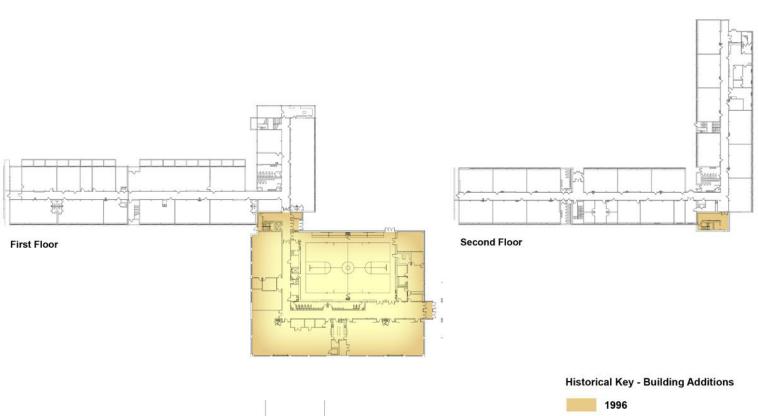
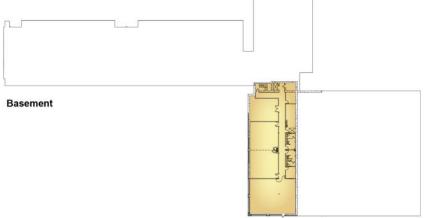
HISTORIC PLAN, FLOOR PLANS, AERIAL PHOTOS

HISTORIC PLAN - NOT TO SCALE







Menomonee Falls School District Community Center - Facility Study











SITE PLAN - NOT TO SCALE













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 that 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 that 50 percent of the element is in substandard condition or has failed.











Rusted bench Typical exterior door

EXTERIOR ENVELOPE

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



Main entrance canopy

BUILDING CANOPIES / FASCIAS / SOFFITS / MISC

- Life Expectancy same as building
- Current Condition good
- The building has one canopies at the main entrance
 - Canopies exposed structure need to be painted
 - o Rusting is present at the base of the canopies columns



1. Repaint main entrance canopies structure.



Rusting at canopies column











Rusted bike rack

GROUNDS

GROUNDS/ DRAINAGE

- See Riverside facility assessment.
- Benches at entrance have rusting were the steel meets concrete.
- The bike rack at the entrance is rusting.

RECOMMENDATION

1. Repaint all exterior metal (Bike rack and Benches)











Concrete block walls



Drywall walls



Typical carpet flooring



Typical VCT flooring

INTERIOR

WALLS

- Expected life span 50 -100 years with periodic maintenance
- Current Condition Good
- The interior walls are a mix of concrete block and drywall.
- The concrete block walls show no signs of cracks, fractures or failure.
- Paint is in good condition.
- Drywall walls shown signs of light abuse.
 - 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.
 - O 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 numerous areas of carpet in the building all of which are in good condition.
- VCT (Vinyl Composition Tile) is in good condition.
 - o There are areas with cracked tile.
- Wall base is in good condition.

- 1. Continue annual maintenance for VCT flooring.
- 2. Repair cracked flooring In room 102A & 102B











Stained ceiling tile



Typical ceiling tile



Typical door

CEILINGS

- Expected life span 15 years
- Current Condition Good
- Acoustical ceilings are generally in good shape with just a few areas of waterdamaged or discolored tile, mostly seen in room 106.
 - Acoustical lay in ceilings have tendency to sag over time and discolor.
 - Ceiling grid discolors as well.

RECOMMENDATION

- 1. Replace acoustical lay-in ceiling tile where damaged or water-stained.
- 2. Ceiling tile in room 106 does not match the rest of the building. Replace to match other portions of the building.

DOORS FRAMES AND HARDWARE

- Expected life span 40 years with periodic maintenance
- Current Condition Good
- The doors and frames are in good shape and show very little signs of wear.

RECOMMENDATIONS

1. None

CABINETRY, COUNTERTOPS AND LOCKERS

- Expected life span 20-25 years
- Current Condition Good

RECOMMENDATIONS

2. None











Typical restroom



Stained ceiling tile



Gym

SPECIALTY AREAS

RESTROOMS

- Current Condition Good
- Finishes are in good condition.
 - Ceramic Floor and Wall Tile (expected life span 40 years) good
 - Ceiling- (expected life span 15 years) good, however there were some tiles with staining.
 - Toilet Partitions -(expected life span 15 years) good, however there are holes in the partition were toilet paper holders were removed.
 - o Accessories (expected life span 8-10 years) good
- The single-hole restroom is provided outside of gym.
 - o The restroom is missing a ceiling tile.

RECOMMENDATION

- 1. Replace stained and missing ceiling tiles. Patch holes within toilet partitions.
 - a. Generally upgrade and replace finishes.
- 2. Refer to MEP reports for fixture, ventilation and lighting recommendations.
- 3. Add diaper changing stations in the restrooms.
- 4. Repair holes in toilet partitions on the first floor.

GYMNASIUM

- Current Condition good condition
- Basketball backboards and wall mats are in good condition.
- The ceiling fans are not broken and do not operate.

RECOMMENDATIONS

- 1. See Section 3 Educational Adequacy Assessment for additional recommendations.
- 2. Repair or replace ceiling fans.

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

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









HEATING VENTILATION AND AIR CONDITIONING

SEE RIVERSIDE ELEMENTARY SCHOOL REPORT

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 8^{th} , 2013. Site observations and interviews were used in the preparation of this report.

The original building was built in 1996.

ELECTRICAL SERVICE

OBSERVATIONS

- The facility is fed with a 1,200 amp 120/208 volt 3 phase, 4 wire electric feeder from the Riverside Elementary electric service switchboard. There is a 1,200 amp circuit breaker for the community center. There is an E-Mon D-Mon digital sub-meter to monitor the community center electric usage.
- There is a Square D I-Line main panel located in the lower level electrical room. There is no space left in this panel.

RECOMMENDATIONS

1. The service has capacity for future loads but the panel is full. If additional loads are added a new panel will have to be added.

BRANCH PANELS

OBSERVATIONS

- All of the branch panels are new Square D type.
- Additional circuits can be added if required.

RECOMMENDATIONS

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

RECEPTACLES

OBSERVATIONS

 Receptacles in the meeting rooms appear to be adequate in most meeting rooms.

- 1. Additional receptacles can be added to existing rooms if required.
- 2. Add electric hand dryers in toilet rooms.











General Lighting



Exterior Lighting



Exterior Parking Lot Pole

INTERIOR LIGHTING AND LIGHTING CONTROLS

OBSERVATIONS

- The meeting rooms have acrylic lens 2x4 fixtures with T8 lamps. The fixtures are dual level switched. The corridors have acrylic lens 2x4 and suspended linear fixtures with T8 lamps. No occupancy sensors or daylight sensors were present in any rooms.
- The Lobby has suspended linear fluorescent fixtures with fluorescent wall sconces.
- The gym has been upgraded to fluorescent high bay fixtures with T8 lamps.

RECOMMENDATIONS

1. Add occupancy sensors for energy savings.

EMERGENCY LIGHTING

OBSERVATIONS

- Exits lights have battery back-up.
- There are battery powered emergency lights in the corridors.

RECOMMENDATIONS

- 1. Provide egress light fixtures connected to new emergency generator.
- 2. Generator to be the same unit that serves Riverside Elementary.

OUTDOOR LIGHTING

OBSERVATIONS

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

- 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 Rack

DATA

OBSERVATIONS

- Data cabling is provided to meeting rooms.
- 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 the chair storage room.
- 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.

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.

- 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 was upgraded to a Simplex 4100ES addressable type.
 The facility has corridor horn strobe devices and meeting room strobe devices.
 Manual pull stations are located near all exit doors. The fire alarm system is also connected to the dialer.
- An annunciator is located near the front entrance.
- This fire alarm control panel is connected to the Riverside fire alarm control panel.

RECOMMENDATIONS

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



Fire Alarm Notification Appliance

CLOCK/PUBLIC ADDRESS SYSTEM

OBSERVATIONS

- The building has a 120V clocks. There is no master clock system.
- The public address system is located in Riverside Elementary. There are paging speakers in the Community Center connected to the Riverside public address system.
- Paging is done to rooms through phones.

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

 Add emergency generator for life safety systems including phone and PA system. This would be the same generator as Riverside Elementary.

PLUMBING

SEE RIVERSIDE ELEMENTARY SCHOOL REPORT









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 isn't 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

- 1. Provide an accessible loading zone.
- 2. Provide marked accessible route from the parking to the "designated" main entrance.

B-INTERIOR ACCOMODATIONS

	ITEM	ADA
		REFERENCE
1.	Main Entrance is accessible. Corridors and egress doors have accessible lever type	402, 404
	hardware.	
2.	Classroom / Meeting room doors are accessible.	404
REC	COMMENDATION:	
1.	None	











C - INTERIOR STAIRS / RAMPS

	ITEM	ADA
		REFERENCE
1.	Stairs handrails do comply with current extension requirements beyond the top and bottom stair risers.	505
	COMMENDATION: None.	



D – ELEVATORS

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

E - DRINKING FOUNTAINS

	ITEM	ADA
		REFERENCE
1.	The drinking fountains are accessible.	602
	OMMENDATION: None.	
1.	NOTIC.	









F - TOILET FACILITIES

	ITEM	ADA
		REFERENCE
1.	All toilet facilities appear to meet accessibility requirements	603
REC	OMMENDATION:	
1.	None.	













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

EXTERIOR

Component or System Exterior Closure Aluminum Doors/Frames	Typical Use Lifespan Years 30	0 10 20 30 40 50 60	1996 Building (18 years)
INTERIOR Component or System Interior Construction Interior Walls (Masonry)	<u>Iypical Use Lifespan</u> <u>Years</u> 50	0 10 20 30 40 50 60	1996 Building (18 years)
Interior Walls (Drywall, other)	Years 30	0 10 20 30 40 50 60	1996 Building (18 years)
Acoustical Ceiling Tile	Years 15	0 10 20 30 40 50 60	1996 Building (18 years)
Classroom Floor Tile	Years 15	0 10 20 30 40 50 60	1996 Building (18 years)
Paint	10	0 10 20 30 40 50 60	1996 Building (18 years)
Cabinets and Countertops	Years 25	0 10 20 30 40 50 60	1996 Building (18 years)
Wood Doors	Years 40	0 10 20 30 40 50 60	1996 Building (18 years)
Door Hardware	Years 25	0 10 20 30 40 50 60	1996 Building (18 years)









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

MECHANICAL

MECHANICAL			
Component or System	Typical Use Lifespan		
Heating Plant	Years	0 10 20 30 40 50 60	
Boilers	30		
			1996 Building (18 years)
	Years	0 10 20 30 40 50 60	
Hot Water Piping	50		100/ 0.11/
			1996 Building (18 years)
	Years	0 10 20 30 40 50 60	
Pumps	20		
			1996 Building (18 years)
	Years	0 10 20 30 40 50 60	
Digital Temperature Controls	15		
			1996 Building (18 years)
	Years	0 10 20 30 40 50 60	
Air Handling Units	35		
			1996 Building (18 years)
	Years	0 10 20 30 40 50 60	
Unit Ventilators	25		
			1996 Building (18 years)
	Years	0 10 20 30 40 50 60	
Packaged Roof-top Unit	20		
			1996 Building (18 years)









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

PLUMBING

Component or System Sanitary Drainage Cast Iron Piping	Typical Use Lifespan Years 50	0	10	20	30	40	50	60	
	Years	0	10	20	30	40	50	60 70 80	1996 Building (18 years)
Copper Water Piping	75			1				-	1996 Building (18 years)
Galvanized Piping	Years 35	0	10	20	30	40	50	60	1996 Building (18 years)
Gas-Fired Water Heaters	Years 20	0	10	20	30	40	50	60	1996 Building (18 years)
Plumbing Fixtures Toilets, Urinals	Years 30	0	10	20	30	40	50	60	1996 Building (18 years)
Drinking Fountains	Years 20	0	10	20	30	40	50	60	1996 Building (18 years)









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

ELECTRICAL

Component or System Power & Distribution	Typical Use Lifespan Years	0	10	20	รก	40	50	60	
Service Distribution	35					1	00	00	1996 Building (18 years)
Branch Panels	Years 35	0	10	20	30	40	50	60	1996 Building (18 years)
Interior Lighting	Years 25	0	10	20	30	40	50	60	1996 Building (18 years)
Exterior Lighting	Years 25	0	10	20	30	40	50	60	1996 Building (18 years)
Clocks	Years 20	0	10	20	30	40	50	60	1996 Building (18 years)
Bells/Intercom	Years 20	0	10	20	30	40	50	60	None
Fire alarm	Years 20	0	10	20	30	40	50	60	1996 Building (18 years)







