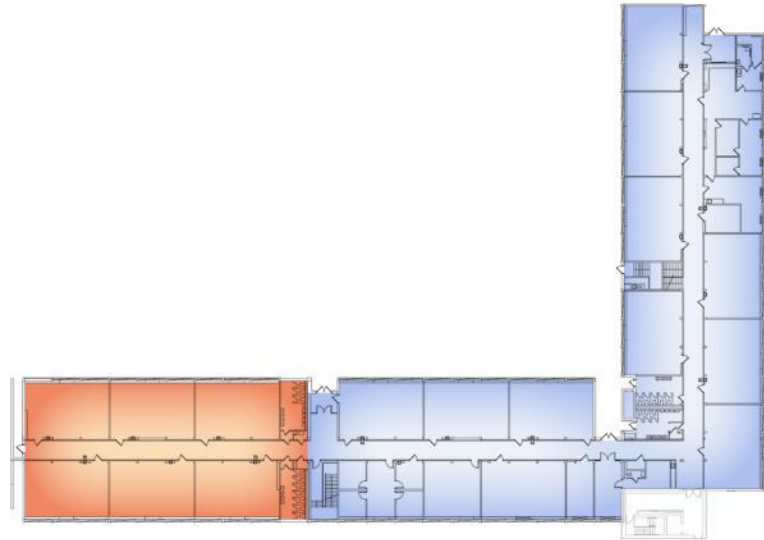
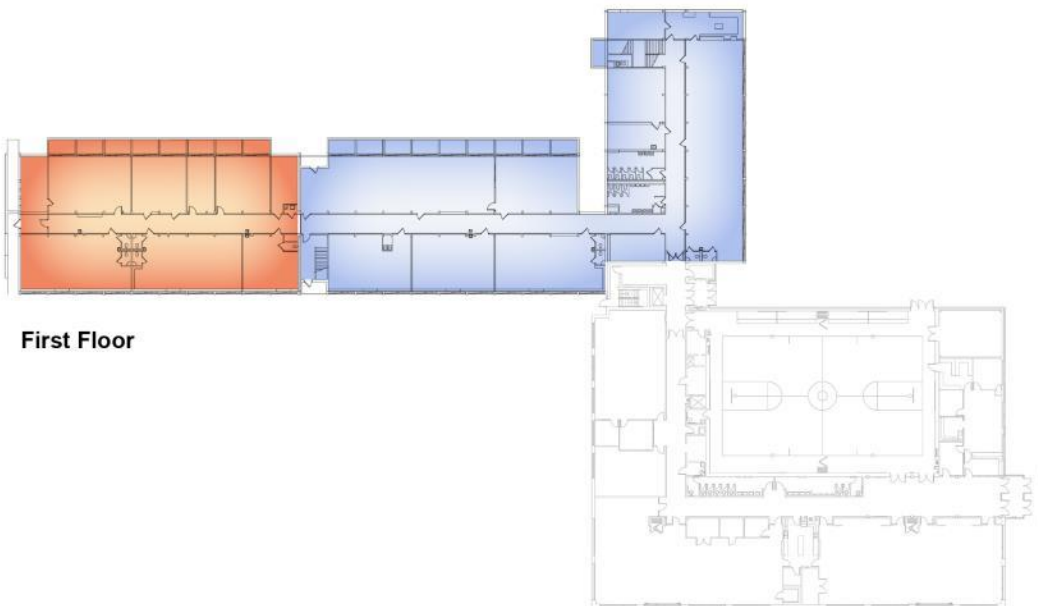


HISTORIC PLAN AND SITE PLAN



Second Floor



First Floor

Historical Key - Building Additions

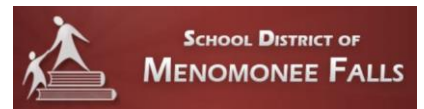
- 1959
- 1962



Menomonee Falls School District
Riverside - Facility Study
Historical Plan



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SITE PLAN – NOT TO SCALE



NORTH ↑



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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.

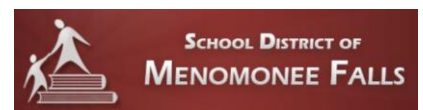
Fair: The reviewed element has been observed to have the following characteristics:

- 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.

EXTERIOR ENVELOPE





Typical exterior door

EXTERIOR DOORS

- Expected life span 20 years for steel, 30 years for aluminum/ FRP systems
- Current Condition – Good
- The exterior doors and frames are aluminum and in good condition.

RECOMMENDATIONS

1. None. Renovation



Entrance soffit

BUILDING CANOPIES / FASCIAS / SOFFITS / MISC

- Life Expectancy – same as building
- Current Condition – good
- Building soffits are exposed precast concrete and are generally in good condition.
 - The soffits need to be painted.
 - The soffits are created from the underside of the roof structure, which create an undesired thermal issue at these locations. The structure runs from conditioned space to unconditioned space without a thermal break. This allows cold/warm temperatures to penetrate the conditioned space and reduces the efficiency of the building envelope.
- A metal fascia is provided around the building. This is generally in good condition.
- The steel window well grates have areas of rusting and are in fair condition.
- Louvers below windows are dented and damaged in areas.



Window well grate

RECOMMENDATIONS

1. Repaint soffits.
2. Replace/repair any damaged mechanical louvers.

GROUNDS



Playground drainage issues

GROUNDS / DRAINAGE

- Concrete and asphalt were reviewed independently. See appendix for reference reports.
- Water runoff from the asphalt playground has created a bare spot.
- Playing fields for athletics and Phy Ed appear to be in fair condition.
 - Bare spots were present within the athletic fields.
- The fence along the property line has rusted and become overgrown with vegetation.
- Playground spaces appear to be in good condition.



Athletic fields

RECOMMENDATION

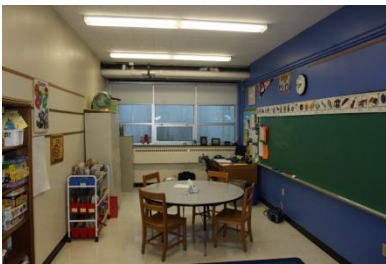
1. Replace fence along property line.
2. Address drainage at west end of asphalt playground.
3. Repair turf at athletic fields.



Perimeter fence



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 fair condition.
- Drywall walls shown signs of light abuse but have been regularly maintained.
 - 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.



Recessed floor mat



Older VCT in classroom / newer
VCT in hallway



Falling acoustical ceiling tile



Missing ceiling tile

FLOOR COVERINGS

- Expected life span 20 years
- Current Condition – Range of good to fair depending on age.
- VCT (Vinyl Composition Tile) –The VCT is in good to fair condition.
 - Hallways have 12"x12" VCT tiles in good to fair condition.
 - At exterior doors there were cracked tiles.
 - Classrooms have 12"x12" VCT tiles in good to fair condition.
 - A few classrooms on the second floor have older VCT, and repairs in those areas have been done with non-matching tiles.
- Wall base is in good to fair condition.
 - Most of the building has a rubber base however a small portion of the first floor still contains the original tile base.
- Recessed walk off mats are installed at all of the vestibules. These are original to the building.

RECOMMENDATIONS

1. Continue annual maintenance for VCT flooring.
2. Consider replacing older VCT in classrooms.
3. Consider replacing tile wall base.
4. Replace recessed floor mats with walk-off carpet tiles for more flexibility and easier maintenance.

CEILINGS

- Expected life span 15 years
- Current Condition – fair to poor
- Classrooms have 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.
- Hallways have 2'x4' Acoustical lay in ceilings that are in fair to poor condition.
 - Acoustical lay in ceilings have tendency to sag over time and discolor.
 - Ceiling grid discolors as well.

RECOMMENDATION

1. As adhered tiles fail, consider adding dropped lay-in ceilings.
2. Replace acoustical lay-in ceiling tile where damaged or water-stained.
3. Consider replacing hallway 2'x4' lay-in ceiling tile.



Typical classroom door



Typical classroom cubbies



Typical classroom casework



Art room casework

DOORS FRAMES AND HARDWARE

- Expected life span 40 years with periodic maintenance
- Current Condition – Fair
- The majority of doors are in Fair 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.

RECOMMENDATIONS

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

CABINETRY, COUNTERTOPS AND LOCKERS

- Expected life span 20-25 years
- Current Condition – fair
- Typical classroom casework is in fair condition
 - Casework limited to storage shelves at windows.
- Corridor/classroom cubbies are in similar condition.
 - Cubbies are located in the classrooms.
- Art room casework is in fair condition and well worn.
 - Some cabinets do not remain closed.
 - Plastic laminate is prone to chips, dents, and delamination. In wet areas, the backing plywood swells and causes adhesive to let go.
 - 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.

RECOMMENDATION

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



Typical restroom



Typical restroom



Single-hole restroom at kindergarten

SPECIALTY AREAS

RESTROOMS

- Current Condition - fair
- Refer to ADA report for accessibility recommendations
- Finishes are worn and dated but in fair condition
 - Ceramic Floor and Wall Tile (expected life span 40 years) – fair, older grout holds bacteria
- Ceiling- (expected life span 15 years) poor
 - Restrooms have 2'x4' lay in ceiling tile which has staining and rusting of the ceiling grid.
- Toilet Partitions -(expected life span 15 years) fair to poor
 - Rust is present at the base of many partition walls.
- Accessories – (expected life span 8-10 years) good
- The single-hole restrooms between kindergarten classrooms appear to be original to the building.

RECOMMENDATION

1. All 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.



Cafeteria

GYMNASIUM

- See community center facility assessment.



Patched flooring in kitchen

CAFETERIA / KITCHEN

- Current Condition – fair condition
- 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 Updating flooring in Kitchen
2. As adhered tiles fail, consider adding dropped lay-in ceilings.
3. See Section 3 – Educational Adequacy Assessment for additional recommendations.



Security Camera system

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.



Hot Water Boilers



Boiler Pumps

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 1959 and operated until it was closed down in 1982. The building was then gutted and renovated in 1995. The Community Center was added on in 1996 with a partial HVAC renovation to the school and Community Center completed in 2009. The renovation primarily focused on replacing the hot water boiler plant and the addition of a packaged rooftop heating and cooling system to serve the lower level of the Community Center.

HEATING SYSTEM

EXISTING DATA

The boiler plant was replaced in 2009 and serves the entire building. The boiler plant consists of two 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 arrangement. The primary pumps push water through each boiler as it fires. The secondary pumps distribute hot water throughout the building and are controlled by a variable frequency drive to more closely match actual building loads.

OBSERVATIONS

- The boiler plant is in good condition. With recommended maintenance, the boilers should continue to serve the facility for approximately 15-17 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 system.



Variable Frequency Drives

VENTILATION AND AIR CONDITIONING SYSTEMS

EXISTING DATA

The building is ventilated by multiple system types. These systems include unit ventilators, single zone packaged rooftop systems, and single zone constant volume.

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 lower level library, classrooms and computer lab are served by a single zone constant volume air handling system. The air handler contains a hot water heating coil and a chilled water cooling coil to maintain room temperature setpoint.

The school office area, gymnasium, and Community Center are served by single zone packaged rooftop heating and cooling units. The school office area and the Community Center also contain perimeter fin pipe radiation.

Air conditioning is provided by a combination of the packaged rooftop units and a chilled water system. The chilled water system serves the classroom unit ventilators and air handling unit. The chiller is an air-cooled screw type unit that was installed in 2009. 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 unit ventilators have been well maintained and are in good condition.
- The 1959 air handling equipment that serves the lower level has been well maintained but has exceeded its expected service life.
- A packaged rooftop air conditioning unit is expected to serve a building for 20 years. The rooftop units that were installed as part of the 1995 renovation project and Community Center addition are approximately 18 years old and are nearing the end of their expected service life. The rooftop unit serving the Community Center lower level that was installed in 2001 is approximately 12 years old. Several unit compressors and heat exchangers have been replaced in recent years.
- The chilled water system has been well maintained and is in very good condition.
- It has been reported that the data closets are warm and not adequately ventilated.

RECOMMENDATIONS

1. The air handling equipment from 1959 has exceeded expected service life. Plans should be made for replacement within the next 3 years.
2. Continue with the current maintenance program on the 1995 and 2009 air handling equipment and chilled water system. Plans should be made to replace the majority of the rooftop units within the next 5 years.
3. Provide ductless air conditioning equipment to serve the data closets.

CONTROL SYSTEMS

EXISTING DATA

The temperature control system is a digital control system manufactured by Trend and installed by Illingworth Mechanical. The control system was installed as part of the 2009 mechanical systems renovation.

The school office area is not served by the Trend DDC system. The packaged rooftop unit is controlled by an electronic programmable thermostat while the fin pipe radiation is controlled by standalone self-contained control valves that are manually adjusted.

OBSERVATIONS

- The Owner has expressed concerns with the performance of the Trend system.

RECOMMENDATIONS

1. Continue to maintain the existing DDC control system.
2. When any new or replacement equipment is to be installed, consideration should be given to converting the existing DDC system over to an Automated Logic system similar to the high school.



Service 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 1959. There has been (1) addition to the building in 1962, and (1) major remodel done to the 1959 portion of the building in 1995.

ELECTRICAL SERVICE

OBSERVATIONS

- The facility is fed with a 2,000 amp 120/208 volt 3 phase, 4 wire electric service. There is a pad-mounted utility transformer on the west side of the building. Historical electrical data provided from the power meter on the switchboard indicated the service peak demand is 158 KW. This equates to approximately 543 amps. The service was upgraded in 1995.
- There is a GE Spectra main switchboard located in the lower level storage room.
- No surge suppression device was present on the main service gear.
- The chiller has a separate dedicated 480Y/277V 3 phase electric service.

RECOMMENDATIONS

1. The service has capacity for future loads and the main panel has space for a few more additional circuit breakers.
2. Add phase monitoring relays to service for electrical system protection.

BRANCH PANELS

OBSERVATIONS

- All of the branch panels in the facility have been upgraded to GE A-Series type.

RECOMMENDATIONS

1. Keep existing GE panels in place; add additional circuits if required.

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.



General Lighting

INTERIOR LIGHTING AND LIGHTING CONTROLS

OBSERVATIONS

- Approximately thirteen (13) classrooms have upgraded surface modular 2x4 fixtures with T8 lamps. The rest of the classrooms have surface wrap 1x4 fixtures with T12 lamps. No occupancy sensors or daylight sensors were present in any rooms.
- The corridors have acrylic lens 2x4 fixtures with T8 lamps.

RECOMMENDATIONS

1. Replace all existing fixtures with T12 lamps with new acrylic lens 2x4 fixtures that use T8 lamps and electronic ballasts.
2. Provide dual technology occupancy sensors in all classrooms.



Exterior Lighting

EMERGENCY LIGHTING

OBSERVATIONS

- 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.



Exterior Parking Lot Pole

OUTDOOR LIGHTING

OBSERVATIONS

- The majority of the outdoor lighting consists of wall-mounted or parking lot pole lighting that have metal halide lamps.
- Half of the exterior lighting circuits do not work.

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. Add LED light fixtures at all building entrances for safety and security.
4. Provide new exterior lighting circuits and LiteKeeper 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.
4. Provide fiber optic service to building to allow connection to High School.



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 Control Panel

FIRE ALARM SYSTEM

OBSERVATIONS

- The fire alarm system was upgraded to a Simplex 4100ES addressable type. The facility has corridor horn strobe devices and manual pull stations. The fire alarm system is also connected to the dialer.
- An annunciator is located near the front entrance.
- The classrooms do not have horn strobe devices.
- This fire alarm control panel is connected to the Community Center fire alarm control panel.

RECOMMENDATIONS

1. Provide horn strobe devices in all classrooms per code. Provide strobe devices in all offices per code.



Fire Alarm Notification Appliance

CLOCK/PUBLIC ADDRESS SYSTEM

OBSERVATIONS

- The building has 120V clocks. There is no master clock system.
- There is a Rauland Telecenter public address system located in the storage room by the main office.
- 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. Connect public address system in all buildings for mass notification.
2. Provide new GPS based wireless clock system.



Public Address

EMERGENCY POWER

OBSERVATIONS

- This building does not have a generator.

RECOMMENDATIONS

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



Typical Water Closet



Urinals with Timer Controls



Typical Wall-Hung Lavatory

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 room fixtures are generally in poor condition. The majority of these fixtures are original to the building.
- Water closets and urinals are flush valve style fixtures. Urinals are operated on a timer. This style of fixture wastes a significant amount of water in a years' time.
- Lavatories are wall-hung and appear to be original to the building and are not ADA compliant. Minor modifications would be required to make these fixtures compliant.
- Lavatory faucets have been replaced. The faucets are in fair condition.

RECOMMENDATIONS

1. All toilet room fixtures would need to be replaced and the rooms would need to be renovated to comply with current ADA requirements.



Domestic Water Heater

PLUMBING EQUIPMENT

OBSERVATIONS

- A 100 gallon gravity-vented, gas-fired water heater was installed to provide domestic hot water.
- The water heater is in good condition however it is fairly inefficient per today's standards. The water heater has approximately 10 years of useful life left.

RECOMMENDATIONS

1. Schedule the water heating system for replacement. Provided two (2) new sealed combustion water heaters sized appropriately for the current building demand.

FIRE SPRINKLER SYSTEM

OBSERVATIONS

- A fire protection system in the building was not located. It is likely 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.



Domestic Water Meter

DOMESTIC WATER SUPPLY SYSTEM

OBSERVATIONS

- The water supply piping for this building is a mixture of copper and galvanized piping. The existing galvanized domestic water supply mains have been replaced with new copper mains.
- Branch piping to fixtures remains galvanized.
- The building is supported by a 4" water service and 2" water meter. The water service and water meter appear to be adequately sized for the building. The building appears to have been provided with a new meter set.
- Water pressure appears to be adequate throughout the building.

RECOMMENDATIONS

1. Schedule the remaining galvanized branch piping for replacement.



Art Room Plaster Trap

SANITARY WASTE SYSTEM

OBSERVATIONS

- The main sanitary sewer for the building runs between the Community Center and the school. The sewer was installed as part of the Community Center renovation. The sewer is Schedule 40 PVC and is in good condition.
- The existing 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 to repair piping failures.
- The owner indicated that the primary piping system is original and is in good condition.
- An interior grease interceptor is located in the kitchen below the three compartment sink. The grease interceptor is in fair condition and appears to be adequately sized for its usage. Current codes also require the dishwasher to discharge through a grease interceptor.

RECOMMENDATIONS

1. Per code, a second grease interceptor is not required until modifications are made to the existing kitchen, dishwasher or the original grease interceptor. At that time, a new grease interceptor would be required for the dishwasher.
2. Continually monitor the existing sanitary sewers for problems



Art Room Sink

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 did indicate problems with roof leaks but these are not related to the roof drains or roof drainage system.

RECOMMENDATIONS

1. 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.



Classroom Sink - Lower Level

PLUMBING FIXTURES – CLASSROOM AREAS

OBSERVATIONS

- Classroom fixtures are original to the building and are in poor condition. None of the fixtures are ADA compliant per today's requirements.
- Art room sinks have been updated and are in good condition. The sinks are provided with plaster traps which also appear to be in good condition.

RECOMMENDATIONS

1. All classroom fixtures should be scheduled for replacement.



Classroom Sink - First Floor

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 no 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 no identified accessible loading zone.	503
RECOMMENDATION: 1. Provide an accessible loading zone. 2. Provide a marked accessible route from parking to “designated” main entrance.		

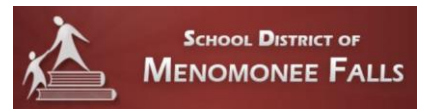
B - INTERIOR ACCOMODATIONS

	ITEM	ADA REFERENCE
1.	Main Entrance is accessible. Corridors and egress doors have accessible lever type hardware.	402, 404
2.	Most classroom doors are not accessible. Only a handful of classroom doors have been upgraded with accessible hardware.	404
RECOMMENDATION: 1. Upgrade classroom door hardware that is not accessible.		



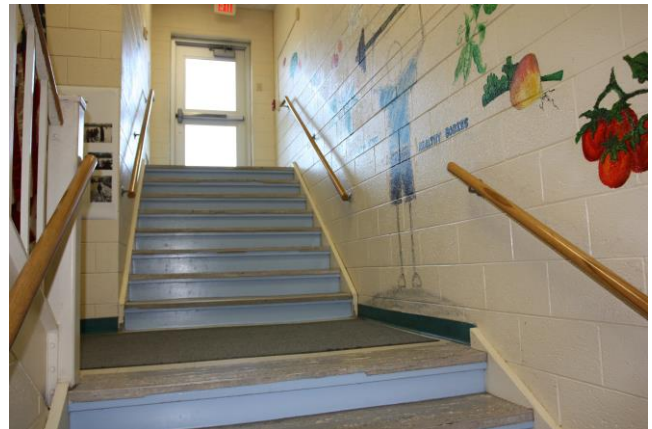
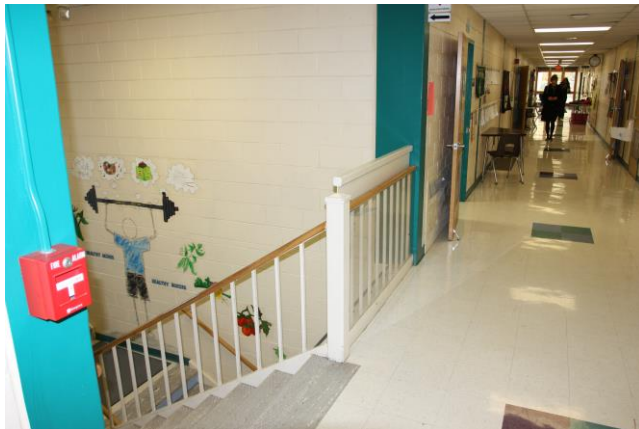


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C - INTERIOR STAIRS / RAMPS

	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.	Drinking fountains are not of an accessible design.	602
RECOMMENDATION: 1. Update all drinking fountains to accessible models.		



F - TOILET FACILITIES

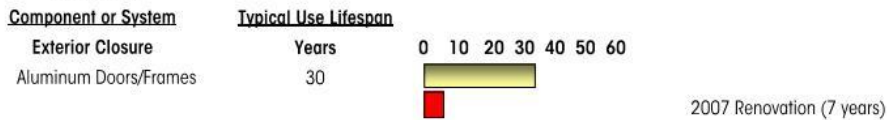
	ITEM	ADA REFERENCE
1.	The restrooms on the second floor have been upgraded to meet accessibility requirements. The restrooms on the first floor have not been upgraded to meet accessibility requirements.	603
<p>RECOMMENDATION:</p> <p>1. Even though the first floor does not have an accessible restroom in the school proper there is access to the community center which does contain accessible restrooms. Ultimately the lower level restroom should be upgraded to meet accessibility requirements.</p>		



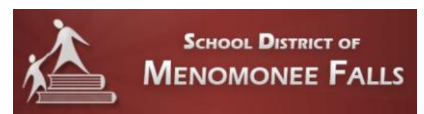
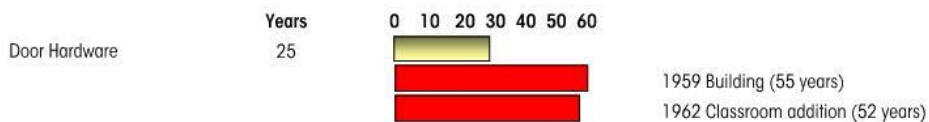
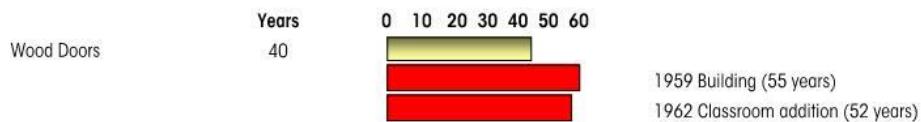
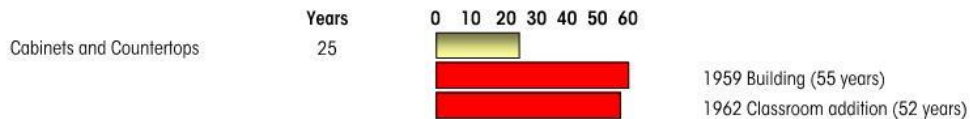
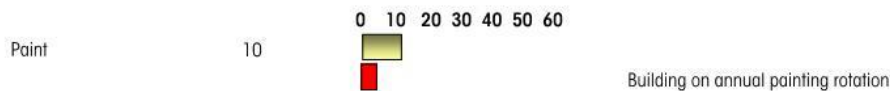
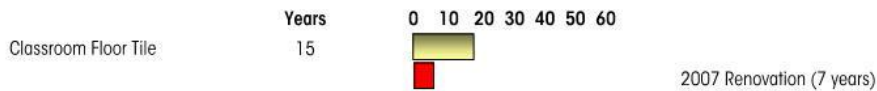
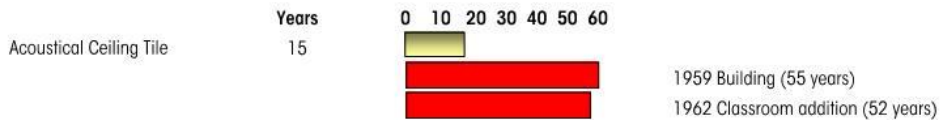
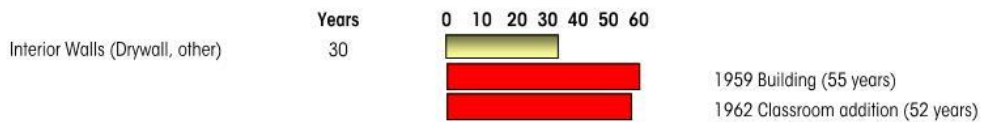
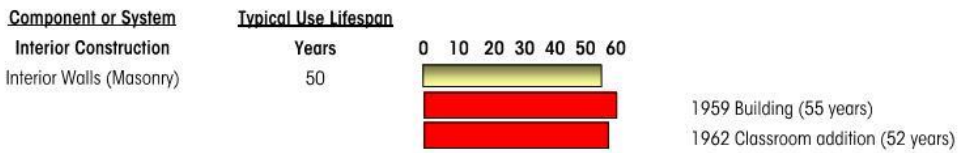
Anticipated Lifespan of Building Components

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

EXTERIOR

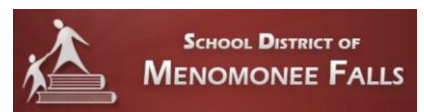
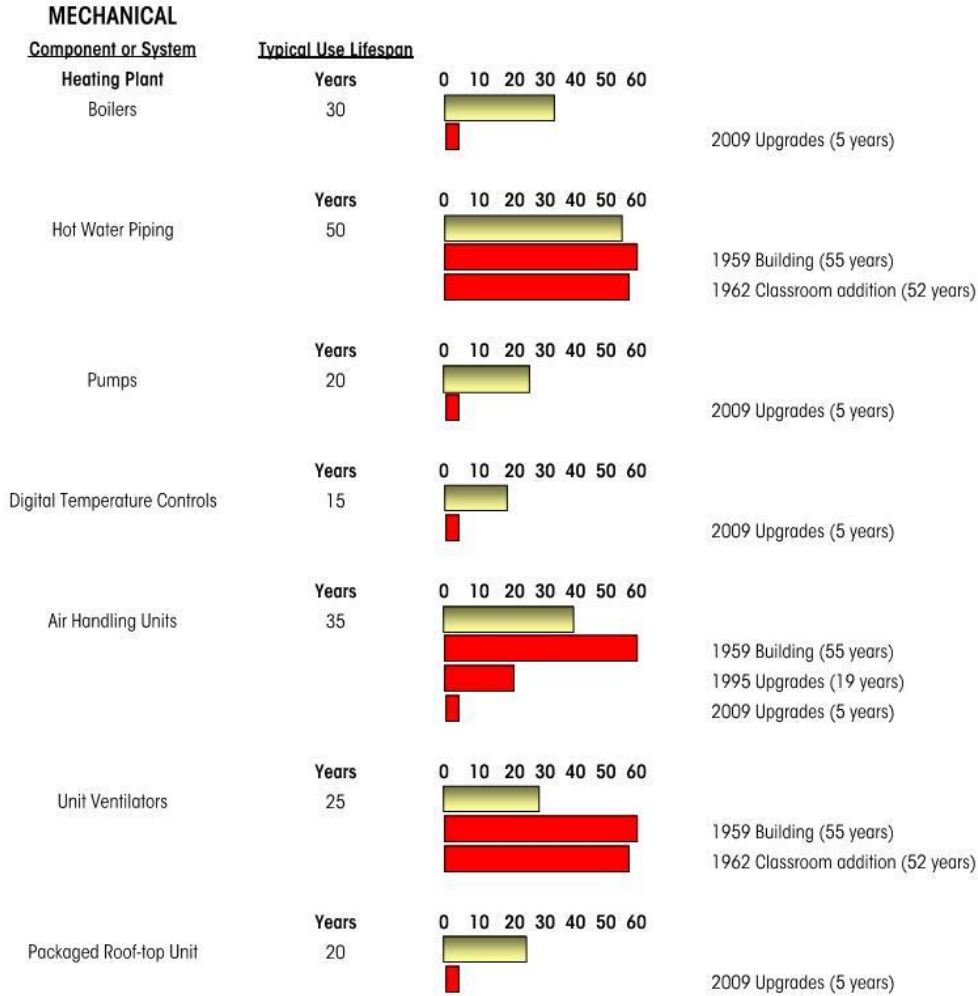


INTERIOR



Anticipated Lifespan of Building Components

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



Anticipated Lifespan of Building Components

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



Anticipated Lifespan of Building Components

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

ELECTRICAL

