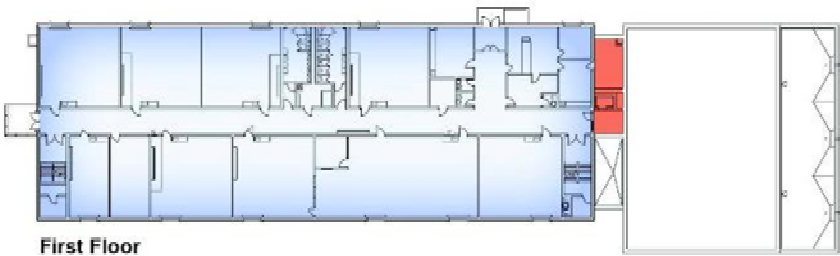
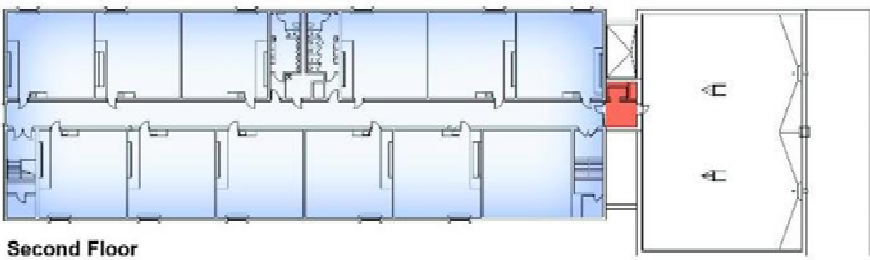


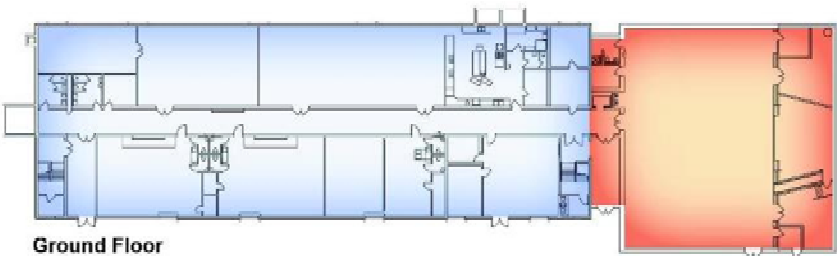
HISTORIC PLAN AND SITE PLAN

HISTORIC PLAN – NOT TO SCALE



Historical Key - Building Additions

1966
1997



eua eppstein uhen : architects
Menomonee Falls School District
Vally View - Facility Study
Historical Plan

NORTH →

SITE PLAN – NOT TO SCALE



NORTH →

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.



Rusted hollow metal door frame



Rusted hollow metal door frame



Hollow metal door and frame

EXTERIOR ENVELOPE

EXTERIOR DOORS

- Expected life span 20 years for steel, 30 years for aluminum/ FRP systems
- Current Condition - fair
- 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.
 - Reports of exterior doors leaking.
 - Exterior hinges and locksets are prone to fail most and are the most costly to replace. Screw holes may strip out losing holding power, doors may drop and no longer align between lockset and frame latch, closers will fail due to over burden, and surface applied weather-stripping fails.
 - There are exterior doors in the gymnasium that do not fully function and open and close. This is a safety concern for emergency egress.
- Aluminum doors are in good condition.

RECOMMENDATIONS

1. Replace all exterior steel doors and frames with new FRP (fiber reinforced plastic) doors in aluminum frames. Include replacement of all exterior door hardware.



Main entrance canopy

BUILDING CANOPIES / FASCIAS / SOFFITS / MISC

- Life Expectancy – same as building
- Current Condition – good to fair
- The building has two canopies – one at the main entry and one at secondary entry.
 - Canopies need to be painted.
- A metal fascia is provided around the building. This is generally in good condition.

RECOMMENDATIONS

1. Repaint main entrance and secondary entrance canopies.



Main entrance canopy



Secondary entry soffit

GROUNDS



Playground



Concrete walk



Playground area



Playground drainage issues

GROUNDS/ DRAINAGE

- Concrete and asphalt were reviewed independently. See appendix for reference reports.
- The site slopes from west to east. Water drains from the higher portion at the front of the site, down a hill to an area of playground.
 - Wood chips are frequently washed away from playground area.
- On the east end of the asphalt playground, there is a bioswale. Area of grass between asphalt and bioswale is frequently wet and muddy. Drainage appears to be very poor.
 - Staff reported there is asphalt below the grass and at one time grass was planted over the asphalt.
- Fences along the property line are falling over.
- Playground spaces appear to be in good condition.
- Playing fields for soccer, athletics and phy ed appear to be in good condition.
- There is no outside storage for lawn or grounds equipment.

RECOMMENDATIONS

1. Address drainage at east end of asphalt playground.
2. Replace property fences.
3. Provide outside storage shed.
4. Consider providing additional site lighting.



Concrete block corridor wall/ VCT



Office carpet



Recessed floor mat



Tile wall base

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 minimal throughout 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.

FLOOR COVERINGS

- Expected life span - 20 years
- Current Condition - good
- Carpet – There are limited amounts of carpet in the building; primarily in offices.
 - Office carpet is in poor condition.
 - Classrooms use large rugs.
- VCT (Vinyl Composition Tile) – is dated, but in good to fair condition.
 - There are areas of cracked, failed tile. (See Specialty Areas in report.)
- Quarry tile in the kitchen is original but holding up well.
- Recessed walk off mats are installed at all of the vestibules. These are original to the building.
- Wall base is in fair condition.

RECOMMENDATIONS

1. Continue annual maintenance for VCT flooring. Consider replacing VCT.
2. Replace recessed floor mats with walk-off carpet tiles for more flexibility and easier maintenance.
3. Replace all carpeting.



Stained / damaged ceiling tile



Stained / damaged ceiling tile



Typical classroom door



Broken glass

CEILINGS

- Expected life span 15 years; replaced in 2011
- Current Condition – fair
- Acoustical ceilings are generally in fair shape with several areas of water-damaged or discolored tile, most noted in the computer lab.
 - Acoustical lay in ceilings have tendency to sag over time and discolor.
 - Ceiling grid discolors as well.
- Typical classrooms have adhered ceiling tiles. There are a few areas where the glue has failed and tiles have dropped.

RECOMMENDATION

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

DOORS FRAMES AND HARDWARE

- Expected life span 40 years with periodic maintenance
- Current Condition - fair
- A majority of doors appear to be in good-fair condition, however due to the use and continued operation of interior wood doors the facing veneer will chip and tear over time and experience scrapes and dents.
- Doors have settled and do not open and close properly.
- Some locksets include an "ADA-attachment" however most door knobs are original to the 1966 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.
 - Grilles in typical classroom doors are dented and damaged.
- Noted area of broken glass in sidelight.

RECOMMENDATIONS

1. Replace or refinish doors in poor condition.
2. Paint all door frames.
3. Adjust doors so that they latch properly.
4. Replace door hardware to be ADA compliant.



Typical classroom casework



Typical classroom sink



Art casework



Corridor cubbies

CABINETRY, COUNTERTOPS AND LOCKERS

- Expected life span 20-25 years
- Current Condition - fair
- Typical classroom 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.
- Sink / faucet – see plumbing report.
 - Areas of the countertop at the sink are well worn and deteriorating.
- Corridor/classroom cubbies are in similar condition.
 - Cubbies are typically located in the classrooms. Additional cubbies were placed in the corridors.
- Blinds are worn and damaged.

RECOMMENDATION

1. Replace casework in typical classrooms.
2. Replace Art casework with more durable countertops and casework.
3. Consider replacing the blinds at all windows.



Typical restroom



Typical restroom



Single-hole restroom at kindergarten



Accessible shower at gym

SPECIALTY AREAS

RESTROOMS

- Current Condition - fair
- Refer to ADA report for accessibility recommendations
- Finishes are worn and dated but in fair condition. They are original to the 1966 building.
 - Ceramic Floor and Wall Tile (expected life span 40 years) – fair, older grout holds bacteria
 - Ceiling- (expected life span 15 years) fair
 - Toilet Partitions -(expected life span 15 years) fair
 - Accessories – (expected life span 8-10 years) good
- Public restrooms on first and second floor are centrally located.
 - A single stall was modified to provide accessibility.
- The single-hole restrooms between classrooms are original to the building.
- An accessible restroom and shower is provided in the 1997 addition with direct access to the gym.

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.



Gym

GYMNASIUM

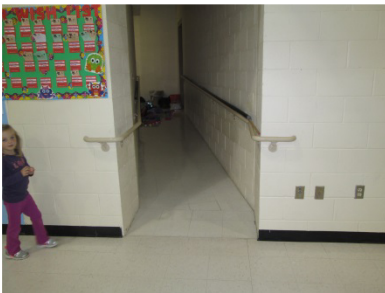
- Current Condition – good condition
- Areas of flooring along east wall are damaged. The main gym floor appears to be in fair to good condition.
- Southeast corner of gym has hollow sound when ball is bounced.
- Basketball backboards and wall mats are in good condition.
- A stage is provided in the gym. This is accessed by stairs and a ramp.

RECOMMENDATIONS

1. District could consider mudjacking the gym floor below the hollow spot.
 - a. Mudjacking is a method of raising or supporting a concrete slab-on-grade by boring holes at selected locations and pumping in a concrete mixture.



Gym floor at east wall



Stage ramp



Cafeteria



Cafeteria serving line



Exterior security camera system

CAFETERIA/KITCHEN

- Current Condition – good condition
 - Flooring – good condition.
 - Ceiling – fair condition.
- Ceiling fans hang low in cafeteria.
- Operable wall between kitchen and cafeteria is old, worn and does not function well.
- Operable wall between cafeteria and music room remains closed.
 - Operable walls do not provide enough acoustic separation for two high-noise spaces such as a music room and cafeteria.
- Current furniture limits the flexibility for arranging the space.
- There have been reported leaks at the west wall of the kitchen.

RECOMMENDATIONS

1. Provide daylighting.
2. Update Cafeteria furniture.
3. Replace operable wall between kitchen and cafeteria.
4. Replace operable wall between cafeteria and music room with permanent wall.
5. See Section 3 – Educational Adequacy Assessment for additional recommendations.

SECURITY / EMERGENCY

- Main entrance supervision and control is not directly secure. See Section 3 – Educational Adequacy Assessment for additional information.
- Exterior/interior camera system is provided.
- Exterior exit door are locked and operable.
 - See comments under 'Exterior Doors'
- Fire Extinguishers have up-to-date labels.

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 1966 with a building addition in 1997 and a major HVAC renovation completed in 2007.

In general the HVAC systems that were installed in 1997 and 2007 are in good overall condition.

HEATING SYSTEM

EXISTING DATA

The boiler plant was replaced in 2007 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 pumping arrangement. The original pumps remained in place but received new inverter duty motors in 2007 to allow compatibility with the new variable frequency drives.

There is also a second pair of constant flow inline pumps that serve the 1997 gym addition.

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.



Hot Water Boilers



Hot Water Pumps



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 constant volume systems, and constant volume booster coil reheat 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, music room, 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 second floor office area is served by a constant volume booster coil reheat system. The air handling unit contains a hot water heating coil and a chilled water cooling coil. Multiple duct-mounted hot water booster coils and perimeter fin pipe radiation provide individual 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 100 ton Trane air-cooled screw type chiller that was installed in 2007. 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.



Chilled Water Pumps

OBSERVATIONS

- The air handling units and unit ventilators installed in 2007 have been well maintained and are in good condition.
- The 2007 air handler serving the second floor office area was very noisy at the time of the study walk through.
- The chilled water system has also been well maintained and is in good overall condition.
- It was reported that the classroom corridors are warm during system cooling operation. This condition is probably due to the fact that the corridors are not directly air conditioned and receive only transfer air from the classrooms.
- It was also reported that the second floor office area booster coil system does not provide adequate temperature control. This may be due to the boiler plant being shut down during the cooling months which does not allow the coils to provide reheat control.

RECOMMENDATIONS

1. Replace the constant volume booster coil distribution system currently serving the offices with a variable air volume system.

CONTROL SYSTEMS

EXISTING DATA

The temperature control system is a digital control system manufactured by Tour Andover and installed by Kain Energy. The control system was installed as part of the 2007 mechanical systems renovation.

OBSERVATIONS

- The Owner has expressed concerns with the performance of the Tour Andover Inet 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.

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 1966. There is one 1997 addition to the building.

ELECTRICAL SERVICE

OBSERVATIONS

- The facility is fed with a 1,000 amp 208Y/120 volt 3 phase, 4 wire electric service. There is a pad-mounted utility transformer on the north side of the building. The service age is dated to the original construction of the 1966 building. Historical electrical data provided by We Energies indicates the maximum demand for the east service is 97 KW. This equates to approximately 270 amps. This demand data was taken over the past 24 months.
- There is an old Square D main switchboard located in the electrical room.
- 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 service has capacity for future loads but the main switchboard is approximately 45 years old and is nearing the end of its useful lifespan. A new main switchboard should be installed.
2. We do recommend all electric services be provided with surge devices.
3. Add phase monitoring relays to service for electrical system protection.



Service Panel



Branch Panel

BRANCH PANELS

OBSERVATIONS

- Most of the branch panels in the facility have been upgraded to Square D NQ type.
- There are approximately 3 existing Square D fused panels that are over 45 years old and should be scheduled for replacement.

RECOMMENDATIONS

1. Keep existing new NQ panels in place and add additional circuits if required.
2. Replace existing Square D fused panels.
3. Replace all old feeder wires.

RECEPTACLES

OBSERVATIONS

- Receptacles in the classrooms appear to be adequate in most classrooms.
- The stage area does not have enough receptacles.
- The Cafeteria does not have enough receptacles for serving lunch.

RECOMMENDATIONS

1. Additional receptacles can be added to existing classrooms if required.
2. Provide additional receptacles and circuits in Cafeteria.
3. Provide new receptacles and circuits on stage.



General Lighting



Gym Lighting



Exterior Lighting

INTERIOR LIGHTING AND LIGHTING CONTROLS

OBSERVATIONS

- All of the fixtures in the building use T12 lamps.
- There are acrylic lens 2x4 fixtures in the corridors and 1x4 surface acrylic lens modular in the classrooms. Lighting motion sensors were not present in most areas. No day lighting sensors were present.
- The gym has metal halide high bay fixtures.

RECOMMENDATIONS

1. Replace all existing fixtures with T12 lamps with new architectural 2x4 fixtures that use T8 lamps and electronic ballasts.
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.

OUTDOOR LIGHTING

OBSERVATIONS

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

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 additional parking lot pole fixtures for increased security.



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 proper telecom grounding system.



Keyless Entry

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. The system is functioning properly and can be expanded.

RECOMMENDATIONS

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



Fire Alarm Control Panel

FIRE ALARM SYSTEM

OBSERVATIONS

- The fire alarm system is a Simplex 4002 conventional zoned system. The facility does not have smoke detectors in corridors with open cubby areas. There are horn strobe devices in the corridors only. This fire alarm system is not expandable and does not meet current code.



Fire Alarm Notification Appliance

- The air handling units operating at 2000 CFM or greater do not have duct smoke detectors.
- Manual pull stations are located at each exit door.
- An annunciator is located near the front entrance.

RECOMMENDATIONS

1. Provide new addressable fire alarm system.

CLOCK/PUBLIC ADDRESS SYSTEM

OBSERVATIONS

- The building is furnished with battery powered clocks.
- There is a Simplex 2350 master time system that is no longer in use.
- There is an old Continental Deltcom intercom system located in the main office.
- Staff indicated the intercom does not work at the time of walk thru.
- Paging is done to rooms through phones.
- The class bells are controlled by a programmable time clock.

RECOMMENDATIONS

1. Provide new public address system.
2. Connect public address system in all buildings for mass notification.
3. 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 system, PA system, and sump pumps.

GYMNASIUM SOUND SYSTEM.

OBSERVATIONS

- There is an old gym sound system with amplifier and wall mounted speakers. System does not function very well.

RECOMMENDATIONS

2. Provide new gym sound system with wireless microphones.



Water Closet



Urinals with Timer



Wall-hung Lavatories



Unisex Toilet Room

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; however in many cases only cold water is provided for hand washing.

RECOMMENDATIONS

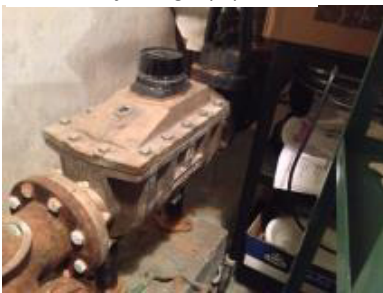
1. All toilet room fixtures need to be replaced and the rooms would need to be renovated to comply with current ADA requirements.



Water Heating Equipment



Water Softening Equipment



Domestic Water Meter



Irrigation Water Meter

PLUMBING EQUIPMENT

OBSERVATIONS

- A 100 gallon gravity-vented, gas-fired water heater was recently installed to provide domestic hot water. The water heater has approximately 10 years of useful life left.
- The water heater is in good condition however it is fairly inefficient per today's standards.
- Water softening equipment is located within the mechanical room. The water softening equipment appears to be sized appropriately for the building and is in fair condition.

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

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

DOMESTIC WATER SUPPLY SYSTEM

OBSERVATIONS

- The water supply piping for this building is primarily galvanized piping.
- Branch piping to fixtures remains galvanized.
- The building is supported by a 4" water service and 4" water meter. The water service and water meter appear to be oversized for the building demand.
- Water pressure appears to be adequate throughout the building.

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 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.



Grease Trap

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 need to be added.
2. Continually maintain the existing grease interceptor.
3. Continually monitor the existing sanitary sewers for problems.

STORM SYSTEM

OBSERVATIONS

- The existing roof drainage system above the gym area leaks continually in heavy rains. It appears that this is a roof drainage problem. It is possible that the existing roof drains and/or piping is undersized in this area. Further investigation is required.
- 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 on the west side of the building regularly has water enter the building through the floor. It is believe that the existing drain tile in this area is either clogged or broken. A sump pump is installed in the lower lever to discharge this storm water.

RECOMMENDATIONS

1. Repair roof drainage above the gym. Provide adequately sized drainage and piping.
2. Camera drain tile to investigate the condition of the existing drain tile. Replacement of the drain tile in this area would require that side of the building to be excavated for the installation of new drain tile. New interior drain tile could be installed by cutting the existing floor slab to install the piping material.



Classroom Sinks

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

- All classroom fixtures should be scheduled for replacement.

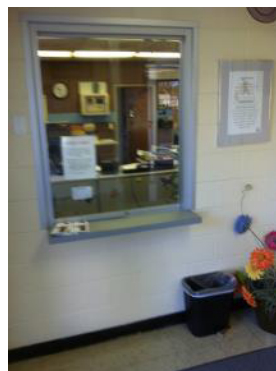
AMERICANS WITH DISABILITIES ACT (ADA) - FACILITY COMPLIANCE REPORT

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 is compliant at the front of the building. Path from the front of the building to the playground area is not compliant due to the slope of the site, however an accessible path is provided by entering the building and exiting to the playground.	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.	Classroom doors are not accessible. An accessible lever has been added to some of the doors.	404
3.	Main Office reception desk does not meet the requirements for accessibility.	308
4.	Classroom sinks are not accessible.	
RECOMMENDATION: 1. A service counter, maximum 34" above the floor is required for accessibility. Modify the existing reception desk. 2. Provide accessible door hardware for all doors.		



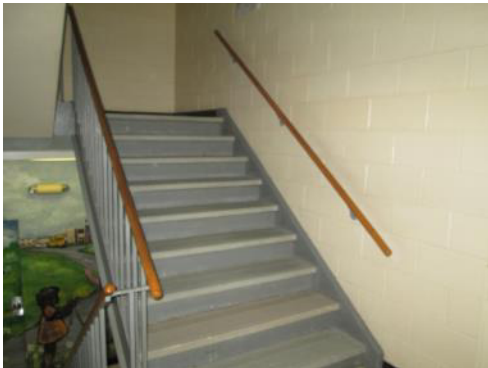
Main office service counter is not ADA accessible



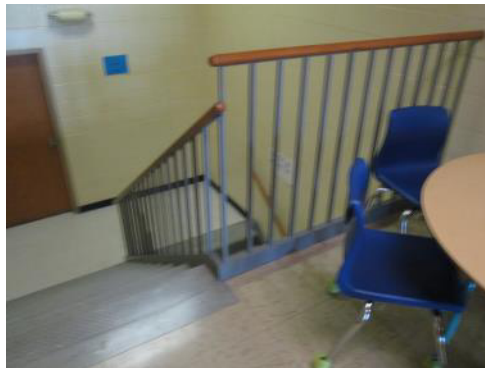
Door hardware attachment

C - INTERIOR STAIRS / RAMPS

	ITEM	ADA REFERENCE
1.	Stair handrails do not have compliant extensions.	505
2.	The ramp provided at the stage is accessible.	
RECOMMENDATION: 1. None.		



Stair handrails



Stair handrails

D – ELEVATORS

	ITEM	ADA REFERENCE
1.	An elevator is provided	407
RECOMMENDATION: 1. None.		



Elevator

E - DRINKING FOUNTAINS

	ITEM	ADA REFERENCE
1.	Roughly half of the drinking fountains are accessible.	602
RECOMMENDATION: 1. None.		



F - TOILET FACILITIES

	ITEM	ADA REFERENCE
1.	Toilet facilities on the first and second floors have been update to include accessible stalls and sinks.	603
2.	Three single fixture toilet rooms on the first floor are not accessible.	603
3.	An accessible toilet and shower is provided on the lower level, attached to the gymnasium.	603
RECOMMENDATION: 1. None.		

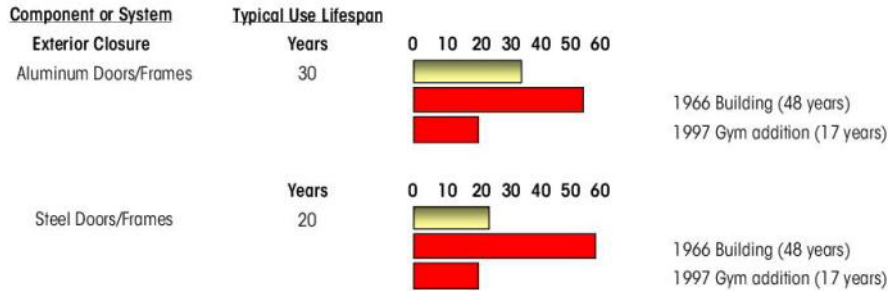


BUILDING SYSTEM LIFESPAN COMPARISON

Anticipated Lifespan of Building Components

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

EXTERIOR



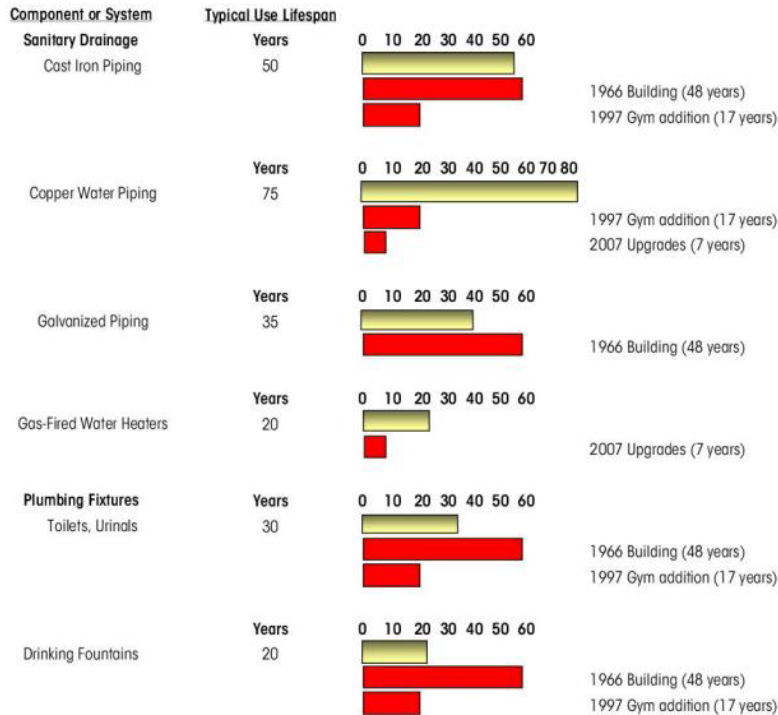
INTERIOR



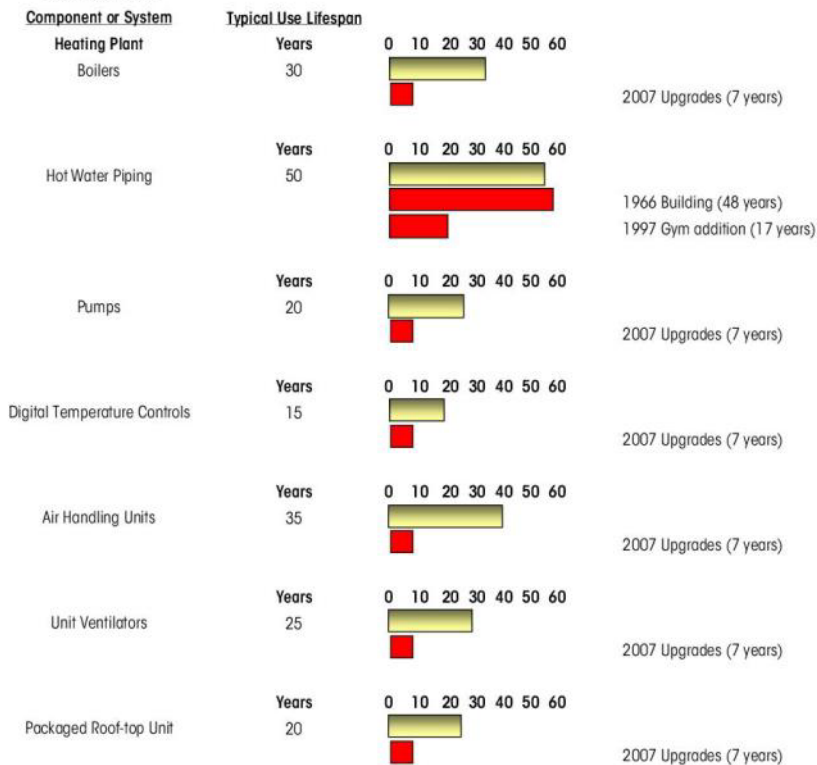
Anticipated Lifespan of Building Components

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

PLUMBING



MECHANICAL



Anticipated Lifespan of Building Components

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

ELECTRICAL

