually needed for technology and teaching.
Spearfish High School	Electrical - 370	Lighting - Classrooms	2023	\$758,647	Lighting consists of surface mount, T8 fluorescent. Full fixture LED lighting needs to be installed to take advantage of energy savings and LED longevity. A lighting control system with occupancy sensors should be installed along with fixtures to take full advantage of energy savings.
Spearfish High School	Professional Services and Salary - 382	Consultant	2023	\$439,402	-
Spearfish High School	Building Envelope - 368	Secondary Structure	2024	\$12,606	There are several sheds (8: 7 old, 1 new) onsite that are in fair to poor condition but appear to only be used for small maintenance or sporting equipment. Replacement of two sheds in the north parking lot are needed and the rest of the sheds need minor repairs.
Spearfish High School	Professional Services and Salary - 382	Consultant	2024	\$3,151	-
Spearfish High School	Building Envelope - 368	Sealants	2025	\$14,491	Sealants are in fair condition
Spearfish High School	Building Hardware & Equipment - 369	Kitchen Equipment - Perman	2025	\$44,168	The kitchen equipment is in fair condition (2019) but will need replacement in the future.
Spearfish High School	Professional Services and Salary - 382	Consultant	2025	\$14,665	-
Spearfish High School	Building Hardware & Equipment - 369	Bleachers	2026	\$324,973	On one side there is a 3 tier wood, stow away set of bleachers in the newer gym that is in good condition. The older gym has main level and elevated wood, stow away bleachers that appear to be in fair condition. The lower level consists of a 9 tier set on either side and the elevated consists of 9 tier sets on either side as well.
Spearfish High School	Professional Services and Salary - 382	Consultant	2026	\$81,243	-
Spearfish High School	Interior Surfaces - 379	Signage	2027	\$6,149	There is minimal signage to direct students/staff/visitors throughout the school.
Spearfish High School	Professional Services and Salary - 382	Consultant	2027	\$1,537	-



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
					The high school roofing consists of PVC, which has a useful life of 20-25 years. Several sections have been updated in 2010 and 2015. The rest is either past it's useful life or will be nearing it. Replace with PVC roofing over the sections last replaced in 2008.
Spearfish High School	Roof Systems - 383	Roofing	2028	\$478,332	
Spearfish High School	Roof Systems - 383	Flashing	2028	\$82,213	Flashing will need to be replaced with roof sections
Spearfish High School	Professional Services and Salary - 382	Consultant	2028	\$140,136	-



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
District Office	Site Projects - 384	Other - Railings	2020	\$250	Exterior railings are rusting, these will need to be sanded and painted.
District Office	Building Envelope - 368	Windows	2020	\$1,500	The 3 board room windows have been updated recently. However, the remaining windows on the west side are damaged and need replacement too.
District Office	Roof Systems - 383	Roofing	2020	\$172,016	In 1998, the roof was retrofitted with single ply PVC and insulation between the tin roof grooves. This roofing type usually has a useful life of 20-25 years.
District Office	Roof Systems - 383	Flashing	2020	\$25,300	Flashing is in fair condition but during removal of roof, these tend to get damaged.
District Office	Mechanical Systems - 380	Ventilation / Air Handling	2020	\$110,000	The ground and roof top units for the building are 20+ years old and in need of replacement.
District Office	Plumbing - 381	Domestic water heating	2020	\$7,000	The domestic water heater is 20+ years old and in need of replacement. The unit is a natural draft unit and should be upgraded to a condensing unit to take advantage of energy savings.
District Office	Electrical - 370	Lighting - Offices	2020	\$20,400	Lighting currently consists of T8 fluorescent and needs to be upgraded to at least LED lamp replacement.
District Office	Professional Services and Salary - 382	Consultant	2020	\$84,117	-
District Office	Interior Surfaces - 379	Carpet	2021	\$25,750	There is heavy foot traffic in this building, which causes significant wear and damage to the carpet.
District Office	Professional Services and Salary - 382	Consultant	2021	\$6,438	-
District Office	Building Envelope - 368	Hollow Metal Doors / Frames	2022	\$6,312	The steel entry door, on the north side of the building, is rusting along the bottom and needs replacement. The hardware is also outdated and needs to be replaced with door.
District Office	Building Envelope - 368	Other	2022	\$2,652	The tin on the exterior gets damaged and needs to be replaced.
District Office	Professional Services and Salary - 382	Consultant	2022	\$2,241	-
District Office	Building Envelope - 368	Aluminum Doors / Frames	2025	\$13,795	The two aluminum entry doors on the west, are beginning to show heavy wear and has outdated/damaged hardware.
District Office	Professional Services and Salary - 382	Consultant	2025	\$3,449	-



# Breakdown of Facility Costs

School	Category	Item Description	Year	Budget	Description
Capital Projects	Building Envelope - 368	Other - Storage Addition	2020	\$226,718	Creekside: The school district would like to add a 2,000 sqft addition for storage to the gym.
Capital Projects	Professional Services and Salary - 382	Consultant	2020	\$56,680	-





# District 40-2 Spearfish Schools

## Appendix D

*Pictures  
Areas of Concern*



MOUNTAIN VIEW  
ELEMENTARY

# MOUNTAIN VIEW ELEMENTARY SITE

- THERE IS EXCESSIVE WATER DRAINAGE THROUGH THE PLAY AREA
- ASPHALT HAS DETERIORATED AROUND THE SCHOOL





# MOUNTAIN VIEW ELEMENTARY

## BUILDING ENVELOPE

- WINDOWS BY ELECTRICAL ROOM SHOW SIGNS OF WATER PENETRATION
- THERE ARE NO GUARDS AROUND ANY OF THE SKYLIGHTS ON THE ROOF



# MOUNTAIN VIEW ELEMENTARY

## INTERIOR FINISHES / BUILDING HARDWARE & EQUIPMENT

- LUXURY COMPOSITE TILE  
THROUGHOUT THE SCHOOL IS  
LOSING ADHESION AND  
BUBBLING





# MOUNTAIN VIEW ELEMENTARY

## MECHANICAL / PLUMBING

- HVAC SYSTEM IS IN GOOD CONDITION, CONTROLS ARE DUE FOR RECOMMISSIONING TO ENSURE OPTIMAL OPERATION
- NO HEATING OR COOLING IN THE ELECTRICAL ROOM, THIS RESULTS IN THE DOOR BEING LEFT OPEN



# MOUNTAIN VIEW ELEMENTARY

## ELECTRICAL

- FIXTURES THROUGHOUT THE SCHOOL ARE FLUORESCENT T8 TROFFERS
- THERE IS A MIXTURE OF HID AND LED WALL PACKS ON THE EXTERIOR OF THE SCHOOL





# MOUNTAIN VIEW ELEMENTARY

## LIFE SAFETY SYSTEMS

- ALL LIFE SAFETY SYSTEMS ARE IN VERY GOOD CONDITION AND PRESENT NO IMMEDIATE NEEDS





WEST ELEMENTARY

## WEST ELEMENTARY

### SITE

- ASPHALT SURFACES ARE VERY DETERIORATED
- SITE DRAINAGE IS POOR ONSITE
- HIGH CONGESTION DURING DROP OFF AND PICKUP TIMES IS A SAFETY CONCERN AND A SEPARATE BUS ONLY AREA IS NEEDED





# WEST ELEMENTARY BUILDING ENVELOPE

- DOORS AND WINDOWS ON THE ORIGINAL SECTION OF THE BUILDING HAVE EXCEEDED THEIR USEFUL LIVES



## WEST ELEMENTARY

### INTERIOR FINISHES / BUILDING HARDWARE & EQUIPMENT

- ASBESTOS FLOORING IS PREVALENT THROUGHOUT THE SCHOOL
- CEILING TILE IS IN POOR CONDITION
- CASEWORK IS OUTDATED
- WOOD DOORS THROUGHOUT THE SCHOOL ARE IN POOR CONDITION





## WEST ELEMENTARY

## MECHANICAL / PLUMBING

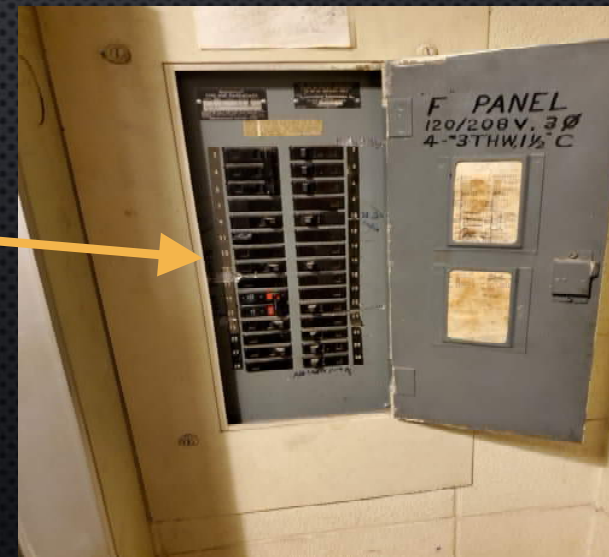
- ROOFTOP CONDENSING UNITS HAVE EXCEEDED THEIR USEFUL LIVES
- HVAC CONTROLS ARE OUTDATED AND OBSOLETE



# WEST ELEMENTARY

## ELECTRICAL

- LIGHTING THROUGHOUT THE SCHOOL HAS EXCEEDED IT'S USEFUL LIFE
- PANELBOARDS ARE ORIGINAL TO THE SCHOOL





# WEST ELEMENTARY

## LIFE SAFETY SYSTEMS

- FIRE ALARM SYSTEM HAS EXCEEDED IT'S USEFUL LIFE
- THE SCHOOL DOES NOT HAVE SPRINKLER FIRE PROTECTION



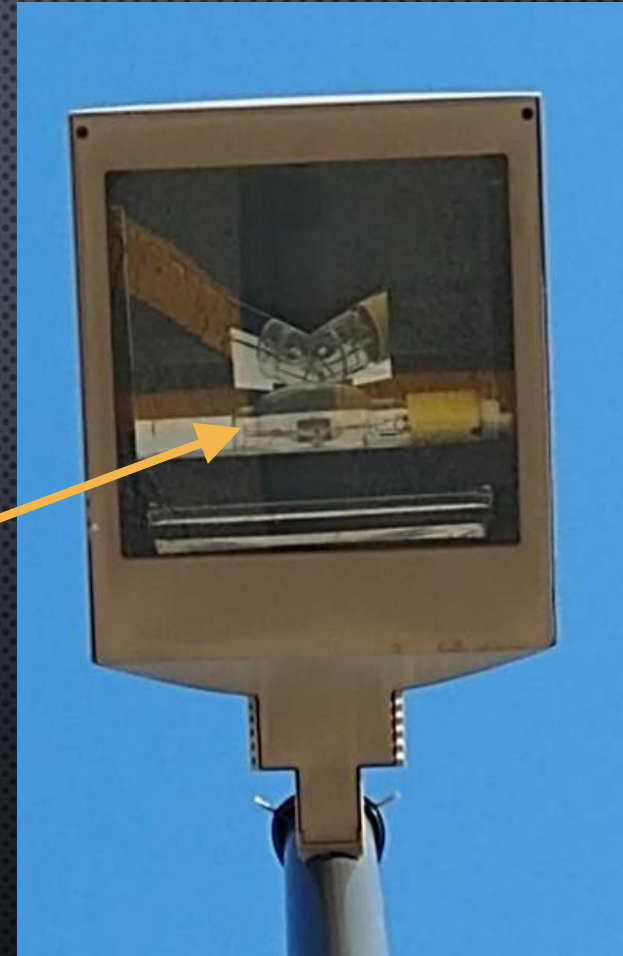


# CREEKSIDE ELEMENTARY

# CREEKSIDE ELEMENTARY

## SITE

- POLE LIGHTING CONSISTS OF HID BULBS

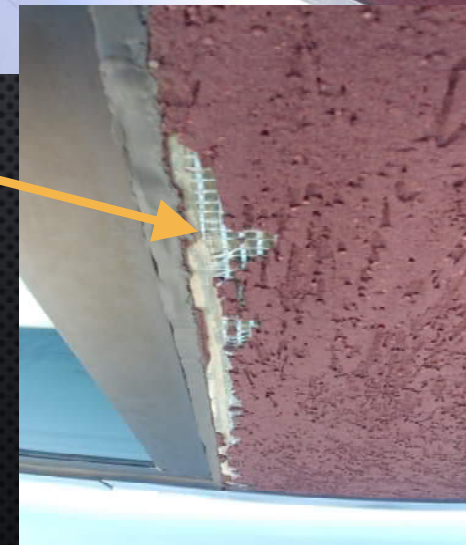




# CREEKSIDE ELEMENTARY

## BUILDING ENVELOPE

- MINOR MISSING EFIS MATERIAL AROUND UPPER WINDOWS



## CREEKSIDE ELEMENTARY

### INTERIOR FINISHES / BUILDING HARDWARE & EQUIPMENT

- CRACKING ALONG EXTERIOR  
WALL IN KITCHEN RESTROOM





## CREEKSIDE ELEMENTARY

### INTERIOR FINISHES / BUILDING HARDWARE & EQUIPMENT

- MARMOLEUM SEALS ARE CRACKING AND PULLING APART. THESE CAUSE TRIPPING HAZARDS AND AREAS FOR MOISTURE TO GAIN ACCESS BEHIND THE MATERIAL.



# CREEKSIDE ELEMENTARY

## MECHANICAL / PLUMBING

- HEAT PUMPS HAVE TROUBLE WITH MOTORS AND CIRCUIT BOARDS BURNING OUT

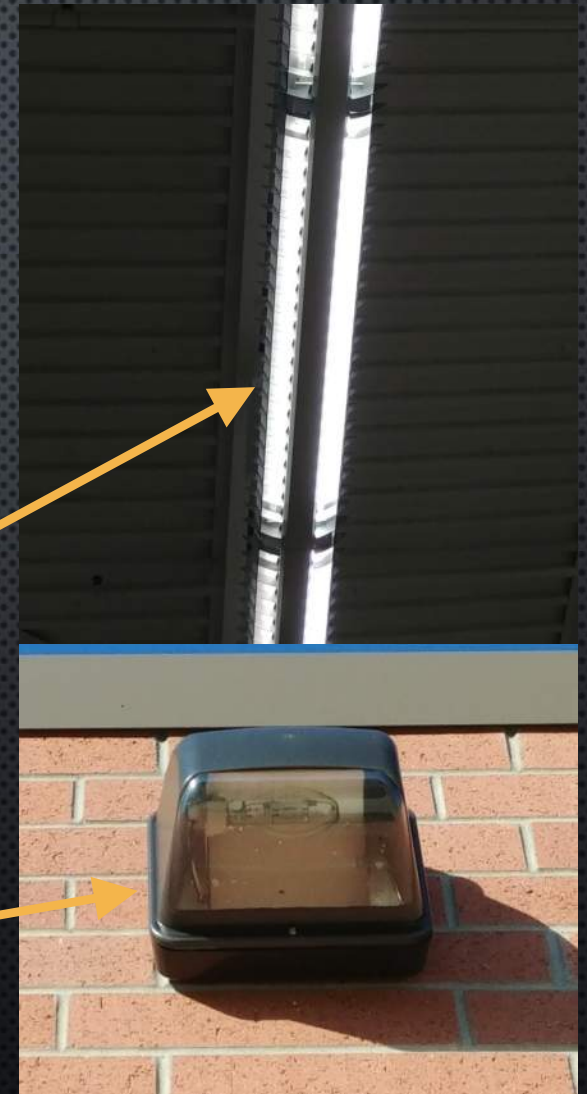




# CREEKSIDE ELEMENTARY

## ELECTRICAL

- BUILDING LIGHTING
  - THE INTERIOR CONSISTS OF FLUORESCENT
  - THE EXTERIOR MOSTLY CONSISTS OF HIGH INTENSITY DISCHARGE (HID)





SPEARFISH MIDDLE SCHOOL

# SPEARFISH MIDDLE SCHOOL SITE

- THE DRAINAGE CANAL IS OVERGROWN AND FILLED WITH SEDIMENT
- THE RUNNING TRACK IS IN NEED OF RESURFACING





# SPEARFISH MIDDLE SCHOOL BUILDING ENVELOPE

- WINDOWS HAVE EXCEEDED THEIR USEFUL LIVES
- ROOF IS IN NEED OF YEARLY PREVENTATIVE MAINTENANCE

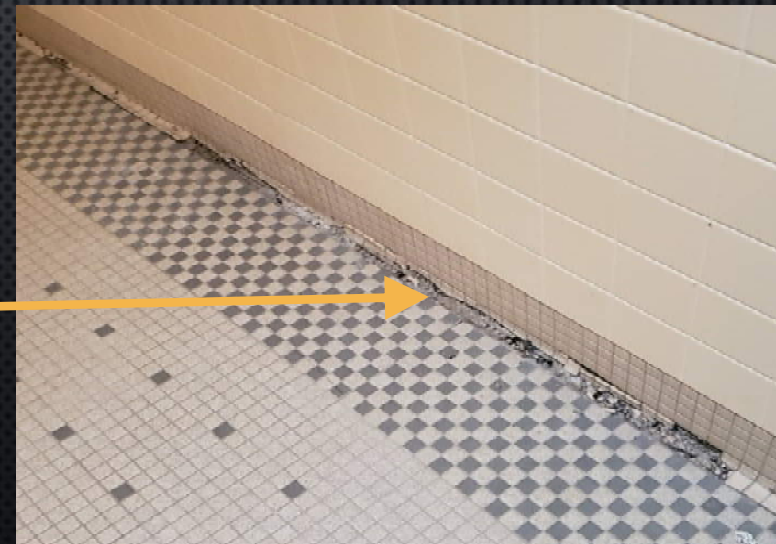




## SPEARFISH MIDDLE SCHOOL

### INTERIOR FINISHES / BUILDING HARDWARE & EQUIPMENT

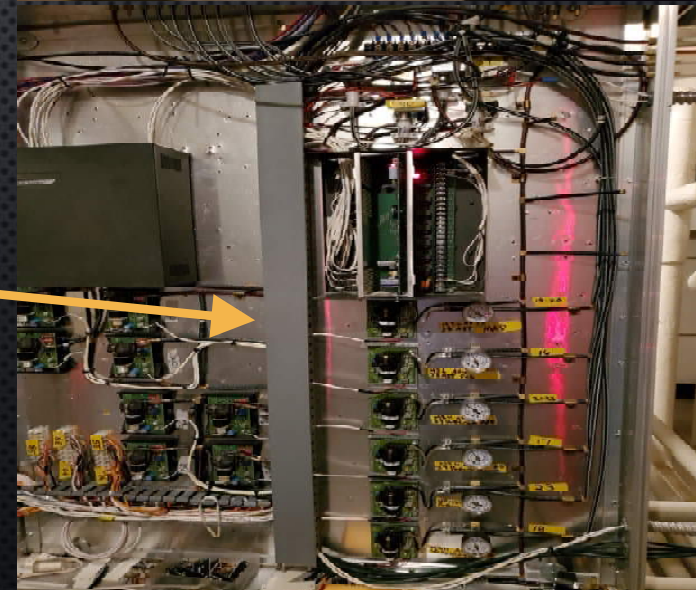
- CLASSROOM CARPETING IS SHOWING SIGNIFICANT WEAR
- TILE IN BOTH SHOWERS HAS EXTENSIVE DAMAGE



# SPEARFISH MIDDLE SCHOOL

## MECHANICAL / PLUMBING

- ALL COMPONENTS OF THE HVAC SYSTEM HAVE EXCEEDED THEIR USEFUL LIVES
- THE HVAC CONTROL SYSTEM IS A MIX OF DIGITAL AND PNEUMATIC





# SPEARFISH MIDDLE SCHOOL

## ELECTRICAL

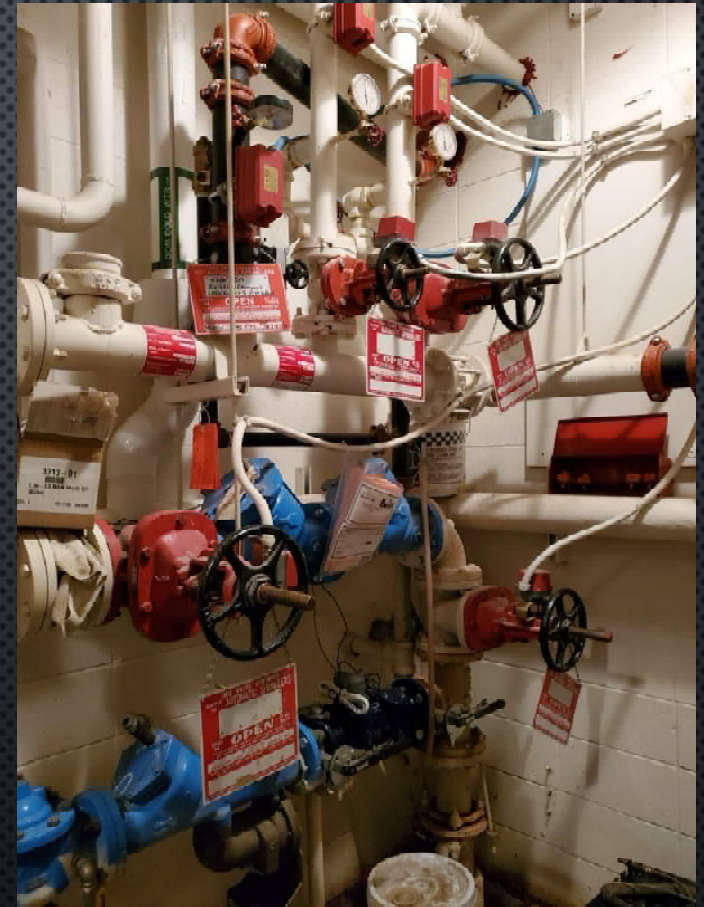
- LIGHT FIXTURES THROUGHOUT THE SCHOOL ARE T8 FLUORESCENT AND ARE ORIGINAL TO THE BUILDING



# SPEARFISH MIDDLE SCHOOL

## LIFE SAFETY SYSTEMS

- BUILDING HAS PARTIAL SPRINKLER FIRE PROTECTION, MOST OF THE BUILDING IS UNPROTECTED





SPEARFISH HIGH SCHOOL

# SPEARFISH HIGH SCHOOL SITE

- THE CLASSROOMS ALONG THE COURTYARD SUFFER FROM WATER INTRUSION
  - THE DISTRICT HAS TRIED TO REMEDY THIS ISSUE OVER THE YEARS





# SPEARFISH HIGH SCHOOL SITE

- THE STAFF PARKING LOT, ON THE NORTH OF THE BUILDING, IS BEGINNING TO SHOW HEAVY WEAR AND SLOPES TOWARD THE BUILDING





# SPEARFISH HIGH SCHOOL BUILDING ENVELOPE

- EXTERIOR DOORS,  
HARDWARE AND WINDOWS  
ARE DAMAGED AND  
BEYOND THEIR USEFUL LIFE





# SPEARFISH HIGH SCHOOL

## BUILDING ENVELOPE

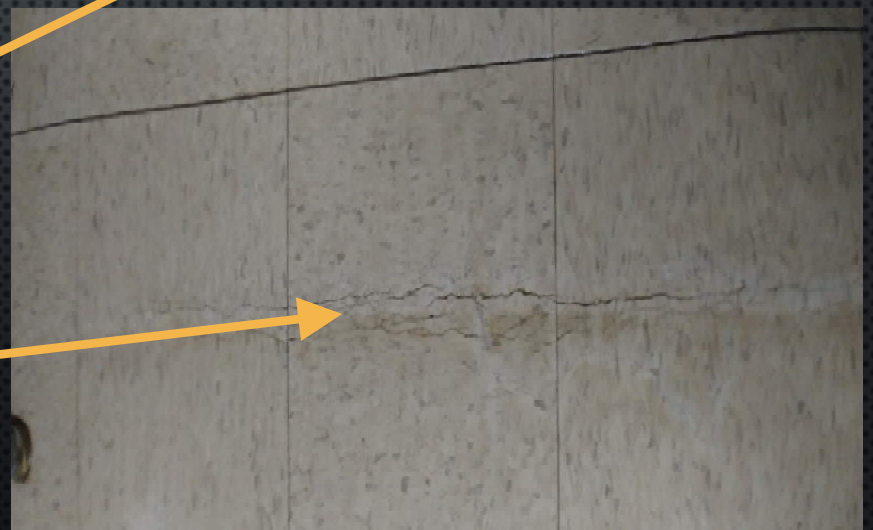
- THE HIGH SCHOOL ROOFING CONSISTS OF PVC. SEVERAL SECTIONS HAVE BEEN UPDATED IN 2010 AND 2015. THE REST IS EITHER PAST IT'S USEFUL LIFE OR WILL BE NEARING IT



## SPEARFISH HIGH SCHOOL

### INTERIOR FINISHES / BUILDING HARDWARE & EQUIPMENT

- FLOOR COVERINGS IN MANY AREAS ARE IN NEED OF REPLACEMENT
  - CARPET
  - VCT





## SPEARFISH HIGH SCHOOL

### INTERIOR FINISHES / BUILDING HARDWARE & EQUIPMENT

- THE OLDER SECTIONS OF THE BUILDING HAVE DAMAGED AND SAGGING ACOUSTICAL CEILING TILE (ACT)





# SPEARFISH HIGH SCHOOL MECHANICAL / PLUMBING

- THERE ARE TWO BURNHAM HOT WATER BOILERS NEARING THE END OF THERE USEFUL LIVES AND REPLACEMENT IS NEEDED



# SPEARFISH HIGH SCHOOL ELECTRICAL

- BUILDING LIGHTING

- THE INTERIOR CONSISTS OF T8 FLUORESCENT
- THE EXTERIOR IS HIGH INTENSITY DISCHARGE (HID)





# SPEARFISH HIGH SCHOOL

## LIFE SAFETY SYSTEMS

- THERE IS NO FIRE SUPPRESSION SYSTEM IN THE OLDER SECTIONS OF THE BUILDING





DISTRICT OFFICE

## DISTRICT OFFICE

### BUILDING ENVELOPE

- IN 1998, THE ROOF WAS RETROFITTED WITH SINGLE PLY PVC AND INSULATION BETWEEN THE TIN ROOF GROOVES. THIS ROOFING TYPE USUALLY HAS A USEFUL LIFE OF 20-25 YEARS.





## DISTRICT OFFICE

## MECHANICAL / PLUMBING

- THE GROUND AND ROOF TOP UNITS FOR THE BUILDING ARE 20+ YEARS OLD AND IN NEED OF REPLACEMENT.





## DISTRICT OFFICE

## MECHANICAL / PLUMBING

- THE DOMESTIC WATER HEATER IS 20+ YEARS OLD AND IN NEED OF REPLACEMENT.



