



Turtle Lake School District

Facility Condition Assessment Performed by:



inBYLT

Agenda



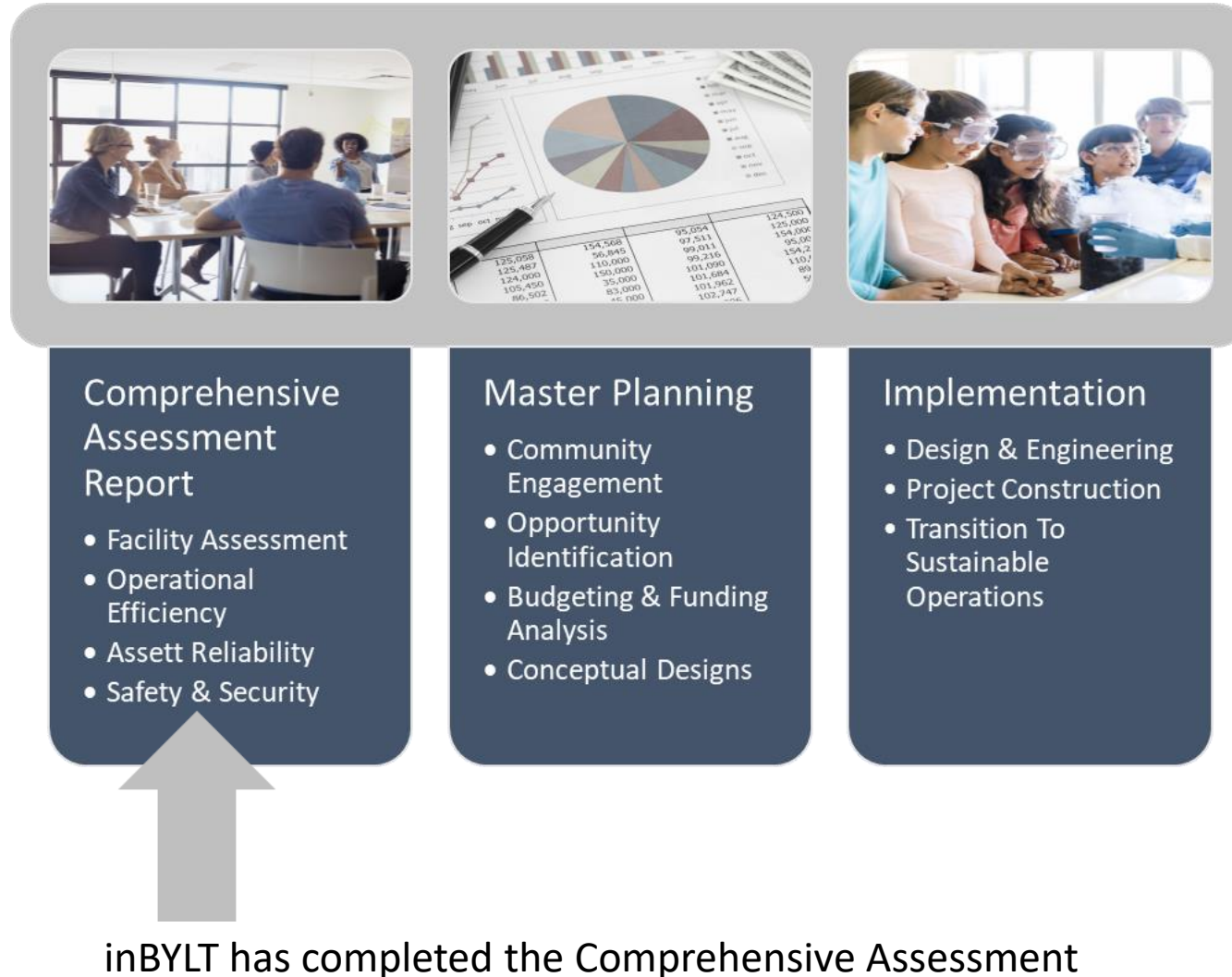
inBYLT

- Recap of Facility Assessment Process
- Turtle Lake Schools – Facility Condition Index
- Building Needs by Asset Class
- Priority Projects
- Next Steps



Facility Assessment Process

Facility Assessment Process





Facility Condition Index (FCI)

Facility Condition Index

Current Deferred Maintenance Figures			
Location	Deferred Maintenance	Replacement Cost	FCI
Elem/MS/HS	\$ 7,814,756	\$ 67,211,995	12%
Total	\$ 7,814,756	\$ 67,211,995	12%

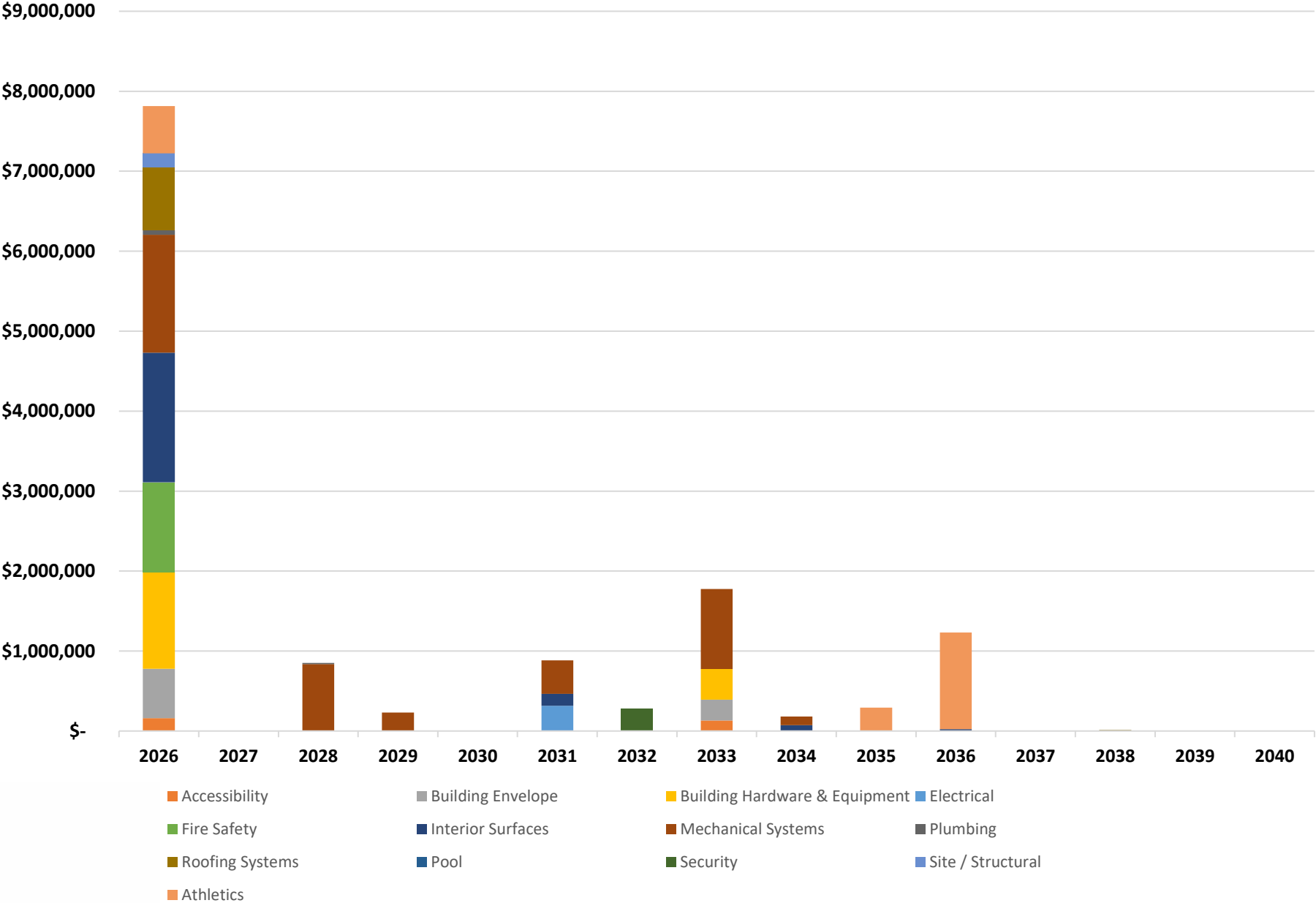
Ten Year Deferred Maintenance Figures			
Location	Deferred Maintenance	Replacement Cost	FCI
Elem/MS/HS	\$ 12,312,676	\$ 67,211,995	18%
Total	\$ 12,312,676	\$ 67,211,995	18%



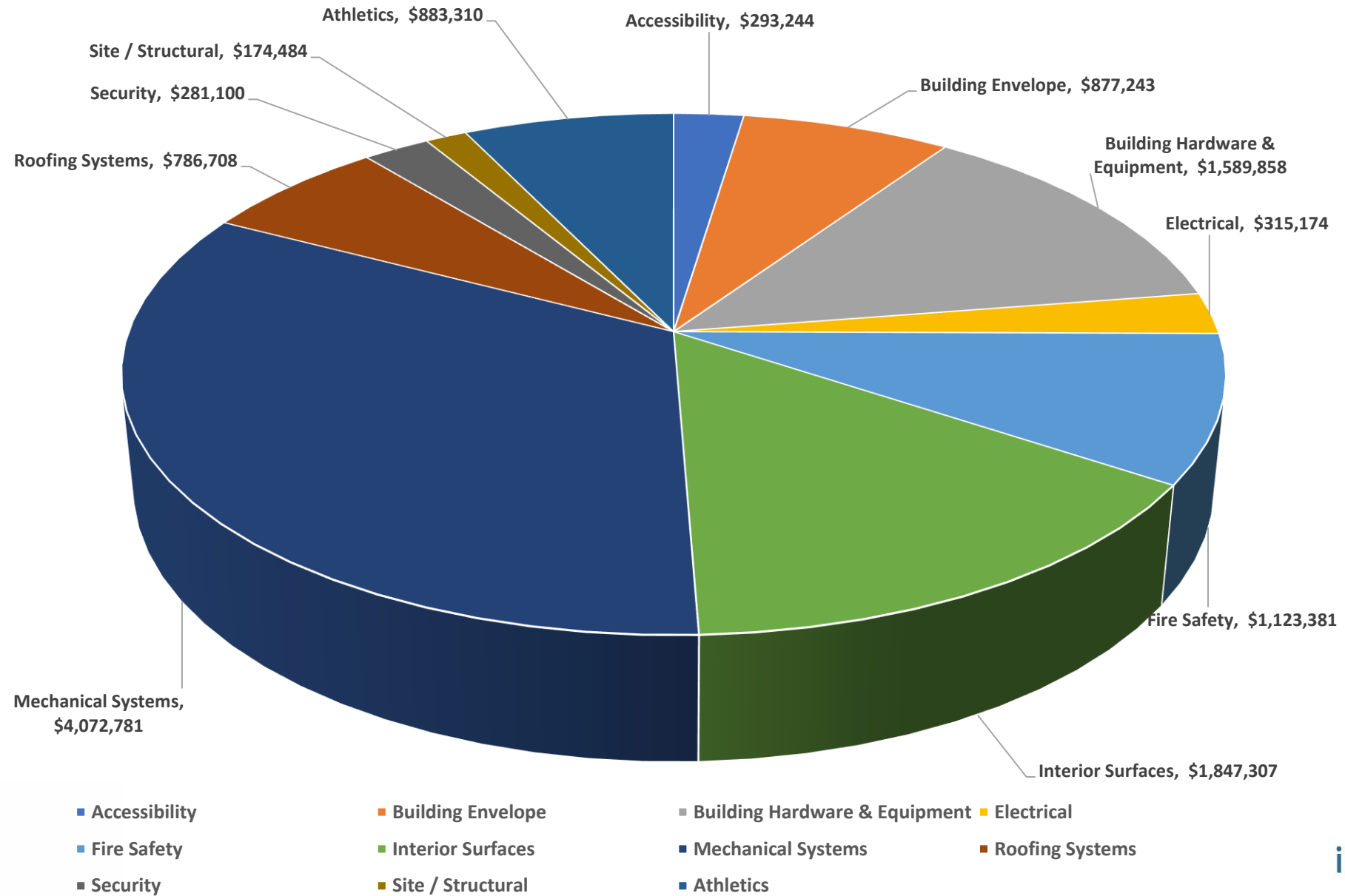


Building Needs by Asset Class

Turtle Lake School District - Yearly Categorical Cost



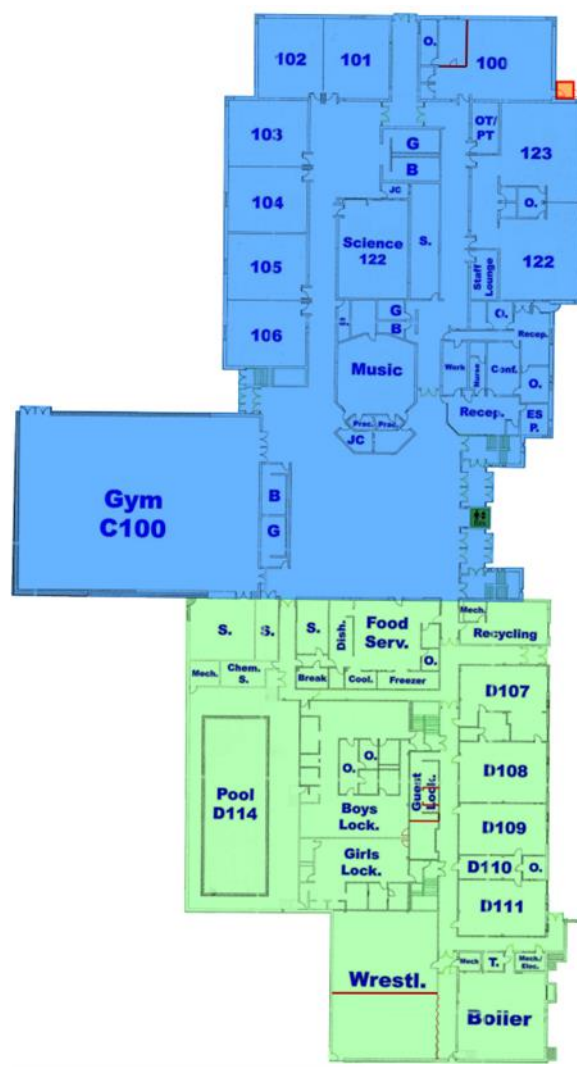
Turtle Lake School District - 10 Year Deferred Maintenance



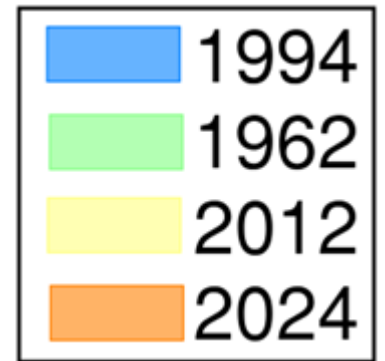


Turtle Lake Public School

1st Floor



2nd Floor





HVAC

HVAC System

HVAC Remodel

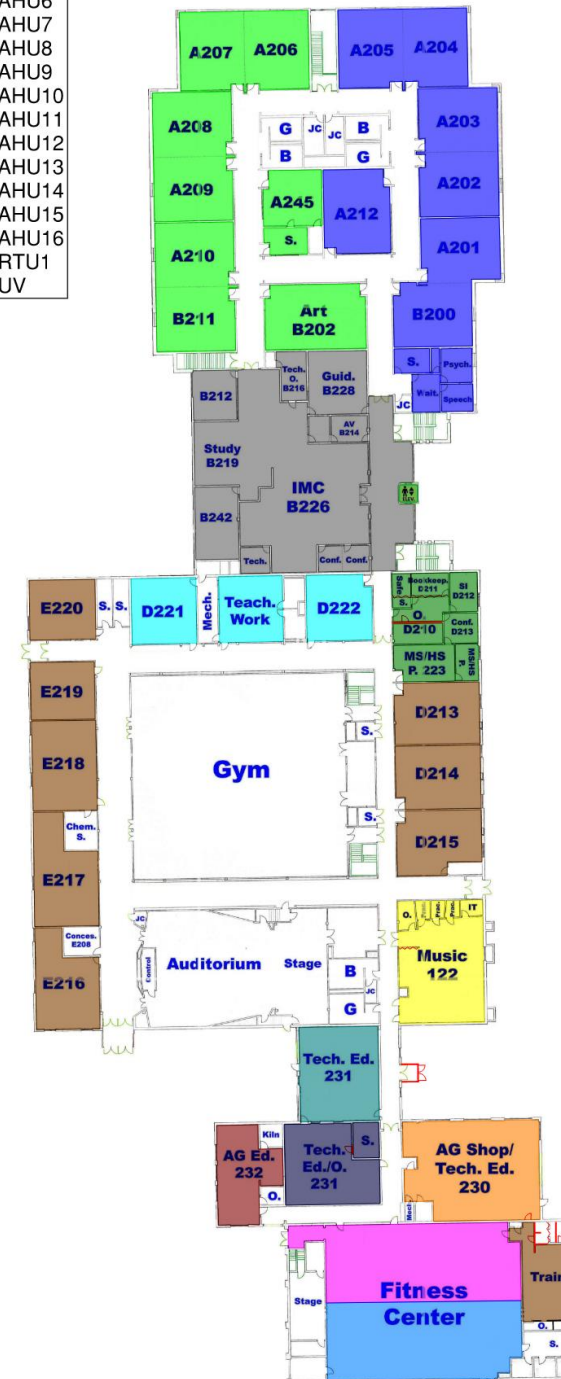
- Lack of HVAC can cause odor problems and uncomfortable conditions
- Current system mostly lacks air conditioning
 - Office area has cooling only
- Recent project have classroom unit ventilators
- Building Hot Water system with new boilers
- Evaluate new building automation system with non-proprietary automation systems



1st Floor



■	AHU6
■	AHU7
■	AHU8
■	AHU9
■	AHU10
■	AHU11
■	AHU12
■	AHU13
■	AHU14
■	AHU15
■	AHU16
■	RTU1
■	UV





Building Envelope: Roofing

Building Envelope - Roofing

Roof Replacement / Repairs

- School has newer fully adhered EPDM roofing (2015–2025) and older ballasted EPDM from 1995
- Newer sections are in good condition; older ballasted areas are worn and damaged

Possible Opportunities

- Consider replacing 1994 ballasted roof soon
- Add permanent ladders or safe access for maintenance



1995 ballasted roof.



Fully adhered roofing.

Building Envelope - Roofing

Turtle Lake School
205 Oak St. N.
Turtle Lake WI. 54889

YEAR	SQFT
2025	28200
2024	27748
2020	7896
2017	1536
2015	9900
1995	28152





Building Envelope: Windows

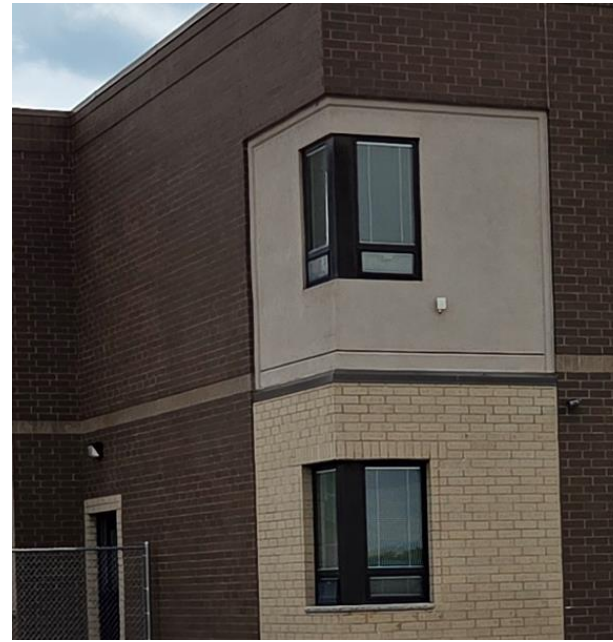
Building Envelope: Windows

Exterior Windows

- Generally intact with no major damage
- Blinds sealed between panes that can't be repaired
- Failures often require full window replacement
- Poor seals can make rooms colder and reduce energy efficiency

Possible Opportunities

- Prioritize replacement of problem windows
- Remove built-in blinds for easier maintenance and better efficiency

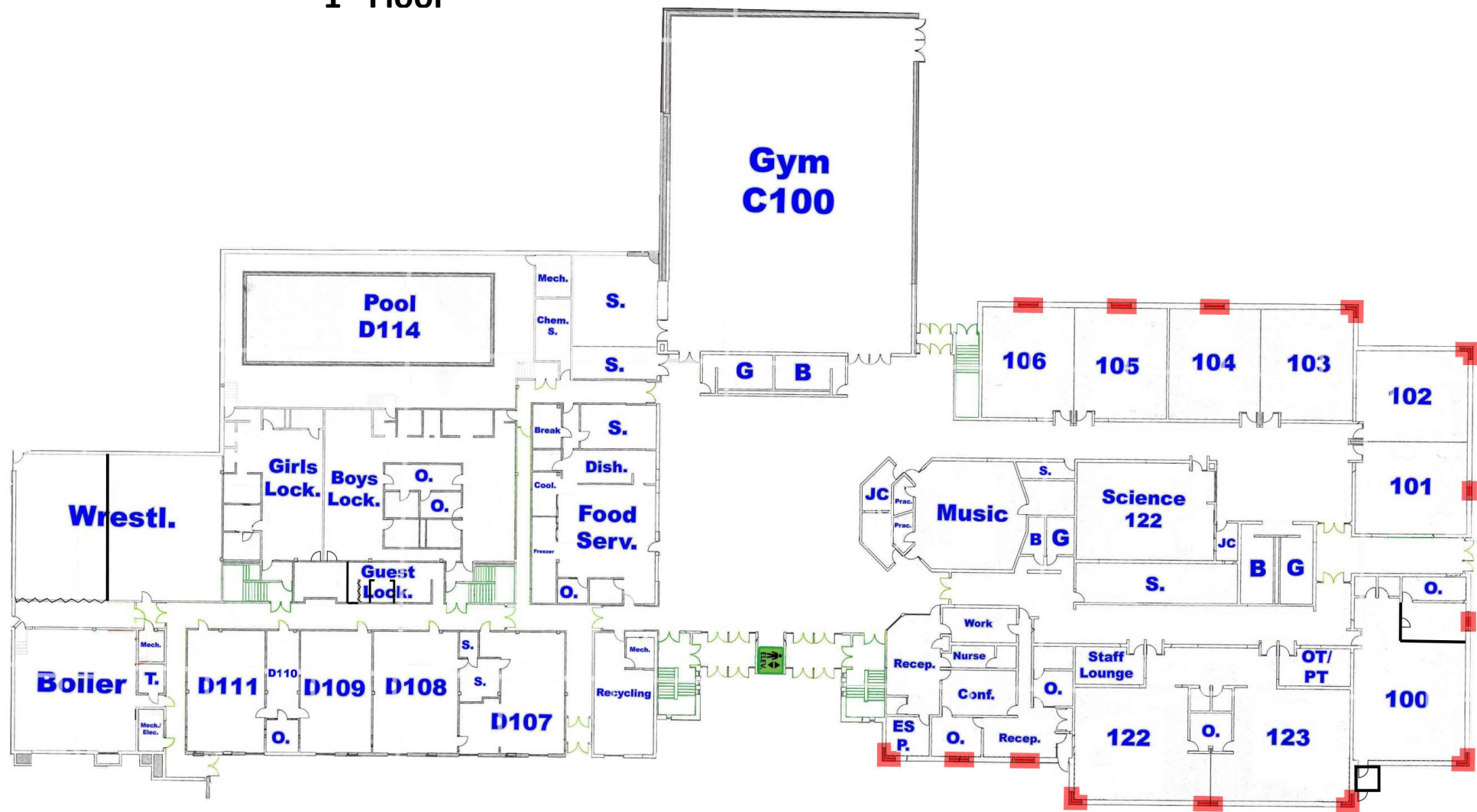


Windows with curtains inside them
on the north side of building



Building Envelope: Windows

1st Floor



Building Envelope: Windows

2nd Floor





Interior Finishes

Interior Finishes- Ceiling Tiles

Ceiling Tile Systems

- Acoustic ceiling tile in 1962 and 1994 sections is aged
- Dark stains and wear visible across ceiling tiles
- Leaks sometimes appear in classrooms due to tile condition

Possible Opportunities

- Replace ceiling tile for cleaner appearance
- Reduce risk of mold and leak damage



Aged ceiling tile with dark staining found in the 1962 section of the school.

Interior Finishes- Cabinets

Cabinetry and Storage

- Cabinetry in classrooms and support areas is dated in appearance
- Most cabinets are functional and structurally sound
- Minor wear seen in a few units, such as loose hardware or small damage
- Aged finishes and hardware may detract from the learning environment

Possible Opportunities

- Update or refinish cabinetry to modernize and improve aesthetics
- Resurface cabinet faces and replace hardware where needed
- Selectively upgrade high-visibility or frequently used areas
- Enhances atmosphere without full replacement



Outdated cabinets in classrooms.



Outdated cabinets in choir room.

Interior Finishes

1st Floor

- Carpet
- Concrete
- Texture Vinyl
- Fluid Applied
- Luxury Vinyl
- Rubber Gym
- Natural Rock
- Stage
- Terrazzo
- VCT
- Wood Gym
- Wood



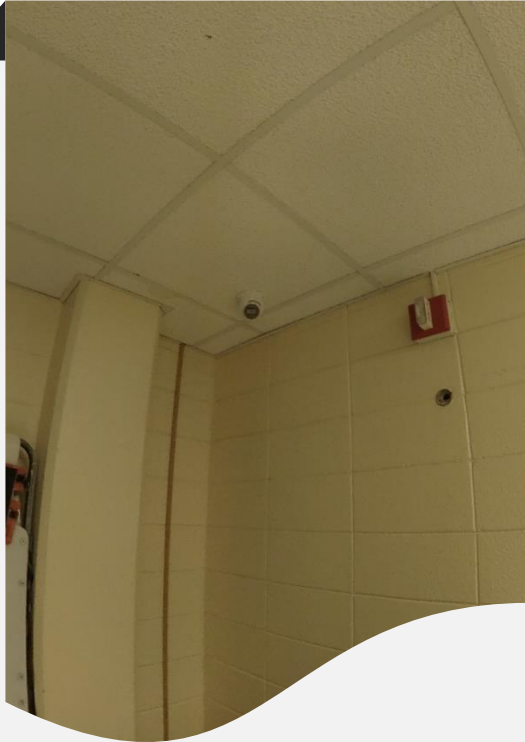
Interior Finishes

2nd Floor



Interior Finishes





Safety & Security

Safety & Security

- **Card Access**
 - On all exterior doors and 5 interior doors
- **Camera System**
 - 60 total cameras
- **Security System**
- **Public Address**
- **Fire Alarm System**
 - Older system that needs to be replaced
 - Could be incorporated with PA system for verbal alarm





Parking Lot & Hard Surfaces

Parking Lots & Hard Surfaces

Sidewalk System / Road

- Current sidewalks show signs of wear and cracking
- Cracks are spread throughout perimeter of the building
- Multiple areas have major cracking that could be repaired

Parking Lots

- Asphalt shows signs of aging and surface wear
- Some areas may require patching or resurfacing

Potential Opportunities

- Replace damaged concrete sidewalk sections
- Repair or resurface worn parking lot areas



Cracks/wear found in the sidewalk next to the south part of the building.



Cracks/wear found in the sidewalk and road by the east side of the building.

Parking Lots & Hard Surfaces

Red:

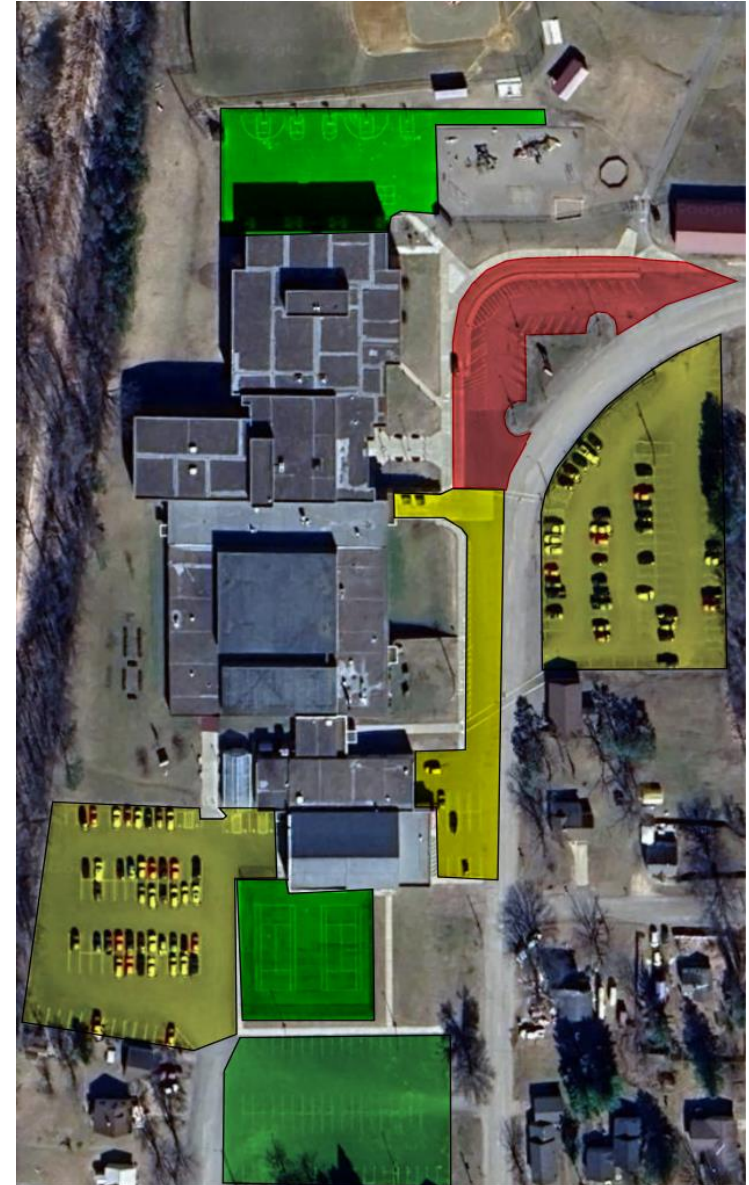
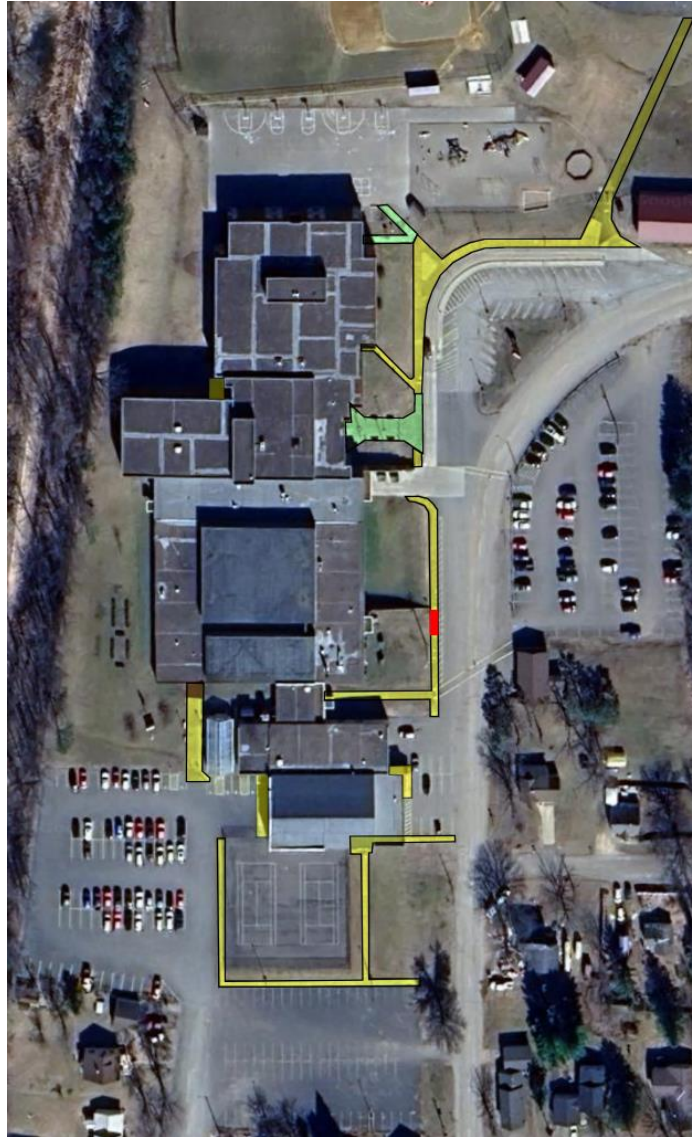
Replace next 1-3
Years

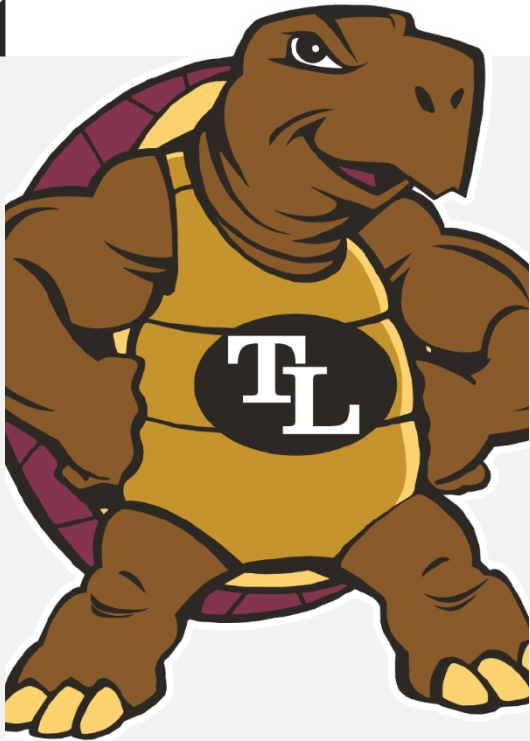
Yellow:

Repair or monitor for
next 10 Years

Green:

Replace in 10+ Years





Athletics

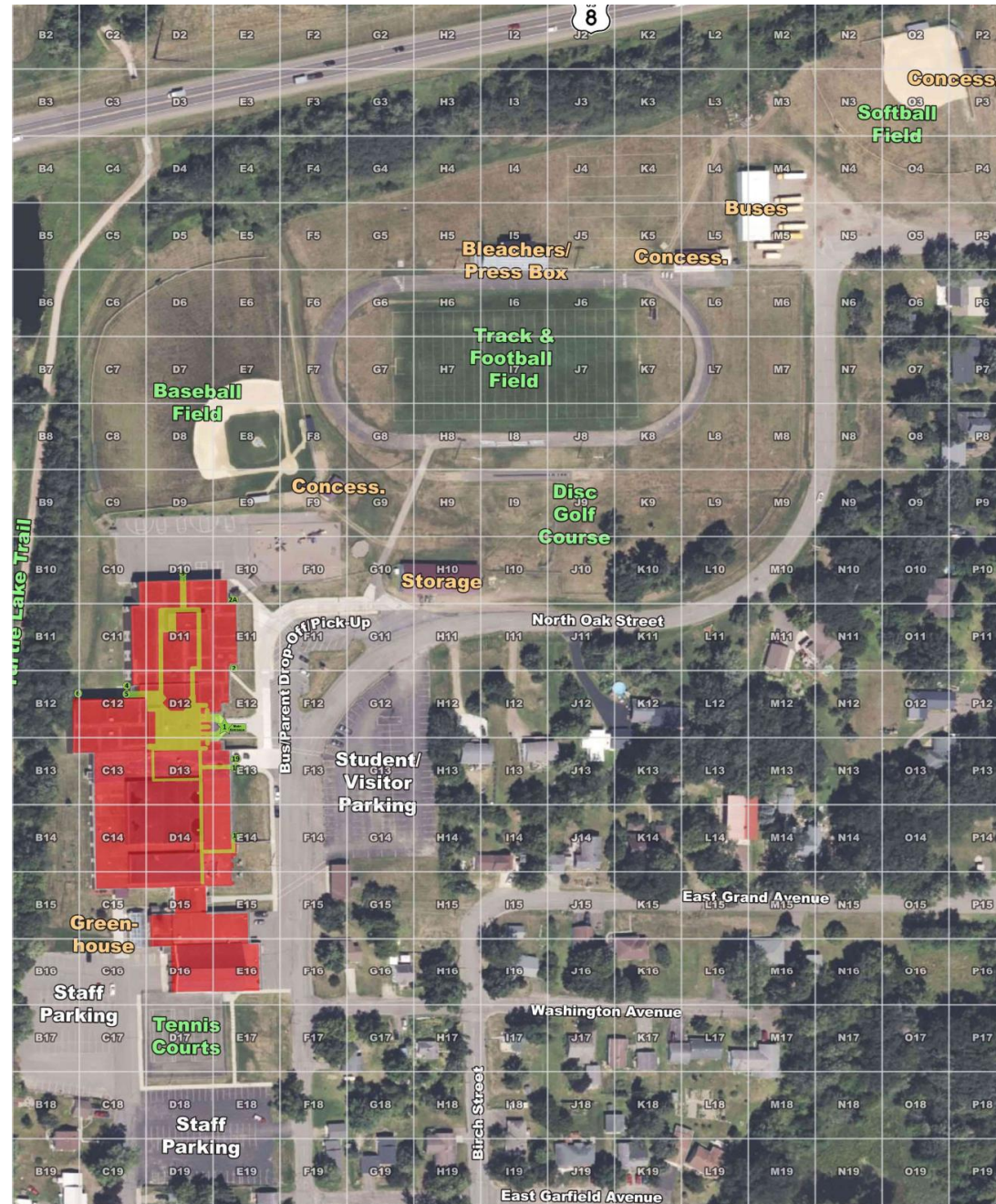
Athletic Fields

Sports Fields:

- Football Field
- Track
- Baseball Field
- Softball Field
- Tennis Courts

Potential Opportunities

- Lighting on the baseball and softball field



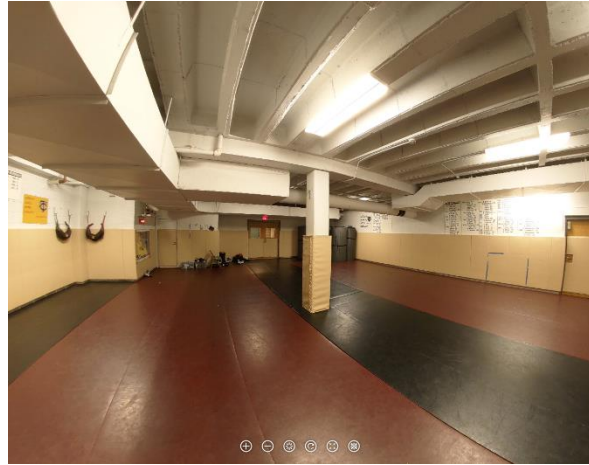
Wrestling Room

Wrestling Room

- Current space is unsuitable for athletic use
- Only one small ventilation vent, insufficient for wrestling needs
- Structural support post in center creates safety hazard and limits space

Possible Opportunities

- Alternative location within the building
- New space should have proper ventilation and clear, open layout
- Enough room needed for wrestling mats and athlete movement
- Relocation will create a safer, more functional environment



Post in the center of wrestling room.



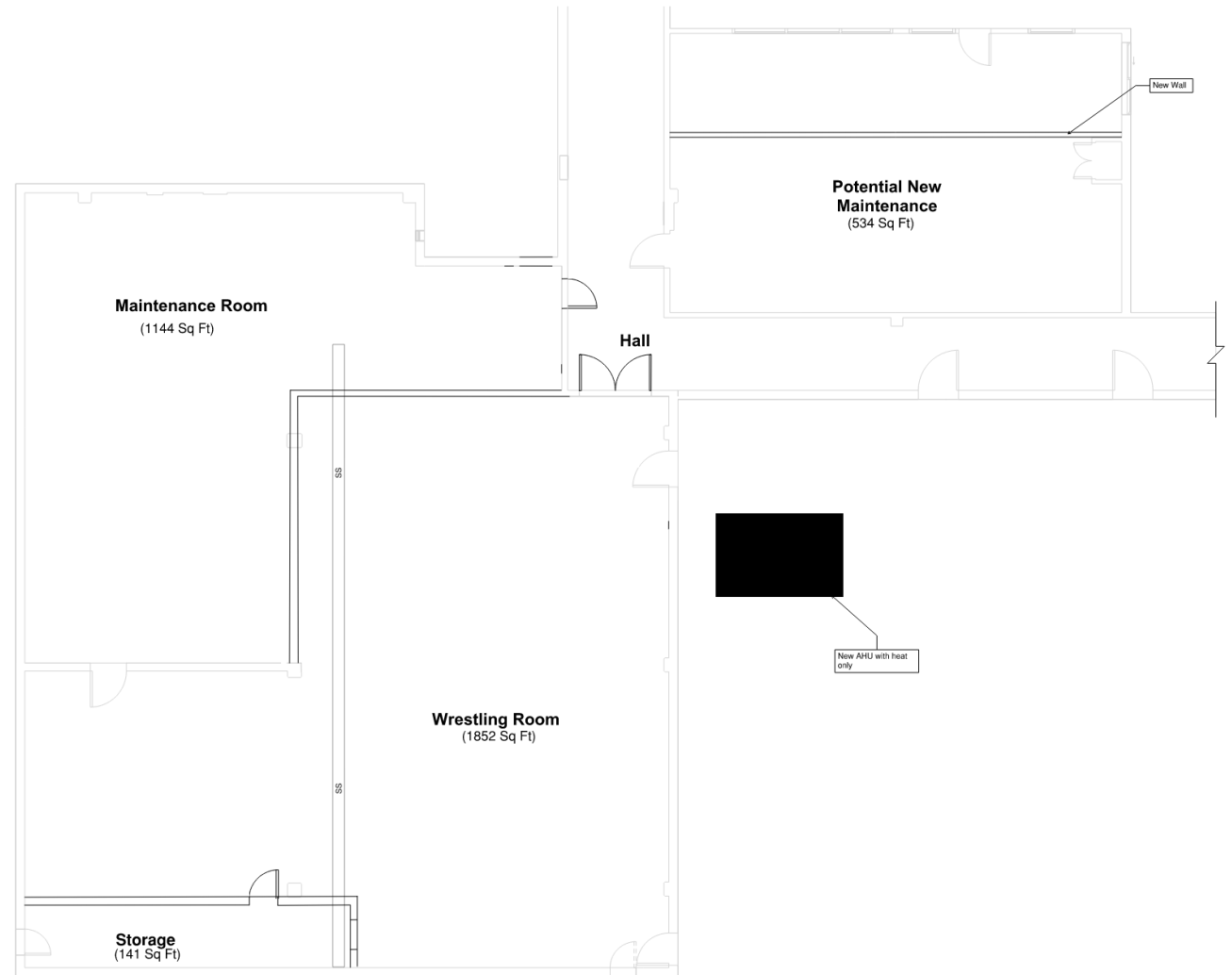
Small vent in the corner of the room.



Priority Projects

Wrestling Room: Option #1

- Knock down the current wrestling room walls
- Expand into the maintenance room
- Relocate maintenance to Business Ed Classroom
- Pros:
 - Multiple Maintenance Spaces
 - New Ventilation
- Cons:
 - Space Broken Up
 - Ceiling has plumbing in space



First Floor New Construction
1/4" = 1'-0"

Wrestling Room: Option #2

- Knock down the wall between two classrooms to create additional wrestling room space.
- Pros:
 - Near Gym
 - Open Area
- Cons:
 - Loss of Academic Space



Wrestling Room: Option #3

- Building addition of new space is also an option to create a proper wrestling room.
- Pros:
 - Space laid out as needed
- Cons:
 - New addition

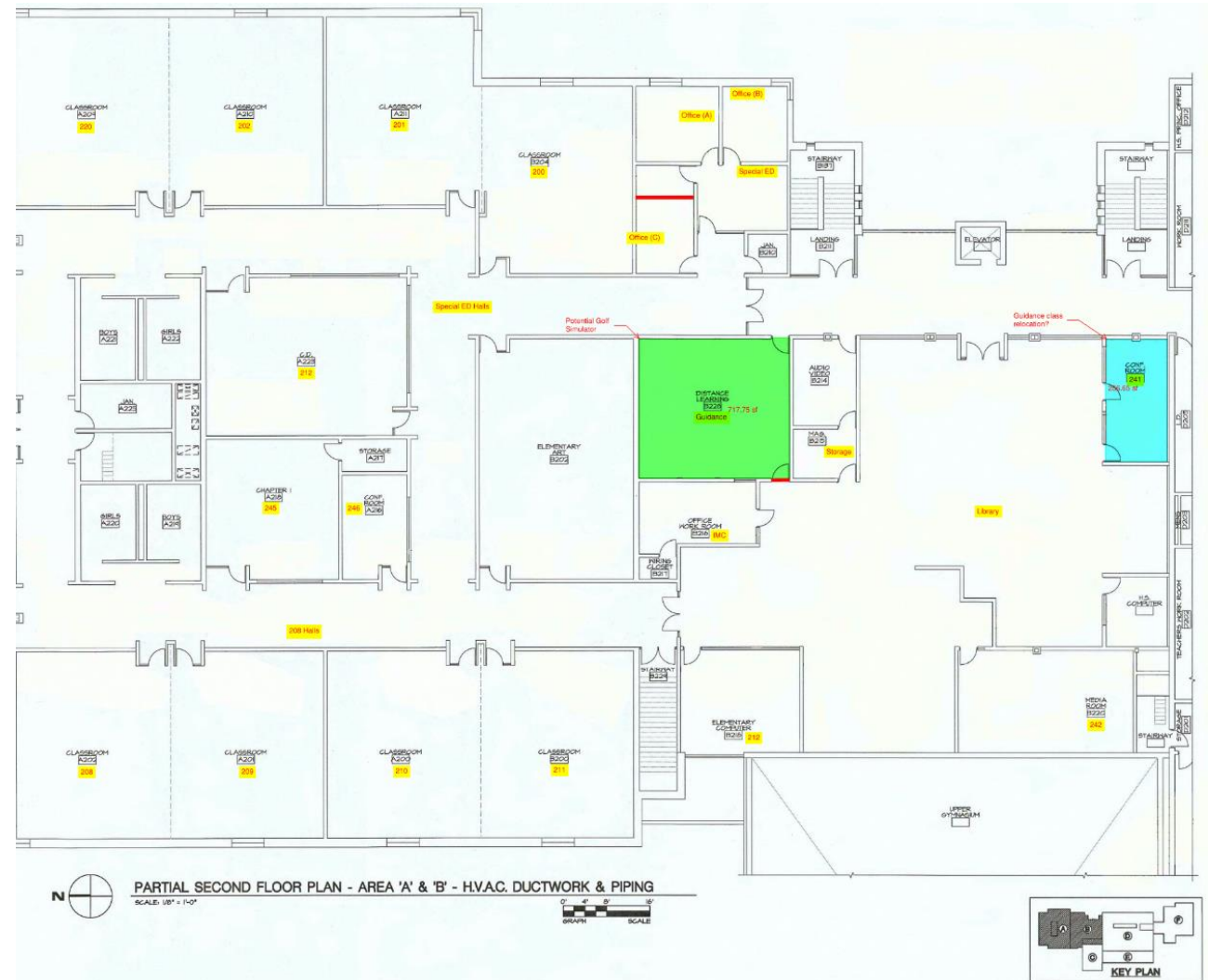




Golf Simulator

Golf Simulator Option

- Provides year-round golf practice regardless of weather.
- Enhances athletic and recreational opportunities for students.
- Can be used for physical education classes and team training.
- Requires a dedicated, open indoor space with proper lighting.
- May include screen, projector, sensors, and golf mat setup
- Potential to attract community use and events





Door Vents/Sprinkler System

Building Hardware – Door Vents/Sprinkler System

Fire Safety: Door Vents and Sprinkler System

- Several interior doors have ventilation grilles or louvers for air circulation
- Areas with door vents currently lack sprinkler systems
- Door vents can accelerate spread of smoke and fire without suppression

Possible Opportunities

- Conduct fire safety audit to assess code compliance
- Retrofit sprinkler systems where required
- Modify door designs to limit fire and smoke spread
- Improve occupant safety and reduce emergency liability



Vent on door in classroom.

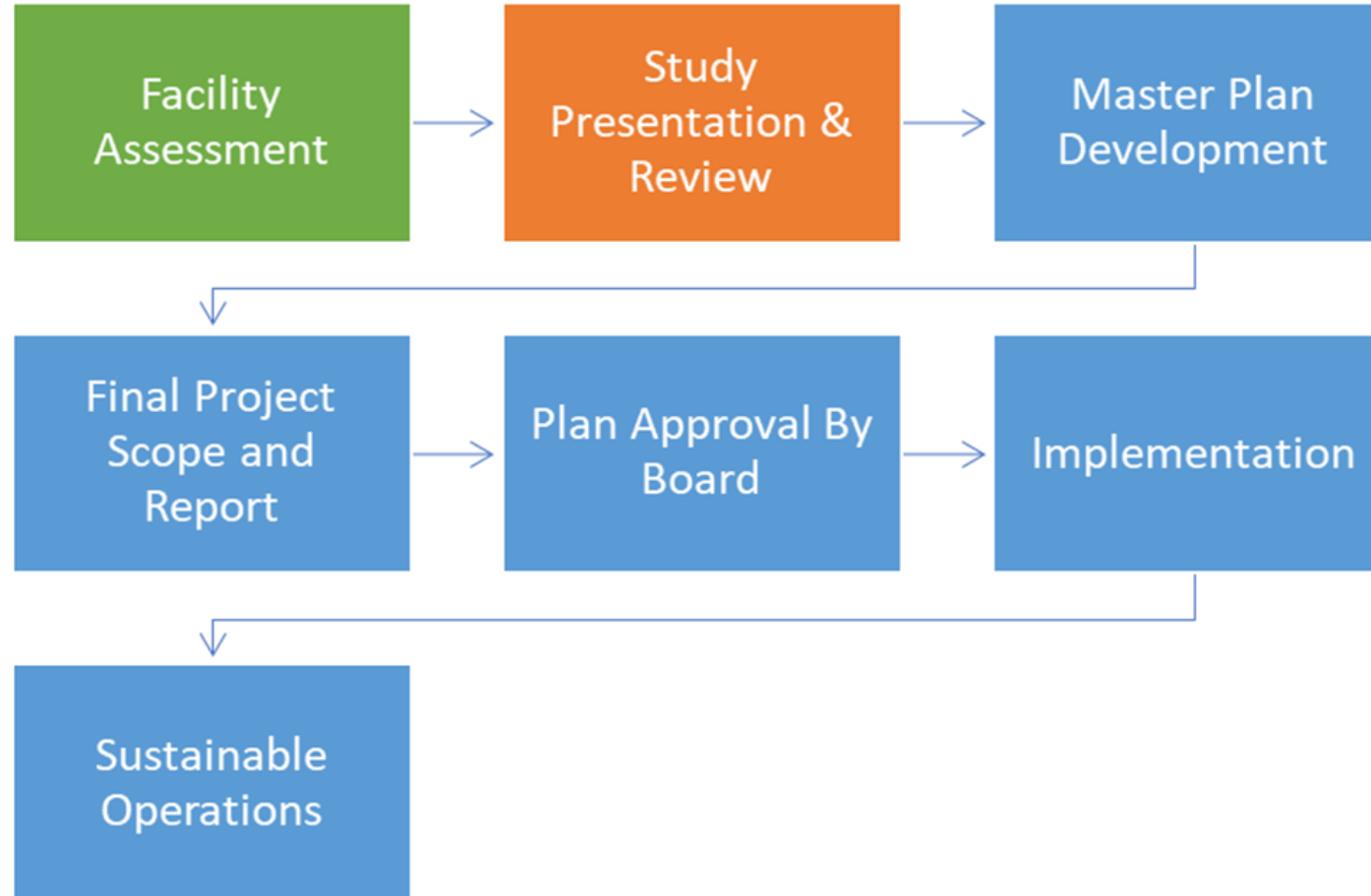
Project: Turtle Lake Schools

		\$15,118,000
Work Description	Location	Budget
Wrestling Room Renovation - Move walls and provide ventilation to new wrestling area, new office for maintenance	High School	\$400,000
Location of new Golf Simulator	High School	\$20,000
Building Automation Replacement - Replace the existing BAS with a new web based system	Building Wide	\$140,000
Classroom HVAC Replacement - New HVAC equipment for the classrooms, Central Plant, Support Spaces	Elementary School	\$7,742,000
Building Cooling - Install cooling for the High Schools and supporting areas	High School	\$3,894,000
Window Replacement - Replace blind windows area	Elementary School	\$555,000
Parking Lot Replacement - Replace Visitors Parking Lot	High School	\$455,000
Fire Alarm Replacement - New Voice Fire Alarm System	Building Wide	\$1,412,000
Elevator - New Elevator System	Building Wide	\$500,000
Totals		\$15,118,000



Next Steps

Next Steps





Thank You