

Long-Term Capital Improvement Plan



Rib Lake School District

Rib Lake High School

1200 North Street, Rib Lake, WI 54470

Rib Lake Middle School

1296 North Street, Rib Lake, WI 54470

Rib Lake Elementary School

1236 Kennedy Street, Rib Lake, WI 54470

Facility Asset Planning Report

December 1, 2015

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SECTION 1 – Executive Summary

1.1 EXECUTIVE SUMMARY

Rib Lake School District (“District”) retained ICS Consulting, Inc. to establish a 10 year facility asset plan for all of the District school buildings. The objective of the asset plan is to provide essential information for the District to use in planning for short and long-term building needs, quantifying their costs and budget impacts, and identifying strategic methods of funding.

The key factors that will drive decision making from this plan include:

- Life Cycle Models for major building components and systems
- Quantification of Unfunded Liabilities associated with building needs
- Current and forecasted Facility Condition Index (FCI)
- Prioritized needs and opportunities

In addition to the plan report, ICS can work with the District to continue assessing, prioritizing and refining building needs and funding strategies. This prioritization takes many factors into account, including: life safety, accessibility, building functionality, security and operational cost impact.

Rib Lake School District is well maintained, especially given the recent upgrades coming from the 2015 referendum. A significant amount of deferred maintenance needs still exist, which should be addressed in the short term. The current condition of the equipment and systems in question is included in this plan that ICS has assembled. It takes a strategic approach to significantly repair or replace these systems. This plan will address current costs to the District, as well as possible recurring savings which can be redirected to the cost of the projects. Highlights of the plan include:

- Urgent building needs, including building envelope, lighting, and interior finishes
- Maintaining the current facilities, as the District has determined that they will be used for the foreseeable future
- The current Facility Condition Index (FCI)
- Annual maintenance, operations, and capital fund allocations to buildings & grounds will not sufficiently fund needed projects

SECTION 2 – Asset Plan Overview

2.1 PURPOSE AND PROCESS

This report is designed to help the District plan for the future of the building and the facilities surrounding the building. It will identify and quantify areas of need in a way that will provide the District with critical information needed to make informed building and project decisions over the life of the District facilities.

The primary objectives of the 10 year facility asset plan include:

- Identify and quantify long and short term needs
- Establish a platform to prioritize capital projects
- Demonstrate the need for additional funding to keep the facilities at the current level

The asset plan is developed by utilizing a systematic process of investigating, analyzing and documenting facility assets along with their age and condition. For the purpose of this report, an asset is defined as anything that is physically attached to the facility (infrastructure systems, not furniture and other equipment, for example). Once the initial asset review is complete, all gathered information is entered into our facility planning software platform and ensuing site visits are completed to visually verify and validate the collected data. The following are the primary elements of the facility asset planning process:

- Identify and document the facilities that the District requests for inclusion in the plan
- Document the square footage, site acreage, number of floors above and below ground, year built and any additions
- Use the basic asset details to create life-cycle cost templates including replacement costs and renewal timelines
- Review basic asset details with building owner and upload to web-based portal
- Complete on-site validation of all of the facility assets
- Compile and complete the plan for the district



ICS conducted an initial meeting with the District Administrator and High School Principal. From there, life cycle cost templates were assembled and followed with multiple site visits in the summer of 2015 to complete the on-site validation process.

2.2 ASSET CATEGORIES

The following categories and sub-categories are organized according to UNIFORMAT II, which is a standard classification of major building systems and components for construction project management. These categories are included in the scope of the Facilities Asset Plan:

- A. *Substructure*
- A10-Foundation
 - A20-Basement Construction
- B. *Shell*
- B10-Superstructure

- B2010-Exterior Walls
- B2020-Exterior Windows
- B2030-Exterior Doors
- B2040-Industrial Doors
- B30-Roofing

C. *Interiors*

- C1010-Partitions
- C1020-Miscellaneous Accessories
- C1030-Interior Doors
- C1060-Kitchen Renovation
- C1070-Bathroom Renovation
- C20-Stairs
- C3010-Wall Finishes
- C3020-Floor Finishes
- C3030-Ceiling Finishes

D1. *Services - Mechanical*

- D1010-Elevators & Lifts
- D2010-Plumbing Fixtures
- D2020-Domestic Water Distribution
- D2030-Sanitary Water
- D2040-Rain Water Drainage
- D2095-Domestic Water Heaters
- D3012-Gas Supply System
- D3016-Solar Energy Supply
- D3021-Steam Boilers
- D3024-Boiler Room Piping
- D3025-Primary HVAC Pumps
- D3026-Heating Generating Auxiliary Equipment
- D3027-Heating Generating Equipment & Piping Insulation
- D3031-Chillers
- D3032-Cooling Towers & Evaporative Coolers
- D3033-Condensing Units
- D3034B-Roof Top AHU
- D3035-Cooling Piping & Fittings
- D3036-Cooling Generating Equipment & Piping Insulation
- D3041-Air Distribution Systems
- D3042-Steam Heat Distribution Systems
- D3043-Hydronic Distribution Systems
- D3045-Exhaust Ventilation Systems
- D3054-Fan Coil Units
- D3055-Fin Tube Radiation
- D3056-Unit Air Conditioner
- D3058A-Air Handling Units
- D3060-Controls & Instrumentation

D2. *Services - Fire Protection*

- D4010-Sprinklers
- D4030-Fire Protection Specialties

D3. *Services - Electrical*

- D5010-Electrical Service & Distribution
- D5021-Branch Wiring
- D5022-Lighting Equipment
- D5031-Public Address & Music Systems
- D5032-Intercommunications & Paging
- D5033-Telephone Systems
- D5036-Clock & Program Systems
- D5037-Fire Alarm Systems
- D5038-Security Systems
- D5091-Exit & Emergency Light Systems
- D5092-Emergency Power & Generation Systems

E. *Equipment & Furnishings*

- E1020-Institutional Equipment
- E1090-Other Equipment

F. *Special Construction & Demolition*

- F1041A–Pool Walls
- F1041B-Pool Floor
- F1041C-Pool Expansion Joints
- F1041D-Pool Liner
- F1041E-Pool Finish
- F1041F-Pool Steps
- F1041G-Pool Accessories
- F1041H-Pool Equipment
- F1041I-Pool Piping & Fittings
- F1041J-Pool Pump
- F1041K-Pool Sand Filters
- F1041L-Pool Heater
- F1041M-Pool Chemical Feed System
- F1041N-Pool Lighting
- F1041O-Pool Equipment Other

G. *Building Sitework*

- G2010-Roadways
- G2020-Parking Lots
- G2030-Pedestrian Paving
- G2040-Site Development
- G2050-Landscaping
- G3010-Water Supply
- G3020-Sanitary Sewer
- G3030-Storm Sewer
- G3060-Fuel Distribution
- G4010-Electrical Distribution
- G4020-Site Lighting

2.3 CONTACTS

2.3.1 *Owner:*

Rib Lake School District

1236 Kennedy Street

Rib Lake, WI 54470

Contact: Lori Manion, (715)427-3222, District Administrator

2.3.2 ***Facility Asset Plan Provider:***

ICS Consulting, Inc.

3890 Pheasant Ridge Drive NE, Suite 180

Blaine, MN 55449

Contact: Ellie Gilliam, (763)219-3420, Project Development Engineer

2.4 RESPONSIBILITIES

2.4.1 *General*

ICS plays the major role in facilitating this process but all parties involved in maintenance and operations of the Rib Lake School District bear responsibility in the Facility Asset Plan.

2.4.2 *Owner/Operator Responsibilities*

A. Initial Phase

1. Attend project kick off meetings.
2. Involve operators in the asset review.
3. Make operators available for preliminary site walk and information gathering requirements.
4. Make all facility operations documentation available including: specifications, submittals, as-built drawings, O&M documents, previous commissioning or recommissioning studies, sequence of operations, etc.

B. Investigation Phase

1. Attends all required status meetings.
2. Provides contact information and access to facility occupants for information gathering interviews
3. Make operators available for questions and on-site validation and information gathering requirements.
4. Provide access to building systems, including building automation/control systems.

C. Report Phase

1. Provide all relevant funding and operational cost information for inclusion in report and future project planning.

SECTION 3 - Building Information

3.1 BUILDING DESCRIPTIONS

3.1.1 Rib Lake High School

Rib Lake High School is a one story 56,966 ft² building which was built in 1954 with additions in 1964, 1977 and 2000. The facility is owned and operated by the Rib Lake School District, and is located in a rural area with students coming from surrounding outlying areas.

The building houses educational programs throughout the facility in typical high school classrooms, kitchen, cafeteria, gymnasium, music rooms, art rooms, and media center. Additionally, there is a basement area that was originally designed as locker rooms and is currently used as storage.

The building architecture is dated, but the core of the structure is holding up well. The structure is solid and made up mostly of concrete and concrete block. The usage of the building has changed considerably, while the building infrastructure has largely remained the same. The building is in need of an overhaul to the interior finishes and the surrounding sitework.

During the normal winter season, the building is heated with hot water that is supplied from the biomass boiler at the Middle School and piped over to the High School. This biomass boiler was replaced in 2015 and is now much more efficient. There are also two Patterson Kelley hot water condensing boilers that currently serve the building during the shoulder seasons and as backup to the biomass boiler. These two boilers were installed in 2003. These boilers supply hot water to the unit ventilators in the 1964 classrooms and finned tube radiation in the 1977 classrooms. They also serve the roof top units and air handling units that serve interior spaces. There are multiple roof top units and unit ventilators that were installed in 2015. The roof top units provide fresh air to the spaces and the unit ventilators provide the heat.

The 2000 addition of the building is cooled by DX roof top units. There are also residential style window air conditioners for cooling small portions of the building. The majority of the building is not cooled.

3.1.2 Rib Lake Middle School

Rib Lake Middle School is a one story 32,000 ft² building which was built in 1981. The facility is owned and operated by the Rib Lake School District, and is located in a rural area with students coming from surrounding outlying areas.

The building houses educational programs in typical middle school classrooms, kitchen, cafeteria, gymnasium, music rooms, art rooms, and media center.

The building architecture is dated, but the core of the structure is holding up well. The structure is solid made up mostly of concrete and concrete block. The building is in need of an overhaul to the interior finishes and the surrounding sitework.

During the normal winter season, the building is heated with hot water that is supplied from a biomass boiler. This biomass boiler was replaced in 2015 and is now much more efficient. There is also a Patterson Kelley hot water condensing boiler that currently serves the building during the shoulder seasons and as backup to the biomass boiler. This boiler was installed in 2012. These boilers supply hot water to the unit ventilators that were replaced in 2015. There are multiple roof top units that were also installed in 2015. The roof top units provide fresh air to the spaces and the unit ventilators provide the heat.

There is a small portion of the building that is cooled by DX roof top units. The majority of the building is not cooled.

3.1.3 Rib Lake Elementary School

Rib Lake Elementary School is a one story 60,434 ft² building which was built in 2000. The facility is owned and operated by the Rib Lake School District, and is located in a rural area with students coming from surrounding outlying areas.

The building houses educational programs throughout in typical elementary school classrooms, kitchen, cafeteria, gymnasium, music rooms, art rooms, and media center.

The building architecture is newer and holding up well. The building is in good shape, but nearing the timeframe when things are going to start needing replacement.

During the normal winter season, the building is heated with hot water that is supplied from two Patterson Kelley hot water condensing boilers. These boilers are original to the building. These boilers supply hot water to the seven air handlers that serve the building.

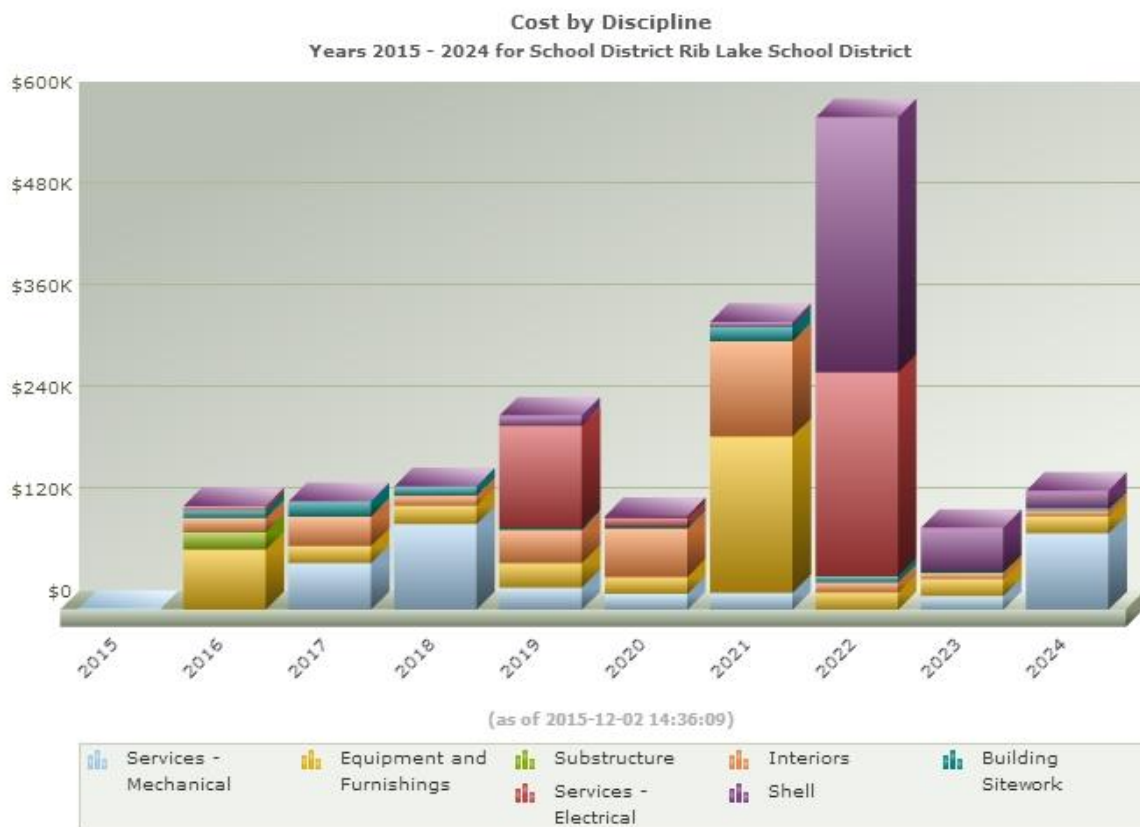
There is also a chiller that serves the air handlers cools the majority of the building. The chiller is not run very often because there is a small DX rooftop unit that serves the District Office in the summer months.

SECTION 4 – Building Condition Assessment

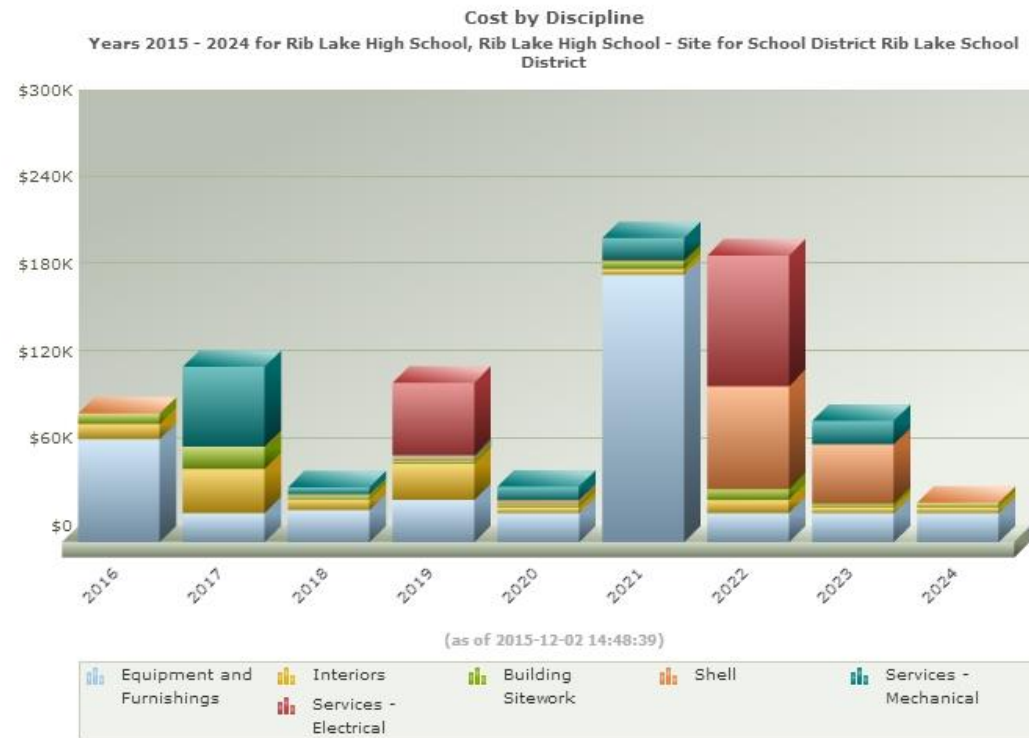
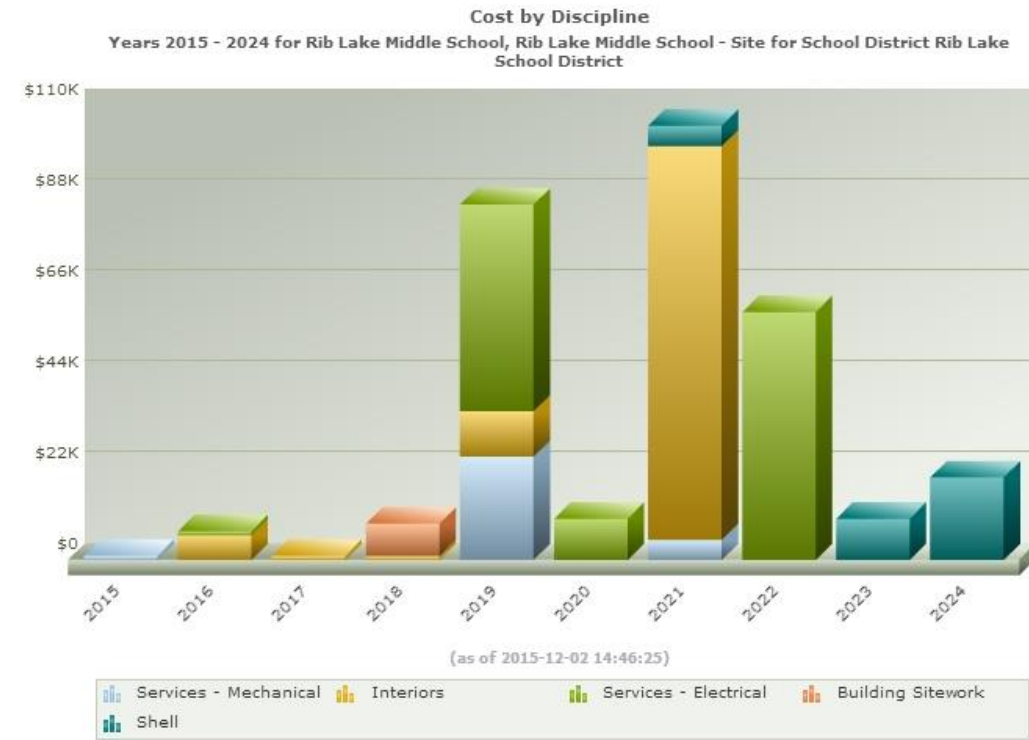
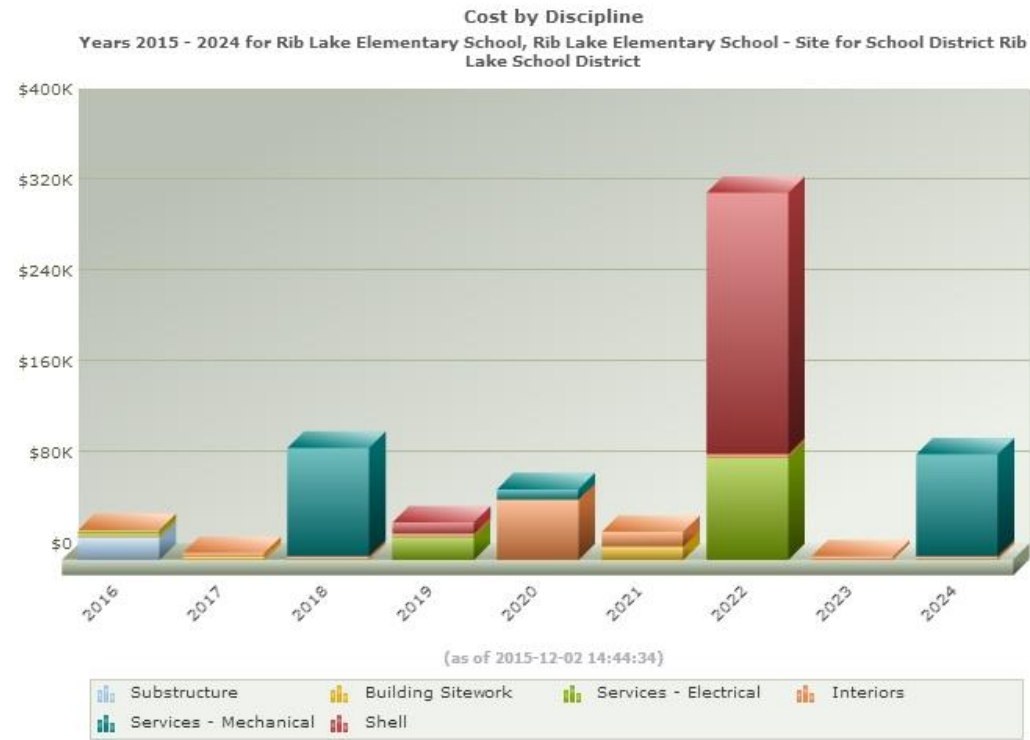
4.1 OVERALL NEEDS SUMMARY LIFE CYCLE COST PROJECTIONS

After the on-site assessment was complete and the observations and needs had been documented, ICS completed an overall project budget and appropriate time for the project action to take place. As these needs go unfunded and remain incomplete, a greater unfunded liability in the ensuing years is created. The categorical needs indicated in the chart below should be ideally addressed in the year they are listed. A detailed breakdown of the identified building needs follows in section 4.2.

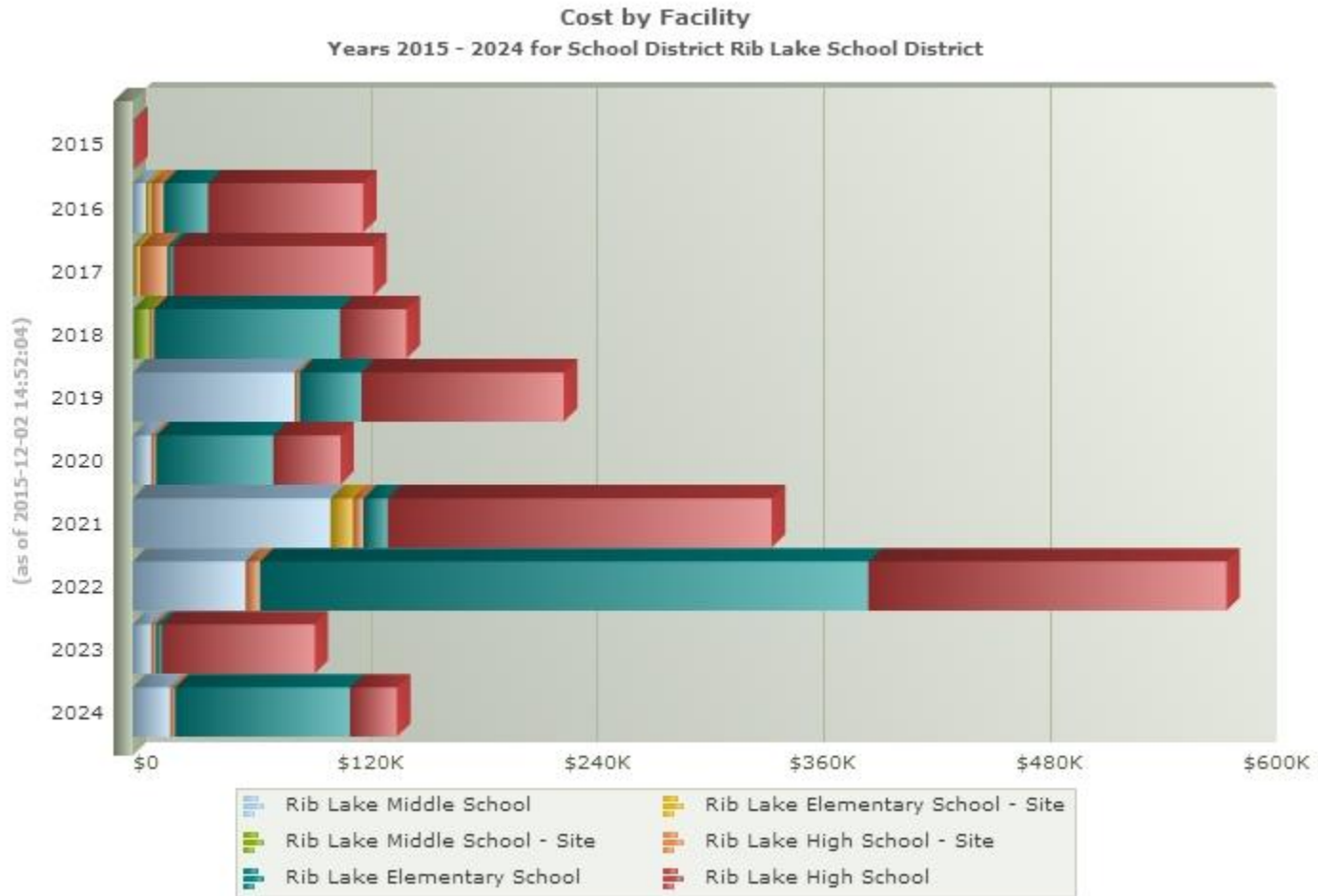
Various building components will undergo replacement at different times during the life of the facility. If the assumption is made that a commercial building will last 100 years, some components, such as the air handling units and roofs will require numerous cyclical replacements. Each component has a unique life cycle depending on the type of asset and how well it has been maintained. For example, a well maintained boiler system installed in the 1950s may still be in operation today; however a newer condensing-type boiler may last only 20 years. For this reason, site validation and specific asset data must be collected in order to accurately assess building component life cycles, which in turn will provide an overall building cost projection to maintain current state of operation.



The charts below have the costs broken out by each facility:



The following charts depict the same costs as previous, but they are distributed by facility:



4.2 10 YEAR PLAN

The projects/needs are all given a priority score to aid in the decision making process. The score takes into account the year that the project should take place and the urgency of the need, along with many other factors. These factors include, life safety, security, building shutdown, energy or operational savings and accessibility. By weighting all of these items, the project are then given a score. The higher the score the more urgent the need.

The list below shows all of the existing needs for the District listed by school. The projects are sorted with highest need first. As seen below the most urgent needs are some equipment replacement, mechanical work, interiors and shell.

Facility: Name	Category	Last Major Action	Brief Description	Overall Condition	Action: Description	Action Type	Cost	Year	Priority	Priority Score
Rib Lake Elementary School	D5032 - Intercommunications And Paging	2000	The integrated communications system needs upgrading.	Poor	Upgrade the integrated communications system.	Replacement	\$20,000	2019	Medium	33.63
Rib Lake Elementary School	D5038 - Security Systems	2000	The main entrance doors go into the office and there are some cameras	Fair	Install a safety door buzzer at the District Office	Install	\$3,000	2016	Medium	27.88
Rib Lake Elementary School	D5022 - Lighting Equipment	2000	The majority of the lighting is 32w T-8 4100K with occupancy sensors and multi switching	Fair	Upgrade the lighting	Replacement	\$90,000	2022	Medium	27.28
Rib Lake Elementary School	B30 - Roofing	2000	The original flat roof	Fair	Replace as leakage occurs or as the warranty expires.	Replacement	\$225,000	2022	Medium	24.28
Rib Lake Elementary School	B30 - Roofing	2000	The original flat roof	Fair	Repair the shingled portion of roof	Repair	\$10,000	2019	Medium	21.75
Rib Lake Elementary School	B2020 - Exterior Windows	2000	The windows are all original. They are double pane wood panel windows with crank opening.	Good	Replace the windows as needed	Replacement	\$5,000	2022	Medium	21.53
Rib Lake Elementary School	D4030 - Fire Protection Specialties	2000	There are fire extinguishers throughout	Good	Replace when fail and continue to keep up to code.	Replacement	\$9,074	2020	Medium	21.00
Rib Lake Elementary School	A10 - Foundations	2000	The foundation is original to the building, made up of concrete and concrete block	Fair	Surface water management study and recommendation	Repair	\$20,000	2016	Medium	20.63
Rib Lake Elementary School	D3060 - Controls And Instrumentation	2000	The whole system is DDC Siemens system	Good	Upgrade the system	Replacement	\$90,000	2024	Low	18.90
Rib Lake Elementary School	C1010 - Partitions	2000	Mainly concrete block and drywall	Good	Repair the gymnasium wall	Repair	\$500	2016	Low	17.13
Rib Lake Elementary School	D3058-A - Air Handling Unit	2000	There are seven air handling units that serve the building. Six of them have heating and cooling, the gymnasium is not cooled	Good	Replace as the units come to the end of their useful lives	Replacement	\$95,691	2018	Low	14.25
Rib Lake Elementary School	C3020 - Floor Finishes	2000	The majority of the classrooms are carpet. It is original to the building.	Good	Replace a portion of the carpet as needed or becomes worn out.	Replacement	\$3,000	2017	Low	13.50
Rib Lake Elementary School	C3020 - Floor Finishes	2000	The majority of the classrooms are carpet. It is original to the building.	Good	Replace a portion of the carpet as needed or becomes worn out.	Replacement	\$3,000	2018	Low	13.50
Rib Lake Elementary School	C3020 - Floor Finishes	2000	The majority of the classrooms are carpet. It is original to the building.	Good	Replace a portion of the carpet as needed or becomes worn out.	Replacement	\$3,000	2019	Low	13.50
Rib Lake Elementary School	C3020 - Floor Finishes	2000	The majority of the classrooms are carpet. It is original to the building.	Good	Replace a portion of the carpet as needed or becomes worn out.	Replacement	\$3,000	2020	Low	13.50
Rib Lake Elementary School	C3020 - Floor Finishes	2000	The majority of the classrooms are carpet. It is original to the building.	Good	Replace a portion of the carpet as needed or becomes worn out.	Replacement	\$3,000	2021	Low	13.50
Rib Lake Elementary School	C3020 - Floor Finishes	2000	The majority of the classrooms are carpet. It is original to the building.	Good	Replace a portion of the carpet as needed or becomes worn out.	Replacement	\$3,000	2022	Low	13.50
Rib Lake Elementary School	C3020 - Floor Finishes	2000	The majority of the classrooms are carpet. It is original to the building.	Good	Replace a portion of the carpet as needed or becomes worn out.	Replacement	\$3,000	2023	Low	13.50
Rib Lake Elementary School	C3020 - Floor Finishes	2000	The majority of the classrooms are carpet. It is original to the building.	Good	Replace a portion of the carpet as needed or becomes worn out.	Replacement	\$3,000	2024	Low	13.50
Rib Lake Elementary School	C1060 - Kitchen Renovation	2000	The kitchen is in good shape	Good	Replace the equipment as needed.	Repair	\$50,000	2020	Low	10.00
Rib Lake Elementary School	C1070 - Bathroom Renovation	2000	Tile floor, hand flush toilets, high flow	Good	As fixtures break or leak, replace as needed.	Repair	\$10,000	2021	Low	10.00
Rib Lake Elementary School - Site	G2030 - Pedestrian Paving	2000	There are a few sidewalks that are in need of replacement	Poor	Replace the sidewalk, especially in front of the building	Repair	\$3,000	2016	Medium	38.38
Rib Lake Elementary School - Site	G2030 - Pedestrian Paving	2000	There are a few sidewalks that are in need of replacement	Poor	Replace the sidewalk, especially in front of the building	Repair	\$3,000	2017	Medium	38.38
Rib Lake Elementary School - Site	G4020 - Site Lighting	2000	The lighting is all HID fixtures	Good	Replace the wall packs, entrance lighting and pole lighting	Replacement	\$11,756	2021	Low	16.50
Rib Lake High School	B2030 - Exterior Doors	1964	There are 9 exterior entrances throughout the building. They are all original to the building.	Poor	Replace the exterior doors.	Replacement	\$35,000	2022	High	40.15
Rib Lake High School	E1020 - Institutional Equipment	1964	The bleachers in the gym are original	Poor	Replace the gymnasium bleachers	Replacement	\$45,000	2016	Medium	37.38
Rib Lake High School	E1020 - Institutional Equipment	1964	The lockers are in need of repair	Poor	Repair/paint the existing lockers	Repair	\$6,000	2016	Medium	36.13
Rib Lake High School	C1070 - Bathroom Renovation	1964	Original	Poor	Renovation is needed	Replacement	\$20,000	2017	Medium	34.90
Rib Lake High School	D5038 - Security Systems	2000	The entrance could use upgrading to become more secure	Fair	Upgrade the main entrance to become more secure	Replacement	\$10,000	2019	Medium	34.88
Rib Lake High School	D5032 - Intercommunications And Paging	1964	The integrated communications system needs upgrading	Poor	Upgrade the integrated communications system.	Replacement	\$40,000	2019	Medium	33.63
Rib Lake High School	C1030 - Interior Doors	1964	There are some doors that have been replaced, the rest need it	Poor	Paint the interior doors	Repair	\$2,500	2016	Medium	33.13
Rib Lake High School	C1030 - Interior Doors	1964	There are some doors that have been replaced, the rest need it	Poor	Paint the interior doors	Repair	\$2,500	2017	Medium	33.13
Rib Lake High School	C1030 - Interior Doors	1964	There are some doors that have been replaced, the rest need it	Poor	Paint the interior doors	Repair	\$2,500	2018	Medium	33.13
Rib Lake High School	C3020 - Floor Finishes	1964	There are areas that have asbestos tile.	Poor	Cover the asbestos tile with VCT tile.	Replacement	\$3,000	2016	Medium	32.13
Rib Lake High School	C3020 - Floor Finishes	1964	There are areas that have asbestos tile.	Poor	Cover the asbestos tile with VCT tile.	Replacement	\$3,000	2017	Medium	30.25
Rib Lake High School	D5022 - Lighting Equipment	2000	The majority of the lighting is 32w T8 bulbs with occ sensors	Fair	Upgrade the lighting	Replacement	\$90,000	2022	Medium	27.28
Rib Lake High School	E1020 - Institutional Equipment	1964	The dust collector needs new socks	Fair	Replace the socks on the dust collector	Repair	\$3,000	2019	Medium	23.63
Rib Lake High School	B2010 - Exterior Walls	2015	The exterior walls are brick and concrete block	Fair	Repair as needed	Repair	\$40,000	2023	Medium	23.25
Rib Lake High School	D3024 - Boiler Room Piping	1964	Some of its original and in need of replacement	Fair	Replace when leaking occurs	Replacement	\$8,146	2023	Medium	22.25
Rib Lake High School	E1020 - Institutional Equipment	1964	Upgrade the SMART UPS Technology	Fair	Upgrade the technology, SMART UPS (4)	Replacement	\$2,000	2018	Medium	21.13
Rib Lake High School	E1020 - Institutional Equipment	1964	The Switches Technology needs upgrading	Fair	Upgrade the Switches Technology	Replacement	\$112,000	2021	Medium	21.13
Rib Lake High School	D4030 - Fire Protection Specialties	2000	There are fire extinguishers and other fire protective gear all over	Good	Replace as needed	Replacement	\$9,399	2020	Medium	21.00
Rib Lake High School	B2040 - Industrial Doors	2000	The doors need some work	Fair	Repair the metals shop garage door	Repair	\$1,500	2019	Medium	20.88
Rib Lake High School	B2040 - Industrial Doors	2000	The doors need some work	Fair	Repair the metals shop garage door	Repair	\$1,500	2020	Medium	20.88

Facility: Name	Category	Last Major Action	Brief Description	Overall Condition	Action: Description	Action Type	Cost	Year	Priority	Priority Score
Rib Lake High School	C3030 - Ceiling Finishes	2015	The ceiling is a drop ceiling and portions of it were replaced in summer of 2015	Fair	Continue to replace areas that are failing.	Repair	\$1,000	2016	Medium	20.63
Rib Lake High School	C3030 - Ceiling Finishes	2015	The ceiling is a drop ceiling and portions of it were replaced in summer of 2015	Fair	Continue to replace areas that are failing.	Repair	\$1,000	2017	Medium	20.63
Rib Lake High School	C3030 - Ceiling Finishes	2015	The ceiling is a drop ceiling and portions of it were replaced in summer of 2015	Fair	Continue to replace areas that are failing	Repair	\$1,000	2018	Medium	20.63
Rib Lake High School	C3030 - Ceiling Finishes	2015	The ceiling is a drop ceiling and portions of it were replaced in summer of 2015	Fair	Continue to replace areas that are failing	Repair	\$1,000	2019	Medium	20.63
Rib Lake High School	B30 - Roofing	2000	40% of the roof is original to that section of the building	Good	Replace sections 3 and 4 of the roof	Replacement	\$35,000	2022	Medium	20.03
Rib Lake High School	D3027 - Heating Generating Equipment & Piping Insulation	1964	The majority of the insulation is original	Good	Replace the insulation	Replacement	\$8,146	2023	Medium	20.03
Rib Lake High School	D3043 - Hydronic Distribution Systems	1964	A lot of it is original	Good	A study should be done to test the condition of the piping	Study	\$1,000	2019	Low	19.50
Rib Lake High School	E1020 - Institutional Equipment	1964	Upgrade the SMART UPS Technology	Fair	Upgrade the technology, SMART UPS (4)	Replacement	\$2,000	2021	Low	19.25
Rib Lake High School	E1020 - Institutional Equipment	1964	The District server needs replacement	Fair	Replace the District server	Replacement	\$6,000	2019	Low	19.25
Rib Lake High School	E1020 - Institutional Equipment	1964	The WAPS Technology needs upgrading	Fair	Upgrade WAPS technology	Replacement	\$50,000	2021	Low	19.25
Rib Lake High School	D2020 - Domestic Water Distribution	1964	The piping is original	Good	Investigate the condition of the existing domestic piping.	Study	\$5,000	2018	Low	18.00
Rib Lake High School	C3020 - Floor Finishes	1964	The hallways are mostly terrazzo and are original to the building.	Fair	Replace a section of the flooring	Replacement	\$3,000	2016	Low	17.75
Rib Lake High School	C3020 - Floor Finishes	1964	The hallways are mostly terrazzo and are original to the building.	Fair	Replace a section of the flooring	Replacement	\$3,000	2017	Low	17.75
Rib Lake High School	C3020 - Floor Finishes	1964	The hallways are mostly terrazzo and are original to the building.	Fair	Replace a section of the flooring	Replacement	\$3,000	2018	Low	17.75
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Rib Lake High School	C3020 - Floor Finishes	1964	The hallways are mostly terrazzo and are original to the building.	Fair	Replace a section of the flooring	Replacement	\$3,000	2021	Low	17.75
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Rib Lake High School	C3020 - Floor Finishes	1964	The hallways are mostly terrazzo and are original to the building.	Fair	Replace a section of the flooring	Replacement	\$3,000	2024	Low	17.75
Rib Lake High School	C3020 - Floor Finishes	1964	The gymnasium floor is made of wood	Fair	Replace as needed	Replacement	\$5,000	2022	Low	17.75
Rib Lake High School	E1020 - Institutional Equipment	1964	Annual Budget for commissioning, maintenance agreement, and general maintenance	Good	Annual Budget for commissioning, maintenance agreement, and general maintenance	Repair	\$20,000	2016	Low	17.50
Rib Lake High School	E1020 - Institutional Equipment	1964	Annual Budget for commissioning, maintenance agreement, and general maintenance	Good	Annual Budget for commissioning, maintenance agreement, and general maintenance	Repair	\$20,000	2017	Low	17.50
Rib Lake High School	E1020 - Institutional Equipment	1964	Annual Budget for commissioning, maintenance agreement, and general maintenance	Good	Annual Budget for commissioning, maintenance agreement, and general maintenance	Repair	\$20,000	2018	Low	17.50
Rib Lake High School	E1020 - Institutional Equipment	1964	Annual Budget for commissioning, maintenance agreement, and general maintenance	Good	Annual Budget for commissioning, maintenance agreement, and general maintenance	Repair	\$20,000	2019	Low	17.50
Rib Lake High School	E1020 - Institutional Equipment	1964	Annual Budget for commissioning, maintenance agreement, and general maintenance	Good	Annual Budget for commissioning, maintenance agreement, and general maintenance	Repair	\$20,000	2020	Low	17.50
Rib Lake High School	E1020 - Institutional Equipment	1964	Annual Budget for commissioning, maintenance agreement, and general maintenance	Good	Annual Budget for commissioning, maintenance agreement, and general maintenance	Repair	\$20,000	2021	Low	17.50
Rib Lake High School	E1020 - Institutional Equipment	1964	Annual Budget for commissioning, maintenance agreement, and general maintenance	Good	Annual Budget for commissioning, maintenance agreement, and general maintenance	Repair	\$20,000	2022	Low	17.50
Rib Lake High School	E1020 - Institutional Equipment	1964	Annual Budget for commissioning, maintenance agreement, and general maintenance	Good	Annual Budget for commissioning, maintenance agreement, and general maintenance	Repair	\$20,000	2023	Low	17.50
Rib Lake High School	E1020 - Institutional Equipment	1964	Annual Budget for commissioning, maintenance agreement, and general maintenance	Good	Annual Budget for commissioning, maintenance agreement, and general maintenance	Repair	\$20,000	2024	Low	17.50
Rib Lake High School	D3045 - Exhaust Ventilation Systems	1964	Bathroom original	Good	Upgrade/replace the exhaust system	Replacement	\$55,000	2017	Low	17.25
Rib Lake High School	B30 - Roofing	2015	Yearly roof inspection of all of the District facilities	Good	Have a yearly roof inspection of all of the District facilities	Study	\$800	2016	Low	16.50
Rib Lake High School	B30 - Roofing	2015	Yearly roof inspection of all of the District facilities	Good	Have a yearly roof inspection of all of the District facilities	Study	\$800	2017	Low	16.50
Rib Lake High School	B30 - Roofing	2015	Yearly roof inspection of all of the District facilities	Good	Have a yearly roof inspection of all of the District facilities	Study	\$800	2018	Low	16.50
Rib Lake High School	B30 - Roofing	2015	Yearly roof inspection of all of the District facilities	Good	Have a yearly roof inspection of all of the District facilities	Study	\$800	2019	Low	16.50
Rib Lake High School	B30 - Roofing	2015	Yearly roof inspection of all of the District facilities	Good	Have a yearly roof inspection of all of the District facilities	Study	\$800	2020	Low	16.50
Rib Lake High School	B30 - Roofing	2015	Yearly roof inspection of all of the District facilities	Good	Have a yearly roof inspection of all of the District facilities	Study	\$800	2021	Low	16.50
Rib Lake High School	B30 - Roofing	2015	Yearly roof inspection of all of the District facilities	Good	Have a yearly roof inspection of all of the District facilities	Study	\$800	2022	Low	16.50
Rib Lake High School	B30 - Roofing	2015	Yearly roof inspection of all of the District facilities	Good	Have a yearly roof inspection of all of the District facilities	Study	\$800	2023	Low	16.50
Rib Lake High School	B30 - Roofing	2015	Yearly roof inspection of all of the District facilities	Good	Have a yearly roof inspection of all of the District facilities	Study	\$800	2024	Low	16.50

Facility: Name	Category	Last Major Action	Brief Description	Overall Condition	Action: Description	Action Type	Cost	Year	Priority	Priority Score
Rib Lake High School	D3053 - Unit Heaters	1964	Small units	Good	Replace as needed	Replacement	\$15,000	2021	Low	15.75
Rib Lake High School	C3010 - Wall Finishes	1964	Most of the wall finishes are original throughout the District	Good	Paint portions of the classrooms each year	Repair	\$1,000	2016	Low	15.25
Rib Lake High School	C3010 - Wall Finishes	1964	Most of the wall finishes are original throughout the District	Good	Paint portions of the classrooms each year	Repair	\$1,000	2017	Low	15.25
Rib Lake High School	C3010 - Wall Finishes	1964	Most of the wall finishes are original throughout the District	Good	Paint portions of the classrooms each year	Repair	\$1,000	2018	Low	15.25
Rib Lake High School	C3010 - Wall Finishes	1964	Most of the wall finishes are original throughout the District	Good	Paint portions of the classrooms each year	Repair	\$1,000	2019	Low	15.25
Rib Lake High School	C3010 - Wall Finishes	1964	Most of the wall finishes are original throughout the District	Good	Paint portions of the classrooms each year	Repair	\$1,000	2020	Low	15.25
Rib Lake High School	C3010 - Wall Finishes	1964	Most of the wall finishes are original throughout the District	Good	Paint portions of the classrooms each year	Repair	\$1,000	2021	Low	15.25
Rib Lake High School	C3010 - Wall Finishes	1964	Most of the wall finishes are original throughout the District	Good	Paint portions of the classrooms each year	Repair	\$1,000	2022	Low	15.25
Rib Lake High School	C3010 - Wall Finishes	1964	Most of the wall finishes are original throughout the District	Good	Paint portions of the classrooms each year	Repair	\$1,000	2023	Low	15.25
Rib Lake High School	C3010 - Wall Finishes	1964	Most of the wall finishes are original throughout the District	Good	Paint portions of the classrooms each year	Repair	\$1,000	2024	Low	15.25
Rib Lake High School	C1060 - Kitchen Renovation	1964	Older equipment, but plenty of space	Fair	Update/replace the kitchen	Repair	\$20,000	2019	Low	14.25
Rib Lake High School - Site	G2020 - Parking Lots	1964	The parking lots are original	Poor	Replace the parking lots around the District	Replacement	\$2,500	2016	Medium	31.75
Rib Lake High School - Site	G2020 - Parking Lots	1964	The parking lots are original	Poor	Replace portions of the parking lots around the District	Replacement	\$2,500	2017	Medium	31.75
Rib Lake High School - Site	G2020 - Parking Lots	1964	The parking lots are original	Poor	Replace portions of the parking lots around the District	Replacement	\$2,500	2018	Medium	31.75
Rib Lake High School - Site	G2020 - Parking Lots	1964	The parking lots are original	Poor	Replace portions of the parking lots around the District	Replacement	\$2,500	2019	Medium	31.75
Rib Lake High School - Site	G2020 - Parking Lots	1964	The parking lots are original	Poor	Replace portions of the parking lots around the District	Replacement	\$2,500	2020	Medium	31.75
Rib Lake High School - Site	G2020 - Parking Lots	1964	The parking lots are original	Poor	Replace portions of the parking lots around the District	Replacement	\$2,500	2021	Medium	31.75
Rib Lake High School - Site	G2020 - Parking Lots	1964	The parking lots are original	Poor	Replace portions of the parking lots around the District	Replacement	\$2,500	2022	Medium	31.75
Rib Lake High School - Site	G2020 - Parking Lots	1964	The parking lots are original	Poor	Replace portions of the parking lots around the District	Replacement	\$2,500	2023	Medium	31.75
Rib Lake High School - Site	G2020 - Parking Lots	1964	The parking lots are original	Poor	Replace portions of the parking lots around the District	Replacement	\$2,500	2024	Medium	31.75
Rib Lake High School - Site	G4020 - Site Lighting	1964	The exterior lighting is mainly HID	Fair	Replace the fixtures	Replacement	\$12,000	2017	Medium	27.65
Rib Lake High School - Site	G2049-B - Sheds	1964	The roof on the concession stand needs replacement	Poor	Replace the roof on the concession roof	Replacement	\$5,000	2022	Medium	26.13
Rib Lake High School - Site	G2049-B - Sheds	1964	The roof on the white garage need replacement	Fair	Replace/rebuild the roof on the white garage	Replacement	\$4,000	2016	Low	13.63
Rib Lake High School - Site	G2049-B - Sheds	1964	The doors on the bus barn are in need of replacement	Fair	Replace the garage doors on the bus barn	Replacement	\$3,000	2021	Low	13.63
Rib Lake Middle School	D5038 - Security Systems	1981	The entrance needs upgrading to be more secure	Fair	Upgrade the main entrance to become more secure	Replacement	\$10,000	2019	Medium	34.88
Rib Lake Middle School	B2030 - Exterior Doors	1981	The exterior doors are hollow metal and original to the building.	Poor	Replace all of the exterior doors	Replacement	\$10,000	2023	Medium	33.25
Rib Lake Middle School	C3030 - Ceiling Finishes	2015	The ceilings are all drop style	Poor	Continue to replace the tiles as needed.	Repair	\$1,000	2017	Medium	33.13
Rib Lake Middle School	C3030 - Ceiling Finishes	2015	The ceilings are all drop style	Poor	Continue to replace the tiles as needed.	Repair	\$1,000	2018	Medium	33.13
Rib Lake Middle School	C3030 - Ceiling Finishes	2015	The ceilings are all drop style	Poor	Continue to replace the tiles as needed.	Repair	\$1,000	2019	Medium	33.13
Rib Lake Middle School	C3030 - Ceiling Finishes	2015	The ceilings are all drop style	Poor	Continue to replace the tiles as needed.	Repair	\$1,000	2016	Medium	31.25
Rib Lake Middle School	B2010 - Exterior Walls	2015	The outside is concrete block with core insulation.	Fair	Repair as needed	Repair	\$20,000	2024	Medium	23.25
Rib Lake Middle School	B2040 - Industrial Doors	1981	There are two original industrial doors	Fair	Replace the wood shop door	Replacement	\$5,000	2021	Medium	22.63
Rib Lake Middle School	D5032 - Intercommunications And Paging	1981	The integrated communications system needs upgraded	Fair	Upgrade the integrated communications system	Replacement	\$40,000	2019	Medium	21.13
Rib Lake Middle School	D4030 - Fire Protection Specialties	1981	There are fire extinguishers throughout	Good	Replace/repair as needed	Replacement	\$4,882	2021	Medium	21.00
Rib Lake Middle School	D5092 - Emergency Power & Generation Systems	1981		Good	Repair/replace as needed	Replacement	\$10,000	2020	Medium	21.00
Rib Lake Middle School	D2020 - Domestic Water Distribution	1981	The piping is original	Good	Have a study done to see the condition of the piping	Study	\$1,000	2015	Low	19.88
Rib Lake Middle School	D5022 - Lighting Equipment	1981	Mostly T-8 32w bulbs with occupancy sensors	Good	Install additional lighting in the boiler room	Install	\$1,000	2016	Low	19.88
Rib Lake Middle School	D5022 - Lighting Equipment	1981	Mostly T-8 32w bulbs with occupancy sensors	Good	Replace the fixtures	Replacement	\$60,000	2022	Low	18.00
Rib Lake Middle School	D2020 - Domestic Water Distribution	1981	The piping is original	Good	Replace when needed	Replacement	\$25,000	2019	Low	16.50
Rib Lake Middle School	C1030 - Interior Doors	1981	The doors are all original	Fair	Paint the interior doors	Replacement	\$4,500	2021	Low	16.25
Rib Lake Middle School	C3020 - Floor Finishes	1981	The hallways are mostly quarry tile and original to the building.	Good	Replace as needed	Replacement	\$7,500	2021	Low	13.50
Rib Lake Middle School	C3020 - Floor Finishes	1981	The classrooms are VCT and it is original to the building.	Good	Replace as needed	Replacement	\$7,500	2021	Low	13.50
Rib Lake Middle School	C3020 - Floor Finishes	1981	The flooring in the gyms is sheet vinyl.	Good	Replace as needed	Replacement	\$75,730	2021	Low	13.50
Rib Lake Middle School	C3020 - Floor Finishes	1984	Carpet	Good	Replace the existing carpet	Replacement	\$10,000	2019	Low	13.50
Rib Lake Middle School	C1060 - Kitchen Renovation	1981	2 Blodgett ovens and a dish machine with electric booster	Good	Renovate the kitchen and upgrade the equipment	Replacement	\$5,000	2016	Low	7.50
Rib Lake Middle School - Site	G4020 - Site Lighting	1984	All of the lighting is HID	Fair	Replace all of the HID fixtures	Replacement	\$7,837	2018	Medium	20.75

R I B L A K E E L E M E N T A R Y

Facility: Name	Category	Brief Description	Action: Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rib Lake Elementary School	D5032 - Intercommunications And Paging	The integrated communications system needs upgrading.	Upgrade the integrated communications system.					\$20,000					
Rib Lake Elementary School	D5038 - Security Systems	The main entrance doors go into the office and there are some cameras	Install a safety door buzzer at the District Office		\$3,000								
Rib Lake Elementary School	D5022 - Lighting Equipment	The majority of the lighting is 32w T-8 4100K with occupancy sensors and multi switching	Upgrade the lighting								\$90,000		
Rib Lake Elementary School	B30 - Roofing	The original flat roof	Replace as leakage occurs or as the warranty expires.								\$225,000		
Rib Lake Elementary School	B30 - Roofing	The original flat roof	Repair the shingled portion of roof					\$10,000					
Rib Lake Elementary School	B2020 - Exterior Windows	The windows are all original. They are double pane wood panel windows with crank opening.	Replace the windows as needed								\$5,000		
Rib Lake Elementary School	D4030 - Fire Protection Specialties	There are fire extinguishers throughout	Replace when fail and continue to keep up to code.						\$9,074				
Rib Lake Elementary School	A10 - Foundations	The foundation is original to the building, made up of concrete and concrete block	Surface water management study and recommendation		\$20,000								
Rib Lake Elementary School	D3060 - Controls And Instrumentation	The whole system is DDC Siemens system	Upgrade the system										\$90,000
Rib Lake Elementary School	C1010 - Partitions	Mainly concrete block and drywall	Repair the gymnasium wall		\$500								
Rib Lake Elementary School	D3058-A - Air Handling Unit	There are seven air handling units that serve the building. Six of them have heating and cooling, the gymnasium is not cooled	Replace as the units come to the end of their useful lives				\$95,691						
Rib Lake Elementary School	C3020 - Floor Finishes	The majority of the classrooms are carpet. It is original to the building.	Replace a portion of the carpet as needed or becomes worn out.			\$3,000							
Rib Lake Elementary School	C3020 - Floor Finishes	The majority of the classrooms are carpet. It is original to the building.	Replace a portion of the carpet as needed or becomes worn out.				\$3,000						
Rib Lake Elementary School	C3020 - Floor Finishes	The majority of the classrooms are carpet. It is original to the building.	Replace a portion of the carpet as needed or becomes worn out.					\$3,000					
Rib Lake Elementary School	C3020 - Floor Finishes	The majority of the classrooms are carpet. It is original to the building.	Replace a portion of the carpet as needed or becomes worn out.						\$3,000				
Rib Lake Elementary School	C3020 - Floor Finishes	The majority of the classrooms are carpet. It is original to the building.	Replace a portion of the carpet as needed or becomes worn out.							\$3,000			
Rib Lake Elementary School	C3020 - Floor Finishes	The majority of the classrooms are carpet. It is original to the building.	Replace a portion of the carpet as needed or becomes worn out.								\$3,000		
Rib Lake Elementary School	C3020 - Floor Finishes	The majority of the classrooms are carpet. It is original to the building.	Replace a portion of the carpet as needed or becomes worn out.									\$3,000	
Rib Lake Elementary School	C3020 - Floor Finishes	The majority of the classrooms are carpet. It is original to the building.	Replace a portion of the carpet as needed or becomes worn out.										\$3,000
Rib Lake Elementary School	C1060 - Kitchen Renovation	The kitchen is in good shape	Replace the equipment as needed.						\$50,000				
Rib Lake Elementary School	C1070 - Bathroom Renovation	Tile floor, hand flush toilets, high flow	As fixtures break or leak, replace as needed.							\$10,000			
Rib Lake Elementary School - Site	G2030 - Pedestrian Paving	There are a few sidewalks that are in need of replacement	Replace the sidewalk, especially in front of the building		\$3,000								
Rib Lake Elementary School - Site	G2030 - Pedestrian Paving	There are a few sidewalks that are in need of replacement	Replace the sidewalk, especially in front of the building			\$3,000							
Rib Lake Elementary School - Site	G4020 - Site Lighting	The lighting is all HID fixtures	Replace the wall packs, entrance lighting and pole lighting							\$11,756			
Elementary School Totals				\$0	\$26,500	\$6,000	\$98,691	\$33,000	\$62,074	\$24,756	\$323,000	\$3,000	\$93,000

RIB LAKE MIDDLE SCHOOL

Facility: Name	Category	Brief Description	Action: Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rib Lake Middle School	D5038 - Security Systems	The entrance needs upgrading to be more secure	Upgrade the main entrance to become more secure					\$10,000					
Rib Lake Middle School	B2030 - Exterior Doors	The exterior doors are hollow metal and original to the building.	Replace all of the exterior doors									\$10,000	
Rib Lake Middle School	C3030 - Ceiling Finishes	The ceilings are all drop style	Continue to replace the tiles as needed.			\$1,000							
Rib Lake Middle School	C3030 - Ceiling Finishes	The ceilings are all drop style	Continue to replace the tiles as needed.				\$1,000						
Rib Lake Middle School	C3030 - Ceiling Finishes	The ceilings are all drop style	Continue to replace the tiles as needed.					\$1,000					
Rib Lake Middle School	C3030 - Ceiling Finishes	The ceilings are all drop style	Continue to replace the tiles as needed.		\$1,000								
Rib Lake Middle School	B2010 - Exterior Walls	The outside is concrete block with core insulation.	Repair as needed										\$20,000
Rib Lake Middle School	B2040 - Industrial Doors	There are two original industrial doors	Replace the wood shop door							\$5,000			
Rib Lake Middle School	D5032 - Intercommunications And Paging	The integrated communications system needs upgraded	Upgrade the integrated communications system					\$40,000					
Rib Lake Middle School	D4030 - Fire Protection Specialties	There are fire extinguishers throughout	Replace/repair as needed							\$4,882			
Rib Lake Middle School	D5092 - Emergency Power & Generation Systems		Repair/replace as needed						\$10,000				
Rib Lake Middle School	D2020 - Domestic Water Distribution	The piping is original	Have a study done to see the condition of the piping	\$1,000									
Rib Lake Middle School	D5022 - Lighting Equipment	Mostly T-8 32w bulbs with occupancy sensors	Install additional lighting in the boiler room		\$1,000								
Rib Lake Middle School	D5022 - Lighting Equipment	Mostly T-8 32w bulbs with occupancy sensors	Replace the fixtures								\$60,000		
Rib Lake Middle School	D2020 - Domestic Water Distribution	The piping is original	Replace when needed					\$25,000					
Rib Lake Middle School	C1030 - Interior Doors	The doors are all original	Paint the interior doors							\$4,500			
Rib Lake Middle School	C3020 - Floor Finishes	The hallways are mostly quarry tile and original to the building.	Replace as needed							\$7,500			
Rib Lake Middle School	C3020 - Floor Finishes	The classrooms are VCT and it is original to the building.	Replace as needed							\$7,500			
Rib Lake Middle School	C3020 - Floor Finishes	The flooring in the gyms is sheet vinyl.	Replace as needed							\$75,730			
Rib Lake Middle School	C3020 - Floor Finishes	Carpet	Replace the existing carpet					\$10,000					
Rib Lake Middle School	C1060 - Kitchen Renovation	2 Blodgett ovens and a dish machine with electric booster	Renovate the kitchen and upgrade the equipment		\$5,000								
Rib Lake Middle School - Site	G4020 - Site Lighting	All of the lighting is HID	Replace all of the HID fixtures				\$7,837						
Middle School Totals				\$1,000	\$7,000	\$1,000	\$8,837	\$86,000	\$10,000	\$105,112	\$60,000	\$10,000	\$20,000

RIB LAKE HIGH SCHOOL

Facility: Name	Category	Brief Description	Action: Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rib Lake High School	B2030 - Exterior Doors	There are 9 exterior entrances throughout the building. They are all original to the building.	Replace the exterior doors.								\$35,000		
Rib Lake High School	E1020 - Institutional Equipment	The bleachers in the gym are original	Replace the gymnasium bleachers		\$45,000								
Rib Lake High School	E1020 - Institutional Equipment	The lockers are in need of repair	Repair/paint the existing lockers		\$6,000								
Rib Lake High School	C1070 - Bathroom Renovation	Original	Renovation is needed			\$20,000							
Rib Lake High School	D5038 - Security Systems	The entrance could use upgrading to become more secure	Upgrade the main entrance to become more secure					\$10,000					
Rib Lake High School	D5032 - Intercommunications And Paging	The integrated communications system needs upgrading	Upgrade the integrated communications system.					\$40,000					
Rib Lake High School	C1030 - Interior Doors	There are some doors that have been replaced, the rest need it	Paint the interior doors		\$2,500								
Rib Lake High School	C1030 - Interior Doors	There are some doors that have been replaced, the rest need it	Paint the interior doors			\$2,500							
Rib Lake High School	C1030 - Interior Doors	There are some doors that have been replaced, the rest need it	Paint the interior doors				\$2,500						
Rib Lake High School	C3020 - Floor Finishes	There are areas that have asbestos tile.	Cover the asbestos tile with VCT tile.		\$3,000								
Rib Lake High School	C3020 - Floor Finishes	There are areas that have asbestos tile.	Cover the asbestos tile with VCT tile.			\$3,000							
Rib Lake High School	D5022 - Lighting Equipment	The majority of the lighting is 32w T8 bulbs with occ sensors	Upgrade the lighting								\$90,000		
Rib Lake High School	E1020 - Institutional Equipment	The dust collector needs new socks	Replace the socks on the dust collector					\$3,000					
Rib Lake High School	B2010 - Exterior Walls	The exterior walls are brick and concrete block	Repair as needed									\$40,000	
Rib Lake High School	D3024 - Boiler Room Piping	Some of its original and in need of replacement	Replace when leaking occurs									\$8,146	
Rib Lake High School	E1020 - Institutional Equipment	Upgrade the SMART UPS Technology	Upgrade the technology, SMART UPS (4)				\$2,000						
Rib Lake High School	E1020 - Institutional Equipment	The Switches Technology needs upgrading	Upgrade the Switches Technology							\$112,000			
Rib Lake High School	D4030 - Fire Protection Specialties	There are fire extinguishers and other fire protective gear all over	Replace as needed						\$9,399				
Rib Lake High School	B2040 - Industrial Doors	The doors need some work	Repair the metals shop garage door					\$1,500					
Rib Lake High School	B2040 - Industrial Doors	The doors need some work	Repair the metals shop garage door						\$1,500				
Rib Lake High School	C3030 - Ceiling Finishes	The ceiling is a drop ceiling and portions of it were replaced in summer of 2015	Continue to replace areas that are failing.		\$1,000								
Rib Lake High School	C3030 - Ceiling Finishes	The ceiling is a drop ceiling and portions of it were replaced in summer of 2015	Continue to replace areas that are failing.			\$1,000							
Rib Lake High School	C3030 - Ceiling Finishes	The ceiling is a drop ceiling and portions of it were replaced in summer of 2015	Continue to replace areas that are failing				\$1,000						
Rib Lake High School	C3030 - Ceiling Finishes	The ceiling is a drop ceiling and portions of it were replaced in summer of 2015	Continue to replace areas that are failing					\$1,000					
Rib Lake High School	B30 - Roofing	40% of the roof is original to that section of the building	Replace sections 3 and 4 of the roof								\$35,000		
Rib Lake High School	D3027 - Heating Generating Equipment & Piping Insulation	The majority of the insulation is original	Replace the insulation									\$8,146	
Rib Lake High School	D3043 - Hydronic Distribution Systems	A lot of it is original	A study should be done to test the condition of the piping					\$1,000					

Facility: Name	Category	Brief Description	Action: Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rib Lake High School	E1020 - Institutional Equipment	Upgrade the SMART UPS Technology	Upgrade the technology, SMART UPS (4)							\$2,000			
Rib Lake High School	E1020 - Institutional Equipment	The District server needs replacement	Replace the District server					\$6,000					
Rib Lake High School	E1020 - Institutional Equipment	The WAPS Technology needs upgrading	Upgrade WAPS technology							\$50,000			
Rib Lake High School	D2020 - Domestic Water Distribution	The piping is original	Investigate the condition of the existing domestic piping.				\$5,000						
Rib Lake High School	C3020 - Floor Finishes	The hallways are mostly terrazzo and are original to the building.	Replace a section of the flooring		\$3,000								
Rib Lake High School	C3020 - Floor Finishes	The hallways are mostly terrazzo and are original to the building.	Replace a section of the flooring			\$3,000							
Rib Lake High School	C3020 - Floor Finishes	The hallways are mostly terrazzo and are original to the building.	Replace a section of the flooring				\$3,000						
Rib Lake High School	C3020 - Floor Finishes	The hallways are mostly terrazzo and are original to the building.	Replace a section of the flooring					\$3,000					
Rib Lake High School	C3020 - Floor Finishes	The hallways are mostly terrazzo and are original to the building.	Replace a section of the flooring						\$3,000				
Rib Lake High School	C3020 - Floor Finishes	The hallways are mostly terrazzo and are original to the building.	Replace a section of the flooring							\$3,000			
Rib Lake High School	C3020 - Floor Finishes	The hallways are mostly terrazzo and are original to the building.	Replace a section of the flooring								\$3,000		
Rib Lake High School	C3020 - Floor Finishes	The hallways are mostly terrazzo and are original to the building.	Replace a section of the flooring									\$3,000	
Rib Lake High School	C3020 - Floor Finishes	The hallways are mostly terrazzo and are original to the building.	Replace a section of the flooring										\$3,000
Rib Lake High School	C3020 - Floor Finishes	The gymnasium floor is made of wood	Replace as needed								\$5,000		
Rib Lake High School	E1020 - Institutional Equipment	Annual Budget for commissioning, maintenance agreement, and general maintenance	Annual Budget for commissioning, maintenance agreement, and general maintenance		\$20,000								
Rib Lake High School	E1020 - Institutional Equipment	Annual Budget for commissioning, maintenance agreement, and general maintenance	Annual Budget for commissioning, maintenance agreement, and general maintenance			\$20,000							
Rib Lake High School	E1020 - Institutional Equipment	Annual Budget for commissioning, maintenance agreement, and general maintenance	Annual Budget for commissioning, maintenance agreement, and general maintenance				\$20,000						
Rib Lake High School	E1020 - Institutional Equipment	Annual Budget for commissioning, maintenance agreement, and general maintenance	Annual Budget for commissioning, maintenance agreement, and general maintenance					\$20,000					
Rib Lake High School	E1020 - Institutional Equipment	Annual Budget for commissioning, maintenance agreement, and general maintenance	Annual Budget for commissioning, maintenance agreement, and general maintenance						\$20,000				
Rib Lake High School	E1020 - Institutional Equipment	Annual Budget for commissioning, maintenance agreement, and general maintenance	Annual Budget for commissioning, maintenance agreement, and general maintenance							\$20,000			
Rib Lake High School	E1020 - Institutional Equipment	Annual Budget for commissioning, maintenance agreement, and general maintenance	Annual Budget for commissioning, maintenance agreement, and general maintenance								\$20,000		
Rib Lake High School	E1020 - Institutional Equipment	Annual Budget for commissioning, maintenance agreement, and general maintenance	Annual Budget for commissioning, maintenance agreement, and general maintenance									\$20,000	
Rib Lake High School	D3045 - Exhaust Ventilation Systems	Bathroom original	Upgrade/replace the exhaust system			\$55,000							
Rib Lake High School	B30 - Roofing	Yearly roof inspection of all of the District facilities	Have a yearly roof inspection of all of the District facilities		\$800								
Rib Lake High School	B30 - Roofing	Yearly roof inspection of all of the District facilities	Have a yearly roof inspection of all of the District facilities			\$800							
Rib Lake High School	B30 - Roofing	Yearly roof inspection of all of the District facilities	Have a yearly roof inspection of all of the District facilities				\$800						
Rib Lake High School	B30 - Roofing	Yearly roof inspection of all of the District facilities	Have a yearly roof inspection of all of the District facilities					\$800					
Rib Lake High School	B30 - Roofing	Yearly roof inspection of all of the District facilities	Have a yearly roof inspection of all of the District facilities						\$800				

Facility: Name	Category	Brief Description	Action: Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rib Lake High School	B30 - Roofing	Yearly roof inspection of all of the District facilities	Have a yearly roof inspection of all of the District facilities							\$800			
Rib Lake High School	B30 - Roofing	Yearly roof inspection of all of the District facilities	Have a yearly roof inspection of all of the District facilities								\$800		
Rib Lake High School	B30 - Roofing	Yearly roof inspection of all of the District facilities	Have a yearly roof inspection of all of the District facilities									\$800	
Rib Lake High School	B30 - Roofing	Yearly roof inspection of all of the District facilities	Have a yearly roof inspection of all of the District facilities										\$800
Rib Lake High School	D3053 - Unit Heaters	Small units	Replace as needed							\$15,000			
Rib Lake High School	C3010 - Wall Finishes	Most of the wall finishes are original throughout the District	Paint portions of the classrooms each year		\$1,000								
Rib Lake High School	C3010 - Wall Finishes	Most of the wall finishes are original throughout the District	Paint portions of the classrooms each year			\$1,000							
Rib Lake High School	C3010 - Wall Finishes	Most of the wall finishes are original throughout the District	Paint portions of the classrooms each year				\$1,000						
Rib Lake High School	C3010 - Wall Finishes	Most of the wall finishes are original throughout the District	Paint portions of the classrooms each year					\$1,000					
Rib Lake High School	C3010 - Wall Finishes	Most of the wall finishes are original throughout the District	Paint portions of the classrooms each year						\$1,000				
Rib Lake High School	C3010 - Wall Finishes	Most of the wall finishes are original throughout the District	Paint portions of the classrooms each year							\$1,000			
Rib Lake High School	C3010 - Wall Finishes	Most of the wall finishes are original throughout the District	Paint portions of the classrooms each year								\$1,000		
Rib Lake High School	C3010 - Wall Finishes	Most of the wall finishes are original throughout the District	Paint portions of the classrooms each year									\$1,000	
Rib Lake High School	C3010 - Wall Finishes	Most of the wall finishes are original throughout the District	Paint portions of the classrooms each year										\$1,000
Rib Lake High School	C1060 - Kitchen Renovation	Older equipment, but plenty of space	Update/replace the kitchen					\$20,000					
Rib Lake High School - Site	G2020 - Parking Lots	The parking lots are original	Replace the parking lots around the District		\$2,500								
Rib Lake High School - Site	G2020 - Parking Lots	The parking lots are original	Replace portions of the parking lots around the District			\$2,500							
Rib Lake High School - Site	G2020 - Parking Lots	The parking lots are original	Replace portions of the parking lots around the District				\$2,500						
Rib Lake High School - Site	G2020 - Parking Lots	The parking lots are original	Replace portions of the parking lots around the District					\$2,500					
Rib Lake High School - Site	G2020 - Parking Lots	The parking lots are original	Replace portions of the parking lots around the District						\$2,500				
Rib Lake High School - Site	G2020 - Parking Lots	The parking lots are original	Replace portions of the parking lots around the District							\$2,500			
Rib Lake High School - Site	G2020 - Parking Lots	The parking lots are original	Replace portions of the parking lots around the District								\$2,500		
Rib Lake High School - Site	G2020 - Parking Lots	The parking lots are original	Replace portions of the parking lots around the District									\$2,500	
Rib Lake High School - Site	G2020 - Parking Lots	The parking lots are original	Replace portions of the parking lots around the District										\$2,500
Rib Lake High School - Site	G4020 - Site Lighting	The exterior lighting is mainly HID	Replace the fixtures			\$12,000							
Rib Lake High School - Site	G2049-B - Sheds	The roof on the concession stand needs replacement	Replace the roof on the concession roof								\$5,000		
Rib Lake High School - Site	G2049-B - Sheds	The roof on the white garage need replacement	Replace/rebuild the roof on the white garage		\$4,000								
Rib Lake High School - Site	G2049-B - Sheds	The doors on the bus barn are in need of replacement	Replace the garage doors on the bus barn							\$3,000			
High School Totals				\$0	\$88,800	\$120,800	\$37,800	\$109,800	\$38,199	\$209,300	\$197,300	\$83,592	\$27,300
Grand Total				\$1,000	\$122,300	\$127,800	\$145,329	\$228,800	\$110,274	\$339,168	\$580,300	\$96,592	\$140,300

4.3 UNFUNDED LIABILITY

In order to demonstrate how current funding appropriations for facility operations impact physical asset needs over time, the cumulative liability over a variety of time horizons is important to understand and use when evaluating critical building decisions. Based on the data that has been collected, validated, and assembled, immediate backlog of projects needing to be addressed in addition to future needs creates the total cumulative liability of the facilities. Below is a representation of what would happen if the District spent nothing over the next 10 years:

