



STEVENS POINT AREA PUBLIC SCHOOL DISTRICT

EMERY J. BABCOCK, SUPERINTENDENT

January 31, 2002

Jo Ellen Seiser
616 Fourth Avenue
Stevens Point, WI 54481

Dear Jo,

I received your letter Monday evening at the board meeting and had copies made for the other board members. I asked if any of them had concerns or wanted to change our decision that was previously made.

Our board has discussed Emerson School for a long time. We even held a referendum to build a new alternative school, but it failed. No one has come forward with any dollars or plan to save Emerson School. Our superintendent contacted Karl Pnazek and he was not interested in the building unless it could be rezoned for a business. The city will not do that.

The city of Stevens Point has directed the district to refurbish or demolish (raze) the building. After careful consideration and deliberation our board voted unanimously to raze the building in March. Another motion was made stating if an entity approached the board with dollars and a plan, we would take that into consideration.

Thank you for your service on the facilities advisory committee. We will need assistance from that group when we decide what to do about a referendum.

Sincerely,

Mary Thurmaier, acting president
Stevens Point Area Public School District

MJT:ges

Save Emerson February 4, 2002

Mechanicals need upgrading in ten older schools costing more than \$11 million. Other maintenance is \$5 million. Midstate Tech wants to add classrooms in Goerke Park right now. Razing Emerson for a park will give that neighborhood a park 5 blocks from Goerke Park.

The MGT study of the School District has recommendations concerning facilities. "7-2: Prepare written Board Policies to guide the long range-facilities planning process and define the scope of the planning process; 7-7: Conduct a facility assessment and prepare a deferred maintenance and replacement schedule for all facilities, their components, and equipment."

In December 2001, the School Board voted to seek bids to raze Emerson. They presently have no need for it. MGT also recommends a paid person to coordinate volunteers in the schools.

Emerson has 10 classrooms spaces, a gym and an auditorium with a sloped floor and a balcony. A study in August 2000 said an option for Emerson was to "continue to use the building and rebuild the exterior load bearing masonry walls in the attic area to provide proper support for the structural framing members." This option was estimated to cost \$200,000 and would make Emerson safe. I think the school volunteer coordinator should be located at Emerson and should coordinate school and community use of the auditorium.

There is much for the School Board members, candidates and the community to figure out. Referendums before a possible freeze on referendums. Quick responses to urgent needs.

I strongly disagree with some of the Board members who truly feel Emerson should be razed. Their decision was made under pressure, with program needs, and a budget shortfall.

Some deadlines we do not control locally, but the decision to raze Emerson is the School Board's. There is an election coming up. I think any decisions concerning Emerson should be delayed until a new school board is in place. I think the School Board will be making a big costly mistake if Emerson is torn down.

I stand by Emerson as long as it stands.

as of 2/5/02 not sent



STEVENS POINT AREA PUBLIC SCHOOL DISTRICT

EMERY J. BABCOCK, SUPERINTENDENT

March 7, 2002

Jo Seiser
616 Fourth Avenue
Stevens Point, WI 54481

Dear Jo,

On April 2, 2002 the Stevens Point Area Public School District will be holding a referendum. Two referendum questions will be presented to the public.

Question I for \$16,500,000 deals with the maintenance needs of existing elementary and secondary schools in the district. Question II for \$6,900,000 addresses health and safety needs in district schools. These issues were addressed and prioritized by the facilities advisory committee.

In an effort to educate the public on district needs several information sessions have been planned. Administrators and board members will be present at these sessions to answer questions and provide information to school district constituents.

The facilities advisory committee was instrumental in the study and the development of these referendum questions. I would like to invite committee members to participate in any or all of these sessions and share their experiences with the public. Your participation will be valuable to the community at large. Thank you for your assistance in this important matter.

The schedule of information sessions is enclosed.

Sincerely,

Emery J. Babcock, superintendent
Stevens Point Area Public School District

enclosure

616 4 Ave
Stevens Point WI 54481

MAR 15 2002

Received
[Signature]

March 15, 2002

John Gardner
1515 Strong Ave
Stevens Point WI 54481

As a member of the Common Council
I would like to make application to
nominate Emerson School as a local
historic building. Please accept this letter
as notice of my intent and inform the
neighbors of Emerson School and call
a meeting of the Historic Preservation Commission.

I would also appreciate a copy of the
1994 designation of the Clark Street neighborhood
as a historic neighborhood, which surrounds
Emerson.

Sincerely Jo Ellen Seiser
4th District, Alderperson

cc: Stevens Point Journal
Portage County Gazette

Preserve Emerson School, Statement to the Stevens Point Area School Board
February 26, 2001 By Jo Seiser

My name is Jo Seiser. I am a City Alderperson, representing the 4th Ward in Stevens Point

Emerson School is a valuable resource with a gym, and a theater with a stage and a balcony. I think Emerson should be structurally repaired, renovated and an addition constructed to include, stairs, an elevator, a second access to the balcony, bathrooms on each floor and some offices as proposed in the 1994 study to house the Alternative School and possibly, community programming.

I have stated publicly, support for Emerson School preservation in the League of Women Voter's Candidates Forum in March, 2000, in candidate information printed in the Portage County Gazette and the Stevens Point Journal and in my position paper as a candidate for alderperson distributed to all households in the Fourth Ward.

I have received public input for renovating Emerson. Last April, I was elected to the City Council. Now I have the desire and the responsibility to speak out and advocate preserving Emerson School.

My spouse, Tom Brown, is an architect. He has reviewed the School District studies related to Emerson and has prepared a written presentation outlining his thoughts.

It is my hope that you will consider his analysis with an open mind, understand better the costs and preservation issues, the reasons why he thinks, as I do, that a renovated Emerson is a better value than a new school.

A renovation program might include:

1. Proceed with structural repairs
2. Renovate first the portion of the building used by the present programs.
3. Construct a modest addition for access.
4. ~~Allow~~ ^{Prepare} for future renovation of the auditorium, balcony and other spaces.

After hearing his presentation, I would ask the Board to slow down the rush to build a new school and demolish Emerson, invite community input and allow time to consider the two alternatives—old or new. Request a clear proposal for renovation. Set up a process for public input and comment. Allow time to fully evaluate what will happen to Emerson School.

616 Fourth Avenue
Stevens Point WI 54481-1623
January 17, 2002

Mary Thurmaier
President, Stevens Point School Board
1900 Polk
Stevens Point WI 54481

Dear Mary,

With budget constraints our community would welcome deliberation, cooperation and unity among the leaders of the School Board, the City and the County. I strongly support upgrading the mechanical systems of our schools, which will cost \$11 million. There are other needs, but I think the priority must be the mechanical upgrades.

Single issues and special interests detract from the School Board priorities of facilities and program. One such interest is Emerson School.

December 17, 2001 was the first time the School Board decided it no longer wanted Emerson School and to seek bids to raze the building by March 2002. CAP Services has indicated it might be willing to do a feasibility study and development plan, but feel they would need nine months to adequately address this issue.

To free the School Board from having to spend any more time on Emerson, CAP suggests the School Board transfer the property to CAP along with the amount needed to raze the building and restore the site in accordance with city requirements. If CAP's efforts come to naught, CAP would raze Emerson and deed the property to the City. If CAP can save the building, the cost of demolition would be returned to the School District.

The future use of Emerson School and the property are also of concern to the City. Another option would be for the School Board to give the property to the City along with the amount needed to raze the building. Unless the School District intends to incur the costs to develop and operate the property as a park, the City will need to decide whether this becomes a taxable property or not. Allowing time for others to try to save Emerson, I think will be viewed as a positive effort to cooperate, while delegating some tasks to others.

Would the School Board be willing to delegate the responsibility for Emerson repair or demolition to CAP Services or the City of Stevens Point? I wish to support the School Board as you focus on priorities of other facilities and programs.

Sincerely,

Jo Ellen Seiser
Alderpersion, 4th Ward
School Board Facilities Committee

Cc Mayor Gary Wescott
Karl Phazek

*suggestion
from
plan comm.
public
works*



*habitable safe
useful*

*Louis Molepske Jr.
take City out*

City Of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594
FAX 715-346-1498



Gary W. Wescott
Mayor
715-346-1570

January 7, 2002

Jo Ellen Seiser
Aldersperson, 4th Ward
616 Fourth Avenue
Stevens Point WI 54481

Dear Jo:


I have received your letter of January 3, 2002, regarding Emerson School. In that letter you request the City "create an environment whereby CAP Services Inc. can make and receive a fair hearing on a proposal to renew Emerson School".

The property is owned by the Stevens Point School Board. Any request regarding a plan to preserve that building must be directed to the Board of Education.

I have shared your letter with the School Superintendent, Emery Babcock. He informs me that he was in contact with Karl Pnazek of CAP Services prior to the December Board decision to demolish Emerson School in March 2002. At this point Superintendent Babcock is not aware of any business plan to re-use Emerson School.

As you are well aware, any plan to preserve Emerson School starts with a viable use. I would encourage you to work with the School Board and staff to identify a viable use that would be compatible with the neighborhood.

Sincerely,


Gary W. Wescott
Mayor
City of Stevens Point

Proposal for Feasibility Study – Emerson Community Center

Stevens Point Arts Council
City of Stevens Point, WI 54481

Proposed by Jo Seiser, Alderperson

Summary:

The intention is for the Stevens Point Arts Council to be the lead City body to undertake a formal study to determine the feasibility of the former Emerson School being converted to community use, by or in cooperation with, the City of Stevens Point.

Tasks:

1. Publish advertisements in both community newspapers and other media to solicit interest by area community organizations, clubs, arts groups and others in the possibility of utilizing Emerson as a potential community arts, recreation and club facility.
2. Identify potential user groups and contact each directly to determine potential interest and specific needs. Potential users might include: area community theater groups, dance studios & ensembles, visual artists, performing artists, providers of dance & music lessons, school drama & music groups, community clubs, fraternal organizations, community recreation leagues, youth organizations, etc.
3. Develop a survey that would address the following questions:
 - a. Is there potential interest in being a user of a future Emerson facility?
 - b. If so, what is the extent of the potential interest or use?
 - c. What specific requirements or desires would need to be taken into account in any proposed renovation of Emerson?
4. After compiling the results of the survey, develop a potential space & activity program for a potential Emerson renovation project.
5. Secure the services of an Architectural firm to develop a schematic design concept outlining the scope and approximate costs of a potential renovation project.
6. Hold one or more public meetings to determine community support for such a project, based upon identified potential users and projected costs.
7. If sufficient support and feasibility is demonstrated, include the project in long-term capital improvement budgets and room-tax planning.
8. At the same time, undertake historic documentation research to determine whether the building might be eligible for historic preservation tax credits to allow for potential private ownership and lease-back to the City for the identified uses.

616 Fourth Ave
Stevens Point WI 54481-1623
January 3, 2002

Mayor Gary Wescott
1515 Strong's Avenue
Stevens Point WI 54481

Dear Mayor Wescott,

On December 17, 2001, the Stevens Point School Board decided to raze Emerson School by March, 2002 with the caveat that they would consider proposals from the community to repair and renovate it before that time. CAP Services has indicated it might be willing to do a feasibility study and development plan, but feel they would need nine months to adequately address this issue.

To free the School Board from having to spend any more time on this issue, CAP suggests the School Board transfer the property to CAP along with the amount needed to raze the building and restore the site in accordance with city requirements. If CAP's efforts come to naught, CAP would raze Emerson and deed the property to the City. If CAP can save the building, the cost of demolition would be returned to the School District. In either case, CAP feels it needs until September 2002 to develop their plan and determine its feasibility.

Mayor Wescott, I request that the City create an environment whereby CAP Services Inc. can make and receive a fair hearing on a proposal to renew Emerson School. I would like the City to make known to the Stevens Point School Board, that the City welcomes a proposal on Emerson rehabilitation and such action would be a proper response by the School Board to the letter from the City requiring repair or demolition. CAP Services had indicated interest in the building earlier last year, but December 17, 2001 was the first time the School Board officially decided they no longer wanted Emerson School.

I look forward to your response at your earliest convenience. Obviously, time to prepare such a big and important proposal will need immediate attention.

Sincerely,

Jo Ellen Seiser
Aldersperson, 4th Ward

Cc Karl Pnazeck

**STEVENS POINT AREA PUBLIC SCHOOL DISTRICT
STEVENS POINT, WISCONSIN
PUBLIC HEARING OF THE SCHOOL BOARD
TUESDAY, DECEMBER 17, 2001**

MINUTES

1. CALL TO ORDER

President Mary Thurmaier called the public hearing of the Stevens Point Area Public School District Board to order at 7:00 p.m., on Monday, December 17, 2001. The public hearing was held in the Board Room of the Bliss Educational Services Center.

2. ROLL CALL

PRESENT: Fournier, Harmon, Heiser, McGinley, O'Meara, Ruesch, Thurmaier, Wilz

4. PUBLIC INPUT

Community members addressed the school board regarding the future of the Emerson building. Some of the comments are as follows:

- Tear it down
- Don't put any more money into the building
- Take this issue to an April referendum
- Donate the land to the city for a youth center
- Put the alternative school into another school building since enrollment is down
- Explore new life for Emerson
- Consider another group using the building
- National register
- Historic preservation
- Don't make a rush decision
- Take time to listen to the community
- Use property for green space
- Use property for a public park
- Remove historical objects and video for historical purposes
- Form a committee to consider usage
- Complete a study to bring it up to minimum standards, if it can't be made safe, then tear it down
- The board listened to the community a year ago and delayed making a decision on the future of Emerson.
- The facilities committee has worked for the last year studying this facility and its past reports
- The community has not come forward in the past year with a proposal to save the building
- Renovate the school—business/educational possibilities
- Deed to city

The following community members addressed the board regarding the fate of the Emerson building:

- Walter Skowronski, 1842 North Pella Drive, Stevens Point
- Bob Omernik, 2151 A. Oak Street, Stevens Point
- Bob Larson, 3283 Lindbergh Avenue, Stevens Point
- Edward Rutta, 2051 Sleepy Hollow Rd. Junction City

- Michele Bjella, 1908 Lynda Lane, Stevens Point
- Judy Pflugradt, 2101 Strong's Avenue, Stevens Point
- Bill Palmer, 201 Black Forest Drive, Plover
- Tom Brown, 616 4th Avenue, Stevens Point
- Jean McQueen, 1725 Main Street, Stevens Point
- Mark Seiler, 4409 Janick Circle, Stevens Point
- Clarke Crandell, 1916 Clark Street, Stevens Point
- Amy Heart, 2132 McCulloch Street, Stevens Point
- Anton Anday, 2141 Plover Springs Drive, Plover
- John Finn, 2125 Clark Street, Stevens Point
- Laurie Graboski-Bauer, 1101 Wisconsin Street, Stevens Point
- Ted Bauer, 1101 Wisconsin Street, Stevens Point
- Gene Tubbs, 1632 Wyatt Avenue, Stevens Point
- Maxine Hogan, 2001 Michigan Avenue, Stevens Point
- Trisha Dow, 821 6th Street, Plover
- Melba Sullivan, 5535 Hwy 66, Stevens Point
- William P. Maher, 1100 Brawley Street, Stevens Point
- William Schmit, 2900 College Avenue, Stevens Point

6. **ADJOURNMENT**

At 9:13 p.m., it was moved and seconded (Heiser/O'Meara) to adjourn- carried unanimously voice vote

MARY THURMAIER, PRESIDENT

ELMER FOURNIER, CLERK

GWEN STANFORD, ADM. SECRETARY

DATE

Preserve Emerson School

>Statement to the Stevens Point Area School Board, February 26, 2001

>By Jo Seiser

>

My name is Jo Seiser. I am a City Alderperson, representing the 4th Ward in Stevens Point.

I am concerned with the speed at which the School District seems to be proceeding with the demolition of Emerson School and its replacement with a new building.

Emerson School is a valuable resource in Stevens Point with a gym, and a theater with both a stage and a balcony.

I think Emerson should be structurally repaired, renovated and an addition constructed to include stairs, an elevator, a second access to the balcony, bathrooms on each floor and some offices as proposed in the 1994 study to house the Alternative School and, possibly, community programming.

I have stated support publicly for the preservation of Emerson School at the League of Women Voter's Candidates Forum in March, 2000, in candidate information printed in the Portage County Gazette and the Stevens Point Journal and in my position paper as a candidate for alderperson distributed to all households in the Fourth Ward.

new I have received public input for renovating Emerson. Last April, I was elected to the City Council. Now I have the desire and the responsibility to speak out and advocate preserving Emerson School.

My spouse, Tom Brown, is an architect. He has reviewed the School District studies related to Emerson and has prepared a written presentation outlining his analysis and thoughts on the situation before us.

It is my hope that you will ^{listen} review his analysis with an open mind, *understand better* clarifying some of the cost and other issues surrounding the Emerson School proposals and consider the reasons why he thinks, as I do, that a renovated Emerson is a much better value than a new school.

After hearing his presentation, I would ask the Board to slow down the rush to build a new school and demolish Emerson, at the same time inviting community input and allowing time to fully consider this issue.

2 Set up a process to consider renovating Emerson S. Request a clear proposal for renovation, include public input and comment. Evaluate 1. Request a clear proposal for renovation, include public input and comment. Allow time to fully evaluate the pros what will happen to E.S.

I suggest commit the time and resources to

1. proceed with structural repairs ^{first the classrooms and}
2. renovate the portion of the building used by the school programs.
3. construct a modest addition for access
4. Allow for future phased renovation of the auditorium and other spaces.

Reprieve for Emerson
February 14, 2002
Dear Editor,

6.9
classrooms at Jefferson and an auditorium at PJ
If Emerson School is demolished, ^{it} this will be a big mistake for the community. As a building Emerson is worth repairing (\$200,000 Lampert and Lee, August, 2000.) I personally think the 10 classrooms, auditorium, gymnasium and playground will be needed by the Stevens Point School District in the future. Demolition is irreversible. I think this decision must be made by the full School Board after the elections.

5
We have old schools. The referendum will fund \$11 million for mechanicals, \$6 million for maintenance and repairs and \$8 million for priority facility projects. The candidates should be familiar with these projects.

In December, six of the School Board voted to raze Emerson this March. I ask that this decision be delayed until after the April School Board election and referendum. ~~The~~

candidates should help make this decision

Jo Ellen Seiser

Fourth District Alderperson
341 7741

The School Board with its plate very full has reduced its tasks by deciding to raze rather than repair Emerson School. I think razing Emerson would be a big mistake.

In December, the Board voted to get estimates to raze Emerson in March 2002 unless someone came forward with a plan for the building.

A study of Emerson School in 2000 said repairing the roof structure would cost \$200,000.

The MGT School Audit makes recommendations concerning Facilities Use and Management. 7-2: Prepare written Board Policies to guide the long range-facilities planning process and define the scope of the planning process. 7-7: Conduct a facility assessment and prepare a deferred maintenance and replacement schedule for all facilities, their components, and equipment.

Jo Seiser

From: John Gardner [JGardner@ci.stevens-point.wi.us]
Sent: Thursday, February 07, 2002 3:29 PM
To: wal@coredcs.com
Cc: GWescott@ci.stevens-point.wi.us; Tschrader@ci.stevens-point.wi.us
Subject: RE: Commercial Emerson

The city has not received a proposal from CAP or from anyone regarding the re-use of the Emerson Building. I had a conversation with Karl immediately after the suggestion of CAP involvement. Karl felt the first step was to identify a viable use for the property. He did not have a use in mind at that time. He told me the second step would be to work up a business plan. That would not take too long. The third step would be to identify funding sources and that might take longer depending upon whether charitable foundations would be involved. That was the only conversation I had with CAP or anyone regarding that building. I have not had any conversations or proposals for re-use of the building.

Any request to accept maintenance and operation of the Emerson Block as a city park would require Plan Commission, Park Commission, and likely Finance Committee review. To my knowledge, no discussions have taken place between city staff and any school officials regarding accepting Emerson School as a city park.

-----Original Message-----

From: "Jo Seiser" <wal@coredcs.com>
Sent: Thursday, February 07, 2002 2:59 PM
To: John Gardner
Cc: Gary Wescott
Subject: Commercial Emerson

Hello John, Has the City rejected the idea of Emerson's restoration by CAP Services as a private facility? Has there been any agreement that the City will accept maintenance and operation of the Emerson block as a City Park?
Jo Ellen

Jo Seiser
Wisconsin Association of Lakes Inc
616 Fourth Ave
Stevens Point WI 54481
WAL@coredcs.com
715 341-7741

Jo Seiser

To: Sue Beveridge
Subject: RE: CAP Services - Emerson

Jo Seiser
Wisconsin Association of Lakes Inc
616 Fourth Ave
Stevens Point WI 54481
WAL@coredcs.com
715 341-7741

-----Original Message-----

From: Sue Beveridge [mailto:sbeveridge@capmail.org]
Sent: Tuesday, January 29, 2002 4:45 PM
To: wal@coredcs.com
Subject: CAP Services - Emerson

Jo, I'm sorry I didn't get back to you sooner. Here's the recommendation CAP's Space & Property Committee is making to the CAP Board tomorrow night. (The text is from the Committee's minutes.) Karl will be back on Thursday, 1/31.

Emerson School (STPT)

The Stevens Point School Board is unable to use Emerson School due to health and safety concerns and has requested bids for demolition. Demolition bids are due in March. Several groups and individuals in the community have asked CAP to look at the possible uses for the site. LaBrie moved to request the Stevens Point School District Board delay demolition of Emerson School and escrow demolition funds until CAP can complete a feasibility study for the site. Higgins seconded and the motion carried.

Stevens Point WI-54481
March 20, 02

Dear Mr. Seaman,

Enclosed is the Foreword from the 1923 + 1924

original edition of the Stevens Point High School Yearbook.

Our father, Earl Upthegrove attended the school

when it first opened up & graduated from there along

with several other people who became prominent

citizens of Stevens Point - If still living Earl would

be 94 years old this year.

3 of us Upthegroves also attended the school in the

near - Fifteen to early twenties.

We hate to see the old school being torn down.

All the old schools are gone except for the old Garfield

School on W. Clark St.

There are pictures in the Yearbook of many of the old

buildings that were around then but no longer exist -

It's a shame that Stevens Point let all those old

buildings go - There's nothing left for our children &

grandchildren to gaze upon. It's almost like Stevens

Point's past is gone - Most of the buildings from John

Anderson's Purchase from the Past are gone.

It just seems like the current generation doesn't care -

The Upthegrove Family

If you would like to see the old

Yearbook or would like to use them

for your proposed meetings with

officials they are available

Sister Betty, Boone

(will still have them on Friday
of this week)
SP, Paoli
Book - available evenings



FOREWORD

THE year 1923 marks the beginning of a new era for the Stevens Point High School. By the time for the opening of school in September, the new building will be completely finished and the abandonment of the commercial building and the barracks made possible.

Although the city finances made last minute changes in building plans necessary, the essential features of the original plan were carried out and the gymnasium and auditorium retained as a part of the first unit. When the plans are carried to completion Stevens Point will have a high school to be proud of and a building adequate to house the school for years to come.

Each year marks an increase in the number of young men and young women who are availing themselves of the opportunity of a high school education. During the last decade the enrollment has more than doubled, the enrollment this year being five hundred seventy-one. Every indication is that the present rate of increase will be maintained for the next ten year period.

In school activities Stevens Point has come to the front. Our football and basketball teams have both made enviable records the past season and in debate a new high mark of attainment has been set.

These are the things which presage a marked growth and development for the Stevens Point High School.

H. C. SNYDER.

1924-1925

Our High School, Old and New

THIS year we, students and faculty of Stevens Point High School, are in the happy realization of a situation which has been the hope and anticipation of our predecessors for many years past. We are for the first time occupying our much needed new high school building. To be sure, the new edifice is not the most magnificent structure of its kind in the state, nor does it completely satisfy the demand for adequate facilities in all departments of the school. But it affords a tremendous relief from the insufferable congestion of the years gone by, and the additional opportunities which it has placed at our disposal are greatly appreciated by all persons who give the matter serious consideration.

The days of the old regime are but memories of the past. Although the old building still stands, and is still being used in conjunction with the new school, it has been remodeled to some extent, and no longer has to serve as the main home for our educational life and activities. And what pictures those memories of by gone days present. There were the general assemblies in the old main room with all seats doing double duty, collapsible chairs jamming the corners and aisles, window sills filled to capacity, students banked three deep around the walls, the suffocating atmosphere of congestion and improper ventilation, and the dinky stage upon which to execute our programs. There was the chase around the block to the venerable old shack which accommodated the commercial department, and the ducking through the leaky passage way to the barracks. There was basketball practice at the Parish House, in the Normal gym, or on the blackboard, as the occasion permitted, and the athletic dressing room was a fitting model for any Bastile dungeon. Most thrilling of all was the free-for-all daily battle in the narrow cloak rooms, from the struggle of which, one who could emerge with his own coat and cap, a whole pair of his own rubbers, clothes untorn, buttons intact, and hair unruffled, was indeed a hero, athlete, and fighter. Such are pictures of the old regime, surely they depict congestion, inconvenience and discomfort. But they portray school days, and after all, their memories abound in happiness.

The new building has wrought a great change. Its better facilities have had a beneficial effect upon every phase of our school life and have extended their influence through the entire community. A commodious auditorium with a well equipped stage furnishes an excellent place for mass meetings and programs, and serves, as well, to encourage and accommodate worthy enterprises fostered by the community at large. A well lighted gymnasium with an excellent floor, fair seating capacity, good showers and commodious dressing rooms, has stimulated interest in athletics, provided a means for giving physical education to the student body at large, accommodated Boy Scout activities, and supplied the business men of the city with a place for volley ball contests. Steel lockers located along the walls of the wide corridors, afford a safe storage place for clothes and books. Several large class rooms have dispensed with the necessity for the old commercial building, although the barracks, improved in appearance, is retained for the new courses in printing and sheet metal work.

It is a tribute to Stevens Point that the new building was necessary, and that its capacity is being rapidly reached. It is indicative of an increasing educational standard throughout the community. The structure stands as a testimony to the fact that the citizens of the city are mindful of its educational needs. Everywhere throughout the city there is evidence of an increasing civic pride. It is fitting that in the march toward a greater Stevens Point, the facilities for the instruction of our youth shall not be neglected. For the youth of to-day is the citizen of to-morrow, and no community can rise above the average intelligence of its citizens.

C. A. H.



STEVENS POINT AREA PUBLIC SCHOOL DISTRICT

WILLIAM L. PALMER, RSBA,

ASSISTANT SUPERINTENDENT - BUSINESS

September 27, 2001

NOTICE OF MEETING

The Stevens Point Area Public School District School Board's Finance Committee will meet at 5:30 p.m., October 1, 2001. The meeting will be held at the Bliss Educational Services Center, 1900 Polk Street, Stevens Point.

AGENDA:

1. Approval of Agenda
2. Approval of Minutes of the Finance/Buildings & Grounds Committee Meeting of September 4, 2001
3. Hearing of Delegations and Visitors – Anyone Wishing to Speak To An Agenda Item May Indicate So At This Time. Anyone Wishing An Item(s) To Be Placed On A Future Agenda Must Notify Either the Finance Department or the Committee
4. Consideration of Defeasance of Existing Debt
5. Approval to Receive Bids on Short-Term Borrowing in Amount Not To Exceed \$5,000,000 Pursuant to Section 67.12(8)(a) 1 Wis. Stats
6. Emerson Structural Evaluation Report – Lampert Lee
7. Report on the Replacement and Maintenance Costs on SPASH Blacktop
8. Update on Siemens' Project *to Long Range Planning*
9. Review/Approval of Monthly Bills
10. Review Financial Statements
Current Month
Previous Month

SCHEDULE A

SCHEDULE B

SCHEDULE C

SCHEDULE D

SCHEDULE E

Adjournment

While this does not constitute a board meeting, the majority of the board may be in attendance.

The Stevens Point Area Public School District does not discriminate on the basis of race, color, national origin, ancestry, marital status, pregnancy, parental status, arrest or conviction record, membership in the military reserve, religion, political beliefs or affiliations, citizenship, use or non-use of lawful products off school premises during non-working hours or any other factor prohibited by law. Discrimination on the basis of age, sex (including sexual orientation) or disability is prohibited except where specific age, sex or other requirements constitute a bona fide occupational qualification necessary to the proper and efficient operation and administration of the school district. The assistant superintendent for pupil services is the district's compliance officer. If you have concerns, please call 345-5454.

NOTICE MAILED, FAXED OR DELIVERED ON: *Sept 27, 2001*

TO: Stevens Point Journal, Portage County Gazette, WSPT, WYTE, WIZD

BY: Patricia Miller, Administrative Secretary to Assistant Superintendent for Business

BLISS EDUCATIONAL SERVICES CENTER

1900 POLK STREET • STEVENS POINT, WISCONSIN 54481 • PHONE (715) 345-5432 • DISTRICT FAX (715) 345-5431

STEVENS POINT AREA PUBLIC SCHOOL DISTRICT

STEVENS POINT, WISCONSIN

FINANCE COMMITTEE

TUESDAY, SEPTEMBER 4, 2001

Bliss Educational Services Center

Stevens Point, WI 54481

MINUTES

a.

PRESENT: Wilz, O'Meara, Fournier, Palmer, Babcock, Hetzel

OTHERS PRESENT: Harmon, Schuettpelz (Virchow, Krause & Co, LLP)

EXCUSED: Heiser

1. CALL TO ORDER

The meeting of the finance committee of the Stevens Point Area Public School Board was called to order at 5:36 p.m., Tuesday, September 4, 2001, at the Bliss Educational Services Center, 1900 Polk St., by acting chairperson Wilz.

2. APPROVAL OF AGENDA

It was moved and seconded (O'Meara/Fournier) to approve the agenda for the finance committee as presented. The motion passed unanimously by voice vote.

3. APPROVAL OF MINUTES OF THE FINANCE COMMITTEE MEETING OF AUGUST 6, 2001

It was moved and seconded (Fournier/O'Meara) to approve the minutes of the finance committee meeting of August 6, 2001, as presented. The motion passed unanimously by voice vote.

4. HEARING OF DELEGATIONS AND VISITORS - ANYONE WISHING TO SPEAK TO AN AGENDA ITEM MAY INDICATE SO AT THIS TIME. ANYONE WISHING AN AGENDA ITEM (S) TO BE PLACED ON A FUTURE AGENDA MUST NOTIFY EITHER THE FINANCE DEPARTMENT OR THE COMMITTEE

There was none.

5. REVIEW/APPROVAL OF 2000-2001 AUDIT REPORT AND SCHOOL BOARD MANAGEMENT LETTER

Mr. Palmer and Rob Schuettpelz, Virchow, Krause and Co, LLP, reviewed the district's 2000-2001 audit report with committee members. Points of review:

...Mr. Schuettpelz stated that his firm gave a clean opinion on the financial statements of the district as presented.

...The district is in very good standing order. There was nothing that showed them any concern.

...The assets reflect an increase because of the refund from the Wisconsin Retirement System.

...This refund is a one time revenue.

...If this refund is expended, it has to be used as a "one time" payment.

...Capital Projects – the amount reflected is the remaining amount on the Siemens' contract.

...Mr. Schuettpelz stated that it is not necessary for the district to approve budget transfers. Overall the district has had a positive budget balance – there is no requirement to have a budget amendment.

...Page 18 – Notes Payable and Other Long-Term Obligations – committee member Fournier questioned the Unfunded Benefits – is this figure going to be increasing each year because of the number of retirees. If the district has a significant number of retirements, this figure could continue to grow. However, early retirement costs are compared to the employment of new staff at a lower pay scale.

...The schedule of federal and state awards on pages 34 thru 39 were reviewed.

...Management Letter

...Special Education Programs – Staff without valid licenses – It was recommended that the district evaluate the procedures used in obtaining these licenses from staff on a timely basis.

...Pupil Activity Funds – The importance of maintaining supporting documentation for disbursement of all funds is always stressed.

...Cash maintenance – The auditor will review this area. There are bank accounts with the district's name and identification number that are funds of organizations such as the Booster Clubs. Accounts must be set up under their own name and ID number.

...GASB Statement No. 34 – This standard will be coming in 2003 – new reporting requirements.

...Bids have been let for November or December for a firm to do the district's appraisal.

...Some districts and municipalities are implementing this plan early.

It was moved and seconded (O'Meara/Fournier) to communicate to the full school board the acceptance of the 2000-2001 school district audit. The motion passed unanimously by voice vote.

6. UPDATE ON THE STRUCTURAL CONDITIONS OF EMERSON SCHOOL – AL HETZEL

An indepth study of the structure needs to be finalized before presentation to administration and the board. This report will probably not be available for the September 10 board meeting. Tremors and vibration from the road construction have caused great concern. There has been some movement and cracking as well as a noticeable difference on the east wall. A large quantity of tuckpointing has fallen. At this point, the engineer has stated that his concern is not with the startup of classes in the building but the damage has given him concern for the winter months with the snow load. The boilers at Emerson are in about the same condition.

Mr. Hetzel reported that the chiller at SPASH is not working. The new chiller is being manufactured. The present chiller was scheduled for shut down in October and replacement was going to be under the Siemens contract. The district is faced with the same situation at Ben Franklin. Approximately \$4,000 has been spent on their unit.

7. REVIEW/APPROVAL OF MONTHLY BILLS

It was moved and seconded (O'Meara/Fournier) to recommend to the full School Board approval of the general fund claims for the period of August 3 – August 24, 2001, for a total of \$1,548,738.40. The motion passed unanimously by voice vote.

8. REVIEW FINANCIAL STATEMENTS

Mr. Palmer reviewed the district's August financial statements with committee members.

It was moved and seconded (O'Meara/Fournier) to adjourn the Finance Committee meeting at 6:38 p.m. The motion passed unanimously by voice vote.

STEVENS POINT AREA PUBLIC SCHOOLS

B.

1900 Polk Street

Stevens Point, Wisconsin 54481

MEMORANDUM

DATE: September 27, 2001

TO: School Board Finance Committee

FROM: William L. Palmer, Assistant Superintendent - Business

RE: Consideration of Defeasance of Existing Debt

Last year the School Board authorized defeasance of existing debt to hold the tax for debt purposes at \$1.08. All of our tax levy projections have been based on doing the same for this year. At Monday's meeting the appropriate exhibits will be reviewed.

D.

Stevens Point Area School District Buildings & Grounds

Date: 9/19/2001

To: Bill Palmer



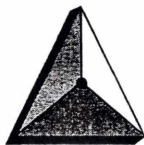
From: Alan Hetzel, CPE

RE: Emerson Structural Evaluation Report - Lampert Lee

Attached is the update inspection report on structural evaluation for Emerson school.

Please review this report from Lampert – Lee & Associates and discuss with me how many copies you would like and what you think the next course of action we should take.

Attachments



ESP GROUP, INC.

LAMPERT-LEE & ASSOCIATES

ENGINEERS • SURVEYORS • PLANNERS

10968 Highway 54 East • Wisconsin Rapids, WI 54494-8718

Wisconsin Rapids 715-424-3131

Stevens Point 715-344-0068

FAX 715-423-8774

email lampert@wctc.net

**MR ALAN HETZEL
DIRECTOR OF BUILDINGS AND GROUNDS
STEVENS POINT PUBLIC SCHOOLS
3400 WATER STREET
STEVENS POINT WI 54481**

September 17, 2001
LLA Ref. #00-125

RE: Update Report on Emerson School

Dear Mr. Hetzel:

The following will report to you the findings of our examination and structural evaluation of the deteriorating brickwork in the center building attic area at the Emerson School building located at 1400 East Avenue, Stevens Point, WI conducted in August 2001.

SCOPE OF WORK:

The main purpose of this phase of the project was to continue the examination of the central attic and roof area of the Emmerson School building that was begun earlier and detailed in our reports dated June 9, 2000 and August 24, 2000. In continuing the examination of the building further observations of the condition of the attic walls and support framing were made along with a structural assessment of the ability of the deteriorating walls to continue to safely support the roof assembly.

INSPECTION:

During various days in August 2001 inspections were made at the school to observe areas of brickwork deterioration, and visually compare the current conditions to those of the previous year. Various Stevens Point Public Schools personnel assisted in the project by providing access and work lights in the attic cavity and the opening of various areas in the building for examination.

Additional photos were taken during the inspections and have been made part of the photographic log enclosed with this report.

OBSERVATIONS:

The clay brick and the clay tile on the interior side of the exterior walls of the attic cavity that support the steel trusses and the wood roof joists were found to have suffered additional deterioration and are continuing to either sustain crumbling and turning to dust or cracking and breaking away and falling onto the insulation above the ceiling area of the attic.

Tapping into the mortar and brick of the attic support wall and chipping of the brick at various locations indicated that the soundness of the wall continues to decline.

The exterior side of the east attic wall is where the greatest deterioration has occurred since the inspection that was done in August of 2000.

A year ago the exterior section of this wall section was considered in generally good condition with only small cracks along the mortar lines of the bricks and the approximate $\frac{3}{4}$ inch shift in the brickwork, which had previously been re-mortared.

Today this same wall has more cracks, mortar is missing from the joints in several locations and the south pilaster has a substantial vertical separation crack.

Additionally, there appears to have been additional bowing of this wall in the area between where the top and bottom chords of the auditorium roof trusses attach to the east wall.

The exterior surface of the north, south and west attic walls appear to be unchanged from the conditions observed a year ago.

CONCLUSIONS:

Our examination indicates that there is continued deterioration of the interior brickwork and there has been a substantial change in the condition of various areas of the exterior brickwork along the east attic wall.

The substantial change in the condition of the east wall maybe a result of several factors including last winters ice and snow conditions along with varying temperatures. It is also possible that the use of heavy compaction equipment associated with the road construction adjacent to the building resulted in additional deterioration.

We continue to believe that given the current condition of the deteriorating brick it is not probable that a catastrophic structural failure will occur immediately under static loading conditions. However, given the unknown variable of winter snow loads, severe windstorm conditions or possible earth tremors that cause variable dynamic loading on a structure, one cannot predict the safety of the building under those conditions. It is

likely, under severe conditions that a failure of the support walls could occur resulting in a collapse of the roof system.

Our examination leads us to believe that further deterioration of the brickwork will result in subsequent structural failure of portions of the building unless remedial action is undertaken.

RECOMMENDATIONS:

Based upon the assumption that the Emerson School building will continue to be used as an educational facility for the next few years and that a restoration and repair program will not be initiated to assure the structural soundness of the building for the intended time that it is going to be in service, **it is our strongest recommendation that a quantitative monitoring program be initiated to record and chart the continued deterioration and movement of the building.**

This program would include the following elements.

1. Establish a base line grid for the present bowing and deflection of the east wall and monitor the movement of that wall on a monthly basis to determine the nature and amount of movement that is occurring in that wall.
2. Locate and record all areas of mortar voids and large cracks on the east wall and monitor the wall for additional deterioration on a monthly basis.
3. Establish a base line grid for the interior of the east wall so that it can also be monitored on a monthly basis.
4. Remove all loose brick and mortar from the interior attic area so that future deterioration can be observed and recorded.
5. Inspect other areas of the building for deterioration related to the roof and establish a monitoring program for those areas.
6. Inspect areas that are not presently showing signs of deterioration on a regular basis to catch any early signs of changing conditions.

The objective of this program is to be able to quantify the change in conditions in specific measurable terms and provide for an early warning should changes be observed.

Our estimate of probable project costs for establishing the base lines and getting the area ready for future observations is between \$12,000 and \$15,000.

In addition to this cost a semi complete flood lighting system and walkways would need to be constructed in the attic areas. We would estimate that this would cost between \$5,000 and \$7,000.

The monthly monitoring and reporting cost would run between \$2,500 and \$3,000.

E. Wall

The total estimated probable cost for this program for the next year is between \$47,000 and \$58,000 which includes the installation of the necessary access walkways and lighting.

Additionally, we recommend the removal of snow and ice from the roof during the winter months.

We would be pleased to meet with you to discuss and review our findings and recommendations on this project at your convenience.

Sincerely yours,
LAMPERT - LEE & ASSOCIATES

A handwritten signature in cursive script, reading "Charles H. Gibbons, Jr.", written in dark ink.

Charles H Gibbons, Jr., P.E.
Wisconsin Licensed Professional Engineer

CHG/cg

PHOTOGRAPHIC LOG
STEVENS POINT PUBLIC SCHOOLS
EMERSON SCHOOL
AUGUST, 2001

Photo
No.

Description

- 1 View of a portion of the upper section of the east auditorium wall showing various areas where the mortar is missing between the brickwork.
- 2 Closer view of the area shown in photograph no. 1 showing areas where the mortar is missing from the brickwork.
- 3 Closer view of the area to the left of photograph no. 1 showing areas of the missing mortar.
- 4 View of another section of the east attic showing various areas of the wall where the mortar is cracked and missing.
- 5 Closer view of the area shown in photograph no. 4 showing the mortar missing from the brickwork.
- 6 View of an additional area of the east attic wall where the mortar is cracked and missing.
- 7 Additional areas of the east attic wall further to the north of the previous photos showing areas where the mortar is missing from the joints of the brickwork.
- 8 Additional area of the east attic wall showing areas where the mortar is missing from the joints in the brickwork.
- 9 View of the separation crack at the pilaster joint in the east attic wall.
- 10 View of the crack and missing mortar in the east attic wall.
- 11 Close up view of an area where the brickwork of the east attic wall is falling and the mortar around the brickwork is loose and missing from the joint.
- 12 View of an area of the east attic wall where the mortar is loose and coming out of the joint.



ESP GROUP, INC.

LAMPERT-LEE & ASSOCIATES

- 13 Closer view of the area shown in the center of photograph 12 where the mortar is cracked and is protruding out from the brickwork.
- 14 View of the protruding mortar shown in the center of photograph 13 looking down the plane of the wall showing that it is protruding out from the face of the wall.
- 15 View of the measurement at the mid point of the wall above the bowing in that it is approximately 5/8 of an inch out of alignment of the top portion of the wall.
- 16 View of the same area shown in photograph no. 15 approximately 4 foot down from the upper measurement showing that the bow is approximately 1 inch out of vertical.
- 17 View of the inner section of the east wall shown on the left and the south balcony attic separation wall where there has been substantial deterioration of the interior brickwork and a large mound of the brick dust and chips resting on the attic insulation.



PHOTO 1

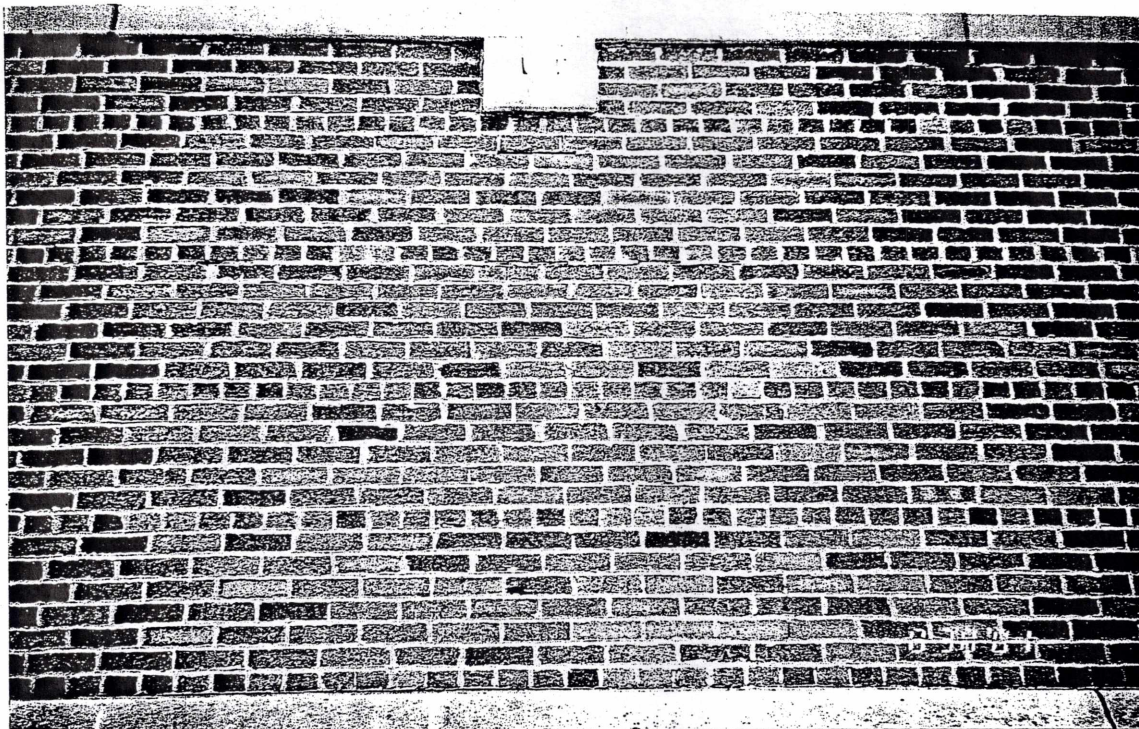


PHOTO 2



PAGE 1

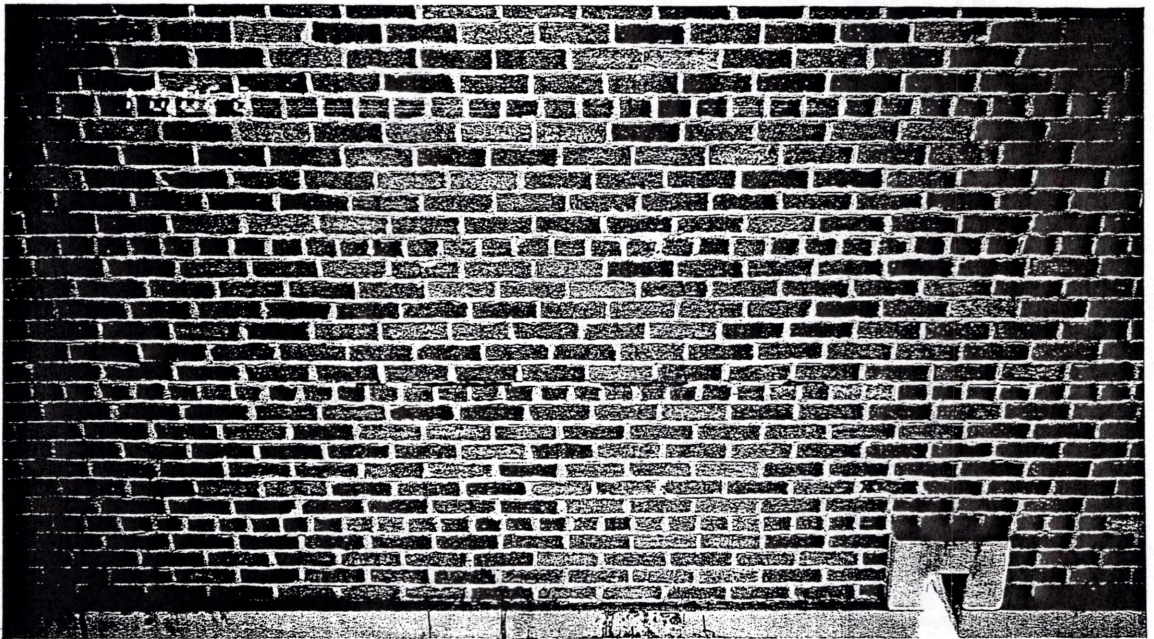


PHOTO 4

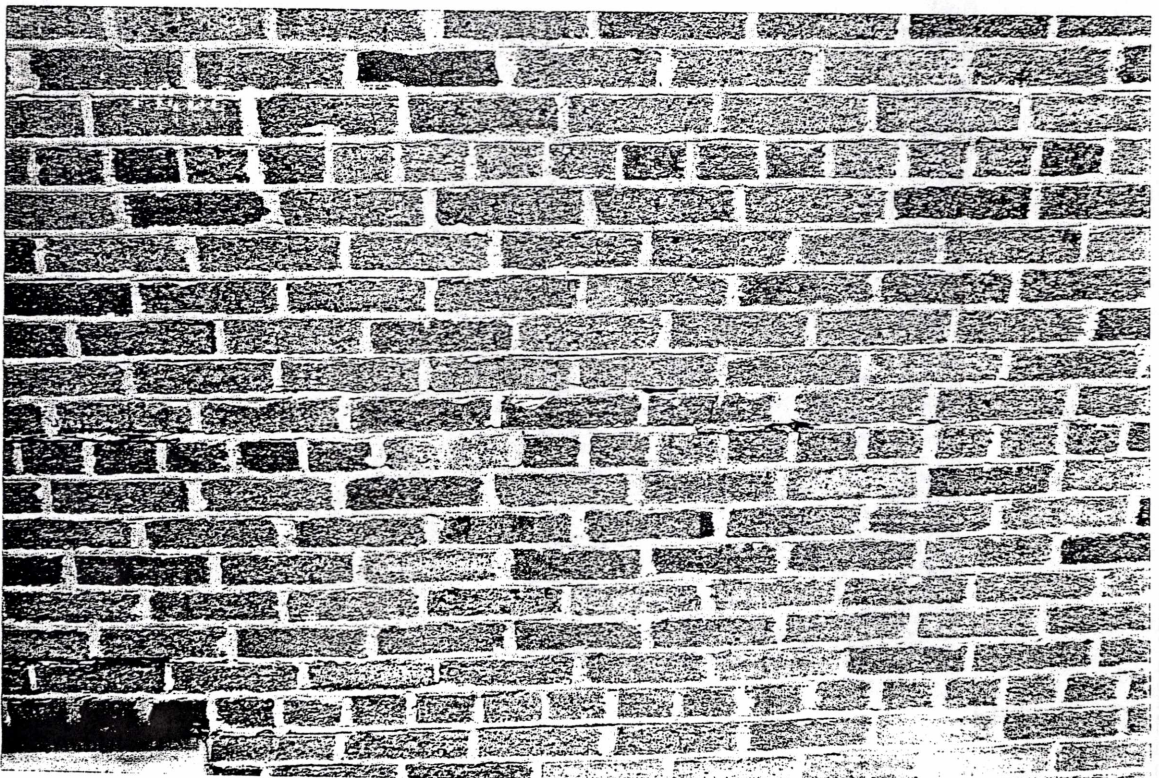


PHOTO 3

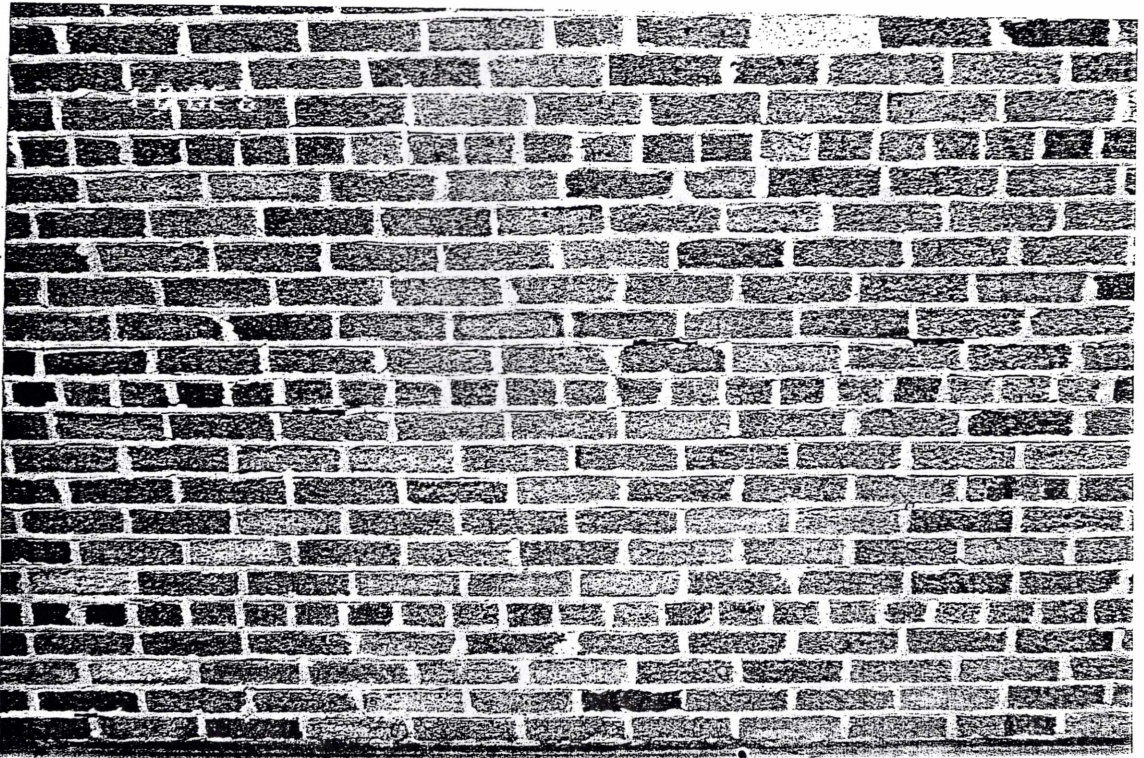


PHOTO 6

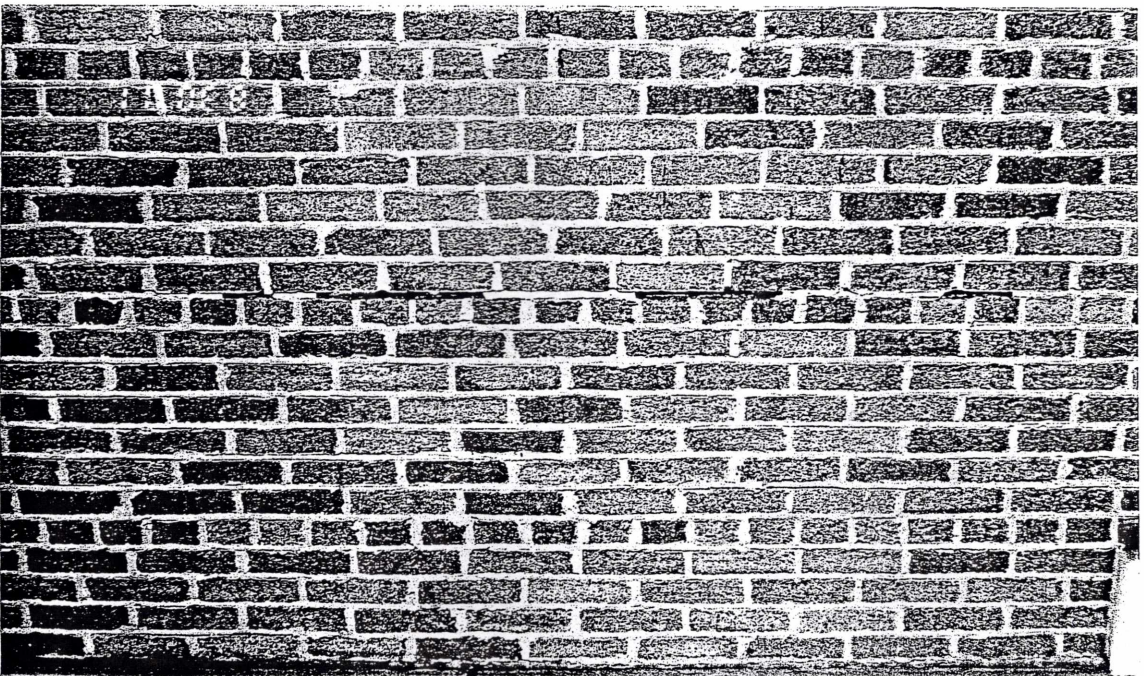
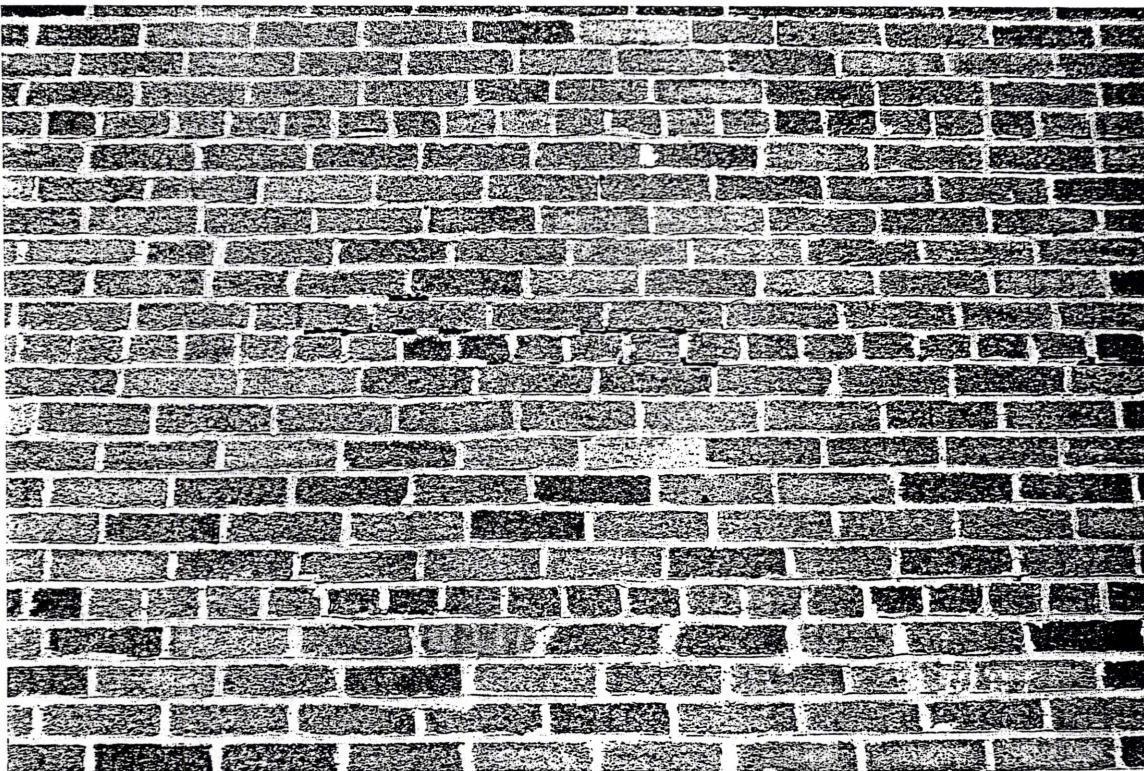


PHOTO 5

PHOTO 7



PHOTO 8



PAGE 4



ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES

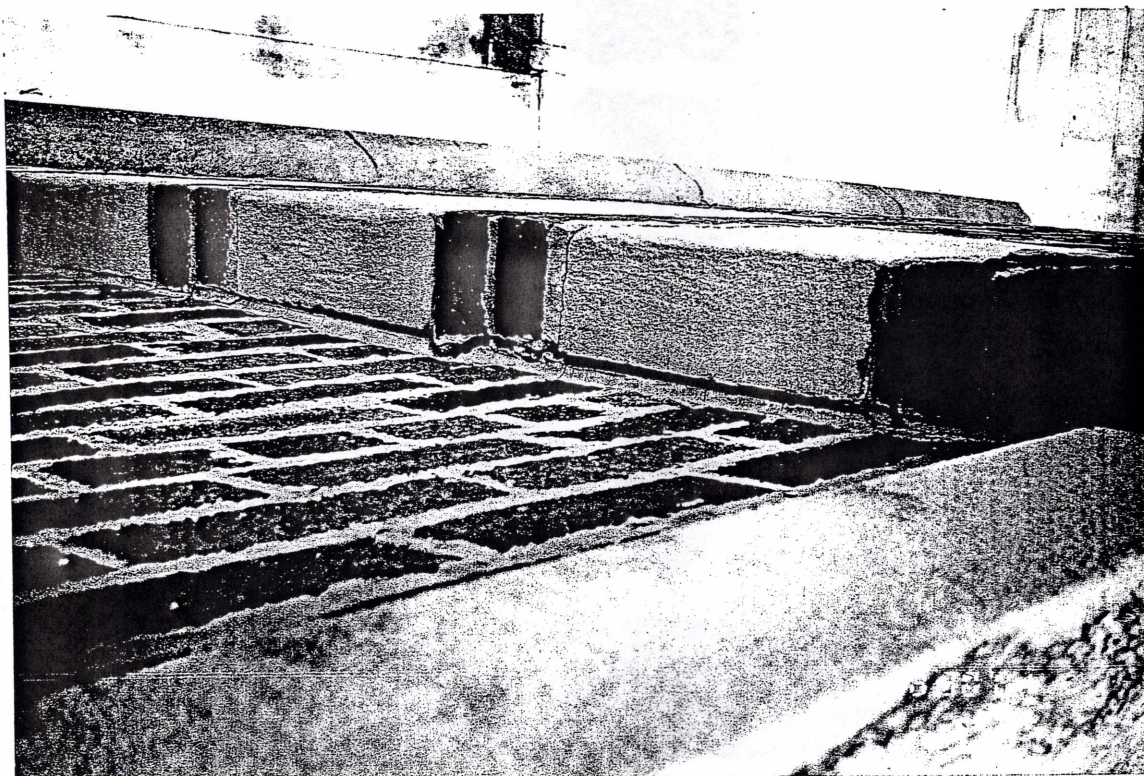


PHOTO 9



PHOTO 10

mortar on lower roof area.



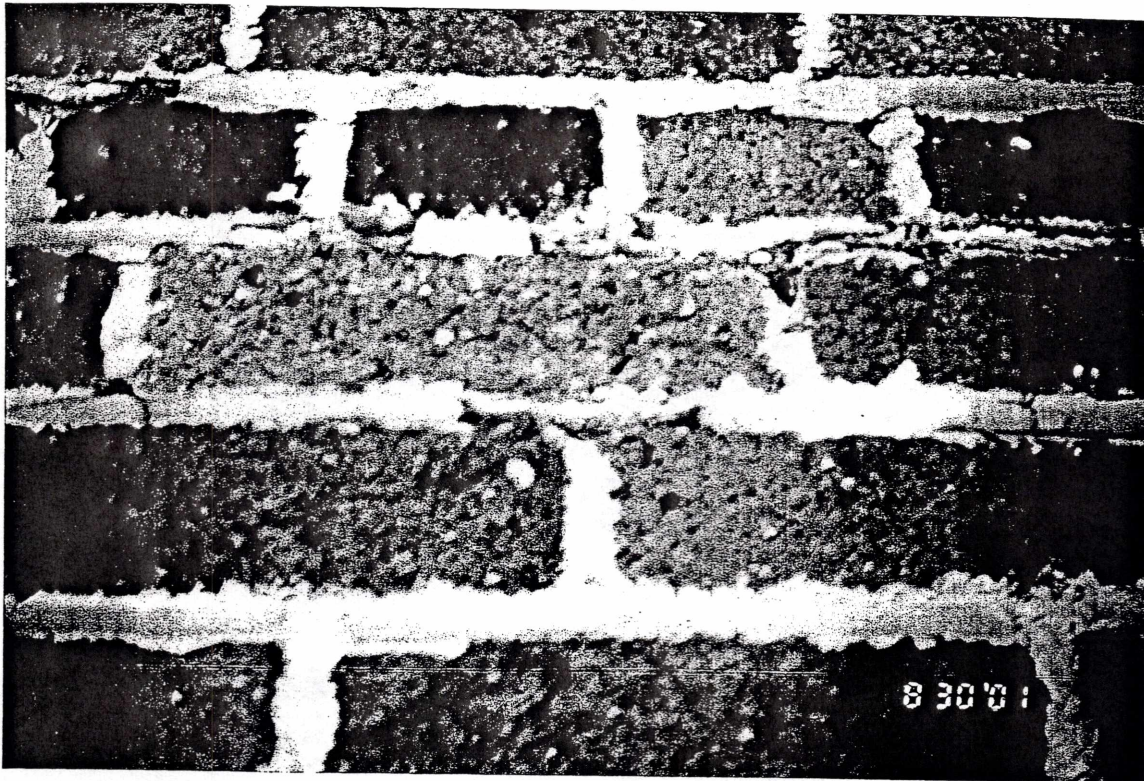


PHOTO 11



PHOTO 12



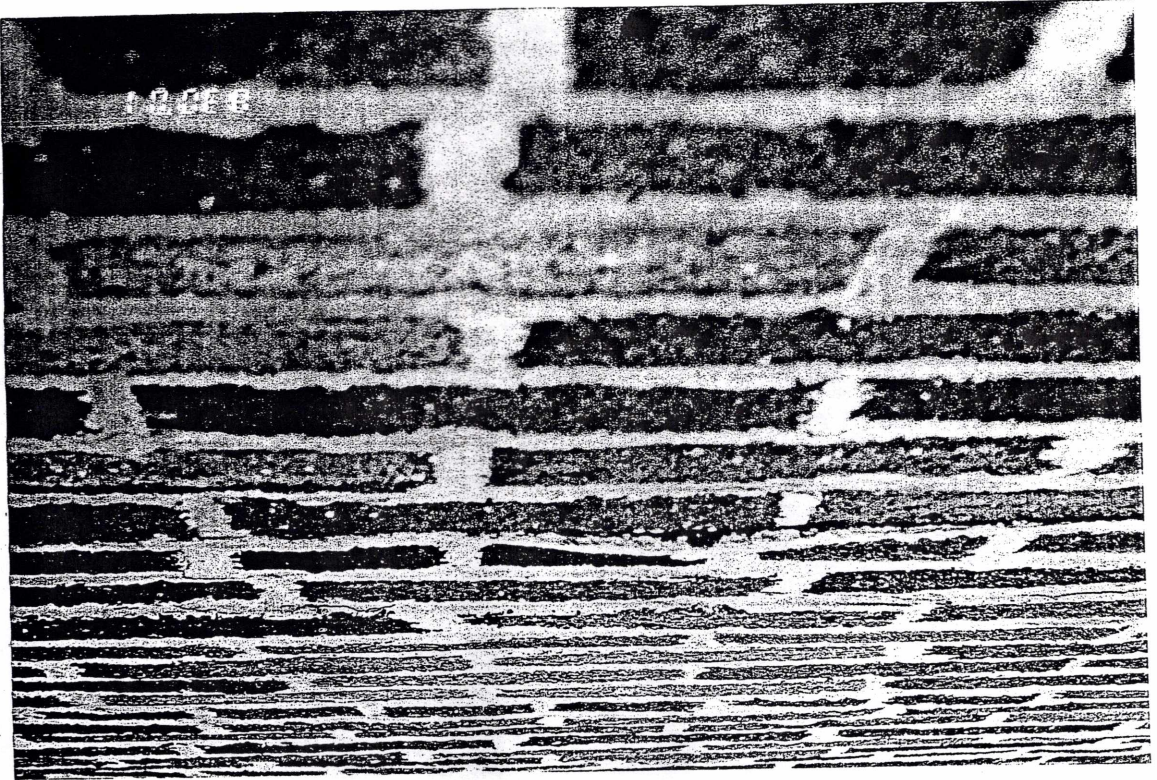


PHOTO 14

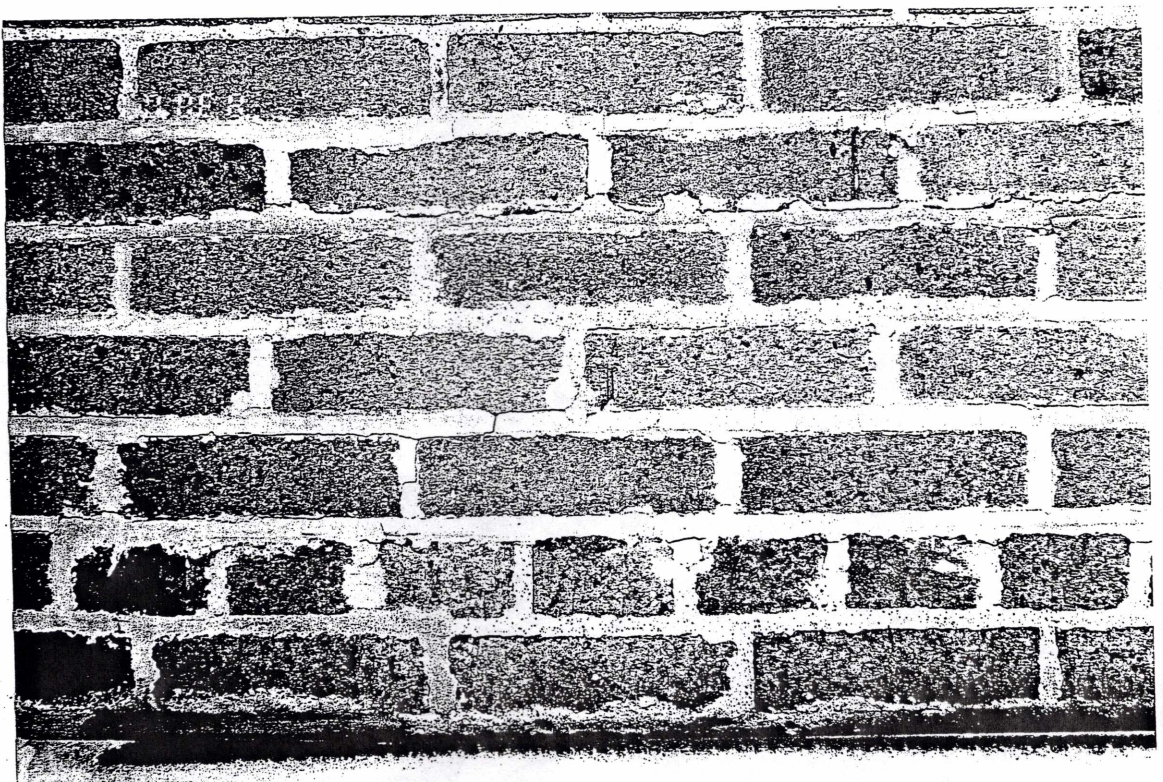


PHOTO 13

PHOTO 15

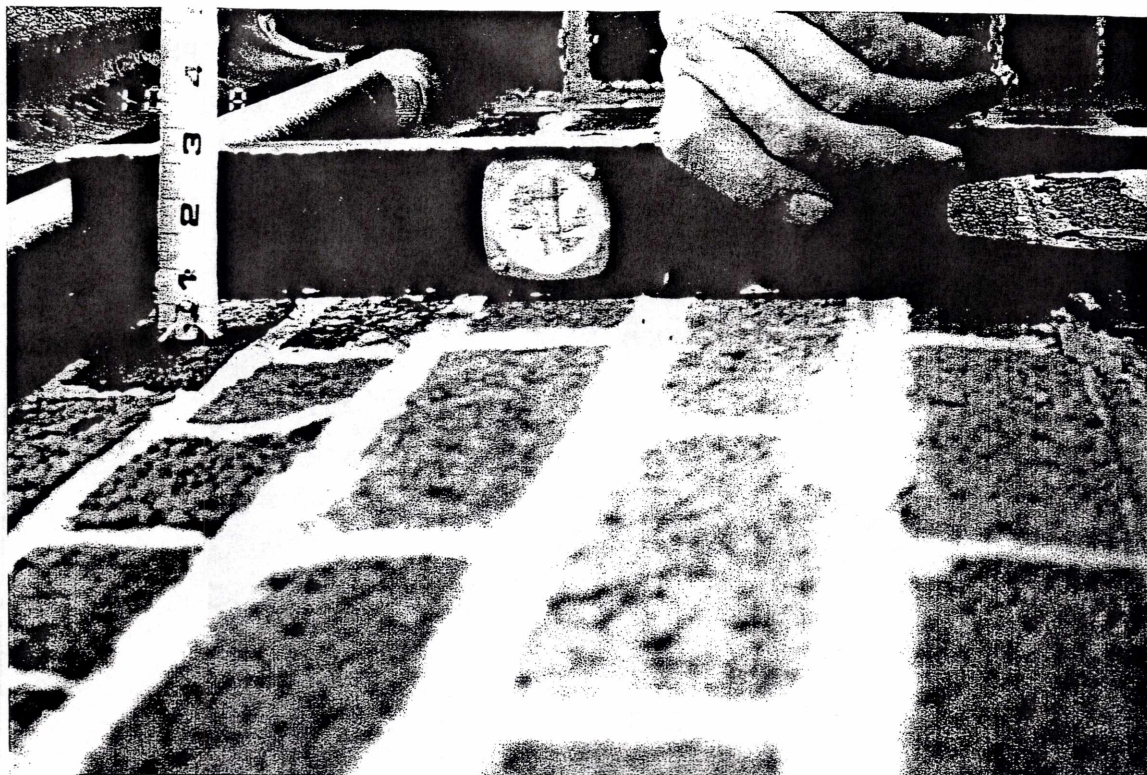
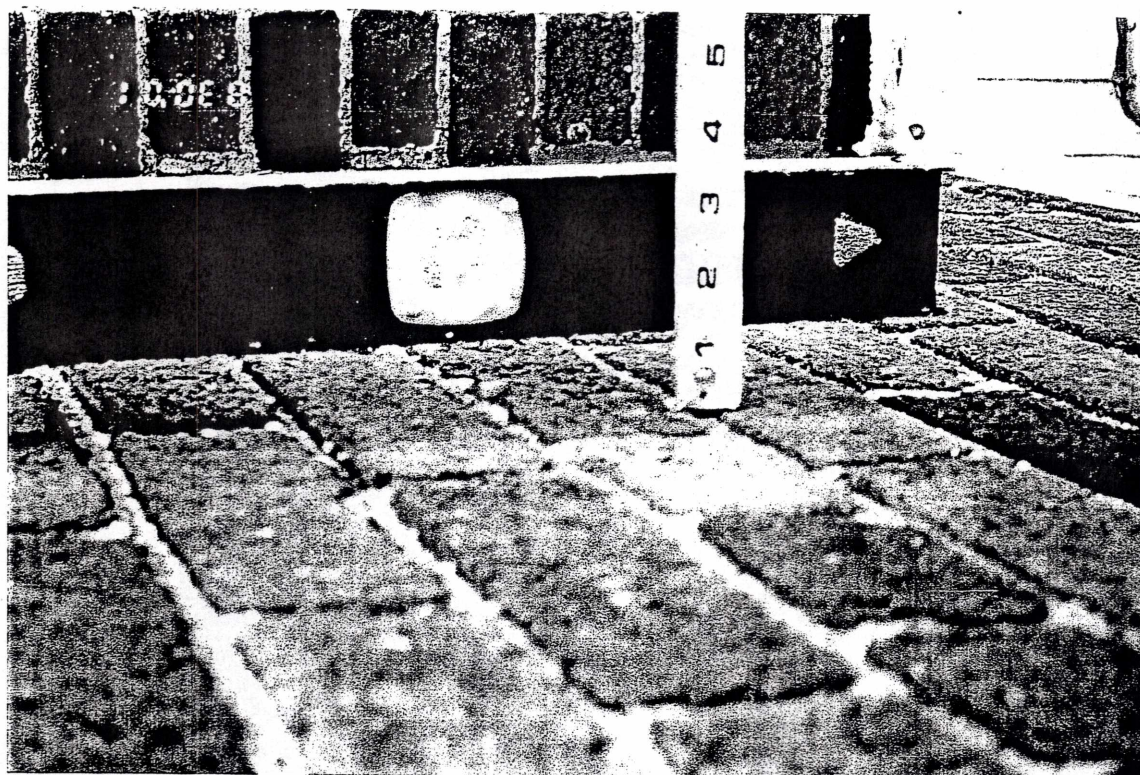


PHOTO 16



PAGE 8

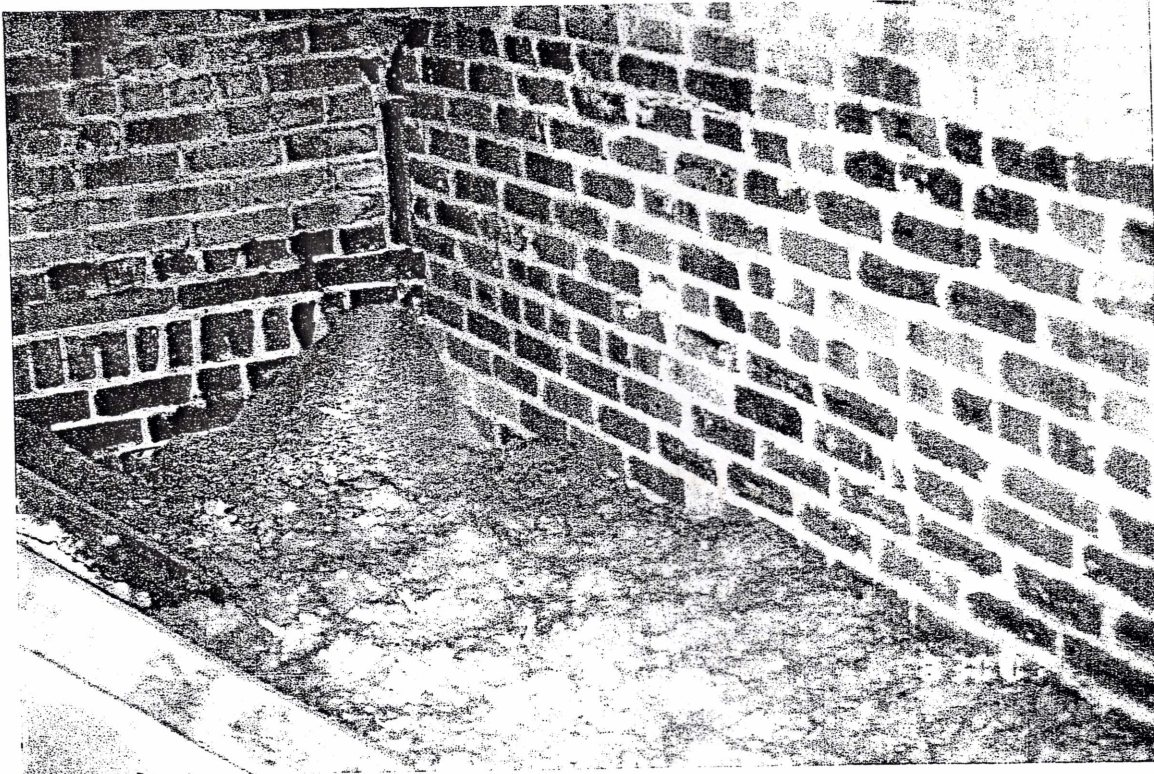


PHOTO 17

PHOTO 18



DW . Plan B .

Bill P Prof. Bldg downtown ? vacant
2+3rd floor \$600K 24K sq'
800K
? renovation

old church 9K sq' want 14K

L. Heiser - lease?

borrow 1M ref.
cash balance 12mill. 15% state guidl. says 20%.

don't spend your cash ~~bal~~ balance - D.W.

spending \$) what we need.

not inclined) leasing, buy. to renovate. D.W./Tz

Lampert report - insurance
foretell catastrophic failure Jim H.

not to exceed \$45K Lamp + fee 58K

C.

STEVENS POINT AREA PUBLIC SCHOOLS

1900 Polk Street

Stevens Point, Wisconsin 54481

MEMORANDUM

DATE: September 26, 2001

TO: School Board Finance Committee

FROM: William L. Palmer, Assistant Superintendent - Business

RE: Approval to Receive Bids on Short-Term Borrowing in Amount not to
Exceed \$5,000,000 Pursuant to Section 67.12(8)(a) 1 Wis. Stats.

The Finance Committee is asked to approve receiving bids on short-term borrowing in the amount of \$5,000,000 on a short-term basis to meet immediate expenses of operating and maintaining the public instruction in the District during the current school year. Please refer to the attached cash flow documents. The note(s) are to be dated October 15, 2001, with a maturity of October 18, 2002.

Bids will be received Friday, October 5, 2001, and will be presented with the borrowing resolution at the School Board meeting of October 8.

Enclosures

BID REQUEST
(DTC Book-Entry Only Form)

\$5,000,000.00

Stevens Point Area Public School District

TAX AND REVENUE ANTICIPATION PROMISSORY NOTE

Issued Pursuant to Section 67.12(8)(a)1, Wisconsin Statutes

Bids will be received until 10 A.M. (Central Time) on:

October 5, 2001

Direct bids to:

Stevens Point Area Public School District
Attn: William L. Palmer, Asst. Supt.-Business
1900 Polk Street
Stevens Point, WI 54481

Phone: (715) 345-5501

Fax: (715) 345-5431

BID FORM: Bids may be mailed, delivered, faxed or telephoned. Telephone bids must be confirmed in writing within 24 hours after receipt. The successful bidder will be notified by 2 o'clock p.m. on the same day bids are received. A School Board meeting will be held at 7 o'clock on October 8, 2001, for the purpose of taking official action on such bids as may be received. **Any prior notification is subject to such official action.**

TERMS: The Note will be dated October 15, 2001. The District intends to deliver the Note on the dated date. The Note will mature on October 18, 2002. Interest shall be payable at maturity.

PREPAYMENT: The Note (check one)

☒ X will **not** be prepayable prior to maturity OR
☐ will be prepayable prior to maturity (upon 30 days notice to Lender) on or after _____

BANK QUALIFIED STATUS: The School Board (check one) X will **OR** ~~will not~~ designate the Note to be a "qualified tax-exempt obligation" pursuant to Section 265 of the Internal Revenue Code of 1986, as amended.

INTEREST: Interest on the Note should be calculated on 30/360 day basis unless otherwise stated. Bidders are requested to provide a statement of the net dollar interest cost which will be used for informational purposes only. More than one interest rate may be bid for partial amounts of not less than \$100,000.

NOTES: The District intends to issue one Note per interest rate bid in denominations of \$100,000 or more in book-entry only form. The Note (or Notes), when issued, will be registered in name of CEDE & CO. as nominee of The Depository Trust Company, New York, New York, who will act as the securities depository of the Notes. The winning bidder is responsible for all costs and necessary documentation (including the CUSIP numbers and underwriter's questionnaire) in connection with the DTC book-entry only system. The District will prepare the Blanket Issuer Letter of Representations and proper Note form.

LEGAL DOCUMENTS AND CURRENT AUDIT: The approving legal opinion of Quarles & Brady LLP of Milwaukee, Wisconsin and the transcript of proceedings will be furnished to the successful bidder at the expense of the District. A draft copy of the Resolution, closing certificates and other documents including the Notes the District intends to deliver and the most recent audit is enclosed for your review. For additional information, please contact the undersigned.

CONTINUING DISCLOSURE: In order to help bidders comply with SEC Rule 15c2-12, as amended, unless an exemption applies, the District will undertake to provide timely notice of the occurrence of certain events for the benefit of Noteholders. This undertaking is set forth in the Resolution to be adopted by the School Board included in the enclosed document drafts. The Resolution will be delivered in final form at closing.

IRREGULARITIES: The School Board reserves the right to reject any and all bids, to waive any and all irregularities and to award all or any portion of the Note.

William L. Palmer, Asst. Supt.-Business

QBMKE4558435.1

COMPUTATION SHEET

	Beginning Cash Position	Estimated Expenditures (minus) -	Estimated Receipts (plus) +	Cumulative Surplus Or Deficit At Month End (equals) =
July	14,587,095	4,703,670	1,149,148	11,032,573
Aug	11,032,573	5,209,140	6,626,655	12,450,088
Sept	12,450,088	6,120,519	5,933,721	12,263,289
Oct	12,263,289	11,367,402	367,746	1,263,633
Nov	1,263,633	5,928,923	966,743	(3,698,547)
Dec	(3,698,547)	6,203,923	10,332,993	430,523
Jan	430,523	6,129,461	5,516,738	(182,200)
Feb	(182,200)	5,930,000	9,210,392	3,098,192
Mar	3,098,192	6,305,000	10,171,853	6,965,045
Apr	6,965,045	5,730,000	930,376	2,165,421
May	2,165,421	5,905,000	2,237,293	(1,502,286)
June	(1,502,286)	7,595,492	14,810,010	5,712,232
Total:		77,128,531	68,253,668	

<u>Working Capital Deficit</u> (This figure is any cumulative deficit figure above or on the attached weekly breakdown)	\$ 4,911,339
<u>PLUS</u> a reasonable working capital reserve ⁽⁷⁾	\$ 3,279,435
<u>EQUALS</u> Maximum Permissible Borrowing Amount	\$ 8,190,774
<u>OR</u>	
<u>Safe Harbor Amount</u> (See footnote ⁽⁹⁾ below)	\$ N/A

E.

STEVENS POINT AREA PUBLIC SCHOOLS

1900 Polk Street

Stevens Point, Wisconsin 54481

MEMORANDUM

DATE: September 27, 2001

TO: School Board Finance Committee

FROM: William L. Palmer, Assistant Superintendent - Business

RE: Report on the Replacement and Maintenance Costs on SPASH Blacktop

Diana McGinley had requested information on the cost of a student parking spot at SPASH. The present cost to students is \$20. There are 588 parking spaces.

Enclosed is preliminary information Al Hetzel put together relating to all costs at SPASH. We can begin initial discussions at the Finance meeting as to what the Committee would like us to study.

Enclosures

equip. \$15K

"reasonable to monitor" M.O.
abandon vs where to put them.
E. Babcock

progression

3pm Spash
lease another bldg.

pulverized bricks

commercial vacuum cleaning crew

Al's concerns

snow loads \rightarrow 20" last year

al - concern having someone measure on roof & snow load

checking roof drains - remain open

I've got a concern that we're putting students - in bldg.

\$47-58K to monitor

2500-3K/mo.

10 hrs \$50 . 3 = \$1500

EarthTech, Bremner & Assoc.

Mike said,
Graf, Anheuse, Schlammert & Assoc.
bldg. failures

AUG 29 2001

Stevens Point Area School District Buildings & Grounds

Date: 8/29/2001

To: Emery Babcock, William Palmer

From: Alan Hetzel, CPE *AH*

RE: Spash - Parking Lot Maintenance Cost

Attached is the cost information requested for the parking lot maintenance at Spash. Information was gathered for the past three years. The total cost for three years is \$62,109 and the average for the three years is \$20,703.

Also attached is an estimate from American Asphalt to redo the lots, \$330,000. This cost does not include the concrete curbs and sidewalks.

Please keep in mind the snow plowing costs are for the entire site and not just the parking lot.

I hope this information meets your needs. If you have any questions please call.

Attachments

SPASH PARKING LOT COSTS 1999-2001

	PO/WO	DATE	\$ AMOUNT	WORK
Blacktop Repairs	796	7/15/1999	\$68.82	Patch blacktop - district labor
	3156	7/10/2000	\$69.78	Patch blacktop - district labor
	3156	7/10/2000	\$512.50	Fahrner Asphalt
	3156	7/10/2000	\$2,300.00	Fahrner Asphalt
	3009	5/23/2000	\$59.10	Patch blacktop - district labor
Total				\$3,010.20
Power Sweep	12	3/25/1999	\$532.80	Sweep blacktop district labor
	899-99-00546		\$5,300.00	Fahrner Asphalt
	899-01-00480		\$715.00	Fahrner Asphalt
Total				\$6,547.80
Repaint Lines	596	6/17/1999	\$233.23	Paint lines - district labor
	596	6/17/1999	\$91.50	Paint costs
	96-0344	summer	\$1,170.00	Paint lines - district labor
	96-0344	summer	\$427.00	Paint costs
	3015	5/30/2000	\$90.87	Paint lines - district labor
	3015	5/30/2000		Paint costs
Total				\$2,012.60
Granite	2610	6/13/2000	\$188.23	Red Granite around teachers parking lot
		10/27/2000	\$895.00	Stuczynski
		5/18/2001	\$499.50	Stuczynski
		6/23/2001	\$798.00	Stuczynski
	4888	4/2/2001	\$215.95	Red granite - district labor
Total				\$2,596.68
Snow Plowing	Contract	98/99	\$12,628.00	Somers
	Contract	99/00	\$13,010.00	Somers
	Contract	00/01	\$13,400.00	Somers
Total				\$39,038.00
Sand/Salt		98/99	\$311.25	District labor
			\$1,660.00	Salt - ton
			\$263.52	Salt - bag
		99/00	\$318.75	District labor
			\$1,940.00	Salt - ton
			\$263.52	Salt - bag
		00/01	\$543.75	District labor
			\$2,900.00	Salt - ton
			\$702.72	Salt - bag
Total				\$8,903.51
	Total		\$62,108.79	
	3 Year Average		\$20,702.93	

AUG 29 2001

AMERICAN ASPHALT OF WISCONSIN

DIVISION OF MATHY CONSTRUCTION
P.O. BOX 98
MOSINEE, WI 54455
PHONE (715) 693-5200
FAX (715) 693-5220

PROPOSAL/CONTRACT

Attn: Alan Hetzel, CPE Stevens Point Area Public School District 3400 Water Street Stevens Point, WI 54481	PROPOSAL NUMBER:	42054
	JOB NUMBER:	DATE: 04/20/01
	PHONE #	(715) 345-5433
	FAX #	(715) 345-7317
EMPLOYER FEDERAL ID OR SOCIAL SECURITY NUMBER:		

JOB/OWNER (S) NAME: SPASH	ADDRESS: North Point Drive	
JOB LOCATION: Stevens Point	COUNTY: Portage	PLANT NO.: 83

American Asphalt of Wisconsin ("CONTRACTOR") proposes as follows:

Parking Lot Approx : 49,366 S.Y.

Pulverize existing asphalt.

Fine grade, water, and roll pulverized material for base course.

Pave with hot mix asphalt compacted to an average thickness of 3 inches in two lifts.

Budget # = \$330,000.00

20 yds - asphalt
all failed

bus \$ 300/student

students
32,600 sq yds
yds → sq' 588 sp.

200
150
350 sp

SPECIAL CONDITIONS :

The undersigned ("PURCHASER") agrees to pay CONTRACTOR the total price of as above and/or the unit prices specified above for the labor and materials specified above which payment shall be due upon completion. PURCHASER acknowledges that the specifications, conditions and price quotes specified above are satisfactory and hereby accepted.

Acceptance of this Proposal includes acceptance of all the Agreement Provisions on the reverse side.

CONTRACTOR:

PURCHASER:

By: _____

Chris Loken

By: _____

Date: 20-Apr-01

Date of acceptance _____

Note: This proposal may be withdrawn by CONTRACTOR if not accepted within 30 days of the date above and/or at any time before performance of the work hereunder upon CONTRACTOR'S determination that the PURCHASER is not creditworthy.

AFTER SIGNING, PLEASE RETAIN ONE COPY AND FORWARD A COPY TO OUR OFFICE