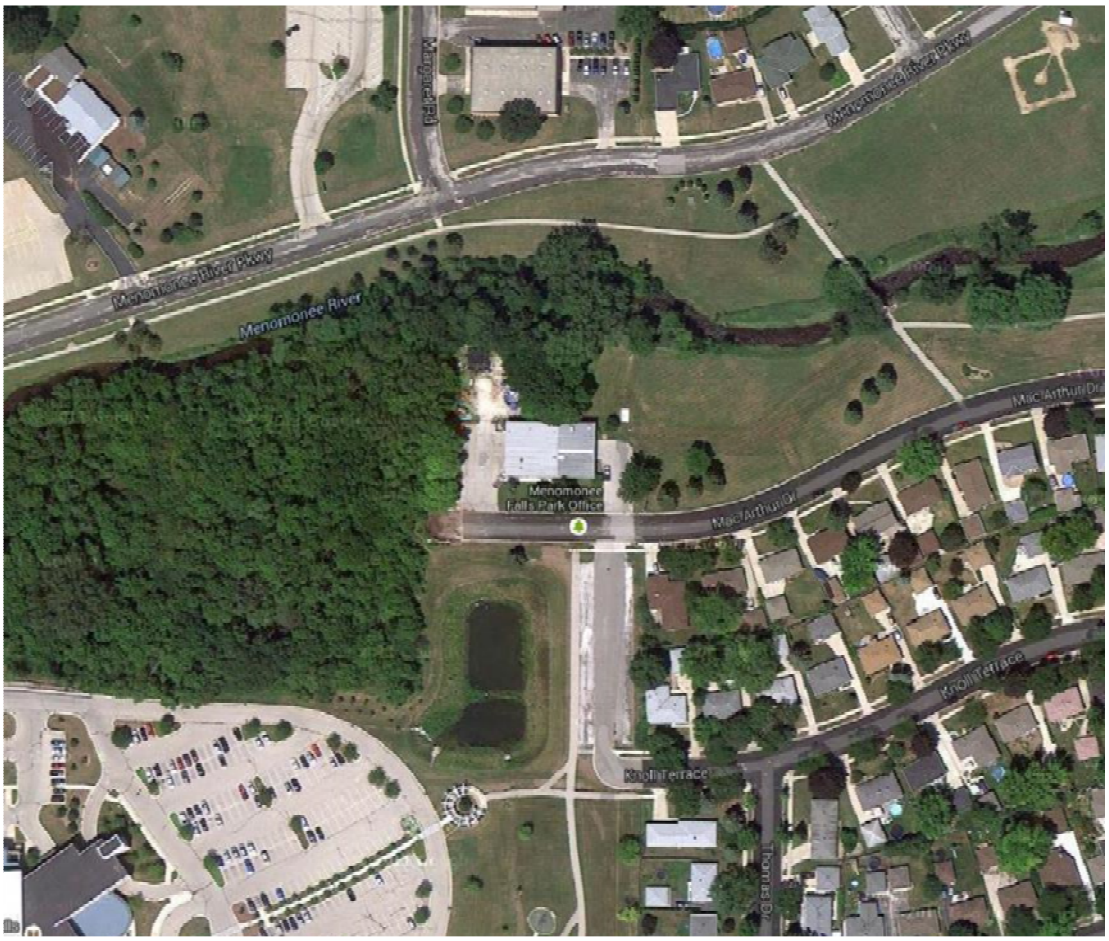
FLOOR PLANS, AERIAL PHOTOS

FLOOR PLAN – NOT AVAILABLE

The building is approximately 6,000 square feet and sits on 1.126 acres of land. The maintenance garage was built as a Village of Menomonee Falls building in 1968, with an addition in 1998.

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 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 hollow metal door frame

Canopy at main entrance

Garage door

Metal fascia

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 exteriors 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 to 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.

RECOMMENDATIONS

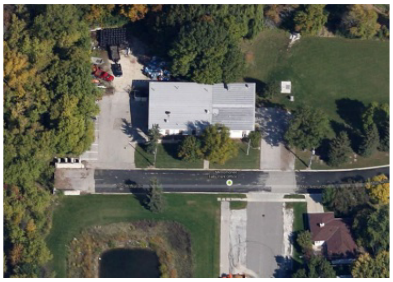
1. Replace all exterior steel doors and frames with new FRP (fiber reinforced plastic) doors in aluminum frames. Include replacement of all exterior door hardware.

BUILDING CANOPIES / FASCIAS / SOFFITS / MISC

- Life Expectancy – same as building
- Current Condition – good to fair
- A metal fascia is provided around the building. This is generally in good condition.

RECOMMENDATIONS

1. As roof requires replacing, replace fascia.



Site

Material storage

GROUNDS

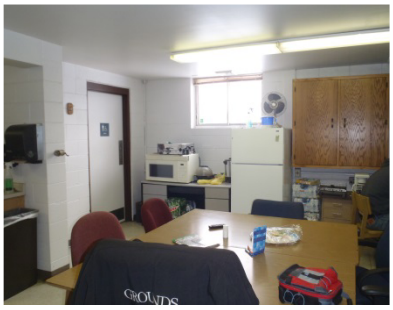
GROUNDS/ DRAINAGE

- Observation of the site was limited to snowfall; however the grounds are generally in good condition.
- There is a fenced area for a mulch pile/ material storage.
- Parking appears to be adequate.
- Concrete and asphalt were reviewed independently. See appendix for reference reports.

RECOMMENDATIONS

1. None

General interior workroom



General interior workroom

INTERIOR

WALLS

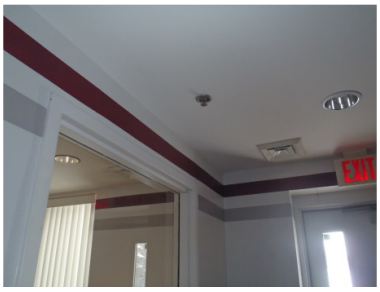
- Expected life span - 50 -100 years with periodic maintenance
- Current Condition - Good
- Most interior walls are concrete block and show no signs of cracks, fractures or failure.
- Paint is in fair condition.
- Drywall walls shown signs of light abuse. Drywall walls are limited to the offices areas of the building.

RECOMMENDATION

1. None.

Stained / damaged ceiling tile

VCT



Ceiling

Casework

FLOOR COVERINGS

- Expected life span 20 years
- Current Condition - fair
- VCT (Vinyl Composition Tile) – is dated and in fair condition, which is to be expected for a more industrial-use type of building.
    - There are areas of cracked, failed tile.
- Wall base is in fair condition.

RECOMMENDATION

1. Consider replacing VCT.

CEILINGS

- Expected life span 15 years
- Current Condition – good
- There are limited amounts of gypsum board ceilings in the office area.

RECOMMENDATION

1. None.

DOORS FRAMES AND HARDWARE

- Expected life span 40 years with periodic maintenance
- Current Condition - fair
- Interior doors in the facility are minimal.
- Door hardware is not ADA compliant.

RECOMMENDATION

1. None

CABINETRY AND COUNTERTOPS

- Expected life span 20-25 years
- Current Condition - fair
- Typical classroom casework is in fair condition and of residential grade.

RECOMMENDATION

1. None.

Restroom

Restroom

Main entry

SPECIALTY AREAS

RESTROOMS

- Current Condition - fair
- Finishes are worn 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) fair
    - Toilet Partitions -(expected life span 15 years) fair
    - Accessories – (expected life span 8-10 years) good

RECOMMENDATION

1. None.
2. No ADA accessibility recommendations.

SECURITY / EMERGENCY

- Exterior doors are locked and operable.
- Exterior/interior camera system is not provided.
- Fire Extinguishers have up-to-date labels.

RECOMMENDATIONS

1. None.

HEATING VENTILATION AND AIR CONDITIONING

Mechanical equipment

The following report is by Randy All of Fredericksen Engineering, Inc.

The maintenance building is served by various pieces of gas-fired heating equipment. The garage area is served by a gas-fired makeup air unit and gas-fired unit heaters which appear to be in satisfactory condition. While the exact age of the equipment is not known, the current condition suggests that another 5 years or so should be expected. The garage area also contains ceiling mounted desertification fans to assist with air movement. The office area is served by a Trane high efficiency furnace that is connected to a Trane air-cooled condensing unit for air conditioning and controlled by a digital programmable thermostat. The equipment is in satisfactory condition, but typical service life for this type of equipment is about 15 years.

Service Panel

ELECTRICAL

ELECTRICAL SERVICE

OBSERVATIONS

- The facility is fed with a 400 amp 120/240 volt single phase, 3 wire electric service. The main electrical panel has been recently upgraded and is located in the shop.
- No surge suppression device was present on the main service gear.

RECOMMENDATIONS

1. We do recommend all electric services be provided with surge devices.

Branch Panel

BRANCH PANELS

OBSERVATIONS

- Most of the branch panels in the facility are Cutler Hammer type.
- There is one existing panels that is over 30 years old and should be scheduled for replacement.

RECOMMENDATIONS

1. Replace older electrical panel.

RECEPTACLES

OBSERVATIONS

- Receptacles in the shop and offices appear to be adequate.

RECOMMENDATIONS

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

General Lighting

INTERIOR LIGHTING AND LIGHTING CONTROLS

OBSERVATIONS

- The shop lighting is 2-lamp T12 industrial fixtures.
- The offices have compact fluorescent recessed downlights. The break room has 2-lamp surface wraps with T12 lamps. Lighting motion sensors were not present.

RECOMMENDATIONS

1. Replace all the T12 industrial fixtures with new T8 industrials that use electronic ballasts.
2. Replace all the T12 surface wrap fixtures with new T8 surface wrap fixtures that use electronic ballasts.

Exterior Lighting

EMERGENCY LIGHTING

OBSERVATIONS

- Exits lights do not have battery back-up.
- There are battery-powered emergency lights in the shop.

RECOMMENDATIONS

1. Provide new battery powered exit lights.
2. Provide emergency battery ballasts in fluorescent fixtures.

Data Rack

OUTDOOR LIGHTING

OBSERVATIONS

- The majority of the outdoor lighting consists of wall-mounted fixtures with 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 office areas.
- Data cabling is CAT6.
- Cabling is routed to a main data rack. The main data rack is located in the office.

- This building has a fiber optic service.
- The district has a Cisco VoIP telephone system.

RECOMMENDATIONS

1. New data drops can be added at any point. Another data patch panel may be required to accommodate any new cabling.
2. Provide upgrade to Cisco VoIP telephone system.

SECURITY (CCTV/ACCESS CONTROL)

OBSERVATIONS

- There is no CCTV system.
- There is no door access control system.
- There is a security alarm system that currently does not work.

RECOMMENDATIONS

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

FIRE ALARM SYSTEM

OBSERVATIONS

- There is no fire alarm system.

RECOMMENDATIONS

1. None.

CLOCK/PUBLIC ADDRESS SYSTEM

OBSERVATIONS

- There are battery powered radio controlled clocks.
- There is no clock system.
- There is no public address system. The existing public address system has been abandoned.

RECOMMENDATIONS

1. None.

EMERGENCY POWER

OBSERVATIONS

- This building does not have a generator.

RECOMMENDATIONS

1. None.