

HISTORIC PLAN AND SITE PLAN

HISTORIC PLAN – NOT TO SCALE



Historical Key - Building Additions

- 1960
- 1962
- 1995



Menomonee Falls School District
Shady Lane - Facility Study
Historical Plan



eppstein uhen : architects
EUA No. 313258-01



SITE PLAN – NOT TO SCALE



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.

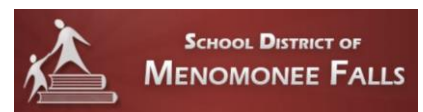
Fair: The reviewed element has been observed to have the following characteristics:

- 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:

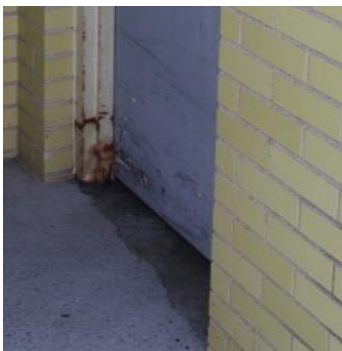
- Is at or has passed the end of its expected service life.
- Fails to meet functional and / or performance requirements.
- Requires excessive and constant attention, and major corrective repair.
- More than 50 percent of the element is in substandard condition or has failed.

EXTERIOR ENVELOPE





Dented and rusted steel door



Rusted steel door and frame



Typical exterior door

EXTERIOR DOORS

- Expected life span 20 years for steel, 30 years for aluminum/ FRP systems
- Current Condition – 90% Good 10% Fair
- The majority of the exterior doors and frames are aluminum and in good condition.
- The aluminum door to the courtyard has a poor seal causing air and weather to enter the building. New weather stripping is required.
- 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.



Entrance soffit



Entrance soffit

BUILDING CANOPIES / FASCIAS / SOFFITS

- 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.

RECOMMENDATIONS

1. Repaint soffits.

GROUNDS



Playground

GROUNDS / DRAINAGE

- Concrete and asphalt were reviewed independently. See appendix for reference reports.
- Playing fields for soccer, athletics and phy ed appear to be in good condition.
 - Standing water was observed on baseball field.
- Portions of the fence around the ball field have significant rust.
- Playground spaces appear to be in good condition.
 - The playground equipment is surrounded by a wood border with no ADA accessible access point.
- There is a drainage issue at the north service drive and sidewalk.



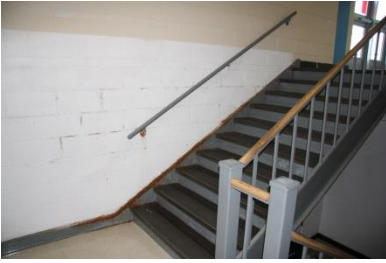
Rusted fence

RECOMMENDATION

1. Replace rusted sections of fence.
2. Add ADA accessible entrance to playground equipment.
3. Investigate north service drive and sidewalk drainage issue.



Ponding water at baseball field



Northwest stairwell water damage



Ramp at Northwest stairwell



Drywall classroom walls/ carpet flooring

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.
- The northwest stairwell has signs of water infiltration causing rust damage to stair stringer.
 - The water infiltration is possibly due to the addition of a ramp on the exterior side of the wall.
- Paint is in fair condition. Touch-up painting has been done with non-matching paint colors.
- 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

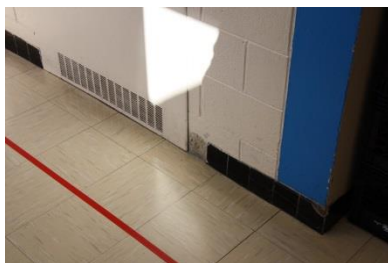
1. Investigate cause of water infiltration at northwest stairwell. The addition of the ramp along the exterior of the wall may be the cause.
 - a. Verify the ramp surface is pitched away from building.
 - b. Excavation of ramp may be necessary to investigate cause of water penetration.



Non-matching VCT



Edges worn on VCT



Chipped and missing wall base tile



Acoustical ceiling tile

FLOOR COVERINGS

- Expected life span 20 years
- Current Condition – Range of good to poor depending on age.
- Carpet – There are limited amounts of carpet in the building; primarily in the music room
 - Music room carpet in good condition.
 - Classrooms use large rugs.
- VCT (Vinyl Composition Tile) –The VCT is in good to poor condition.
 - Hallways have 12"x12" VCT tiles in good to fair condition.
 - At exterior doors there were cracked tiles.
 - The majority of Classrooms have 9"x9" vct tiles, which are original to the building and, in poor condition.
 - 9"x9" tile have been known to contain asbestos.
 - There were many areas where the tiles were worn on the edges.
 - Damaged tiles have been repaired with non-matching tiles
- Wall base tile is in Poor condition.

RECOMMENDATIONS

1. Continue annual maintenance for VCT flooring.
2. Consider replacing 9"x9" VCT in classrooms.
3. Consider replacing wall base.

CEILINGS

- Expected life span 15 years
- Current Condition – good to poor
- The majority of 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.
- Some classrooms and all hallways have 2'x4' Acoustical lay in ceilings that are in good 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.



Typical classroom door

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 include an “ADA-attachment” however most door knobs are original to the building.
- Intruder lock function is not provided.
- 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.



Typical classroom cubbies

RECOMMENDATIONS

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



Typical classroom casework

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 typically located in the classrooms.

RECOMMENDATION

1. None.



Boys' restroom



Typical restroom



Single-hole restroom at kindergarten



Accessible Single-hole restroom at gym

SPECIALTY AREAS

RESTROOMS

- Current Condition – fair
- An accessible single fixture toilet room was added, and is in good condition.
- 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 in the original 1960 building have exposed structure ceilings.
 - Restrooms in the 1962 addition 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.
 - Staff has complained of partition doors sticking.
- 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 but the toilet room added in 2005: 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.



Gym floor

GYMNASIUM

- Current Condition – good condition
- Flooring – good condition.
- Basketball backboards are in good condition.
- A stage is provided in the gym. This is accessed by stairs and a ramp.

RECOMMENDATIONS

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



Cafeteria

CAFETERIA / KITCHEN

- Current Condition – good condition
- Flooring – Good condition.
 - The VCT flooring in the Kitchen is in Poor condition.
- Ceiling Tile – Good condition.
- Tile Base – Poor condition
 - There are numerous missing and cracked base tiles.
- Half of the existing tables are original and built-in the walls.
 - Very limited flexibility in arranging the space.

RECOMMENDATIONS

1. Update Cafeteria furniture.
2. Update wall tile base.
3. Update flooring in Kitchen
4. See Section 3 – Educational Adequacy Assessment for additional recommendations.



Damaged VCT flooring in kitchen



Security Camera system

SECURITY / EMERGENCY

- Main entrance supervision and control is directly secure, however the entry is not physically connected to the main office. See Section 3 – Educational Adequacy Assessment for additional information.
- 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 1960 with an addition in 1995 and a partial HVAC renovation completed in 2009. The renovation primarily focused on replacing the hot water boiler plant and the addition of a chilled water cooling system.

In general the HVAC systems are in good condition due to the 2009 renovation project, however, there are still some older equipment that needs to be addressed.

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.



Hot Water System Pumps



Hot Water Air Handling Unit

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 and cafeteria 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 gymnasium, library, lower level storage, music and art rooms are served by single zone constant volume air handling systems. With the exception of the lower level storage air handler, the units contain both a hot water heating coil and a chilled water cooling coil. The storage area unit is a heating only unit. The music and art rooms each contain fin pipe radiation for zone control.

The office area is served by two single zone packaged rooftop heating and cooling units. The units serve the rooms on either side of the office area corridor.

Air conditioning is provided throughout the building by a combination of the two packaged rooftop units and a chilled water cooling system. The chilled water system serves the unit ventilators and air handling units. The chiller is a McQuay 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 1995 and 2009 air handling units have been well maintained and are in good condition.
- The 1960 air handling equipment that continues to serve the music and art rooms and the lower level storage area have been well maintained but have exceeded their 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 2009 renovation project are approximately 4 years old and should continue to serve the building for another 15-16 years.
- The chilled water system has been well maintained and is in very good condition.
- The data equipment room is currently warm and not ventilated. However, it was reported that the room is scheduled to receive a new dedicated AC system in the near future.
- The lower level computer lab is adjacent to the library and is conditioned by a dedicated mini-split heat pump. However, the room does not receive any actual ventilation.



Lower Level Air Handling Unit

RECOMMENDATIONS

1. The air handling equipment from 1960 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.
3. Provide ventilation for the lower level computer lab to comply with code requirements.

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.

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



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 1960. There have been two (2) additions to the building; one in 1962 and the other in 1995.

ELECTRICAL SERVICE

OBSERVATIONS

- The facility is fed with an 800 amp 208Y/120 volt 3 phase, 4 wire electric service. There is a pad-mounted utility transformer on the south side of the building. The service was upgraded in 2003. Historical electrical data provided by We Energies indicates the maximum demand for the service is 96 KW. This equates to approximately 267 amps. This demand data was taken over the past 24 months.
- There is a Square D main panel board located in the lower level mechanical 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 main service panel has space for additional circuit breakers. If additional air condition is added a new service upgrade may be required.
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 have been upgraded to Square D NQ type.
- There is an existing Square D fused disconnect power panel in the lower level mechanical room that are over 50 years old and should be scheduled for replacement.
- There are approximately five (5) existing Square D fused branch circuit panels that are over 30 years old and should be scheduled for replacement.

RECOMMENDATIONS

1. Keep existing new NQ panels in place; add additional circuits if required.
2. Replace existing Square D fused power panel.
3. Replace existing Square D fused branch circuit panels.
4. Replace all old feeder wires.



Gym Lighting

RECEPTACLES

OBSERVATIONS

- Receptacles in the classrooms appear to be adequate in most classrooms. Type THW line voltage wire has been run open air in the ceiling spancrete cores.
- Receptacles on the stage floor are damaged.

RECOMMENDATIONS

1. Additional receptacles can be added to existing classrooms if required.
2. Remove wiring from spancrete cores and install new THHN wire in new conduit above the ceiling in an accessible location.
3. Provide new electrical plates in stage floor.

INTERIOR LIGHTING AND LIGHTING CONTROLS

OBSERVATIONS

- Approximately one-third of the classroom lighting has been upgraded to acrylic lens 2x4 fixtures with T8 lamps. These rooms have dual level switching, occupancy sensors, and daylight sensors. The remaining two-thirds of the classrooms have surface-mounted lensed modular fixtures with T12 lamps and no occupancy sensors.
- The library has new architectural 2x4 fixtures with T5 lamps.
- The gym has metal halide high bay fixtures.

RECOMMENDATIONS

1. Replace all existing fixtures with T12 lamps with new acrylic lens 2x4 fixtures that use T8 lamps and electronic ballasts. Provide occupancy sensors and daylight sensors to control light fixtures in classrooms.
2. Provide new 2x4 fluorescent high bay light fixtures in the Gym.

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 Lighting

OUTDOOR LIGHTING

OBSERVATIONS

- The majority of the outdoor lighting consists of wall-mounted or parking lot pole lighting that have metal halide lamps.

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.

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.



Exterior Parking Lot Pole



Data Rack



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.



Keyless Entry

RECOMMENDATIONS

1. Expand the CCTV system as required.
2. Expand the Door Access system as required.
3. New interior front door access should be tied into existing door access control system.

FIRE ALARM SYSTEM

OBSERVATIONS

- The fire alarm system is a Gamewell IF602 addressable type. There are duct smoke detectors and manual pull stations.
- The classrooms and corridors do not have horn strobe devices.
- An annunciator is located near the front entrance.



Fire Alarm Control Panel

RECOMMENDATIONS

1. Provide horn strobe devices in all classrooms and corridors per code. Provide strobe devices in all offices per code.
2. Provide new Simplex addressable fire alarm system



Public Address

CLOCK/PUBLIC ADDRESS SYSTEM

OBSERVATIONS

- The building has a Simplex 2350 master synchronized wired clock system.
- There is a Rauland Telecenter public address system located in 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 the master clock system.

RECOMMENDATIONS

1. Public address system to control class bells.
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 system, PA system, elevator, and sump pumps.



Water Closet



Lavatories



ADA Toilet Room

PLUMBING

The following report is the result of a site visit by Tim Kehoe of Muermann Engineering, LLC. that occurred on December 13th, 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 have been replaced in the last 5-7 years. The lavatories are in good condition.
- A new ADA toilet room was provided on the first floor.

RECOMMENDATIONS

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



Water Heater

PLUMBING EQUIPMENT

OBSERVATIONS

- A 100 gallon gravity-vented, gas-fired water heater was installed to provide domestic hot water. The water heater has approximately 10-15 years of useful life left.
- The water heater is in good condition however it is fairly inefficient per today's standards.
- A few classrooms were without hot water.

RECOMMENDATIONS

1. Schedule the water heating system for replacement. Provided two (2) new sealed combustion water heaters sized appropriately for the current building demand.
2. Investigate lack of hot water in a few classrooms.

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.
- The existing water service is not sized adequately to provide fire protection for the building.

RECOMMENDATIONS

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



Water Service



Sanitary Piping



Grease Interceptor

DOMESTIC WATER SUPPLY SYSTEM

OBSERVATIONS

- New copper domestic water supply mains have been provided throughout the building. Galvanized pipe drops to individual plumbing fixtures still remain in the existing walls
- The building is supported by a 3" water service and 3" water meter. The water service and water meter appear to be appropriately sized for the building demand.
- Water pressure appears to be adequate throughout the building.
- The existing building does not have a fire protection system.

RECOMMENDATIONS

1. Galvanized water piping should be scheduled for replacement.

SANITARY WASTE SYSTEM

OBSERVATIONS

- 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. The system was viewed with a camera in 2012 and appeared to be in good condition.
- An interior grease interceptor is located on the first floor. The grease interceptor is in good condition and appears to be adequately sized for the current demand.

RECOMMENDATIONS

1. Continually maintain the existing grease interceptor.
2. Continually monitor the existing sanitary sewers for problems.



Storm Piping

STORM SYSTEM

OBSERVATIONS

- Piping materials for the storm system is cast iron. This piping system was also inspected and appeared to be in good condition.
- The lower level is provided with a drain tile system and Clearwater sumps. A sump pump is installed in the lower level to discharge this storm water. The sump pumps do not have alarms or controls.
- Sump pumps are located in three different locations in the building.

RECOMMENDATIONS

1. Provide controls and alarms on all sump pumps.



Clearwater Sump

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.

RECOMMENDATIONS

1. All classroom fixtures should be scheduled for replacement.

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 no identified accessible loading zone.	503
RECOMMENDATION: 1. Provide an accessible loading zone.		

B - INTERIOR ACCOMODATIONS

	ITEM	ADA REFERENCE
1.	Main Entrance is accessible. Corridors and egress doors have accessible lever type hardware.	402, 404
2.	Some classroom doors have a retrofit lever device to meet accessibility requirements. Most classroom doors are not accessible.	404
RECOMMENDATION: 1. Provide accessible door hardware at all classrooms.		

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

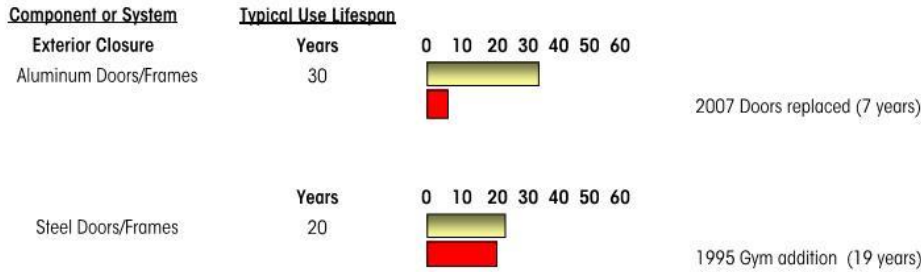
	ITEM	ADA REFERENCE
1.	There are two single use toilet room that meets accessibility requirements. This toilet is located on the first floor next to the gymnasium and on the first floor next to the elevator. The rest of the restrooms are not accessible.	603
<p>RECOMMENDATION:</p> <p>1. At a minimum an accessible toilet should be provided in the basement. Preferably all restrooms would be updated to meet accessibility requirements.</p>		



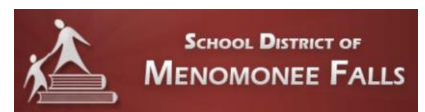
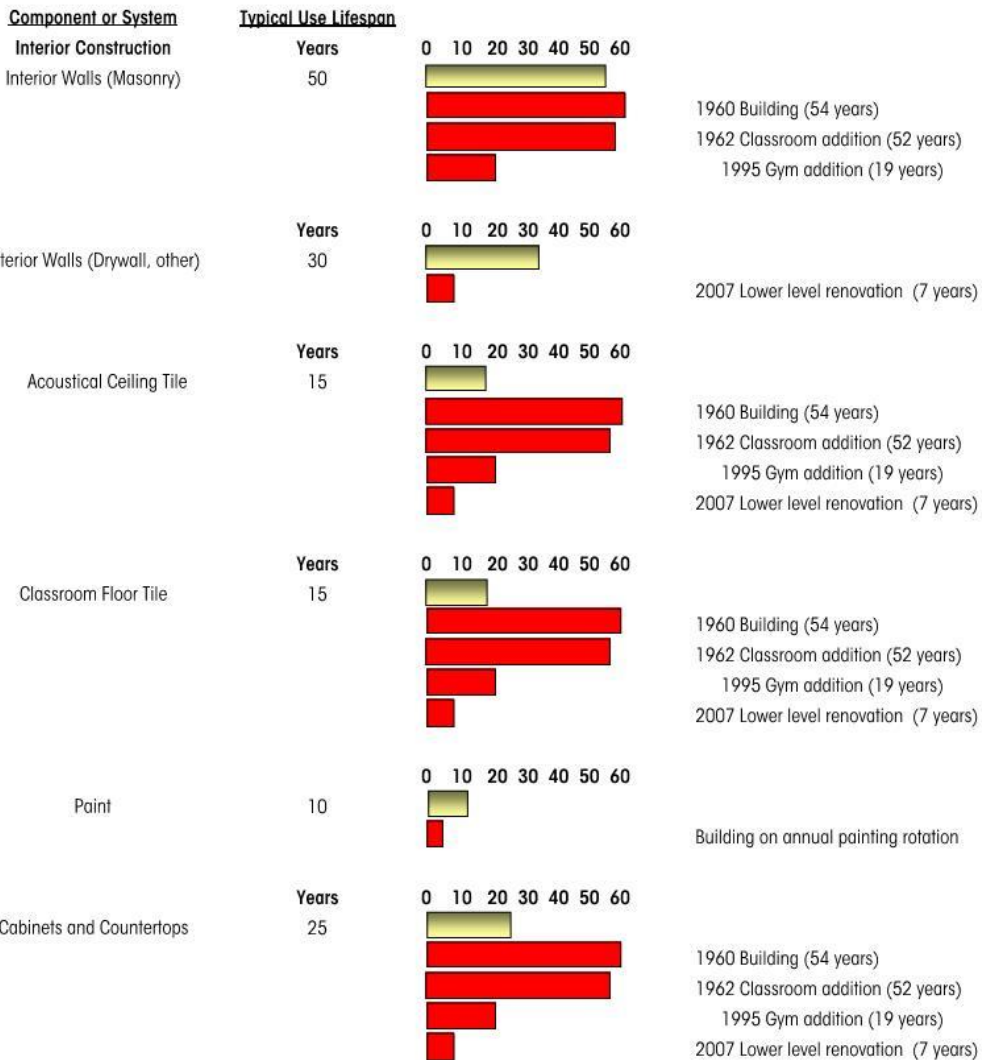
Anticipated Lifespan of Building Components

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

EXTERIOR

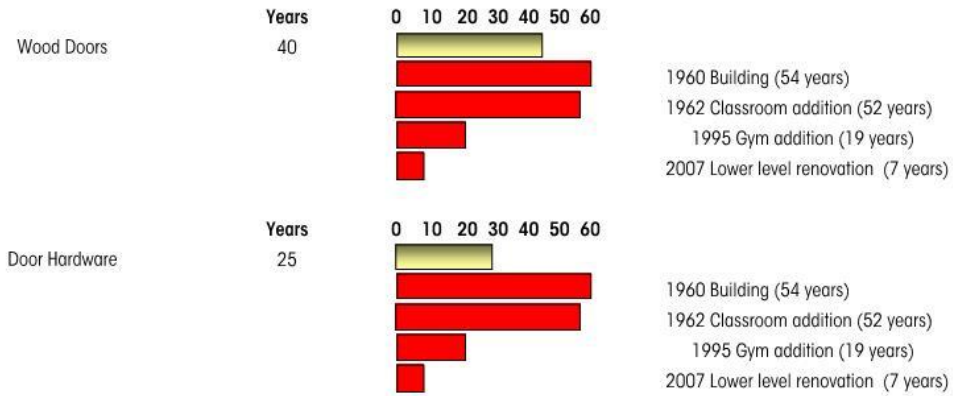


INTERIOR



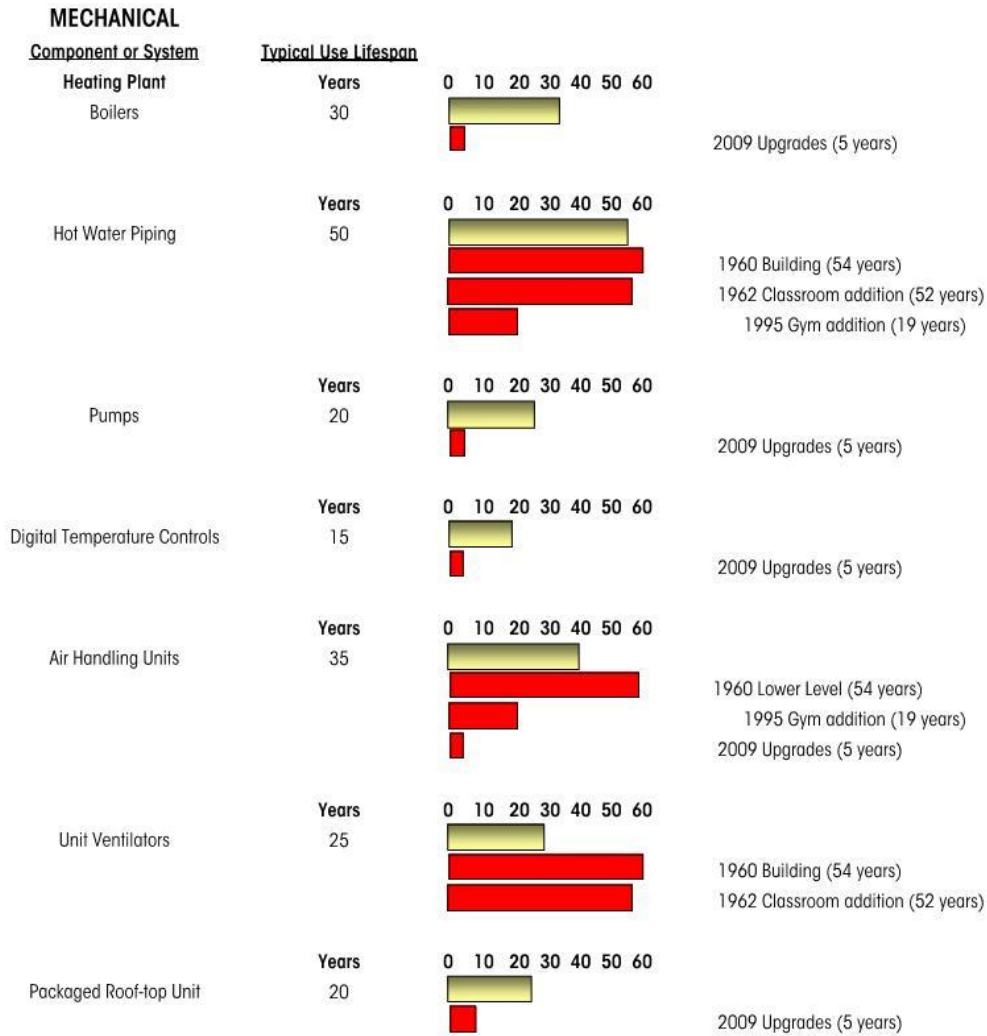
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**Data from Institutional Facilities Manager resources, ASHRE research, and School District Facility Manager client information.*



Anticipated Lifespan of Building Components

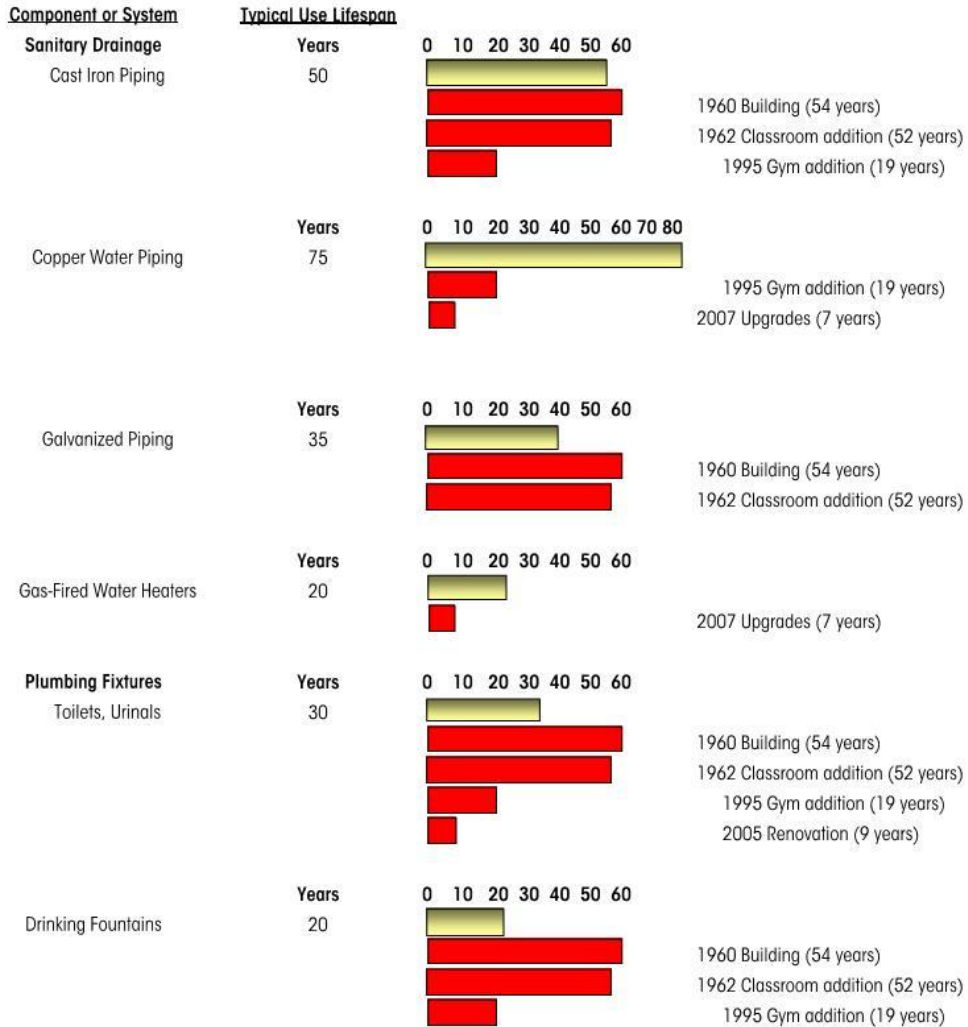
**Data from Institutional Facilities Manager resources, ASHRE research, and School District Facility Manager client information.*



Anticipated Lifespan of Building Components

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

PLUMBING



Anticipated Lifespan of Building Components

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

ELECTRICAL

