MAINTENANCE NEEDS PRIORITIZATION

Shawano School District

Shawano, Wisconsin
June 3, 2024

Item	School	Project Component	Urgency (1 = 0-1 Years, 2 = 1-5 Years, 3 = 5-10 years, 4 = 10+ Years)	Budget	Immediate and Base Projects	Other
Elec	HPS	Rework SPD at main switchboard.	1	$1,619	$1,619	Priority
Elec	HPS	Consider replacement existing T-8 fixtures with LED (include daylight sensors removed)	1	$1,173,479	$1,173,479	Priority
Elec	HPS	Metal halide exterior pole fixtures replaced with LED	1	$24,279	$24,279	Priority
Elec	HPS	Replace existing fire alarm control panel	1	$40,465	$40,465	Priority
Envl	HPS	Replace failed sealants at storefronts, windows, precast, & metal panels	1	$48,558	$48,558	Priority
Envl	HPS	Evaluate/Address cracked brick at top of window	1	$9,712	$9,712	Priority
Envl	HPS	Replace corroded trim at HM service doors. Paint weathered doors & frames	1	$40,465	$40,465	Priority
Envl	HPS	Remove, reinstall, and seal inside corner trim at penthouses.	1	$8,093	$8,093	Priority
Envl	HPS	Address the open electrical box at the penthouse door	1	$1,214	$1,214	Priority
HVAC	HPS	Replace controller boards for Multistack geothermal heat pump	1	$6,474	$6,474	Priority
Plbg	HPS	Pre-K area - Hot water circulation piping and pump	1	$3,237	$3,237	Priority
Plbg	HPS	Replace 2009 water heater	1	$32,372	$32,372	Priority
Site	HPS	Replace cracked & deteriorated sections of concrete	1	$291,346	$291,346	Priority
Site	HPS	Install new sidewalk between upper parking lots	1	$38,361	$38,361	Priority
				$1,719,672	**$1,719,672**	
Arch	OBIS	Make toilet rooms accessible	1	$1,456,732	$1,456,732	Priority
Arch	OBIS	Replace casework	1	$106,827	$106,827	Priority
Elec	OBIS	Replace the main switchboard	1	$242,789	$242,789	Priority
Elec	OBIS	Recommend a type 1 or 2 surge protective device for both electrical services	1	$32,372	$32,372	Priority
Elec	OBIS	Replace Westinghouse panelboards (6)	1	$48,558	$48,558	Priority
Elec	OBIS	Replace exit signs	1	$404,648	$404,648	Priority
Elec	OBIS	Entire building to EBU's for egress lighting and batteries for fire alarm cp	1	$64,744	$64,744	Priority
Elec	OBIS	Replacement of existing T-8 fixtures throughout with LED flat-panels	1	$841,667	$841,667	Priority
Envl	OBIS	Clean, prime & paint corroded AHU steel and gas piping	1	$16,186	$16,186	Priority
Envl	OBIS	1954 - paint the HSS window and door members	1	$24,279	$24,279	Priority
Envl	OBIS	1992- wall at gas meter-replaced with cap with thru-wall flashing	1	$2,428	$2,428	Priority
Envl	OBIS	2010- Clean, prime, & paint corroded ladder steel & window openings.	1	$8,093	$8,093	Priority
Envl	OBIS	2010- address the wall openings at the two pipes	1	$4,046	$4,046	Priority
Envl	OBIS	2010- restore areas of missing roof ballast	1	$12,139	$12,139	Priority
Envl	OBIS	2010-stack vent boots should have SS band install to secure top.	1	$4,046	$4,046	Priority
Envl	OBIS	2010- replace failed HM doors and address corroded frames	1	$32,372	$32,372	Priority
Envl	OBIS	2010- replace damaged chiller piping insulation&cover.	1	$4,046	$4,046	Priority
Envl	OBIS	2010- Replace failed sealants where noted.	1	$24,279	$24,279	Priority
Envl	OBIS	Repair windows - Screens and sealants	1	$35,609	$35,609	Priority
HVAC	OBIS	Plans should be made to replace the three boilers	1	$364,183	$364,183	Priority
HVAC	OBIS	Replace ait handling units serving commons and art/music	1	$323,718	$323,718	Priority
Plbg	OBIS	Plaster traps added to art room sinks as funds become available	1	$3,237	$3,237	Priority
Plbg	OBIS	Temperature gauges should be installed in the hot water supply line	1	$8,093	$8,093	Priority
Site	OBIS	Replace cracked & deteriorated sections of concrete	1	$194,231	$194,231	Priority
Site	OBIS	Replace cracked & deteriorated sections of ashpalt	1	$497,717	$497,717	Priority
Site	OBIS	Fence in Electrical transformer at north service road	1	$12,139	$12,139	Priority
				$4,769,179	**$4,769,179**	
Arch	SCMS	Replace doors	1	$203,942		Future project
Arch	SCMS	Replace hardware	1	$38,037		Future project
Arch	SCMS	Replace windows	1	$485,577		Future project
Elec	SCMS	Replace Cutler Hammer Panels	1	$121,394		Future project
Elec	SCMS	Replace Trubmull Panel in Cafeteria	1	$8,093	$8,093	Priority
Elec	SCMS	Replace Panel NA (Cutler Hammer)	1	$8,093	$8,093	Priority
Envl	SCMS	Replace roofs due for replacement in the next 5 years (IRS Survey) - Roof 9	1	$903,400	$903,400	Priority
Envl	SCMS	1954- Remove and replace failed sealants throughout the building	1	$24,279	$24,279	Priority
Envl	SCMS	1954- Replaced damaged grille	1	$8,093		Future project
Envl	SCMS	1954- Clean, prime, & paint corroded opening lintels, steel ladders, railings, gas lines, and other components throughout the roof area. Prior to work, test for lead	1	$48,558		Future project
Envl	SCMS	1954- Provide additional membrane protection where upper roof drain to lower roof	1	$12,139	$12,139	Priority
Envl	SCMS	1954- Paint HM doors and frames. Install sealant where missing at perimeter of frames	1	$64,744	$64,744	Priority

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Hoffman

			1 = 0-1 Years 2 = 1-5 Years 3 = 5-10 years 4 = 10+ Years			
Envl	SCMS	1954- Paint the overhead door and replace the broken window pane	1	$4,046	$4,046	Priority
Envl	SCMS	1954- Remove and replace exposed wood trim	1	$14,163		Future project
Envl	SCMS	1961- Replace HM door hinges and replace north side door and frame	1	$36,418		Future project
Envl	SCMS	1961- Replace failed sealants	1	$24,279	$24,279	Priority
Envl	SCMS	1967- Address corroded electrical junction box	1	$2,428	$2,428	Priority
Envl	SCMS	1967- Address standing water issues as roofs are replaced	1	$16,186		Future project
Envl	SCMS	1967- Replace HM door hinges and replce exposed wood trim. Address corroded frames and replace if required	1	$12,139		Future project
Envl	SCMS	1967- Clean, prime, and paint corroded opening lintels, steel ladders, railings, gas lines and other components throughout the building. Before work, test for lead	1	$71,218		Future project
Envl	SCMS	1967- Paint hollow metal doors and frames	1	$10,116		Future project
Envl	SCMS	1967- Remove and replace damaged metal siding. Replace loose/missing fasteners	1	$22,660		Future project
Envl	SCMS	1967- Install thru-wall flashings where required	1	$43,702		Future project
Envl	SCMS	1967- Replace failed sealants throughout	1	$24,279	$24,279	Priority
Envl	SCMS	Replace roofs due for replacement in the next 5 years (IRS Survey) - Roofs 2, 3, 4, 12, 13, 17, 18, 19	1	$1,574,106	$1,574,106	Priority
HVAC	SCMS	Replacement of dust collector serving the shop	1	$242,789		Future project
Plbg	SCMS	Install ASSE 1016 thermostatic mixing valve on the hot water supply system	1	$4,046		Future project
Site	SCMS	Replace cracked & deteriorated sections of concrete	1	$330,193		Future project
Site	SCMS	Provide dumpster pad and eclodure, along with generator and gas meter	1	$60,697		Future project
Site	SCMS	Repaint damaged roofing and trim at the NE corner storage building	1	$4,046		Future project
Site	SCMS	Paint exterior steel that is corroded	1	$24,279		Future project
Site	SCMS	Verify thru-wall flashing at chiller enclosure wall. address efflorescence	1	$12,139		Future project
Site	SCMS	Address missing shingles at the NE storage building along with trim	1	$8,093	$8,093	Priority
				$4,468,373	**$2,657,978**	

Arch	SCHS	Replace doors	1	$665,646	$665,646	Priority
Arch	SCHS	Replace hardware	1	$26,707	$26,707	Priority
Arch	SCHS	Replace windows	1	$485,577	$485,577	Priority
Arch	SCHS	Update stage rigging	1	$283,253	$283,253	Priority
Arch	SCHS	Locker Replacement (6 locker rooms and staff)	1	$274,060	$274,060	Priority
Elec	SCHS	Pool mechanical room electrical equipment	1	$24,279		In pool project
Elec	SCHS	Replace Metals shop transformer and separate area from the surrounding environment	1	$8,093	$8,093	Priority
Elec	SCHS	Seal exterior electrical conduit	1	$8,093	$8,093	Priority
Elec	SCHS	Complete an Arc Flash study with a third party	1	$40,465	$40,465	Priority
Elec	SCHS	Replace generator, transfer switch and main panel	1	$121,394	$121,394	Priority
Elec	SCHS	Replace T-8 fixtures with LED	1	$2,071,797	$2,071,797	Priority
Elec	SCHS	Replace lighting controls	1	$1,243,078	$1,243,078	Priority
Elec	SCHS	Update Auditorium theatrical lighting	1	$242,789	$242,789	Priority
Elec	SCHS	Update Auditorium sound and video system	1	$526,042	$526,042	Priority
Elec	SCHS	Update Auditorium house lighting	1	$84,976	$84,976	Priority
Elec	SCHS	Update Auditorium emergency lighting	1	$40,465	$40,465	Priority
Envl	SCHS	Anticipate White SPM roof at area 8 replacement in 3-5 yrs.	1	$157,813	$157,813	Priority
Envl	SCHS	Replace failed sealants at storefronts, windows, precast panel joints & parapet caps	1	$108,446	$108,446	Priority
Envl	SCHS	Prepare, prime, and paint existing corroded steel elements	1	$38,846	$38,846	Priority
Envl	SCHS	Finish paint the roof scuttle	1	$2,428	$2,428	Priority
Envl	SCHS	Replace damaged flashings and parapet caps	1	$53,414	$53,414	Priority
Envl	SCHS	Replace damaged OH door panels and seals. Paint jamb frames	1	$8,093	$8,093	Priority
Envl	SCHS	Review, prep, prime, and paint corroded door frames if corrosion hasn't significantly reduced steel section. Otherwise replace. Paint doors that are weathered	1	$24,279	$24,279	Priority
Envl	SCHS	Replace corroded hinges throughout	1	$36,418	$36,418	Priority
Envl	SCHS	Remove the two aluminum roof access ladders and install appropriate ladders	1	$32,372	$32,372	Priority
Envl	SCHS	Replace damaged and missing window screens	1	$33,990	$33,990	Priority
Envl	SCHS	Rework the base flashing on the gooseneck vent & at the roof #11 pipe penetration	1	$1,619	$1,619	Priority
Envl	SCHS	Replace the deteriorated plywood at the duct stand	1	$3,885	$3,885	Priority
Envl	SCHS	Repair the damaged soffit	1	$8,093	$8,093	Priority
Envl	SCHS	Repair pipe penetrations through precast wall panel at chiller.	1	$2,428	$2,428	Priority
Envl	SCHS	Address the loose electrical outlet	1	$1,214	$1,214	Priority
HVAC	SCHS	Replace the boilers and pumps	1	$1,278,687	$1,278,687	Priority
HVAC	SCHS	Humidification system for wood shop and performing arts areas	1	$258,975	$258,975	Priority
HVAC	SCHS	Repalce Dust collector	1	$323,718	$323,718	Priority
HVAC	SCHS	Replace Air handling units, rooftop units, and heating and ventilating units	1	$2,266,028	$2,266,028	Priority
HVAC	SCHS	Replace heat exchangers & boilers serving the pool, VFDs, chillers, and assoc. pumps	1	$2,872,999	$2,872,999	Priority

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HVAC	SCHS	Update to digital controls	1	$809,296	$809,296	Priority
HVAC	SCHS	Provide open protocol BAS district wide. Commission HVAC systems	1	$80,930	$80,930	Priority
HVAC	SCHS	Plans should be made to replace ductwork insulation in areas of failure	1	$242,789	$242,789	Priority
HVAC	SCHS	Vehicle Exhaust ventaltation system replacement (Auto Shop)	1	$40,465	$40,465	Priority
HVAC	SCHS	Improve paint exhaust	1	$24,279	$24,279	Priority
Plbg	SCHS	Water meter shows signs of corrosion. Coordinate replacement with water utility	1	$4,046	$4,046	Priority
Plbg	SCHS	Drain and vent piping in Pool Equipment F163 should be replaced with new	1	$18,209		In pool project
Plbg	SCHS	Science Sinks should be replaced	1	$145,673		In high school program
Plbg	SCHS	Sinks in wood, metals, and auto shops should be replaced with new ss fixtures	1	$16,186	$16,186	Priority
Plbg	SCHS	New wall mounted eyewash stations should be installed	1	$48,558		In high school program
Site	SCHS	Replace cracked & deteriorated sections of concrete	1	$27,516	$27,516	Priority
Site	SCHS	Existing electrical transformer should be enclosed by fencing	1	$12,139	$12,139	Priority
Site	SCHS	Paint exterior steel components that are corroded	1	$32,372	$32,372	Priority
Site	SCHS	Grandstand and ADA ramps are in poor condition. Stands and ramp should be replaced	1	$1,618,591		In athletic field project
				$16,781,506	**$14,926,195**	
			Priority 1 Total	**$27,738,729**	**$24,073,025**	

Item	School	Project Component	Urgency	Budget	Immediate and Base Projects	Other
Arch	HPS	Replace cubbies and end panels as required (50 ln.ft.)	2	$40,465		Future project
Envl	HPS	Areas of missing stone ballast should be addressed	2	$8,093		Future project
Envl	HPS	Evaluate efflorescence in precast panel above service door	2	$12,139		Future project
Envl	HPS	Low flashings at parapets to be 'properly flashed with any future reroof	2	$43,702		Future project
Envl	HPS	Address damaged storefront framing where sunscreen was removed	2	$27,516		Future project
Envl	HPS	Review the north side hose bibb	2	$4,046		Future project
Envl	HPS	Secure return corners on the top of wall flashings	2	$24,279		Future project
HVAC	HPS	Plans should be made to commission the gym air handling system	2	$32,372		Future project
HVAC	HPS	Provide open protocol BAS district wide. Commission HVAC systems	2	$161,859		Future project
Site	HPS	Add fencing to main gas line & meter, dumpsters, and generator	2	$36,418		Future project
				$390,890	**$0**	
Arch	OBIS	Replace ceilings	2	$352,288		Future project
Arch	OBIS	Replace flooring	2	$88,898		Future project
Envl	OBIS	1954 white fully adhered roof-anticipate replacement 3-5 yrs.	2	$925,834		Future project
Envl	OBIS	1992- re-engage east side fascia lower edge into the cleat if required	2	$8,093		Future project
Envl	OBIS	Replace windows	2	$427,308		Future project
Envl	OBIS	1954- Provide clearance to grade at storefront & grille	2	$351,396		Future project
HVAC	OBIS	Upgrade to digital controls	2	$505,000		Future project
HVAC	OBIS	Provide open protocol BAS district wide. Commission HVAC systems	2	$80,930		Future project
Plbg	OBIS	Provide additional hot water recirculation piping to breakroom	2	$8,093		Future project
Plbg	OBIS	Add fiberglass pipe insulation to water supply pipe located in exterior walls	2	$24,279		Future project
Plbg	OBIS	Replace plumbing fixtures througout	2	$229,840		Future project
Site	OBIS	Televise underground storm piping	2	$16,186		Future project
Site	OBIS	Site survey upgraded	2	$24,279		Future project
				$3,042,424	**$0**	
Arch	SCMS	Replace ceilings	2	$378,687		Future project
Arch	SCMS	Replace flooring	2	$852,230		Future project
Arch	SCMS	Replace casework	2	$489,624		Future project
Elec	SCMS	1997 distribution equipment replacement	2	$372,276		Future project
Elec	SCMS	Upgrade existing fire alarm system to a speaker-based system	2	$987,341		Future project
Envl	SCMS	Replace roofs due for replacement in the next 5 years (IRS Survey) - Roof 1	2	$903,400		Future project
Envl	SCMS	1954- Remove brick chimney	2	$80,930		Future project
Envl	SCMS	1954- Reset stone window sills if needed. Point open joints or install backer rod and sealant	2	$22,660		Future project
Envl	SCMS	1961- brick wall- tuck-pointing	2	$40,465		Future project

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Envl	SCMS	1967- Exposed laminated wood members should be covered with a system to prevent moisture exposure	2	$30,349		Future project
Envl	SCMS	1967- Missing rooftop shrouds should be replaced	2	$6,070		Future project
Envl	SCMS	1967- provide access to roof area 11	2	$16,186		Future project
Envl	SCMS	1967- Reset stone window sills if needed, then point open joints or install backer rod and sealant	2	$17,805		Future project
Envl	SCMS	1967- Detailed assessment done to document areas of brick that should be repaired or replaced and tuck-pointed.	2	$8,093		Future project
Envl	SCMS	1967- Monitor cracks in the exposed painted CMU wall	2	$16,186		Future project
Envl	SCMS	1967- Remove existing wood siding and replace with low maintenance product	2	$97,115		Future project
Envl	SCMS	1967- consider covering exposed steel columns at east elevation above roof 10 and flash appropiately	2	$14,163		Future project
Envl	SCMS	1967- evaluate taller chimney at roof 15 and address cracking. Owner should evaluate whether the chimney is required and remove if not used	2	$121,394		Future project
Envl	SCMS	1967- Have detailed assessment done to document areas of brick that should be repaired or replaced and tuck-pointed. Install thru-wall flashings where required	2	$56,651		Future project
HVAC	SCMS	Replacement of the make-up air unit serving the maintenance shop	2	$64,744		Future project
HVAC	SCMS	Replacement of the ten roof exhaust fans	2	$121,394		Future project
HVAC	SCMS	Replace the door transfer grille relief system with code approved one.	2	$4,936,703		Future project
HVAC	SCMS	Provide open protocol BAS district wide. Commission HVAC systems	2	$242,789		Future project
Plbg	SCMS	Clean sump pit. Replace plexiglass lid with proper sump pump cover	2	$16,186		Future project
Plbg	SCMS	Replace air chambers on supply piping with water hammer arrestor devices	2	$24,279		Future project
Plbg	SCMS	Inspect storm sewer system with drainline video camera	2	$16,186		Future project
Plbg	SCMS	Revise Courtyard to connect to the underslab storm sewer system	2	$40,465		Future project
Plbg	SCMS	Replace sinks in the wood lab	2	$9,712		Future project
Plbg	SCMS	Replace 2004 water heater	2	$48,558		Future project
Plbg	SCMS	Replace air compressor	2	$24,279		Future project
Site	SCMS	Repair areas of damaged chain link fencing and gates	2	$32,372		Future project
Site	SCMS	Existing infield at softball field should be reworked to improve drainage	2	$40,465		Future project
Site	SCMS	Paint bollards at transformer or install plastic cover	2	$3,237		Future project
Site	SCMS	Add chips and replace wood edging at the shot-put areas	2	$4,046		Future project
Site	SCMS	Have site survey upgraded	2	$32,372		Future project
				$10,169,409	**$0**	
Arch	SCHS	Replace ceilings	2	$1,367,208		Future project
Arch	SCHS	Replace floorings	2	$1,357,166		Future project
Arch	SCHS	Replace casework	2	$988,959		Future project
Envl	SCHS	Areas of missing stone ballast on roofs should be addressed	2	$16,186		Future project
Envl	SCHS	Further evaluate existing cracking and damaged brick at tops of window openings	2	$32,372		Future project
Envl	SCHS	Address precast panel cracking	2	$56,651		Future project
Envl	SCHS	Address masonry control joints	2	$76,074		Future project
Envl	SCHS	Tuckpoint split face CMU	2	$43,702		Future project
Envl	SCHS	Replace the corroded metal below the AHU on roof #5 when the unit is replaced	2	$12,139		Future project
Envl	SCHS	Review flashings and reglets at roof to precast wall junctions to verify they are properly installed and sealed.	2	$32,372		Future project
Plbg	SCHS	Toilet room fixtures should be replaced	2	$320,604		Future project
Plbg	SCHS	The electric tank type water heaters should all be replaced	2	$48,558		Future project
Site	SCHS	Existing dumpsters should be enclosed by fencing and located on concrete pad	2	$36,418		Future project
Site	SCHS	Repair areas of damaged chain link fencing and gates.	2	$24,279		Future project
Site	SCHS	Replace missing aluminum soffits at the concession building.	2	$1,214		Future project
Site	SCHS	Replace irrigation controller and other components as needed	2	$24,279		Future project
Site	SCHS	Replace football field scoreboard.	2	$129,487		Future project
Site	SCHS	Damaged flagpole repair/replace	2	$4,856		Future project
Site	SCHS	Site survey done/upgraded	2	$32,372		Future project
				$4,604,895	**$0**	
			Priority 2 Total	**$18,207,618**	**$0**	

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Hoffman

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Arch	HPS	Provide new carpet in rooms as required (2 classrooms noted)	3	$20,394		Future project
Envl	HPS	Anticipate EPDM ballasted & fully adhered roof replacement in ~7-12 yrs	3	$1,974,299		Future project
HVAC	HPS	Plans should be made for the replacement of the radiant floor system	3	$1,173,479		Future project
				$3,168,172	**$0**	
Envl	OBIS	2010- EPDM ballasted & fully adhered roof replacement in ~6-11 yrs.	3	$351,396		Future project
FP	OBIS	Extending fire sprinkler systems to remainder of building	3	$890,225		Future project
HVAC	OBIS	Replace the Fan coil unit serving Title 1	3	$16,186		Future project
HVAC	OBIS	Replace roof exhaust fans with direct drive fans	3	$145,673		Future project
HVAC	OBIS	Replace the door transfer grille relief system with code approved one.	3	$4,208,337		Future project
HVAC	OBIS	Plans should be made to relocate the freezer condensing unit	3	$16,186		Future project
Plbg	OBIS	Remove 3 water heaters & replace with 2 high efficiency natural gas-fired	3	$97,115		Future project
				$5,725,119	**$0**	
Elec	SCMS	Add occupancy sensors to offices	3	$16,186		Future project
Elec	SCMS	Add occupancy sensors to classrooms	3	$97,115		Future project
Plbg	SCMS	All piping installed prior to the 1997 renovation should be replaced	3	$242,789		Future project
				$356,090	**$0**	
Elec	SCHS	Replacement of 1996 power distribution equipment	3	$809,296		Future project
Plbg	SCHS	Replace faucets in art and ag labs with gooseneck type faucet with wristblade handles	3	$4,856		Future project
				$814,151	**$0**	
			Priority 3 Total	**$10,063,533**	**$0**	

Item	School	Project Component	Urgency	Budget	Immediate and Base Projects	Other
Envl	HPS	Anticipate standing seam metal roof replacement in ~17+ yrs	4	$84,410		Future project
				$84,410	**$0**	
Envl	SCMS	1967- Replace smooth surfaced built-up roof membrane. (IRS Survey - Roof 1)	4	$546,275		Future project
Envl	SCMS	1954- Gravel surfaced built-up roof membrane to be replaced in ~8-12 yrs	4	$967,998		Future project
				$1,514,273	**$0**	
Envl	SCHS	EPDM ballasted roofs reportedlyreplaced starting in 2014 with those roofs still under warranty.Need to verify that roofs 3,4 and 5 were replaced in 2016 and if roofs 1 and 2 have been replaced. Address any issues noted during inspections	4	$2,803,805		Future project
				$2,803,805	**$0**	
			Priority 4 Total	**$4,402,487**	**$0**	