

**SCHOOL DISTRICT OF MANAWA  
BUILDINGS & GROUNDS COMMITTEE MEETING  
AGENDA**

[Join with Google Meet](#)

**Video call link: <https://meet.google.com/het-ndxn-jgj>  
Or dial: (US) +1 203-889-5395 PIN: 178 667 878#**

**Date: August 16, 2022**

**Time: 5:00 p.m.**

**Hybrid Meeting Format (In-person Meeting for Board of Education at MES Board Room, 800 Beech Street & Virtual Components)**

**Board Committee Members: Griffin (C), Hollman, and Jepson**

**In Attendance:**

**Timer:** \_\_\_\_\_ **Recorder:** \_\_\_\_\_

1. Site Tours (Information)
  - a. Walk the green space to see how the “grass” is developing.
  - b. Visually inspect the MES playground equipment.
2. Review and Endorse Hoffman Post-referendum Projects (Information / Action)
  - a. Site Lighting for MS/HS West Parking Lot (Northland Electric)
  - b. Auto Operator on Atrium Door (Mr. McGregor is actively working on this project with Tri City Glass and Door but no schedule has been set to complete the work.)
  - c. Ag Animal Room Exhaust (Push button on/off versus HVAC Programming - Trane)
  - d. Green Space Re-seed (Mr. Casey of Casey Landscaping indicates Sept. is prime time to get this work completed.)
  - e. Other
3. Review and Prioritize 1 to 5 Year Section of the Maintenance Plan as Presented (Information / Action)
4. Consider Other Projects to be Added to Maintenance Plan (Information / Action)
  - a. Discuss MES Playground Improvement Plan
    - i. Removal of damaged/unsafe equipment
    - ii. Excavation pricing pending
    - iii. Wood chip price pending
    - iv. Other
  - b. Consider Endorsement to Replace the 2005 E150 Ford 8 Passenger Van (Information/Action)
    - i. Mileage as of May 11, 2022 = 125,849

- ii. Air Conditioning not working; Attempted low cost repair of recharging coolant- lasted less than two weeks (5-12-2022); Repair estimate exceeds \$2,000
    - iii. Kelley Blue Book value approximately \$4,000-5,000
    - iv. Some rust
  - c. Discuss adding a softball field/complex on new green space per Hollman
  - d. Replace lighted exterior sign at MS/HS
  - e. Replace MES wooden sign
  - f. Removal of east football field stairway that is no longer useable due to new bleachers
  - g. Remodel existing MS/HS storage building
  - h. Construct new MS/HS storage building
  - i. Interior room and corridor painting at both buildings
  - j. Exterior soffit painting at MS/HS
  - k. Exterior stucco painting MES
  - l. Other
- 5. Discuss Rubberized Track Inspection (Information)
- 6. Update on Disc Golf Course Upgrades (Information)
- 7. No Buildings & Grounds Monthly Budget Summary Due to SDM Audit
- 8. Finalize Review of Key Performance Indicators (Information / Action)
- 9. Buildings & Grounds Committee Planning Guide (Information)
- 10. Set Next Meeting Date: \_\_\_\_\_
- 11. Next Meeting Items:
  - a. Site Tours?
  - b. District Safety Plan, Reunification Plan, and Associated Projects
  - c. Long-term Maintenance Plan - Pfefferle as Presented [Operation Efficiencies] (Information / Action)
  - d. Custodial/Maintenance Plan - Pfefferle as Presented (Information / Action)
  - e. School Forest New Management Plan (Information / Action)
  - f. Other
- 12. Adjourn



MANAWA ELEMENTARY SCHOOL			
LONG-TERM MAINTENANCE ITEMS	TOTAL	PRIORITY	TIMEFRAME
The existing door grilles installed at each room allow AHU system return air to flow into the path of the egress corridor for collection at a central location. Present day code does not allow this as an acceptable basis of design.	\$846,000	Immediate	5 to 10
Reconfigure kitchen serving line to be age appropriate.	\$80,000	Long-Term	5 to 10
Add receptacles in classroom and offices that lack adequate number of receptacles in rooms not remodeled.	\$301,000	Long-Term	5 to 10
Consider replacement of existing phone system to VoIP.	\$51,000	Long-Term	5 to 10
Extend partition walls up to deck to reduce sound transmission between rooms.	\$205,000	Long-Term	10 to 20
Provide increased lighting controls in classrooms, library and office areas to allow occupants to reduce lighting levels depending on tasks being performed.	\$271,000	Long-Term	5 to 10
Remove or relocate all vegetation adjacent to building structures.	\$2,200	Long-Term	5 to 10
Due to the integral function of the art room sinks, a more accessible roll-under sink should be installed.	\$1,900	Long-Term	5 to 10
Install drywall expansion joints at manufacture recommended intervals.	\$6,300	Long-Term	5 to 10
Replace classroom door hardware for better security options in rooms not remodeled.	\$9,200	Long-Term	5 to 10
Replace all receptacles and switches that are older than 10 years in rooms not remodeled.	\$7,700	Long-Term	5 to 10
Replace the hot water primary and secondary circulating pumps. The secondary circulating pumps could be replaced with variable speed pumps with VFD drives and piping loop differential pressure sensors.	\$40,000	Long-Term	5 to 10
Replace the chilled water primary and secondary circulating pumps. The secondary circulating pumps could be replaced with variable speed pumps with VFD drives and piping loop differential pressure sensors.	\$40,000	Long-Term	5 to 10
Use lighting occupancy sensors to control HVAC air terminal setpoints for unoccupied/occupied conditions.	\$40,000	Long-Term	5 to 10
Consider adding occupancy sensors within all corridors, classrooms, library, offices, and storage rooms for automatic shutoff of the lighting when spaces are not occupied.	\$36,000	Long-Term	5 to 10
The building temperature controls should be upgraded to Direct Digital Control (DDC) as part of any future building renovation or upgrade. The current DDC system with electronic control is over 20 years old, which exceeds its expected life span and calibration.	\$327,000	Long-Term	5 to 10
Replace chiller	\$534,000	Long-Term	5 to 10

# Scope Beyond Referendum

School District of Manawa

Manawa, Wisconsin

August 15, 2022



Consider replacement of (16) exhaust fans with direct drive with ECM motor as a part of facility improvement measure for increased efficiency and reduced maintenance costs.	\$16,000	Long-Term	5 to 10
Relocate remaining science equipment.	\$0	Long-Term	10 to 20
Continue to monitor structure for any movement. Seal and protect any movement and cracking as it occurs.	\$4,700	Long-Term	10 to 20
Continue to monitor and replace sealant as necessary.	\$3,700	Long-Term	10 to 20
Continue to replace hollow metal doors and frames as they deteriorate. Consider a fiberglass door with aluminum frame which is a more expensive option that will be more durable than hollow metal.	\$23,000	Long-Term	10 to 20
Consider removal of unused phone system equipment.	\$1,400	Long-Term	10 to 20
Implement control strategy for duct static pressure reset in polling VAV air terminals and optimizing the fan energy use.	\$35,000	Long-Term	10 to 20
Implement demand ventilation controls for control strategy that varies the amount of ventilation outside air delivered to a space based on input from a single carbon dioxide (CO2) sensor or group of sensors, which is representative of the quantity of occupants within the space.	\$57,000	Long-Term	10 to 20

## PROGRAM ITEMS

## TOTAL

## PRIORITY

## TIMEFRAME

Update Collaboration Areas	8,500 sf
Update Computer Lab Area	1,590 sf
Guidance Office Updates	710 sf

\$1,100,000
\$200,000
\$110,000

Immediate
Immediate
Immediate

1 to 5
1 to 5
1 to 5

## LITTLE WOLF HS / MANAWA MIDDLE SCHOOL

## LONG-TERM MAINTENANCE ITEMS

## TOTAL

## PRIORITY

## TIMEFRAME

Undertake comprehensive analysis of soil and subsurface conditions of the football field and track including extensive soil borings and geotechnical analysis. Improve soil structure, improve drainage and reconstruct these areas as required to insure safe student participation in activities on these facilities.
Replace existing public address system with new.
Replace hollow metal doors and frames as they deteriorate. Consider a fiberglass door with aluminum frame which is a more expensive option that will be more durable than hollow metal.
Continue to monitor structure for any movement. Seal and protect any movement and cracking as it occurs.
Install drywall expansion joints at manufacture recommended intervals.

\$0
\$74,000
\$164,000
\$20,000
\$26,000

Immediate
Long-Term
Long-Term
Long-Term
Long-Term

1 to 5
5 to 10
10 to 20
5 to 10
5 to 10

# Scope Beyond Referendum

School District of Manawa

Manawa, Wisconsin

August 15, 2022



Make football field concessions stand counter height accessible.	\$8,100	Long-Term	5 to 10
Install electronic door strikes at card reader locations to eliminate power transfer cable.	\$4,200	Long-Term	5 to 10
Replace all receptacles and switches that are older than 10 years.	\$14,000	Long-Term	5 to 10
Add receptacles in classroom and offices that lack adequate number of receptacles.	\$10,000	Long-Term	5 to 10
For existing indoor AHU-1 & 2, use lighting occupancy sensors to control HVAC air terminal setpoints for unoccupied/occupied conditions.	\$30,000	Long-Term	5 to 10
For existing indoor AHU-1 & 2, implement demand ventilation controls for control strategy that varies the amount of ventilation outside air delivered to a space based on input from a single carbon dioxide (CO2) sensor or group of sensors, which is representative of the quantity of occupants within the space.	\$30,000	Long-Term	5 to 10
Consider replacement of (9) outdoor power roof ventilators (PRV) and seven (7) sidewall exhausters with direct drive with ECM motor as a part of facility improvement measure for increased efficiency and reduced maintenance costs.	\$16,000	Long-Term	5 to 10
Provide accessible and code compliant stairways to the basement in existing stairwells.	\$0	Long-Term	5 to 10
Provide occupancy sensors within all corridors, classrooms, library, shop areas, offices, storage rooms and restrooms for automatic shutoff of the lighting when spaces are not occupied. This will result in significant energy savings as well as bring the lighting controls up to compliance with current energy code (2009 IECC).	\$34,000	Long-Term	5 to 10
Remove or relocate all vegetation adjacent to building structures.	\$10,000	Long-Term	10 to 20
Continue to monitor and replace sealant as necessary.	\$19,000	Long-Term	10 to 20
For existing indoor AHU-1 & 2, implement control strategy for duct static pressure reset in polling VAV air terminals and optimizing the fan energy use.	\$46,000	Long-Term	10 to 20
Provide accessible and proper number of toilet fixtures per the requirements dictated by the capacity of the gymnasium and commons.	\$0	Long-Term	10 to 20

PROGRAM ITEMS	TOTAL	PRIORITY	TIMEFRAME
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Gymnasium Addition	12,800 sf	\$4,500,000	Immediate	1 to 5
Second Floor of Fitness Center	2,000 sf	\$1,200,000	Immediate	1 to 5
Fine Arts Addition and Remodeling - New band room addition	2,600 sf	\$915,000	Immediate	1 to 5
Fine Arts Addition and Remodeling - Remodel existing band room - stage and theatrical support spaces	2,150 sf	\$760,000	Immediate	1 to 5

**Scope Beyond Referendum**  
**School District of Manawa**  
**Manawa, Wisconsin**  
**August 15, 2022**



Fine Arts Addition and Remodeling - New art room      1,900 sf addition	\$670,000	Immediate	1 to 5
New Maintenance and Storage Building                              2,380 sf	\$600,000	Immediate	1 to 5
Remodel FACS Room              1,020 sf	\$250,000	Immediate	1 to 5

**Long-Term Maintenance Items**  
**School District of Manawa**  
**Manawa, Wisconsin**  
 September 5, 2017



MANAWA ELEMENTARY SCHOOL	TOTAL	#VALUE!		
ITEM	TOTAL		PRIORITY	TIMEFRAME
The two existing domestic gas-fired water heaters 120 MBH and storage tank should be replaced immediately upon receipt of available funding for equipment replacement. The water heaters are beyond repair. The recirculation pumps should be replaced with the water heater replacement.		#VALUE!	Immediate	Being completed
Replace existing two hot water boilers 2,000 MBH with high efficiency condensing boilers (minimum of three) sized at 40% capacity. The existing boilers are at the end of their useful life. One of two boilers is not functioning while the other has difficulty staying on.		#VALUE!	Immediate	Being completed
Restore rated doors to original function by reconnecting door closers and removing door stops.		#VALUE!	Immediate	0 to 1
Install detectable warning for AED cabinet.		#VALUE!	Immediate	0 to 1
Relocate functions taking place in storage room or provide fresh air supply to the room per code requirements.		#VALUE!	Immediate	0 to 1
Reconfigure main entry for secure entry.		\$0	Immediate	0 to 1
Install missing gutter.		#VALUE!	Immediate	0 to 1
Paint exterior doors which are only primed.		#VALUE!	Immediate	0 to 1
Fire alarm visual and audible coverages.		#VALUE!	Immediate	0 to 1
Rework MES site at main parking lot to improve site circulation safety, replace poor asphalt, and add loop route around the school. The revisions will allow the separation of parent drop-off from bus drop-off.		\$0	Immediate	1 to 5
Provide additional hard surface play area at MES.		\$0	Immediate	1 to 5
Replace carpet.		#VALUE!	Immediate	1 to 5
Repair damaged drywall.		#VALUE!	Immediate	1 to 5
Install magnetic door holders for classroom wing doors to allow better access control.		#VALUE!	Immediate	1 to 5
Replace deteriorated or missing sealant.		#VALUE!	Immediate	1 to 5
Replace windows.		#VALUE!	Immediate	1 to 5
Replace existing generator and relocate away from building switchboard.		#VALUE!	Immediate	1 to 5
Emergency and standby power are not segregated.		#VALUE!	Immediate	1 to 5
Add surge suppression to emergency system.		#VALUE!	Immediate	1 to 5
Replace the fire alarm system entirely with a new system that is speaker based and provide full intelligibility.		#VALUE!	Immediate	1 to 5

**Long-Term Maintenance Items**  
**School District of Manawa**  
**Manawa, Wisconsin**  
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MANAWA ELEMENTARY SCHOOL
ITEM
Replace air handling unit (AHU-7) indoor fan coil unit, DX condensing unit and associated duct electric coils.
The existing door grilles installed at each room allow AHU system return air to flow into the path of the egress corridor for collection at a central location. Present day code does not allow this as an acceptable basis of design.
Rework site at MES main building entry to incorporate walkway edge protection landscaping, new benches or seating areas and bicycle rack locations.
Remove or relocate all vegetation adjacent to building structures.
Due to the integral function of the art room sinks, a more accessible roll-under sink should be installed.
Install drywall expansion joints at manufacture recommended intervals.
Reconfigure kitchen serving line to be age appropriate.
Replace classroom door hardware for better security options.
Replace EPDM membrane roof original to building.
Provide increased lighting controls in classrooms, library and office areas to allow occupants to reduce lighting levels depending on tasks being performed.
Replace all receptacles and switches that are older than 10 years.
Add receptacles in classroom and offices that lack adequate number of receptacles.
Replace the existing clock system with wireless GPS technology type system.
Replace existing public address system with new.
Consider replacement of existing phone system to VoIP.
Use lighting occupancy sensors to control HVAC air terminal setpoints for unoccupied/occupied conditions.

TOTAL	#VALUE!		
TOTAL		PRIORITY	TIMEFRAME
	#VALUE!	Immediate	1 to 5
	#VALUE!	Immediate	5 to 10
	\$0	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10
	#VALUE!	Long-Term	5 to 10



**Long-Term Maintenance Items**  
**School District of Manawa**  
**Manawa, Wisconsin**  
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MANAWA ELEMENTARY SCHOOL	TOTAL	#VALUE!		
ITEM	TOTAL		PRIORITY	TIMEFRAME
Replace the hot water primary and secondary circulating pumps. The secondary circulating pumps could be replaced with variable speed pumps with VFD drives and piping loop differential pressure sensors.		#VALUE!	Long-Term	5 to 10
Replace the chilled water primary and secondary circulating pumps. The secondary circulating pumps could be replaced with variable speed pumps with VFD drives and piping loop differential pressure sensors.		#VALUE!	Long-Term	5 to 10
Consider replacement of (16) exhaust fans with direct drive with ECM motor as a part of facility improvement measure for increased efficiency and reduced maintenance costs.		#VALUE!	Long-Term	5 to 10
Consider adding occupancy sensors within all corridors, classrooms, library, offices, and storage rooms for automatic shutoff of the lighting when spaces are not occupied.		#VALUE!	Long-Term	5 to 10
Replace exterior metal halide fixtures with more energy efficient LED type fixtures. It's recommended that new fixtures be dark sky compliant to reduce the existing light pollution in the sky, and also ensure that light energy reaches the intended surfaces and is not wasted.		#VALUE!	Long-Term	5 to 10
The building temperature controls should be upgraded to Direct Digital Control (DDC) as part of any future building renovation or upgrade. The current DDC system with electronic control is over 20 years old, which exceeds its expected life span and calibration.		#VALUE!	Long-Term	5 to 10
Replace chiller		#VALUE!	Long-Term	5 to 10
Upgrade lighting		#VALUE!	Long-Term	5 to 10
Enclose dumpsters at MES in a location accessible to both the building and refuse vehicles.		\$0	Long-Term	10 to 20
Continue to monitor structure for any movement. Seal and protect any movement and cracking as it occurs.		#VALUE!	Long-Term	10 to 20
Relocate remaining science equipment.		\$0	Long-Term	10 to 20
Remodel and update collaboration areas in classroom wings to be more appropriate personalized or flexible learning spaces.		\$0	Long-Term	10 to 20
Provide sound absorption and treatment in collaboration areas, library and commons to reduce noise levels.		\$0	Long-Term	10 to 20

**Long-Term Maintenance Items**  
**School District of Manawa**  
**Manawa, Wisconsin**  
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MANAWA ELEMENTARY SCHOOL
ITEM
Extend partition walls up to deck to reduce sound transmission between rooms.
Continue to monitor and replace sealant as necessary.
Continue to replace hollow metal doors and frames as they deteriorate. Consider a fiberglass door with aluminum frame which is a more expensive option that will be more durable than hollow metal.
Consider removal of unused phone system equipment.
Implement control strategy for duct static pressure reset in polling VAV air terminals and optimizing the fan energy use.
Implement demand ventilation controls for control strategy that varies the amount of ventilation outside air delivered to a space based on input from a single carbon dioxide (CO2) sensor or group of sensors, which is representative of the quantity of occupants within the space.

TOTAL	#VALUE!		
TOTAL		PRIORITY	TIMEFRAME
	#VALUE!	Long-Term	10 to 20
	#VALUE!	Long-Term	10 to 20
	#VALUE!	Long-Term	10 to 20
	#VALUE!	Long-Term	10 to 20
	#VALUE!	Long-Term	10 to 20
	#VALUE!	Long-Term	10 to 20
	#VALUE!	Long-Term	10 to 20
	#VALUE!	Long-Term	10 to 20

TOTALS
YEAR 0 TO 1
YEAR 1 TO 5
YEAR 5 TO 10
YEAR 10 TO 20

TOTAL	#VALUE!		
TOTAL			#VALUE!
TOTAL			#VALUE!
TOTAL			#VALUE!
TOTAL			#VALUE!

**Long-Term Maintenance Items**  
**School District of Manawa**  
**Manawa, Wisconsin**  
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LITTLE WOLF JUNIOR / SENIOR HIGH SCHOOL				
ITEM	TOTAL	#VALUE!		
	TOTAL		PRIORITY	
			TIMEFRAME	
Replace main entrance doors.		#VALUE!	Immediate	Being completed
Restore rated doors to original function by reconnecting door closers and removing door stops.		#VALUE!	Immediate	0 to 1
Remove items stored in front of electrical panels.		#VALUE!	Immediate	0 to 1
Do not park any vehicles in garage adjacent to the kitchen.		#VALUE!	Immediate	0 to 1
Restore proper door and hardware removed from openings in technical education shops to address rating requirements.		#VALUE!	Immediate	0 to 1
Remove plywood and storage from ceiling trusses in agricultural shop storage room.		#VALUE!	Immediate	0 to 1
Do not use rolling expanding gates.		#VALUE!	Immediate	0 to 1
Install detectable warning for AED cabinet and drinking fountains.		#VALUE!	Immediate	0 to 1
Remove wood shelving from kitchen. Replace with stainless steel options.		#VALUE!	Immediate	0 to 1
Replace asphalt shingle roofs with new shingle or standing seam metal roofs.		#VALUE!	Immediate	0 to 1
Remove vegetation from roof and from overhanging roof.		#VALUE!	Immediate	0 to 1
Attach roof ladder to wall at commons roof.		#VALUE!	Immediate	0 to 1
Fire alarm pullstations at 60" above finished floor.		#VALUE!	Immediate	0 to 1
The two existing domestic gas-fired water heaters 670 MBH and storage tank should be replace immediately upon available funding for equipment replacement. Water heaters have been serviced over the years and are beyond repairs. The recirculation pumps should be replaced with the water heater replacement.		#VALUE!	Immediate	0 to 1
Undertake comprehensive analysis of soil and subsurface conditions of the football field and track including extensive soil borings and geotechnical analysis. Improve soil structure, improve drainage and reconstruct these areas as required to insure safe student participation in activities on these facilities.		\$0	Immediate	1 to 5
To maintain integrity and weather tightness of exterior wall structure, install vertical expansion joints in all masonry veneer per industry standard recommendations for location, frequency and sealants. When joints are installed on upper walls of commons, evaluate and repair bowing masonry wall as required.		#VALUE!	Immediate	1 to 5
Replace carpet.		#VALUE!	Immediate	1 to 5

**Long-Term Maintenance Items**  
**School District of Manawa**  
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LITTLE WOLF JUNIOR / SENIOR HIGH SCHOOL	TOTAL	#VALUE!		
ITEM	TOTAL		PRIORITY	TIMEFRAME
Abate and replace VAT.		#VALUE!	Immediate	1 to 5
Replace ACT.		#VALUE!	Immediate	1 to 5
Reconfigure main entry for secure entry.		\$0	Immediate	1 to 5
Replace classroom science lab and classroom casework. Install proper casework and equipment for junior high science.		\$0	Immediate	1 to 5
Replace 1995 ballasted EPDM roof.		#VALUE!	Immediate	1 to 5
Tuckpoint masonry.		#VALUE!	Immediate	1 to 5
Replace deteriorated or missing sealant.		#VALUE!	Immediate	1 to 5
Replace failing windows.		#VALUE!	Immediate	1 to 5
Service Entrance Conductors within the building exceed 8' in length.		#VALUE!	Immediate	1 to 5
Emergency and standby power are not segregated.		#VALUE!	Immediate	1 to 5
Add surge suppression to emergency system.		#VALUE!	Immediate	1 to 5
Replace the fire alarm system entirely with a new system that is speaker based and provide full intelligibility.		#VALUE!	Immediate	1 to 5
Fire alarm visual and audible coverages.		#VALUE!	Immediate	1 to 5
The building temperature controls should be upgraded to Direct Digital Control (DDC) as part of any future building renovation or upgrade. The current Johnston Controls DDC system with electronic control is over 22 years old, which exceeds its expected life span and calibration.		#VALUE!	Immediate	1 to 5
Replace existing distribution transformers with new transformers meeting the DOE 2016 Federal mandate. Exact savings for this depends on existing transformer age and size. However, efficiency savings will range from 0.4% to 1.5%.		#VALUE!	Immediate	1 to 5
At LWJSHS, reconfigure and replace the front steps. Consider installing handicap access ramps to allow main entry to be accessible.		\$0	Long-Term	5 to 10
Replace asphalt paving at LWJSHS including any regrading necessary to adjust site drainage and handicap accessible route.		\$0	Long-Term	5 to 10
Continue to monitor structure for any movement. Seal and protect any movement and cracking as it occurs.		#VALUE!	Long-Term	5 to 10
Address tiered seating in chorus and band rooms to create accessible spaces.		\$0	Long-Term	5 to 10

**Long-Term Maintenance Items**  
**School District of Manawa**  
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LITTLE WOLF JUNIOR / SENIOR HIGH SCHOOL	TOTAL	#VALUE!		
ITEM	TOTAL		PRIORITY	TIMEFRAME
Install drywall expansion joints at manufacture recommended intervals.		#VALUE!	Long-Term	5 to 10
Replace classroom door hardware for better security options.		#VALUE!	Long-Term	5 to 10
Make football field concessions stand counter height accessible.		#VALUE!	Long-Term	5 to 10
Install electronic door strikes at card reader locations to eliminate power transfer cable.		#VALUE!	Long-Term	5 to 10
Consider relocating locker rooms, wrestling room and fitness/weight room.		\$0	Long-Term	5 to 10
Relocate the training room to provide equal access to all users.		\$0	Long-Term	5 to 10
Consider options for integrating personalized and flexible learning spaces.		\$0	Long-Term	5 to 10
Replace dust collection system.		#VALUE!	Long-Term	5 to 10
Replace roof over office/classroom/kitchen areas.		#VALUE!	Long-Term	5 to 10
Add surge suppression at service entrance switchboard.		#VALUE!	Long-Term	5 to 10
Replace panelboards that are original to the building.		#VALUE!	Long-Term	5 to 10
Arc flash study and labeling required.		#VALUE!	Long-Term	5 to 10
Replace all receptacles and switches that are older than 10 years.		#VALUE!	Long-Term	5 to 10
Provide increased lighting controls in classrooms, library and office areas to allow occupants to reduce lighting levels depending on tasks being performed.		#VALUE!	Long-Term	5 to 10
Add receptacles in classroom and offices that lack adequate number of receptacles.		#VALUE!	Long-Term	5 to 10
Replace the existing clock system with wireless GPS technology type system.		#VALUE!	Long-Term	5 to 10
Replace existing public address system with new.		#VALUE!	Long-Term	5 to 10
For existing indoor AHU-1 & 2, use lighting occupancy sensors to control HVAC air terminal setpoints for unoccupied/occupied conditions.		#VALUE!	Long-Term	5 to 10

# Long-Term Maintenance Items

School District of Manawa

Manawa, Wisconsin

September 5, 2017



*Draft*

LITTLE WOLF JUNIOR / SENIOR HIGH SCHOOL	TOTAL	#VALUE!		
ITEM	TOTAL		PRIORITY	TIMEFRAME
For existing indoor AHU-1 & 2, implement demand ventilation controls for control strategy that varies the amount of ventilation outside air delivered to a space based on input from a single carbon dioxide (CO2) sensor or group of sensors, which is representative of the quantity of occupants within the space.		#VALUE!	Long-Term	5 to 10
Consider replacement of (3) exhaust fans for the shop areas.		#VALUE!	Long-Term	5 to 10
Consider replacement of (9) outdoor power roof ventilators (PRV) and seven (7) sidewall exhausters with direct drive with ECM motor as a part of facility improvement measure for increased efficiency and reduced maintenance costs.		#VALUE!	Long-Term	5 to 10
Replace the hot water primary and secondary circulating pumps. The secondary circulating pumps could be replaced with variable speed pumps with VFD drives and piping loop differential pressure sensors.		#VALUE!	Long-Term	5 to 10
Provide occupancy sensors within all corridors, classrooms, library, shop areas, offices, storage rooms and restrooms for automatic shutoff of the lighting when spaces are not occupied. This will result in significant energy savings as well as bring the lighting controls up to compliance with current energy code (2009 IECC).		#VALUE!	Long-Term	5 to 10
Replace exterior metal halide fixtures with more energy efficient LED type fixtures. It's recommended that new fixtures be dark sky compliant to reduce the existing light pollution in the sky, and also ensure that light energy reaches the intended surfaces and is not wasted.		#VALUE!	Long-Term	5 to 10
Replace doors which are shorter than code allows.		#VALUE!	Long-Term	5 to 10
Provide accessible and code compliant stairways to the basement.		\$0	Long-Term	5 to 10
Provide accessible path to stage.		\$0	Long-Term	5 to 10
Remove or relocate all vegetation adjacent to building structures.		#VALUE!	Long-Term	10 to 20
Update performing arts spaces including sound and lighting systems (or consider providing new performing arts space).		\$0	Long-Term	10 to 20
Continue to monitor and replace sealant as necessary.		#VALUE!	Long-Term	10 to 20

**Long-Term Maintenance Items**  
**School District of Manawa**  
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LITTLE WOLF JUNIOR / SENIOR HIGH SCHOOL			
ITEM	TOTAL #VALUE!	PRIORITY	TIMEFRAME
Replace hollow metal doors and frames as they deteriorate. Consider a fiberglass door with aluminum frame which is a more expensive option that will be more durable than hollow metal.	#VALUE!	Long-Term	10 to 20
For existing indoor AHU-1 & 2, implement control strategy for duct static pressure reset in polling VAV air terminals and optimizing the fan energy use.	#VALUE!	Long-Term	10 to 20
Provide accessible and proper number of toilet fixtures per the requirements dictated by the capacity of the gymnasium and commons.	\$0	Long-Term	10 to 20
Provide elevator to basement level spaces.	\$0	Long-Term	10 to 20

TOTALS			
	TOTAL #VALUE!		
YEAR 0 TO 1	TOTAL		#VALUE!
YEAR 1 TO 5	TOTAL		#VALUE!
YEAR 5 TO 10	TOTAL		#VALUE!
YEAR 10 TO 20	TOTAL		#VALUE!