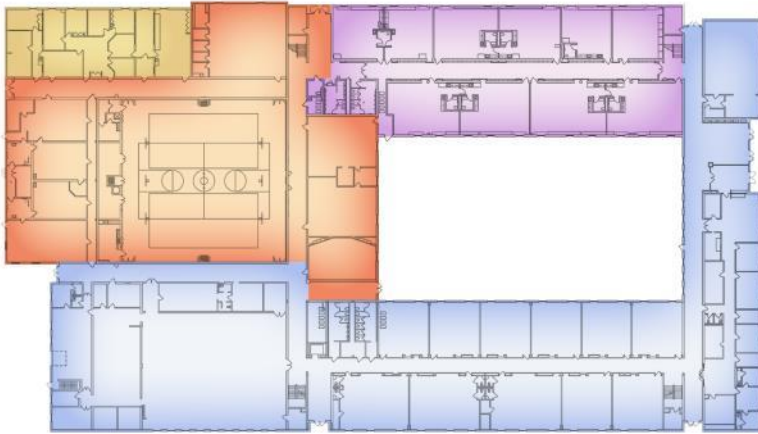


HISTORIC PLAN AND SITE PLAN

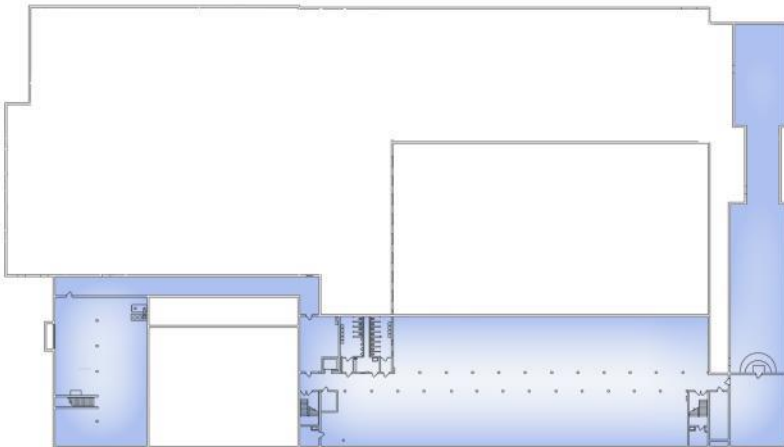
HISTORIC PLAN – NOT TO SCALE



First Floor



Second Floor



Basement

Historical Key - Building Additions

- 1963
- 1966
- 1975
- 2010 (Heavy Remodel)

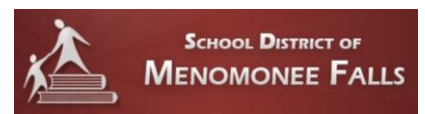


Menomonee Falls School District
Benjamin Franklin - Facility Study
Historical Plan

NORTH →



eppstein uhen : architects
EUA No. 313258-01



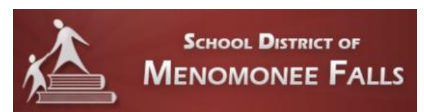
SITE PLAN – NOT TO SCALE



NORTH ↑



eppstein uhen : architects
EUA No. 313258-01



BUILDING INSPECTION REPORT

The assessment of site and building systems identifies the condition of categorized elements observed during inspection and graded for relative fitness by the following criteria for expected service.

Good: The reviewed element has been observed to have the following characteristics:

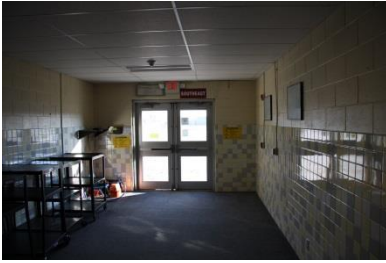
- Is between the beginning and middle of its expected service life.
- Meets optimum functional and / or performance requirements.
- Requires routine maintenance or minor repair.
- Less than 25% of the element is in substandard condition or has failed.

Fair: The reviewed element has been observed to have the following characteristics:

- Is between the middle and end of its expected service life.
- Meets minimum acceptable functional and / or performance requirements.
- Requires attention to repair beyond routine maintenance.
- 25 - 50% of the element is in substandard condition or has failed.

Poor: The reviewed element has been observed to have the following characteristics:

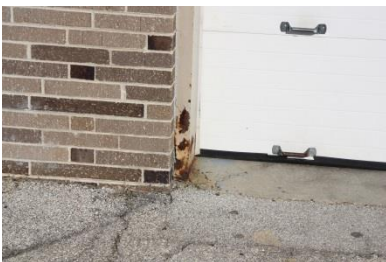
- Is at or has passed the end of its expected service life.
- Fails to meet functional and / or performance requirements.
- Requires excessive and constant attention, and major corrective repair.
- More than 50 percent of the element is in substandard condition or has failed.



Light visible at door threshold indicates lack of proper weather seal



Rust at steel door and frame base



Rusted frame at overhead door

EXTERIOR ENVELOPE

EXTERIOR DOORS

- Expected life span 20 years for steel, 30 years for aluminum/ FRP systems
- Current Condition – Good to fair
- Most of the exterior doors and frames are aluminum and in good condition.
 - A few exterior doors are not properly weather-sealed and weather-tight. Gaps at the threshold allow water into the building and create leaks.
- There are steel doors and frames in fair condition.
 - All Steel exterior doors showed signs of damage. Dings, scratches and dents in steel will allow rust to begin faster and corrode easier than aluminum.
 - Some steel doors have areas of rusting on the interior and exterior. The lower portion of exterior steel door and frames are prone to rust and deterioration faster than aluminum is. Steel systems are not thermally broken causing condensation to form on the interior which results in steel corrosion.

RECOMMENDATIONS

1. Replace all exterior steel doors and frames with new FRP (fiber reinforced plastic) doors in aluminum frames.
 - Aluminum door and frame systems have internal gasketing less prone to abuse, will not rust or corrode, have improved screw holding power, can be welded to keep doors straight and will not require painting.
2. Provide new weather-striping at aluminum exterior doors where gaps in existing weather-striping are present.



Playground drainage issues

BUILDING CANOPIES / FASCIAS / SOFFITS / MISC

- Life Expectancy – same as building
- Current Condition – good
- Building soffits are plaster and in fair condition.
 - There was some cracking within the soffit plaster.
- A metal fascia is provided around the building. This is generally in good condition.
 - At entrance doors there is a decorative tile just below the metal fascia. Some of those tiles have fallen off.
- There is rust on some mechanical vent louvers.



Missing tiles on fascia

RECOMMENDATIONS

1. Replace/repair any damaged mechanical louvers.
2. Patch cracked soffits.



Rusting mechanical louvers



Standing water between drive around school and south parking



Rusting baseball field fence



Rusting top rail of bleachers at baseball field



Removed basketball hoop along south parking lot

GROUNDS

GROUNDS / DRAINAGE

- Concrete and asphalt were reviewed independently. See appendix for reference reports.
- Standing water is present in green space between south parking lot and drive lane around school.
 - Standing water also present on access road from south parking lot to drive around school.
- Playing fields for athletics and Phy Ed appear to be in good condition.
 - The backstop fence at the baseball field is rusting.
 - The bleachers, for the baseball field and football field, have rusted top guard railings.
- Playground spaces appear to be in good condition.
 - Basketball hoops were removed and left in grass alongside southern parking lot.

RECOMMENDATION

1. Replace fence at baseball field.
2. Replace guardrail at football and baseball field bleachers.
3. Address drainage between south parking lot and drive lane around school.
4. Remove discarded basketball hoops.



CMU corridor walls / VCT flooring



Drywall classroom walls/ VCT flooring



CMU Classroom walls

INTERIOR

WALLS

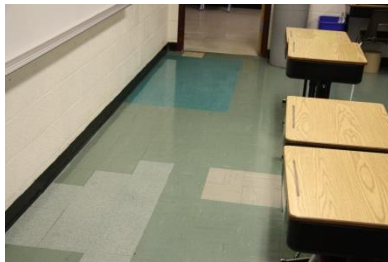
- Expected life span - 50 -100 years with periodic maintenance
- Current Condition - Good
- Most interior walls are concrete block and show no signs of cracks, fractures or failure.
- Paint is in good condition.
- Drywall walls shown signs of light abuse (Drywall walls are mostly found in 2010 renovated portions of the building.)
 - Drywall walls are easier and less messy to demolish, easier to rebuild and are more flexible than concrete block. While the durability of walls are essential inside of schools given the nature of abuse they take, for future flexibility the District should consider the types of walls it plans for future spaces given the flexibility, cost and disruption of drywall versus masonry construction.
 - Drywall walls allow flexibility for changes in electrical wiring, computer wiring and plumbing more so than concrete block since the drywall can easily be cut into and the patch will blend easier and look the same as remainder of wall. Concrete block is more difficult to cut into and patch usually ending up with surface mounted electrical or plumbing when changes occur.

RECOMMENDATION

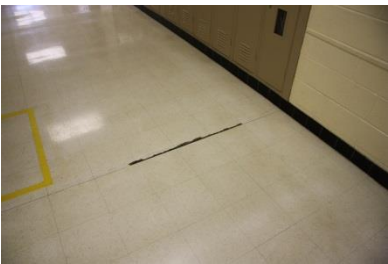
1. None.



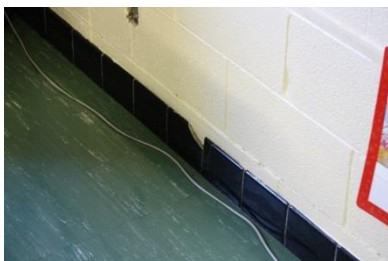
Damaged 9"9" VCT tile on second floor



Mismatched tile colors



Second floor hallway damaged VCT



Chipped wall base tile

FLOOR COVERINGS

- Expected life span 20 years
- Current Condition – Range of good to fair depending on age of finishes.
- VCT (Vinyl Composition Tile) –The VCT is in good to fair condition.
 - The majority of first floor classrooms and hallways have 12"x12" VCT tiles in good condition.
 - Second floor Classrooms have 9"x9" VCT tiles original to the building and in poor condition.
 - 9"x9" tile have been known to contain asbestos.
 - The second floor has a few cracked and damaged floor tiles.
 - Patching of damaged tiles has been done with mismatched tile colors.
 - Second floor Hallways have 12"x12" VCT tiles in poor condition.
 - Most tiles are stained and a few are cracked and damaged.
- Wall base is in good to poor condition.
 - Most of the building has a rubber base however some classrooms and hallways on the second floor still have the original tile wall base.
 - A few of the wall base tiles in the second floor classrooms and hallways are chipped.

RECOMMENDATIONS

1. Continue annual maintenance for VCT flooring.
2. Consider replacing older VCT in classrooms and hallways.
3. Consider replacing tile wall base.



Missing adhered ceiling tile



Stained adhered ceiling Tile



Second floor hallway ceiling tile

Ceilings

- Expected life span 15 years
- Current Condition – good to poor
- Majority of Classrooms and all hallways on the first floor have 2'x4' lay-in ceiling tile, in good condition.
 - Acoustical lay in ceilings have tendency to sag over time and discolor.
 - Ceiling grid discolors as well.
- The second floor classrooms have adhered ceiling tiles in poor condition.
 - There are multiple classrooms where the glue has failed and tiles have dropped.
 - Because of the age of the adhesives used they may contain asbestos.
- The Hallways on the second floor have 2'x4' lay-in ceiling tiles in fair condition.
 - The ceiling grids and tile have discoloration and some staining.

RECOMMENDATION

1. Consider adding a lay-in ceiling in classrooms containing the glued on ceiling tile.
2. Replace acoustical lay-in ceiling tile where damaged or water-stained.
3. Consider replacing hallway 2'x4' lay-in ceiling tile on second floor.



Typical classroom door

DOORS FRAMES AND HARDWARE

- Expected life span 40 years with periodic maintenance
- Current Condition – Good to fair
- The majority of doors are in Fair condition except those in the early childhood area which are in good condition.
 - Many of the doors facing veneers have tears and chips.
 - Grilles in typical classroom doors are dented and damaged.
- Some locksets have been updated to meet accessibility requirements however most door knobs are original to the building.
- Intruder lock function is not provided on original door knobs.
- Metal door frames can be repaired and painted. Door chips and scratches can be sanded, filled and restrained to revive an old door. Depending on severity of door or frame damage, it may be cost effective to replace the entire door and frame.



Cubbies in corridor

RECOMMENDATIONS

1. Replace or refinish doors in poor condition.
2. Paint damaged door frames.
3. Replace door hardware to be ADA compliant.



Typical early childhood classroom casework

CABINETRY, COUNTERTOPS AND LOCKERS

- Expected life span 20-25 years
- Current Condition – Good to poor
- Typical classroom casework is in fair condition
 - Casework limited to storage shelves at windows.
 - Casework in the early childhood classrooms are in good condition.
- Corridor/classroom cubbies are in good to fair condition.
 - Cubbies located in the classrooms at the first grade and kindergarten classrooms are in fair condition.
 - Cubbies located in the hallways at the early childhood development are in good condition.
- The Lockers on the second floor are in fair condition.
- Art room casework is in poor condition and well worn.
 - Some cabinets do not remain closed.
 - The wood veneer of, many of the cabinets, are extremely worn.
 - Steel drawer slides experience ball bearing slide failures, friction and worn surfaces. Hinges lose their loading ability over time due to door weight, pressure applied when opened by hanging on them, frequent open /close and poor adjustment.



Art room casework

RECOMMENDATION

1. Replace Art casework with more durable countertops and casework.



Typical restroom



Non-renovated restroom



Single-fixture restroom
at kindergarten



Single-fixture restroom
at early childhood

SPECIALTY AREAS

RESTROOMS

- Current Condition - Good
- Refer to ADA report for accessibility recommendations
- Majority of finishes are new and in good condition. The only restrooms not renovated were in the basement.
 - Ceramic Floor and Wall Tile (expected life span 40 years) – good
- Ceiling- (expected life span 15 years) good
 - Restrooms have 2'x4' lay in ceiling.
- Toilet Partitions -(expected life span 15 years) good
- Accessories – (expected life span 8-10 years) good
- The single-fixture restrooms between kindergarten classrooms appear to be original to the building. The single fixture restrooms in the early choild development area are new.

RECOMMENDATION

1. At non-renovated restrooms: Remove and replace all finishes: ceilings and wall and floor tile. Replace toilet partitions with anti-graffiti plastic type. Paint all walls that are not tiled. Some restrooms may need to be reconfigured due to accessibility requirements.
2. Refer to MEP reports for fixture, ventilation and lighting recommendations.
3. See Section 3 – Educational Adequacy Assessment for additional recommendations.



Gymnasium

GYMNASIUM

- Current Condition – fair to poor
- Some of the adhered acoustical ceiling tiles are beginning to fall.
- The VCT (Vinyl Composition Tile) is in poor condition.
- Basketball backboards are in good condition.

RECOMMENDATIONS

1. Consider replacing the gymnasiums VCT floor.
2. Remove the adhered acoustical ceiling tiles.
3. See Section 3 – Educational Adequacy Assessment for additional recommendations.



Cafeteria

CAFETERIA / KITCHEN

- Current Condition – fair condition
- Walls – good condition.
 - The CMU walls have tile adhered midway up wall. This tile is in good condition but dated.
- Flooring – good condition.
 - The flooring in the cafeteria is VCT (Vinyl Composition Tile) and in good condition.
 - The flooring in the Kitchen is in Fair condition.
- Ceiling Tile – Poor condition.
 - The cafeteria has adhered ceiling tiles in poor condition.
 - There are a few areas where the glue has failed and tiles have dropped.
 - Because of the age of the adhesives used they may contain asbestos.
- Wall Base – Good condition

RECOMMENDATIONS

1. Consider removing adhered acoustical ceiling tile.
2. See Section 3 – Educational Adequacy Assessment for additional recommendations.



Kitchen

SECURITY / EMERGENCY

- Exterior/interior camera system is provided.
- Exterior exit door are locked and operable.
- Exterior windows lock.
- Fire Extinguishers- up-to-date labels, charged and within 75 ft. distance.

RECOMMENDATIONS

1. See Section 3 – Educational Adequacy Assessment for additional recommendations.

HEATING VENTILATION AND AIR CONDITIONING

The following report is the result of a site visit by Randy All of Fredericksen Engineering, Inc. that occurred on November 7, 2013. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report.

The building was constructed in 1963 with a major HVAC renovation completed in 2008.

In general the HVAC systems that were installed in 2008 are in good overall condition.

HEATING SYSTEM

EXISTING DATA

The boiler plant was replaced in 2008 and serves the entire building. The boiler plant consists of four Thermal Solution hot water boilers each fired with natural gas. Each boiler has an input capacity of 2,000,000 btu.

The piping and pumping system for the boilers is a primary-secondary variable flow pumping arrangement. Each secondary system pump is controlled by a variable frequency drive which to modulate pump speed and more closely match actual building loads.

OBSERVATIONS

- The boiler plant is in good overall condition. With recommended maintenance, the boilers should continue to serve the facility for approximately 15 more years.
- Boiler water chemical systems are in place and are reported to be maintained.
- Insulation at most piping is of adequate thickness.
- Thermometers and gauges are present and appear to be working at all locations.
- Piping is adequately supported where observed.

RECOMMENDATIONS

1. Continue preventative maintenance on the hot water boilers and pumping systems.

VENTILATION AND AIR CONDITIONING SYSTEMS

EXISTING DATA

The building is ventilated by multiple system types. These systems include unit ventilators, single zone constant volume systems, constant volume booster coil reheat systems, and variable air volume systems.

The classrooms are served by unit ventilators. Each unit contains a hot water heating coil and a chilled water cooling coil to maintain the room temperature setpoint.

The gym, library, basement play areas, and cafeteria are served by single zone constant volume air handling systems. Each unit contains a hot water heating coil and a chilled water cooling coil to maintain the room temperature setpoint. The units that



Hot Water Boilers



Hot Water Pumps

serve the gym and library are original 1963 equipment that was renovated with chilled water cooling coils and DDC control in 2008.

The southwest child care and office area is served by a constant volume booster coil reheat system. The 2008 packaged rooftop unit contains a gas-fired heating section and direct expansion mechanical cooling. Multiple duct-mounted hot water booster coils provide individual room temperature control.

The main office area is served by a variable air volume system installed in 2008. The air handling unit contains hot water heating and chilled water cooling coils. Multiple hot water VAV boxes and perimeter fin pipe radiation provide individual room temperature control.

The south special education area is served by a single zone constant volume packaged rooftop unit. This system was not part of the 2008 renovation project. The exact age of the rooftop unit is not known. Existing perimeter hot water radiation provides the only zone control in this area.

Several individual office spaces are served by constant volume fan coil units that contain hot water heating and chilled water cooling coils for room temperature control.

Air conditioning is provided throughout the building by an air-cooled chiller. The chilled water system serves the air handling units and unit ventilators. The system consists of a 275 ton Trane air-cooled screw type chiller that was installed in 2008. The piping and pumping system serving the chiller is a primary-secondary variable flow arrangement with a variable frequency drive on the secondary system pump to modulate system flow. The chiller is served by a primary pump to maintain constant flow through the chiller.

OBSERVATIONS

- The air handling units and unit ventilators installed in 2008 have been well maintained and are in good condition.
- The hot water and chilled water systems have also been well maintained and are in good overall condition.
- The 1963 air handling equipment serving the gym and library has exceeded expected service life. Despite cooling and controls upgrades made in 2008, this equipment is in need of replacement.
- It was reported that the southwest child care and office area experiences poor temperature control during cooling season. This is likely due to the fact that the boiler plant is shut down during the cooling months, which does not allow the coils to provide reheat control.
- It was also reported that the south special education area constant volume system does not provide adequate temperature control. This is due to the fact that multiple interior and perimeter zones are being controlled by a single zone system. The hot water perimeter radiation only provides zone control to the perimeter rooms, but only during heating season.
- The fin pipe radiation in the main office area was only partially replaced in 2008. Portions of the system serve multiple rooms as a single zone resulting in temperature control issues.

RECOMMENDATIONS

1. Replace the 1963 air handling equipment. The expected service life for this type of equipment is 25-30 years.
2. Allow one boiler to operate during cooling season with the system pumps running at minimum speed. This will allow the booster coil systems to provide the temperature control that they were intended to provide.
3. Replace the constant volume rooftop system currently serving the south special education area with a new packaged rooftop unit and hot water variable air volume boxes to provide individual room temperature control.
4. Repipe the fin pipe radiation serving the main office area to provide complete individual room control for the VAV system.

CONTROL SYSTEMS

EXISTING DATA

The temperature control system is a digital control system manufactured by Automated Logic and installed by ALC of Wisconsin. The control system was installed as part of the 2008 mechanical systems renovation.

OBSERVATIONS

- The Owner has expressed great satisfaction with the ALC system.

RECOMMENDATIONS

1. Continue to maintain the existing DDC control system.
2. Any new or replacement equipment should be added to the existing DDC.



Service Panel



Branch Panel

ELECTRICAL

The following report is the result of a site visit by John Russell of Muermann Engineering, LLC that occurred on November 8th, 2013. Site observations and interviews were used in the preparation of this report.

The original building was built in 1963. There have been two (2) additions to the building; one in 1966 and the other in 1975.

ELECTRICAL SERVICE

OBSERVATIONS

- The facility is fed with a two (2) 12KV unit sub-stations. The east service has a 600 amp 208Y/120 volt 3 phase, 4 wire main distribution panel. The west service has a 1,000 amp 208Y/120 volt 3 phase, 4 wire distribution panel. Historical electrical data provided by We Energies indicates the maximum combined demand for the two services is 242 KW. This equates to approximately 672 amps. This demand data was taken over the past 24 months. The service age is dated to the original construction of the 1963 building.
- No surge suppression device was present on the main service gear.
- The chiller has a separate dedicated 480Y/277 volt 3 phase electric service.

RECOMMENDATIONS

1. The unit sub-stations are approximately 50 years old and are nearing the end of their useful lifespans. The unit sub-stations should be considered for a maintenance upgrade/replacement. The unit substation should be replaced with a new electric service with a utility owned transformer. A new service distribution panel should be installed at that time also as part of the service upgrade.
2. We do recommend all electric services be provided with surge devices.
3. Add phase monitoring relays to service for electrical system protection.

BRANCH PANELS

OBSERVATIONS

- Most of the branch panels in the facility are old Kinney type.
- There are approximately 17 existing panels that are over 30 years old and should be scheduled for replacement.
- There are newer Square D NQ type panels for computer circuits.

RECOMMENDATIONS

1. Keep existing new QO panels in place; add additional circuits if required.
2. Replace existing Kinney panels.
3. Replace all old feeder wires.



General Lighting



Exterior Lighting



Exterior Parking Lot Pole

RECEPTACLES

OBSERVATIONS

- Receptacles in the classrooms appear to be adequate in most classrooms.

RECOMMENDATIONS

1. Additional receptacles can be added to existing rooms if required.

INTERIOR LIGHTING AND LIGHTING CONTROLS

OBSERVATIONS

- A majority of the original fluorescent fixtures in the building have been replaced with architectural 2x4 fixtures with T5 lamps and ballasts. Lighting motion sensors were not present in most areas. No day lighting sensors were present.
- There are acrylic lens 2x4 fixtures with T12 lamps in half of the corridors in the building.
- The second floor classrooms have surface wrap fixtures with T12 lamps.
- The gym was upgraded to 2x4 high bay type fluorescent lighting.

RECOMMENDATIONS

1. Replace all fixtures with T12 lamps with new architectural 2x4 fixtures that use T5 lamps and electronic ballasts.

EMERGENCY LIGHTING

OBSERVATIONS

- Older incandescent exit lights do not have battery backup.
- Newer LED exits lights have battery back-up.
- There are battery-powered emergency lights in the corridors.

RECOMMENDATIONS

1. Provide light fixtures connected to new emergency generator.

OUTDOOR LIGHTING

OBSERVATIONS

- The majority of the outdoor lighting consists of wall-mounted or parking lot pole lighting that have metal halide lamps.
- The exterior lighting is controlled by an old contactor control and some photocells which are difficult to change the time settings.

RECOMMENDATIONS

1. We would recommend replacement of the existing exterior fixtures with new LED type to increase efficiency and lower maintenance cost.
2. As increased security is addressed, the district may consider adding security lighting around the perimeter of the facility.
3. Provide a new LiteKeeper exterior lighting control panel to improve the exterior lighting control.



Data Rack

DATA

OBSERVATIONS

- Data cabling is provided to classrooms and office areas.
- Data cabling is CAT6.
- Wireless was also installed in some areas. District indicated additional wireless receivers will be installed to provide complete building wide coverage.
- Cabling is routed to a main data rack. The main data rack is located in a room next to the cafeteria.
- The district has a Cisco VoIP telephone system.

RECOMMENDATIONS

1. New data drops can be added at any point. A possible new data rack may be required to accommodate any new rack mounted equipment.
2. Provide upgrade to Cisco VoIP telephone system.
3. Provide proper telecom grounding system.



Interior Cameras

SECURITY (CCTV/ACCESS CONTROL)

OBSERVATIONS

- A CCTV system was installed in 2013 and consists of IP based cameras.
- Cameras are located on the interior and exterior of the facility.
- This is a state-of-the-art CCTV system and can be expanded as needed.
- There are select exterior doors with access controls. The system head end is an Open Options Access Technology type. This system is networked and is controlled with FOB's. It appears to be functioning properly and can be expanded.

RECOMMENDATIONS

1. Expand the CCTV system as required.
2. Expand the Door Access system as required.



Keyless Entry

FIRE ALARM SYSTEM

OBSERVATIONS

- The fire alarm system was upgraded to an EST addressable type. The facility has smoke detectors in corridors and in open cubby areas per code. The system, as it is installed, appears to provide proper coverage with horns and strobes to meet current codes. The fire alarm system is also connected to the dialer.
- An annunciator is located near the front entrance.

RECOMMENDATIONS

1. Continue to test the system to ensure proper operation and code compliance.



Fire Alarm Control Panel



Public Address

CLOCK/PUBLIC ADDRESS SYSTEM

OBSERVATIONS

- The building is furnished with battery powered clocks.
- There is also a Simplex synchronized clock system.
- There is a Rauland Telecenter public address system located in the office area.
- Staff indicated the public address is working in all areas of the facility at time of walk thru.
- Paging is done to rooms through phones.
- The class bells are controlled by a public address system tone.

RECOMMENDATIONS

1. Expand the intercom system as required.
2. Connect public address system in all buildings for mass notification.
3. Provide new GPS based wireless clock system.

EMERGENCY POWER

OBSERVATIONS

- This building does not have a generator.

RECOMMENDATIONS

1. Add emergency generator for life safety systems including phone and PA system.



Unisex Toilet Room



Wall-Hung Urinals



Original Water Closet

PLUMBING

The following report is the result of a site visit by Tim Kehoe of Muermann Engineering, LLC. that occurred on November 8th, 2013. Site observations, existing plan review, and interviews with staff were all used in the preparation of this report.

RESTROOM FACILITIES

OBSERVATIONS

- Toilet rooms located on the main level were renovated in 2010 and are in excellent condition. Rooms are ADA compliant.
- Toilet rooms located in the lower level are in poor condition. Urinals and water closets appear to be original to the building. Lavatories have been replaced and are in good condition however, all piping serving these fixtures is exposed.

RECOMMENDATIONS

1. The lower level toilet rooms should be scheduled for renovation. Rooms should be modified for ADA compliance.
2. Provide continual maintenance on the renovated fixtures on the first floor.
3. Insulate exposed water supply piping servicing lower level lavatories.



Original Urinals



*Lower Level Toilet Room:
New Lavatory Fixtures*



Domestic Hot Water Heating
Equipment

DOMESTIC HOT WATER SYSTEM

OBSERVATIONS

- The existing domestic water heating system consists of two (2) sealed combustion domestic water heaters and a storage tank. The system appears to be significantly over-sized for the actual building demand. The water heaters have approximately 10 years of useful life left.
- The existing hot water circulation pump is in good condition.

RECOMMENDATIONS

1. Schedule the water heating system for replacement. The water heaters should be resized to accommodate the actual hot water demand for the building.



Domestic Water Meter

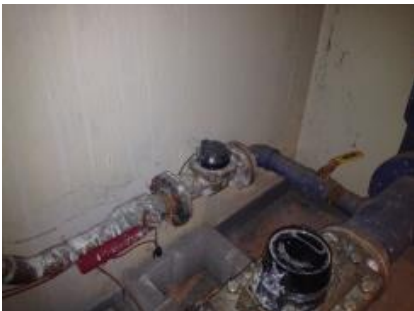
FIRE SPRINKLER SYSTEM

OBSERVATIONS

- A fire protection system in the building was not located. It is possible that any major renovation would require the building to have a fire sprinkler system installed throughout. Further investigation with state codes and the local Fire Marshal would be required to determine if a system would be needed.

RECOMMENDATIONS

1. Provide interior fire sprinkler system for the building as required.



Irrigation Water Meter

DOMESTIC WATER SUPPLY SYSTEM

OBSERVATIONS

- The water supply piping for this building is a mixture of galvanized and copper tube.
- Much of the domestic water was replaced with the renovation to the classrooms and toilet rooms located on the first floor; however, some of the original galvanized piping still remains in the lower level and in the mechanical room.
- The water service to the building appears to be a 6" water service however additional investigation would be required to determine the actual size.
- The building is supported by a 3" water service and 3" water meter. The water service and water meter appear to be adequately sized for the building.
- A 1½" water meter and back flow preventer has been provided for the field irrigation system.
- Water pressure appears to be adequate throughout the building.

RECOMMENDATIONS

1. Replace existing galvanized water distribution piping in areas that are accessible.



Original Sanitary Piping



Repaired Sanitary Piping



Grease Trap



Classroom Sinks

SANITARY WASTE SYSTEM

OBSERVATIONS

- The sanitary waste and vent piping is a mixture of cast-iron, galvanized and schedule 40 PVC. Schedule 40 PVC waste and vent piping was used for the 2010 renovated toilet rooms and classroom sinks. Waste and vent piping for the lower level toilet room and kitchen remain original cast-iron waste piping and galvanized vent piping.
- An interior grease interceptor has been provided to support the existing kitchen. The grease interceptor is located in the lower level boiler room and appears to be in good condition.

RECOMMENDATIONS

1. Provide continual cleaning and maintenance on the existing grease interceptor.
2. Schedule the remaining original cast iron piping for replacement.
3. We recommend that a building of this age video-inspect the interior sewers below the floor to determine the internal condition of the piping.

STORM SYSTEM

OBSERVATIONS

- The existing roof drainage system appears to be operating well. The owner did not indicate any problems with the interior storm sewer system.
- The owner indicated that the building does not have a secondary roof drainage system. Further investigation would be required to determine the extent of this work should it be necessary.

RECOMMENDATIONS

1. Schedule the remaining original cast iron piping for replacement.
2. We recommend that a building of this age video-inspect the storm sewers below the floor and exterior of the building to determine the internal condition of the piping.

PLUMBING FIXTURES – CLASSROOM AREAS

OBSERVATIONS

- Classroom sinks have been renovated and are in good condition.

RECOMMENDATIONS

1. The classroom sinks throughout the building are in good condition and can remain.

AMERICANS WITH DISABILITIES ACT (ADA) - FACILITY COMPLIANCE REPORT

A – SITE

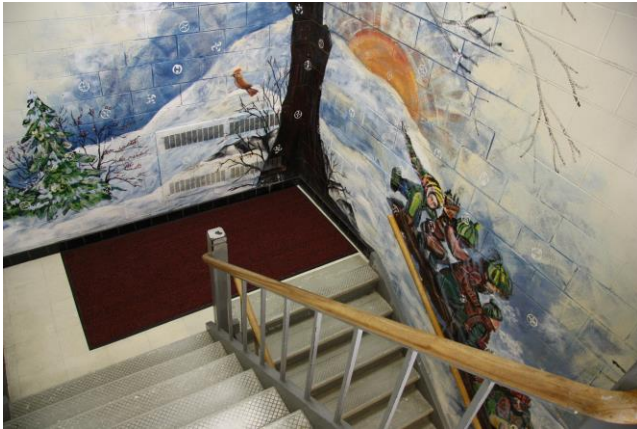
	ITEM	ADA /ANSI A117.1 REFERENCE
1.	Striped and marked accessible vehicle parking spaces are provided.	F208, 502
2.	There is a marked accessible route from the parking to the “designated” main entrance.	502.3
3.	Public sidewalk pavement around the property appears to be compliant for the most part.	302, 402, 403
4.	There is a identified accessible loading zone.	503
RECOMMENDATION: 1. None.		

B - INTERIOR ACCOMODATIONS

	ITEM	ADA REFERENCE
1.	Main Entrance is accessible. Corridors and egress doors have accessible lever type hardware.	402, 404
2.	Classroom doors are not accessible.	404
RECOMMENDATION: 1. Proved accessible door hardware at the classroom doors.		

C - INTERIOR STAIRS / RAMPS

	ITEM	ADA REFERENCE
1.	Stairs handrails do not comply with current extension requirements beyond the top and bottom stair risers.	505
RECOMMENDATION: 1. Replace existing handrails with accessible handrails.		

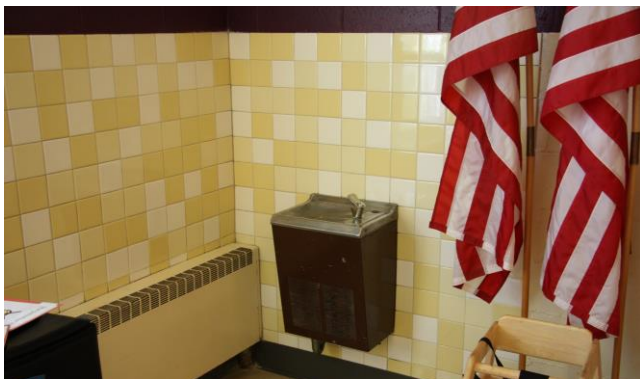


D – ELEVATORS

	ITEM	ADA REFERENCE
1.	This building has a handicapped accessible elevator.	407
RECOMMENDATION: 1. None.		

E - DRINKING FOUNTAINS

	ITEM	ADA REFERENCE
1.	Multiple drinking fountains are not of an accessible design. Some drinking fountains have been replaced with accessible types.	602
RECOMMENDATION: 1. Update all drinking fountains to accessible models.		



F - TOILET FACILITIES

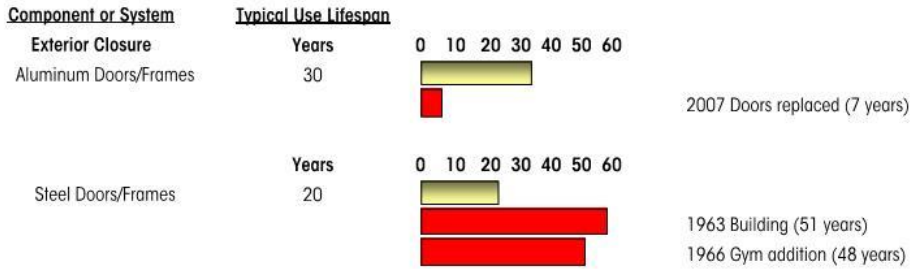
	ITEM	ADA REFERENCE
1.	All toilet facilities appear to meet accessibility requirements	603
<p>RECOMMENDATION: 1. None.</p>		



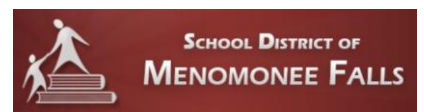
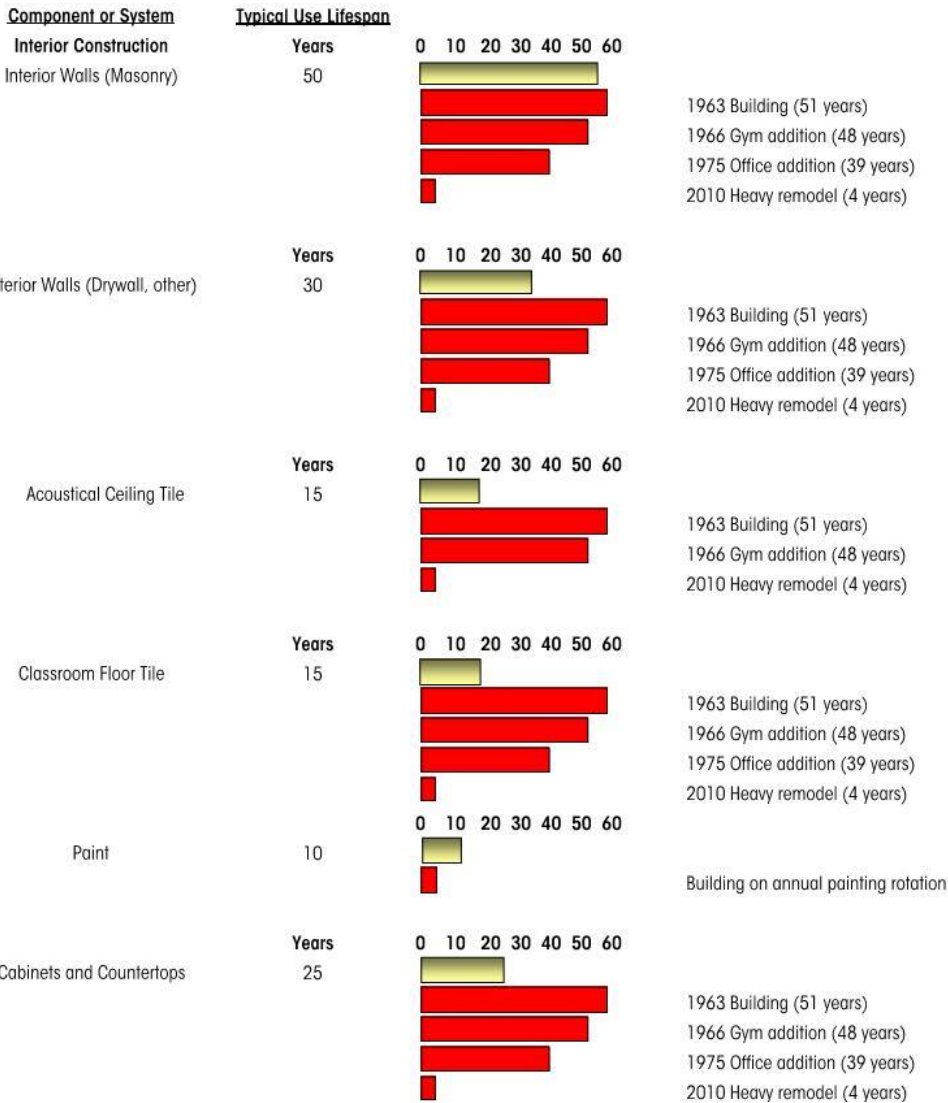
Anticipated Lifespan of Building Components

*Data from Institutional Facilities Manager resources, ASHRE research, and School District Facility Manager client information.

EXTERIOR

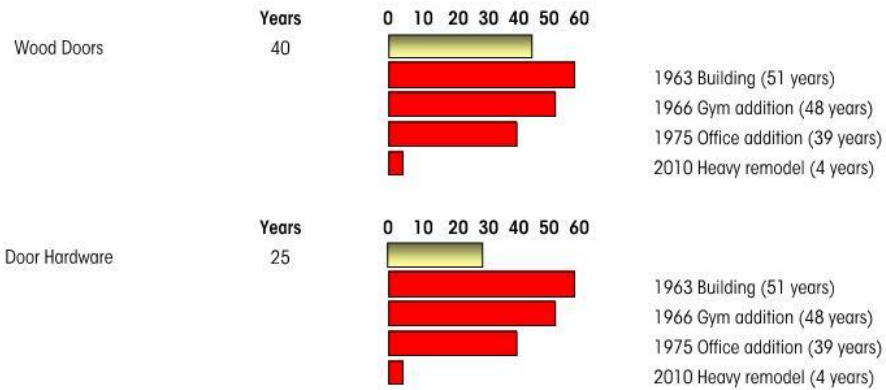


INTERIOR



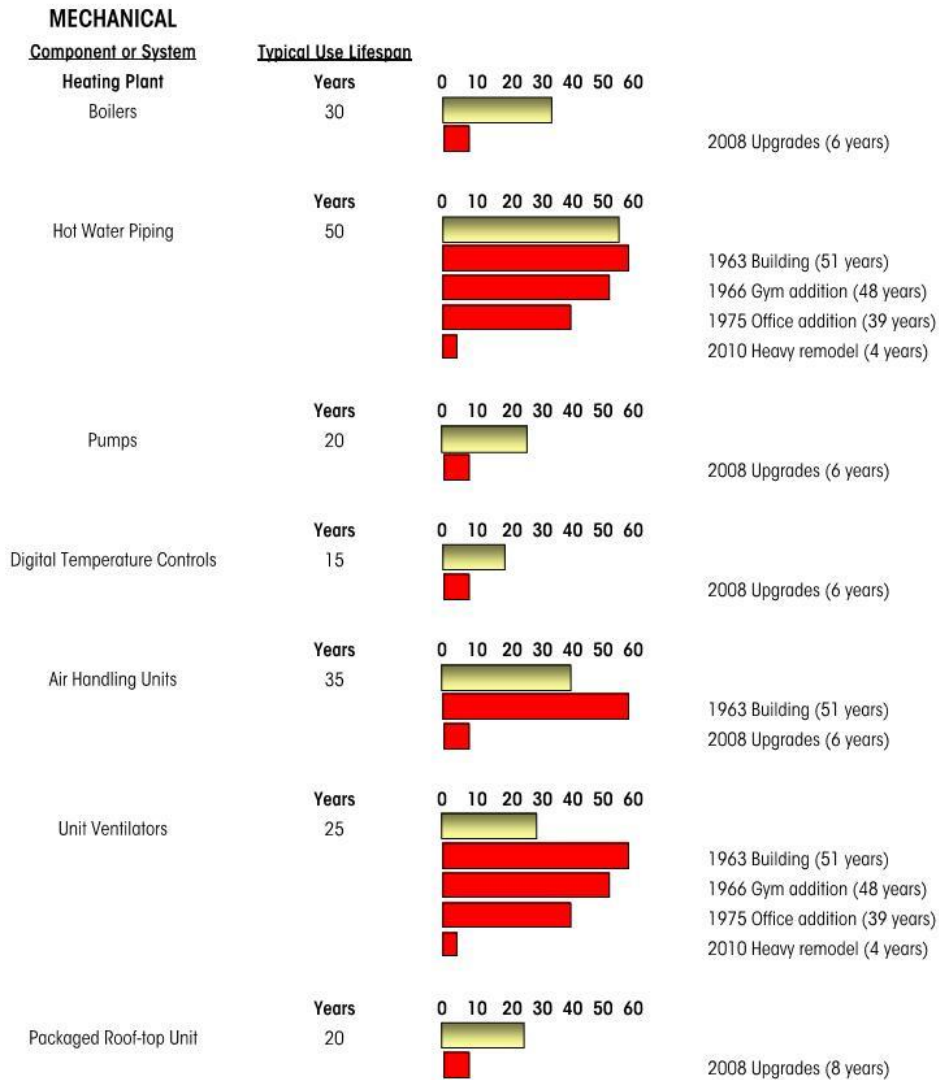
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Anticipated Lifespan of Building Components

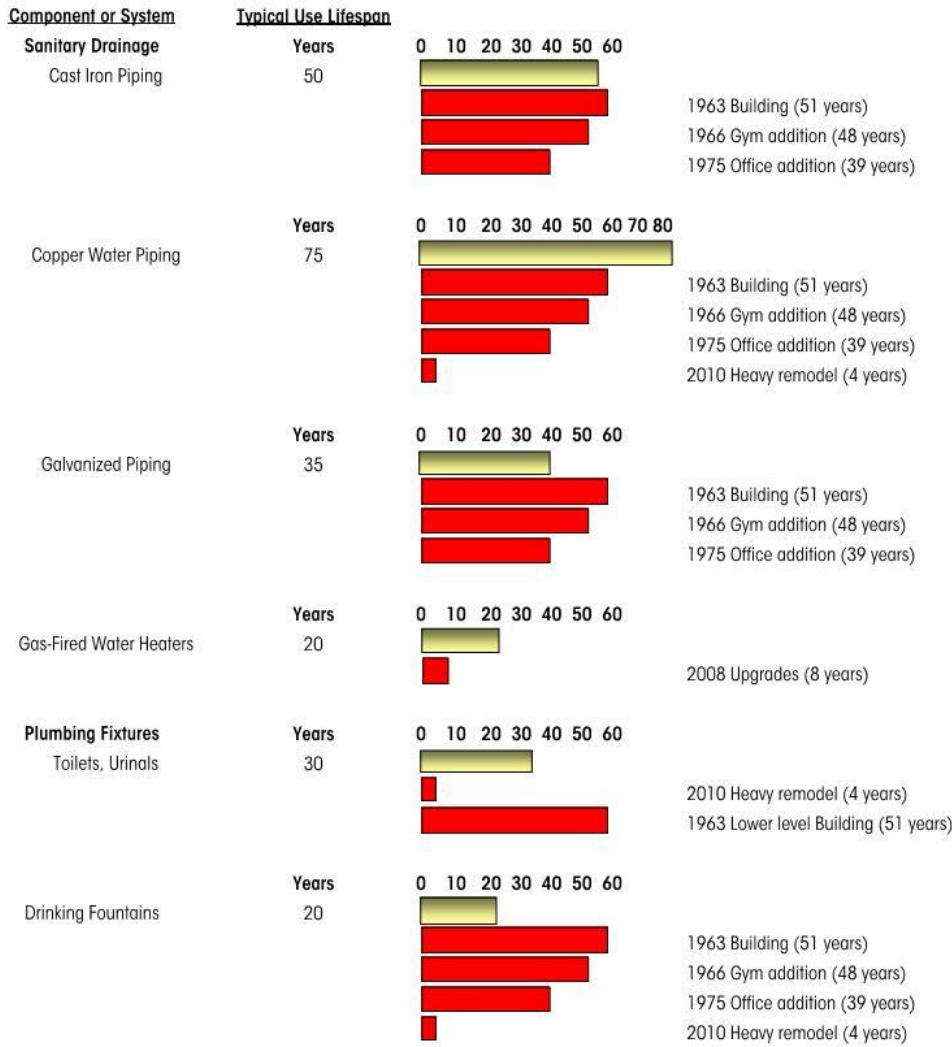
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Anticipated Lifespan of Building Components

**Data from Institutional Facilities Manager resources, ASHRE research, and School District Facility Manager client information.*

PLUMBING



Anticipated Lifespan of Building Components

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ELECTRICAL

