# MAINTENANCE NEEDS PRIORITIZATION

## Shawano School District

**Shawano, Wisconsin**

**June 5, 2023**

*1 = 0-1 Years*
*2 = 1-5 Years*
*3 = 5- 10 years*
*4 = 10+ Years*

| Item | School | Project Component | Urgency | Budget |
|---|---|---|---|---|
| Elec | HPS | Rework SPD at main switchboard. | 1 | $1,619 |
| Elec | HPS | Correct daylight harvesting control issues | 1 | $586,739 |
| Elec | HPS | Add security camaras to existing CCTV system (8) | 1 | $80,930 |
| Envl | HPS | Replace failed sealants at storefronts, windows, precast, & metal panels | 1 | $48,558 |
| Envl | HPS | Evaluate/Address cracked brick at top of window | 1 | $9,712 |
| Envl | HPS | Replace corroded trim at HM service doors. Paint weathered doors & frames | 1 | $40,465 |
| Envl | HPS | Remove, reinstall, and seal inside corner trim at penthouses. | 1 | $8,093 |
| Envl | HPS | Address the open electrical box at the penthouse door | 1 | $1,214 |
| Plbg | HPS | Pre-K area - Hot water circulation piping and pump | 1 | $3,237 |
| Site | HPS | Replace cracked & deteriorated sections of concrete | 1 | $291,346 |
| Site | HPS | Corroded steel elements - blasted, primed & painted. tested for lead paint | 1 | $40,465 |
| | | | | **$1,112,377** |
| Arch | OBIS | Make toilet rooms accessible | 1 | $1,456,732 |
| Elec | OBIS | Replace the main switchboard | 1 | $242,789 |
| Elec | OBIS | Recommend a type 1 or 2 surge protective device for both electrical services | 1 | $32,372 |
| Elec | OBIS | Replace Westinghouse panelboards (6) | 1 | $48,558 |
| Envl | OBIS | Clean, prime & paint corroded AHU steel and gas piping | 1 | $16,186 |
| Envl | OBIS | 1954 - paint the HSS window and door members | 1 | $24,279 |
| Envl | OBIS | 1992- wall at gas meter-replaced with cap with thru-wall flashing | 1 | $2,428 |
| Envl | OBIS | 2010- Clean, prime, & paint corroded ladder steel & window openings. | 1 | $8,093 |
| Envl | OBIS | 2010- address the wall openings at the two pipes | 1 | $4,046 |
| Envl | OBIS | 2010- restore areas of missing roof ballast | 1 | $12,139 |
| Envl | OBIS | 2010-stack vent boots should have SS band install to secure top. | 1 | $4,046 |
| Envl | OBIS | 2010- replace failed HM doors and address corroded frames | 1 | $32,372 |
| Envl | OBIS | 2010- replace damaged chiller piping insulation&cover. | 1 | $4,046 |
| Envl | OBIS | 2010- Replace failed sealants where noted. | 1 | $24,279 |
| HVAC | OBIS | Plans should be made to replace the three boilers | 1 | $364,183 |
| Plbg | OBIS | Plaster traps added to art room sinks as funds become available | 1 | $3,237 |
| Plbg | OBIS | Temperature gauges should be installed in the hot water supply line | 1 | $8,093 |
| Plbg | OBIS | replace 2016 gas-fired water heater- evidence of corrosion | 1 | $11,330 |
| Site | OBIS | Replace cracked & deteriorated sections of concrete | 1 | $194,231 |
| Site | OBIS | Replace cracked & deteriorated sections of ashpalt | 1 | $497,717 |
| Site | OBIS | Fence in Electrical transformer at north service road | 1 | $12,139 |
| | | | | **$3,003,296** |
| Arch | SCMS | Replace doors | 1 | $203,942 |
| Arch | SCMS | Replace hardware | 1 | $38,037 |
| Arch | SCMS | Replace windows | 1 | $485,577 |
| Elec | SCMS | Replace Cutler Hammer Panels | 1 | $121,394 |
| Elec | SCMS | Replace Trubmull Panel in Cafeteria | 1 | $8,093 |
| Elec | SCMS | Replace Panel NA (Cutler Hammer) | 1 | $8,093 |
| Envl | SCMS | 1954- replace smooth surfaced built-up roof membrane. Roof area 5 is scheduled | 1 | $616,683 |
| Envl | SCMS | 1954- Remove and replace failed sealants throughout the building | 1 | $24,279 |
| Envl | SCMS | 1954- Replaced damaged grille | 1 | $8,093 |
| 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 |
| Envl | SCMS | 1954- Provide additional membrane protection where upper roof drain to lower roof | 1 | $12,139 |
| Envl | SCMS | 1954- Paint HM doors and frames. Install sealant where missing at perimeter of frames | 1 | $64,744 |
| Envl | SCMS | 1954- Paint the overhead door and replace the broken window pane | 1 | $4,046 |
| Envl | SCMS | 1954- Remove and replace exposed wood trim | 1 | $14,163 |
| Envl | SCMS | 1961- Replace HM door hinges and replace north side door and frame | 1 | $36,418 |
| Envl | SCMS | 1961- Replace failed sealants | 1 | $24,279 |

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|---|---|---|---|---|
| Envl | SCMS | 1967- Replace smooth surfaced built-up roof membrane . According to owner, roof area 10 is scheduled | 1 | $546,275 |
| Envl | SCMS | 1967- Address corroded electrical junction box | 1 | $2,428 |
| Envl | SCMS | 1967- Address standing water issues as roofs are replaced | 1 | $16,186 |
| Envl | SCMS | 1967- Replace HM door hinges and replce exposed wood trim. Address corroded frames and replace if required | 1 | $12,139 |
| 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 |
| Envl | SCMS | 1967- Paint hollow metal doors and frames | 1 | $10,116 |
| Envl | SCMS | 1967- Remove and replace damaged metal siding. Replace loose/missing fasteners | 1 | $22,660 |
| Envl | SCMS | 1967- Install thru-wall flashings where required | 1 | $43,702 |
| Envl | SCMS | 1967- Replace failed sealants throughout | 1 | $24,279 |
| HVAC | SCMS | Replacement of dust collector serving the shop | 1 | $242,789 |
| Plbg | SCMS | Install ASSE 1016 thermostatic mixing valve on the hot water supply system | 1 | $4,046 |
| Site | SCMS | Replace cracked & deteriorated sections of concrete | 1 | $330,193 |
| Site | SCMS | Provide dumpster pad and eclodure, along with generator and gas meter | 1 | $60,697 |
| Site | SCMS | Repaint damaged roofing and trim at the NE corner storage building | 1 | $4,046 |
| Site | SCMS | Paint exterior steel that is corroded | 1 | $24,279 |
| Site | SCMS | Verify thru-wall flashing at chiller enclosure wall. address efflorescence | 1 | $12,139 |
| Site | SCMS | Address missing shingles at the NE storage building along with trim | 1 | $8,093 |
| | | | | **$3,153,825** |

| | | | | |
|---|---|---|---|---|
| Arch | SCHS | Repalce doors | 1 | $665,646 |
| Arch | SCHS | Replace hardware | 1 | $26,707 |
| Arch | SCHS | Replace windows | 1 | $485,577 |
| Elec | SCHS | Pool mechanical room electrical equipment | 1 | $24,279 |
| Elec | SCHS | Replace Metals shop transformer and separate area from the surrounding environment | 1 | $8,093 |
| Elec | SCHS | Seal exterior electrical conduit | 1 | $8,093 |
| Elec | SCHS | Complete an Arc Flash study with a third party | 1 | $40,465 |
| Elec | SCHS | Replace generator, transfer switch and main panel | 1 | $121,394 |
| Envl | SCHS | Anticipate White SPM roof at area 8 replacement in 3-5 yrs. | 1 | $157,813 |
| Envl | SCHS | Replace failed sealants at storefronts, windows, precast panel joints & parapet caps | 1 | $108,446 |
| Envl | SCHS | Prepare, prime, and paint existing corroded steel elements | 1 | $38,846 |
| Envl | SCHS | Finish paint the roof scuttle | 1 | $2,428 |
| Envl | SCHS | Replace damaged flashings and parapet caps | 1 | $53,414 |
| Envl | SCHS | Replace damaged OH door panels and seals. Paint jamb frames | 1 | $8,093 |
| 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 |
| Envl | SCHS | Replace corroded hinges throughout | 1 | $36,418 |
| Envl | SCHS | Remove the two aluminum roof access ladders and install appropriate ladders | 1 | $32,372 |
| Envl | SCHS | Replace damaged and missing window screens | 1 | $33,990 |
| Envl | SCHS | Rework the base flashing on the gooseneck vent & at the roof #11 pipe penetration | 1 | $1,619 |
| Envl | SCHS | Replace the deteriorated plywood at the duct stand | 1 | $3,885 |
| Envl | SCHS | Repair the damaged soffit | 1 | $8,093 |
| Envl | SCHS | Repair pipe penetrations through precast wall panel at chiller. | 1 | $2,428 |
| Envl | SCHS | Address the loose electrical outlet | 1 | $1,214 |
| HVAC | SCHS | Replace the boilers and pumps | 1 | $1,278,687 |
| HVAC | SCHS | Repalce Dust collector | 1 | $323,718 |
| HVAC | SCHS | Replace Air handling units, rooftop units, and heating and ventilating units | 1 | $2,266,028 |
| HVAC | SCHS | Replace heat exchangers & boilers serving the pool, VFDs, chillers, and assoc. pumps | 1 | $2,872,999 |
| Plbg | SCHS | Water meter shows signs of corrosion. Coordinate replacement with water utility | 1 | $4,046 |
| Plbg | SCHS | Drain and vent piping in Pool Equipment F163 should be replaced with new | 1 | $18,209 |
| Plbg | SCHS | Science Sinks should be replaced | 1 | $145,673 |
| Plbg | SCHS | Sinks in wood, metals, and auto shops should be replaced with new ss fixtures | 1 | $16,186 |
| Plbg | SCHS | New wall mounted eyewash stations should be installed | 1 | $48,558 |
| Site | SCHS | Replace cracked & deteriorated sections of concrete | 1 | $27,516 |

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|---|---|---|---|---|
| Site | SCHS | Existing electrical transformer should be enclosed by fencing | 1 | $12,139 |
| Site | SCHS | Paint exterior steel components that are corroded | 1 | $32,372 |
| Site | SCHS | Grandstand and ADA ramps are in poor condition. Stands and ramp should be replaced | 1 | $1,618,591 |
| | | | | **$10,558,313** |

| | |
|---|---|
| Priority 1 Total | $17,827,811 |

| Item | School | Project Component | Urgency | Budget |
|---|---|---|---|---|
| Arch | HPS | Replace cubbies and end panels as required (50 ln.ft.) | 2 | $40,465 |
| Elec | HPS | Replace existing fire alarm control panel | 2 | $40,465 |
| Elec | HPS | Consider replacement of existing T-8 fixtures with LED | 2 | $1,173,479 |
| Elec | HPS | Metal halide exterior pole fixtures replaced with LED | 2 | $24,279 |
| Envl | HPS | Areas of missing stone ballast should be addressed | 2 | $8,093 |
| Envl | HPS | Evaluate efflorescence in precast panel above service door | 2 | $12,139 |
| Envl | HPS | Low flashings at parapets to be 'properly flashed with any future reroof | 2 | $43,702 |
| Envl | HPS | Address damaged storefront framing where sunscreen was removed | 2 | $27,516 |
| Envl | HPS | Review the north side hose bibb | 2 | $4,046 |
| Envl | HPS | Secure return corners on the top of wall flashings | 2 | $24,279 |
| HVAC | HPS | Plans should be made to commission the gym air handling system | 2 | $32,372 |
| HVAC | HPS | Provide open protocol BAS district wide. Commission HVAC systems | 2 | $161,859 |
| Plbg | HPS | Replace 2009 water heater | 2 | $32,372 |
| Site | HPS | Add fencing to main gas line & meter, dumpsters, and generator | 2 | $36,418 |
| | | | | **$1,661,484** |
| Arch | OBIS | Replace ceilings | 2 | $352,288 |
| Arch | OBIS | Replace flooring | 2 | $88,898 |
| Arch | OBIS | Replace casework | 2 | $106,827 |
| Elec | OBIS | Replace exterior pole fixtures to LED | 2 | $48,558 |
| Elec | OBIS | Replace exit signs | 2 | $404,648 |
| Elec | OBIS | Entire building to EBU's for egress lighting and batteries for fire alarm cp | 2 | $64,744 |
| Elec | OBIS | Replacement of existing T-8 fixtures throughout with LED flat-panels | 2 | $841,667 |
| Envl | OBIS | 1954 white fully adhered roof-anticipate replacement 3-5 yrs. | 2 | $925,834 |
| Envl | OBIS | 1992- re-engage east side fascia lower edge into the cleat if required | 2 | $8,093 |
| Envl | OBIS | 1954- Provide clearance to grade at storefront & grille | 2 | $56,651 |
| HVAC | OBIS | Upgrade to digital controls | 2 | $505,000 |
| HVAC | OBIS | Provide open protocol BAS district wide. Commission HVAC systems | 2 | $80,930 |
| Plbg | OBIS | Provide additional hot water recirculation piping to breakroom | 2 | $8,093 |
| Plbg | OBIS | Add fiberglass pipe insulation to water supply pipe located in exterior walls | 2 | $24,279 |
| Plbg | OBIS | Replace plumbing fixtures througout | 2 | $229,840 |
| Site | OBIS | Televise underground storm piping | 2 | $16,186 |
| Site | OBIS | Site survey upgraded | 2 | $24,279 |
| | | | | **$3,786,814** |
| Arch | SCMS | Replace ceilings | 2 | $378,687 |
| Arch | SCMS | Replace flooring | 2 | $852,230 |
| Arch | SCMS | Replace casework | 2 | $489,624 |
| Elec | SCMS | 1997 distribution equipment replacement | 2 | $372,276 |
| Elec | SCMS | Upgrade existing fire alarm system to a speaker-based system | 2 | $987,341 |
| Envl | SCMS | 1954- Remove brick chimney | 2 | $80,930 |
| Envl | SCMS | 1954- Reset stone window sills if needed. Point open joints or install backer rod and sealant | 2 | $22,660 |
| Envl | SCMS | 1961- brick wall- tuck-pointing | 2 | $40,465 |
| Envl | SCMS | 1967- Exposed laminated wood members should be covered with a system to prevent moisture exposure | 2 | $30,349 |

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|---|---|---|---|---|
| Envl | SCMS | 1967- Missing rooftop shrouds should be replaced | 2 | $6,070 |
| Envl | SCMS | 1967- provide access to roof area 11 | 2 | $16,186 |
| Envl | SCMS | 1967- Reset stone window sills if needed, then point open joints or install backer rod and sealant | 2 | $17,805 |
| Envl | SCMS | 1967- Detailed assessment done to document areas of brick that should be repaired or replaced and tuck-pointed. | 2 | $8,093 |
| Envl | SCMS | 1967- Monitor cracks in the exposed painted CMU wall | 2 | $16,186 |
| Envl | SCMS | 1967- Remove existing wood siding and replace with low maintenance product | 2 | $97,115 |
| Envl | SCMS | 1967- consider covering exposed steel columns at east elevation above roof 10 and flash appropiately | 2 | $14,163 |
| 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 |
| 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 |
| HVAC | SCMS | Replacement of the make-up air unit serving the maintenance shop | 2 | $64,744 |
| HVAC | SCMS | Replacement of the ten roof exhaust fans | 2 | $121,394 |
| HVAC | SCMS | Replace the door transfer grille relief system with code approved one. | 2 | $4,936,703 |
| HVAC | SCMS | Provide open protocol BAS district wide. Commission HVAC systems | 2 | $242,789 |
| Plbg | SCMS | Clean sump pit. Replace plexiglass lid with proper sump pump cover | 2 | $16,186 |
| Plbg | SCMS | Replace air chambers on supply piping with water hammer arrestor devices | 2 | $24,279 |
| Plbg | SCMS | Inspect storm sewer system with drainline video camera | 2 | $16,186 |
| Plbg | SCMS | Revise Courtyard to connect to the underslab storm sewer system | 2 | $40,465 |
| Plbg | SCMS | Replace sinks in the wood lab | 2 | $9,712 |
| Plbg | SCMS | Replace 2004 water heater | 2 | $48,558 |
| Plbg | SCMS | Replace air compressor | 2 | $24,279 |
| Site | SCMS | Repair areas of damaged chain link fencing and gates | 2 | $32,372 |
| Site | SCMS | Existing infield at softball field should be reworked to improve drainage | 2 | $40,465 |
| Site | SCMS | Paint bollards at transformer or install plastic cover | 2 | $3,237 |
| Site | SCMS | Add chips and replace wood edging at the shot-put areas | 2 | $4,046 |
| Site | SCMS | Have site survey upgraded | 2 | $32,372 |
| | | | | **$9,266,009** |

| | | | | |
|---|---|---|---|---|
| Arch | SCHS | Replace ceilings | 2 | $1,367,208 |
| Arch | SCHS | Replace floorings | 2 | $1,357,166 |
| Arch | SCHS | Replace casework | 2 | $988,959 |
| Elec | SCHS | Replace T-8 fixtures with LED | 2 | $2,071,797 |
| Elec | SCHS | Replace lighting controls | 2 | $1,243,078 |
| Elec | SCHS | Update Auditorium lighting | 2 | $485,577 |
| Elec | SCHS | Update Auditorium emergency lighting | 2 | $40,465 |
| Envl | SCHS | Areas of missing stone ballast on roofs should be addressed | 2 | $16,186 |
| Envl | SCHS | Further evaluate existing cracking and damaged brick at tops of window openings | 2 | $32,372 |
| Envl | SCHS | Address precast panel cracking | 2 | $56,651 |
| Envl | SCHS | Address masonry control joints | 2 | $76,074 |
| Envl | SCHS | Tuckpoint split face CMU | 2 | $43,702 |
| Envl | SCHS | Replace the corroded metal below the AHU on roof #5 when the unit is replaced | 2 | $12,139 |
| Envl | SCHS | Review flashings and reglets at roof to precast wall junctions to verify they are properly installed and sealed. | 2 | $32,372 |
| HVAC | SCHS | Update to digital controls | 2 | $809,296 |
| HVAC | SCHS | Provide open protocol BAS district wide. Commission HVAC systems | 2 | $80,930 |
| HVAC | SCHS | Plans should be made to replace ductwork insulation in areas of failure | 2 | $242,789 |
| Plbg | SCHS | Toilet room fixtures should be replaced | 2 | $320,604 |
| Plbg | SCHS | The electric tank type water heaters should all be replaced | 2 | $48,558 |
| Site | SCHS | Existing dumpsters should be enclosed by fencing and located on concrete pad | 2 | $36,418 |
| Site | SCHS | Repair areas of damaged chain link fencing and gates. | 2 | $24,279 |
| Site | SCHS | Replace missing aluminum soffits at the concession building. | 2 | $1,214 |
| Site | SCHS | Replace irrigation controller and other components as needed | 2 | $24,279 |
| Site | SCHS | Replace football field scoreboard. | 2 | $129,487 |
| Site | SCHS | Damaged flagpole repair/replace | 2 | $4,856 |

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|---|---|---|---|---|
| Site | SCHS | Site survey done/upgraded | 2 | $32,372 |
| | | | | **$9,578,826** |
| | | | **Priority 2 Total** | **$24,293,133** |

| Item | School | Project Component | Urgency | Budget |
|---|---|---|---|---|
| Arch | HPS | Provide new carpet in rooms as required (2 classrooms noted) | 3 | $20,394 |
| Envl | HPS | Anticipate EPDM ballasted & fully adhered roof replacement in ~7-12 yrs | 3 | $1,974,299 |
| HVAC | HPS | Plans should be made for the replacement of the radiant floor system | 3 | $1,173,479 |
| | | | | **$3,168,172** |
| Envl | OBIS | 2010- EPDM ballasted & fully adhered roof replacement in ~6-11 yrs. | 3 | $351,396 |
| FP | OBIS | Extending fire sprinkler systems to remainder of building | 3 | $890,225 |
| HVAC | OBIS | Replace ait handling units serving commons and art/music | 3 | $323,718 |
| HVAC | OBIS | Replace the fain coil unit serving Title 1 | 3 | $16,186 |
| HVAC | OBIS | Replace roof exhaust fans with direct drive fans | 3 | $145,673 |
| HVAC | OBIS | Replace the door transfer grille relief system with code approved one. | 3 | $4,208,337 |
| HVAC | OBIS | Plans should be made to relocate the freezer condensing unit | 3 | $16,186 |
| Plbg | OBIS | Remove 3 water heaters & replace with 2 high efficiency natural gas-fired | 3 | $97,115 |
| | | | | **$6,048,837** |
| Elec | SCMS | Add occupancy sensors to offices | 3 | $16,186 |
| Elec | SCMS | Add occupancy sensors to classrooms | 3 | $97,115 |
| Envl | SCMS | 1961- Gravel surfaced built-up roof membrane to be replaced in 8 years | 3 | $223,366 |
| Envl | SCMS | 1967- Gravel surfaced built-up roof membrane to be replaced in 8-12 yrs | 3 | $707,729 |
| Plbg | SCMS | All piping installed prior to the 1997 renovation should be replaced | 3 | $242,789 |
| | | | | **$1,287,185** |
| Elec | SCHS | Replacement of 1996 power distribution equipment | 3 | $809,296 |
| Plbg | SCHS | Replace faucets in art and ag labs with gooseneck type faucet with wristblade handles | 3 | $4,856 |
| | | | | **$814,151** |
| | | | **Priority 3 Total** | **$11,318,345** |

| Item | School | Project Component | Urgency | Budget |
|---|---|---|---|---|
| Envl | HPS | Anticipate standing seam metal roof replacement in ~17+ yrs | 4 | $84,410 |
| | | | | **$84,410** |
| Envl | SCMS | 1954- Gravel surfaced built-up roof membrane to be replaced in ~8-12 yrs | 4 | $967,998 |
| | | | | **$967,998** |
| 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 |
| | | | | **$2,803,805** |
| | | | **Priority 4 Total** | **$3,856,213** |