

Springfield School District



**BUILDING
MECHANICALS
AND
ENVELOPE NEEDS**

**Information on Building Mechanical
and Envelope Needs/HVAC**

FACILITY ASSESSMENT REPORT SPRINGFIELD PUBLIC SCHOOLS

Springfield, Minnesota

February 16, 2016

Project #16-18829

The district had a facility study completed to help identify Physical Plant needs and to help plan for issues we were experiencing with the current HVAC system.

The school has done a solid job of taking care of roofs, tuckpointing, and obvious exterior elements, but projecting for mechanical failures and issues are problematic without the help of a professional study.

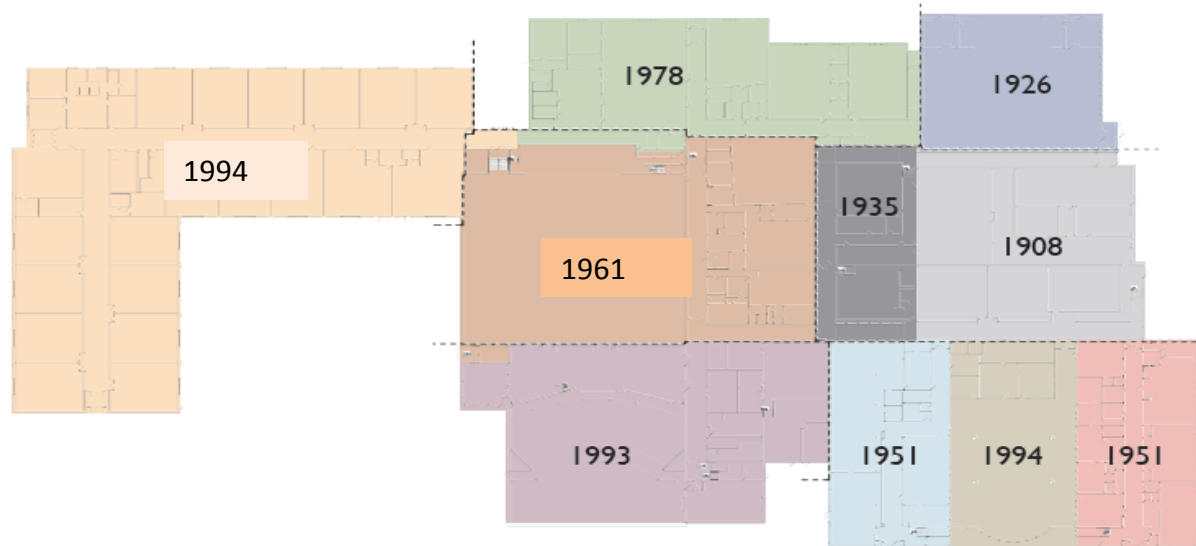
A link to their complete report can be found on the district homepage under site shortcut "School Facility Task Force."



Located on two city blocks in a predominantly residential neighborhood, the Springfield Public Schools building was constructed circa 1908 at 12 Burns Avenue in Springfield, Minnesota. With an increase in student enrollment, the facility expanded with multiple additions over the last century. The first addition in 1922 (not shown on map) provided the building with a new larger boiler room. In 1926, the space that is now the Elementary School Gym was added. Other additions in 1935, 1951, 1960, 1963, 1978, 1991, 1993, and 1994 make up the current facility, which totals approximately 168,450 square feet.

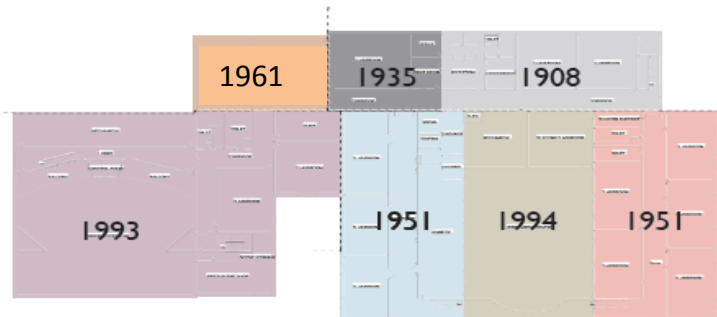
ADDITIONS TO SPRINGFIELD PUBLIC SCHOOLS

First Floor Additions



Second Floor Additions

AVERAGE BUILDING
AGE IS 58 YEARS OLD

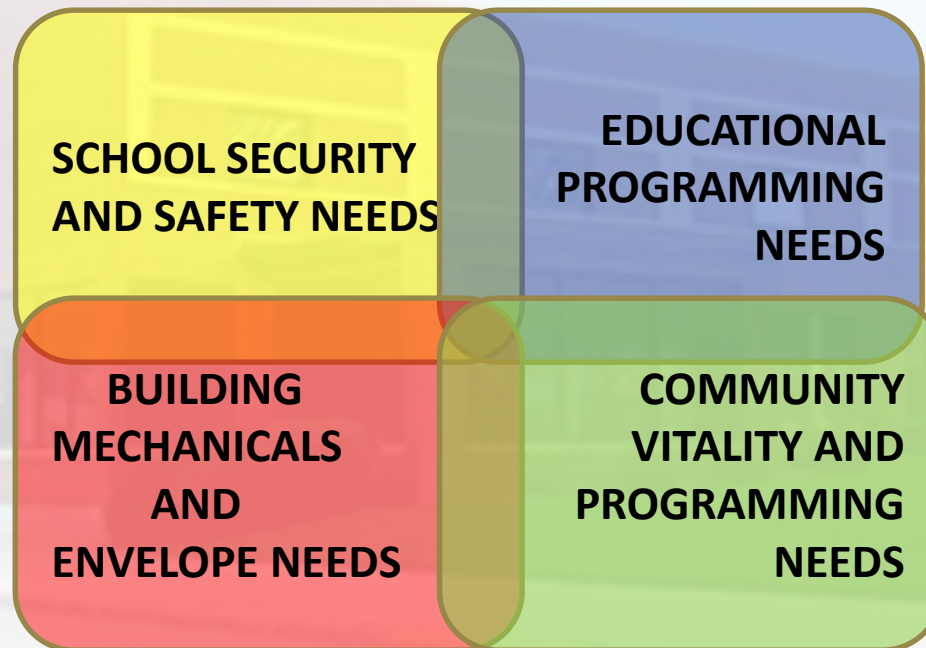


The study concluded with the current mechanical system and building inspection the district should consider the options to:

- 1) Replace Steam heat with Hot Water
- 2) Add Dehumidification
- 3) Update from our Pneumatic Controls
- 4) Or do a total HVAC update

PHYSICAL PLANT NEEDS

This is how the committee bundled the needs.



- 1) Brainstorm ideas that would be best to address if we were able to address them.
- 2) Report ideas to the group
- 3) Identify the Benefits. What is the deliverable benefit and who benefits?

PHYSICAL PLANT

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Facility Analysis Reported Mechanical Concerns

- Convert steam heat to hot water heat
- Age of current controls
- IAQ ventilation standards have changed and noise of current air handlers
- Dehumidification
 - Elementary Specifically
 - Gym space should be considered with their large summer and community use

PHYSICAL PLANT

BUILDING MECHANICALS AND ENVELOPE NEEDS

Key Question? If the School District was able to address the building mechanical needs, what would you like to see that include? What would be the best means of addressing these needs?

- A) Try to maintain current system?
- B) Update by Phasing? Phase 1, 2, and 3-see next slide
This would not address the noise or current IAQ ventilation standards
- C) Total HVAC Update?
End result would meet IAQ standards, energy recovery, and coordinated controls
Steam system would be eliminated

These are the options available to address the school building HVAC issues.

Facility Options to Address HVAC

BUILDING MECHANICALS AND ENVELOPE NEEDS

Priority	Area / Description	PHASE 1	PHASE 2	PHASE 3	Total HVAC Update
		Replace Steam with Hot Water	Add Dehumidification	Update Controls	
1	1951 Addition	\$ 408,112	\$ 442,877	\$ 210,102	\$ 850,989
2	1960 Addition	\$ 226,729	\$ 128,480	\$ 170,802	\$ 1,106,437
3	1978 Addition	\$ 90,692	\$ -	\$ 93,715	\$ 752,740
4	1926 Addition	\$ 113,364	\$ 90,692	\$ 51,392	\$ 361,255
5	Boiler Plant	\$ 831,339	\$ -	\$ -	\$ 831,339
	1994 Addition - Elem	\$ -	\$ 272,075	\$ 212,521	\$ 1,487,342
	1994 Addition - Media	\$ -	\$ 18,138	\$ 57,438	\$ 136,037
	1993 Addition	\$ -	\$ 18,138	\$ 176,849	\$ 255,448
	1935 Addition	\$ -	\$ -	\$ 58,950	\$ 58,950
	1908 rebuilt 1994	\$ -	\$ -	\$ 116,388	\$ 116,388
	Estimated Construction Costs:	\$ 1,670,237	\$ 970,400	\$ 1,148,155	\$ 5,956,925
	Soft Costs (20%):	\$ 334,047	\$ 194,080	\$ 229,631	\$ 1,191,385
	Total Project Estimate:	\$ 2,004,284	\$ 1,164,480	\$ 1,377,786	\$ 7,148,310

PHYSICAL PLANT

BUILDING MECHANICALS AND ENVELOPE NEEDS

*Consensus of this committee is to address the building mechanical needs by doing a complete HVAC update.

*Next is a review of this recommendation and reasons why.

**BUILDING
MECHANICALS
AND
ENVELOPE NEEDS**

*The committee reviewed by using a SWOT analysis of this recommendation.



SWOT analysis (or **SWOT matrix**) is a strategic planning technique used to help a person or organization identify strengths, weaknesses, opportunities, and threats related to business competition or project planning.

SWOT Analysis Of Facility Task Force Recommendation To The School District:

Address the building mechanical/HVAC issues with a “Total HVAC Update” vs. “Maintaining the Current” or “Phasing Repairs to the Current.”

BUILDING MECHANICALS AND ENVELOPE NEEDS

SWOT Analysis Reviews a Proposals:

- *Strengths
- *Weaknesses
- *Opportunities
- *Threats

(Strengths)

A total updated system would meet today’s Indoor Air Quality Standards, provide energy recovery, and improved coordinated electronic controls vs. our pneumatic controls that plagues classrooms with inconsistent temps.

Provide 96% boiler efficiency. Current steam boilers have standard efficiency of 77% to 80%.

Steam system would be eliminated.

A total updated system will address the “noise” issue that the current unit ventilators produce by eliminating the use of unit ventilators. Parents will notice that teachers turn off the unit ventilators when they have a play in their classrooms because of this noise.

The updated system will not depend upon hard to find older parts and qualified technicians.

(Weaknesses)

The installation cost of a Total HVAC option would cost more than Phasing Options.

(Opportunities)

Addressing this issue with a complete HVAC replacement vs. replacement of the current system in “Phases” will eliminate redundant work, such as tearing off the ceiling grids and replacing them before school begins.

If the district has other programming needs for the physical plant that should be addressed, this is the time to consider them so systems can be design to correct specifications for future considerations.

(Threats)

Maintaining the current system has ongoing issues as parts are so difficult to find that it takes weeks for them to arrive. Rooms need to use space heaters while they wait for repairs.

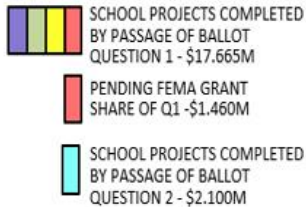
The current system is becoming obsolete where the field service technician, master plumber Bob Adams, has identified that it is hard to find people who can service our current system, especially pneumatic controls.

This is the SWOT Analysis for HVAC

School Site Plan Addresses HVAC Needs-Replaces the Entire System

SPRINGFIELD SCHOOL PRIORITIZED SITE PLAN

LEGEND



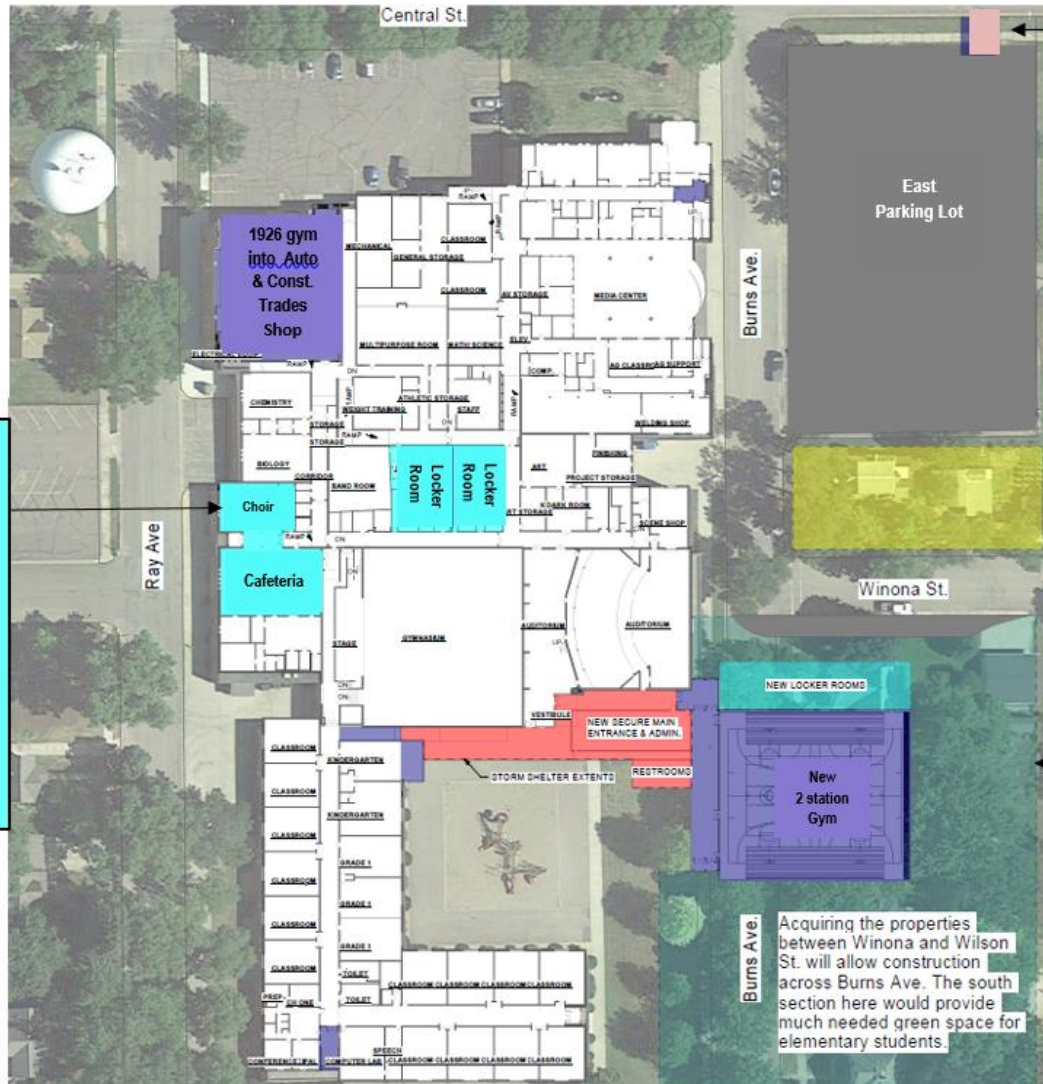
NOTE: QUESTION 2 PENDING QUESTION 1 PASSING
BOTH QUESTIONS TOTAL-\$19.765M
BOTH QUESTIONS WITH FULL FEMA GRANT-\$18.305M

Q2. Projects would address Cafeteria and Choir capacity as well as the need for a locker room renovation. The cafeteria would expand into the current Choir Room by renovating the old locker rooms into an updated Choir Room. This would require new locker rooms be added on the new east addition. The cost to build new locker rooms was minimally different between renovating the old locker rooms and integral in simultaneously meeting the Cafeteria & Choir needs in the most cost efficient way.



NEW SITE PLAN

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New traffic outlet onto Central Ave. This is not a part of the bond project and will be done with Central Ave. renovation.

Q1. Proposed is to acquire property to extend the east parking lot to Winona St. Handicap & visitor parking would flip to the very south, improving accessibility to a new main entrance in an intuitive & logical location.

Q1. School projects proposed would utilize acquired land here to provide the common secure main entrance and gymnasium addition due to 1926 gym renovation into a CTE Auto and Construction Trades Shop. Update and secure other administrative entrances and provide a safer parent drop-off and pick-up zone along Wilson St.

Q1. HVAC system replacement. A new heating and cooling system across the entire building. Air exchange standards will be met and an energy efficiency system with updated controls utilized. Eliminates steam system and expensive repairs. Addresses classroom noise issue.

Q1. Tornado Storm Shelter required by the State of MN building code will be embedded into the project. \$1.460M FEMA grant request has been submitted to offset project costs.

Acquiring the properties between Winona and Wilson St. will allow construction across Burns Ave. The south section here would provide much needed green space for elementary students.

Wilson St.
SPRINGFIELD PUBLIC SCHOOLS
SPRINGFIELD, MINNESOTA - 18829 - 10/14/20

ISG

Springfield School District



If you have any questions, please don't hesitate to contact:

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