



Educational Facility Condition Assessment for

Madison Metropolitan School District

Madison, WI

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Acronyms

A/C	Air Conditioning	PLAM	Plastic Laminate
ACT	Acoustical Ceiling Tiles	PT	Physical Therapy
ADA	Americans with Disabilities Act	PTAC	Packaged Terminal Air Conditioner
CMU	Concrete Masonry Unit	VCT	Vinyl Composition Tile
DDC	Direct Digital Control		
EWC	Electric Water Cooler		
EPDM	Ethylene Propylene Diene Monomer		
FCI	Facility Condition Index		
FRP	Fiberglass Reinforced Polyester		
IMC	Instructional Media Center		
LULA	Limited Use/Limited Application		
MMSD	Madison Metropolitan School District		
MSCR	Madison School & Community Recreation		
N/A	Not Applicable		
OT	Occupational Therapy		

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 PRA Project No. 160209-01

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Introduction

Introduction

Report Purpose

As part of a long-range facility planning effort, Madison Metropolitan School District (MMSD) requires an understanding of current education facility conditions and the anticipated upgrades, if any, along with associated cost to provide adequate condition of facilities throughout the District.

This assessment report will help address these fundamental questions and others facing the District:

- What is the condition of our current Facilities?
- How much would it cost to upgrade our Facilities?
- How much longer will a Facility be effective?

Methodology

The report provides a “letter” grade associated to the condition of facility components within the school and administration facilities of MMSD. The outcome grade of various components is translated to an overall facility grade to allow the District to understand each facility’s condition as it relates to all the school facilities throughout MMSD.

Once the overall grade is determined for each component, a cost figure based on condition is assigned to either correct the condition or upgrade each element of the facility’s components. The facility component categories are:

- Site Elements,
- Building Envelope,
- Life Safety, Accessibility,
- Interior Finishes,
- Specialty Areas/Needs,
- Mechanical Systems,
- Electrical Systems,
- Technology Systems,
- Aesthetics, Sustainability, and
- Energy Efficiency.

A baseline standard has been identified by utilizing the Districts most recently constructed school facility, Paul J. Olson Elementary School, which was built in 2007 with good quality components and equipment that meets the Districts expectations of standard. Some components of a facility that were examined could be identified as “does not meet code”. This represents a component that would not meet today’s current building code, but most likely met the building code at the time of building or alteration. It has been very customary that the MMSD facilities meet building codes.

A Facility Condition Index (FCI) was created several years ago by MMSD Building Services staff for the evaluation of major facility components within a facility. This report evaluates the FCI provided by MMSD and recalculates the current components for mechanical and electrical categories. The FCI grade developed by MMSD will be compared to the updated and expanded assessment of this report.

A determination of cost has been established to upgrade a facility from a Poor or Extremely Poor grade to an Adequate grade; then with additional determination to upgrade the facility even further to a Good grade. It is determined that a current facility would not be able to achieve an Excellent grade, due to the existing structure and components already put in use. To achieve an Excellent grade would require that the facility is replaced with a newly constructed building.

Process

Our team of experienced and qualified personnel toured each facility for an on-site visual inspection. Tours took place between October 19, and November 28, 2016. The custodial staff of each facility guided us through the facility while verbalizing elements that have been a chronic or recent problem or concern. On some occasions, the school's Principal was in attendance. In addition to the comments provided, our professionals documented observations of the facilities condition without prejudice or persuasion. Upon reviewing individual elements of the facility, a grade had been allocated to each component, which in the opinion of our trained professionals, was deemed a letter grade as follows:

Grade A - Excellent	No action needed
Grade B – Good	General wear is experienced
Grade C – Adequate	Standard as functions in need of correction
Grade D – Poor	Below standard, exceeding life cycle expectancy
Grade F – Extremely Poor	Should be replaced, is a hazard

Life cycle deficiencies pertain solely to the age of a particular building component. To determine deficiencies the age of each component recorded in the survey was uniformly compared against typical life cycle expectancies to identify those which have exceeded their functional life, and are therefore, prone to failure. The life cycle expectancies used are based on generally accepted industry norms and an assumed low level of maintenance for most components.

Each letter grade within the established categories was assigned an estimated probable cost to upgrade the components within each category, to the next grade level. Upon calculation of the cost to upgrade one level, further consideration was made to upgrade the facility to the next grade level, which for the process of this assessment is from a grade of F and D to a C, then a grade of C to a B.

Execution

The assessment of the facilities grade determination and associated costs are compiled within this report to assist MMSD with long-range facility planning efforts as they relate to the utilization and determination to upgrade the District's existing educational school facilities.

Facility Assessment

FRANK ALLIS ELEMENTARY SCHOOL

4201 Buckeye Road, Madison WI 53716

GENERAL

Site Size: 8.78 Acres
 Building Area: 82,000 Sq. Ft.
 Year Built: 1936 Additions: 1948, 1952, 1955 & 1959



SUMMARY

GRADE

Site Elements	D
Building Envelope	C
Life Safety	C
Accessibility	F
Interior Finishes	D
Specialty Areas/Needs	D
Mechanical Systems	B
Electrical Systems	B
Technology Systems	C
Aesthetics	D
Sustainability and Energy Efficiency	C

COMPOSITE GRADE **D**

TOTAL COST TO GRADE C - B..... \$4,793,614 - \$8,861,674

SITE ELEMENTS

Asphalt Paving: The asphalt paving is in extremely poor condition throughout with large cracks, dips and holes. Grade - F
 The back lot does not slope properly or sheet the water away from the building. Paving at the rear is sloping toward the building on the north side. Sand bags are being utilized to divert water from the building.

Concrete Walks: The majority of the concrete walks are being subjected to differential settlement causing major Grade - D
 cracks and gaping holes. Front walk replaced in 2017.

Landscaping: Main entry façade should be cleaned as there are overgrown bushes without a mulch bed. The rear Grade - C
 play areas is mostly grass at and between playfields. Some balding areas were noted.

Fencing: Poor condition. The entire play area is enclosed by a wire fence. Grade - D

Steps: Main entry concrete steps are disintegrating where the metal handrails are located. Particle board was Grade - D
 attached to cover the holes. Main entry steps replaced in 2017.

Railings: In general, existing railings do not meet current codes. Grade - C

Playground Equipment: East set is in adequate condition; West set is dated. Neither meet ADA standards. Grade - C

Sports Fields: Good condition Grade - B

Site Accessibility (Ramps, Handicap Parking, Van): Main entry has a ramp. Grade - C

Buses and Parent Drop-Off: Buses and parent drop-off occur in the front of the building. Grade - D

Fire Truck Access: Good Grade - B

Dumpsters: Located too far away from the cafeteria. Difficult to access due to distance and lack of lift. Grade - D

BUILDING ENVELOPE

Brick: Adequate condition. The exterior cladding is composed of brick with some precast elements. A few areas of Grade - C
 damage on lower part of some of the walls.

Main Entry Doors: Main entry doors are the original painted wood doors and in poor condition. Grade - C

Main Entry Columns and Entablature: Original painted wood entry is peeling, needs to be scraped and painted. Grade - D

Windows: Installed in 1999 and are in adequate condition. Windows don't stay open and have to be propped up. Grade - C
 Screens are missing and in poor condition.

Louvers: Good condition	Grade - B
Miscellaneous Soffit Trim and Gravel Stops: Good condition.	Grade - B
Roof: Fully adhered EPDM with minimal insulation.	Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2007 and has 11 years of useful life remaining.	Grade - B
Fire Protection, Sprinkler System: Building does not have a sprinkler system.	N/A
Egress: Exterior metal stairs are located on the far northwest side of the building. Stairs are slippery in winter.	Grade - D
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level: Window entry is not secure.	Grade - D

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Plans to add one (1) elevator and a LULA type lift and a chair lift. Grade reflects completion of the elevator/lift upgrade plan in 2017 renovation.	Grade - A
Ramp: Existing ramp in corridor exceeds the maximum for ADA standards. Grade reflects completion of the ramp upgrade in 2017 renovation.	Grade - A
Toilet Rooms: Clearances do not meet ADA standards.	Grade - D
Automatic Entrances: Good condition.	Grade - B
Door Clearances: Majority of classroom entrances do not have adequate clearances.	Grade - F
Door Hardware: All doors have the original knob type handles and do not meet current code.	Grade - F
Casework: Adequate condition. Casework is dated but appears to be 30" high.	Grade - C
Sink Access at Casework: Majority of the sinks do not meet ADA accessibility.	Grade - D
Drinking fountains: Combination of the original porcelain drinking fountains that in some case do not function and newer single EWC's..	Grade - D
Stairs: Guard rails and hand rails do not meet current codes.	Grade - F
Stage: Good to excellent condition.	Grade - A

INTERIOR FINISHES

Flooring:	Grade - D
<ul style="list-style-type: none"> Terrazzo is located in public areas and certain smaller rooms. Noted to be in adequate shape but could use refinishing. Original floor tile in classrooms is in adequate condition. Vinyl tile in the newer north addition is separating at the seams in certain areas. Carpet in the Library is very worn. 	
Ceilings: Are in general in good shape. A few areas were noted to have some stains.	Grade - B
Walls: Are a combination of painted CMU and plaster drywall and are in good condition. The original tile in toilet rooms have some mirrors or other items removed where patching was noted. A large number of rooms have dated wood paneling on the walls.	Grade - C
Casework: Is delaminating throughout the building. Curtains are being used due to lack of doors in many rooms. The sinks and faucets are dated with calcium and rust deposits. Tall storage cabinets with sliding doors are hard to open.	Grade - D

Doors: The majority of the doors are original to the building, and are delaminating and/or missing louver slats. Grade - D

Marker Boards: Majority of the classrooms have the original chalkboards and have been outfitted with a sticky back marker film to double as a marker board. Grade - F

Corridor Lockers/Cubbies: Grade - F

- Lockers (Painted Metal): A good portion of the lockers handles do not work properly and is very hard to open the door. Lockers were subdivided to allow two (2) students to occupy a locker, which made the interior spaces too small for back packs and boots.
- Cubbies (Wood): Adequate condition

Toilet Partitions (Painted Metal): Dated, some doors do not close or latch, and there is considerable rust forming on the bottoms. Grade - F

Shades: Approximately 40% of the shades have been updated. The remainder are poor condition. Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Grade reflects completion of the secure entrance upgrade plan in 2017 renovation. Grade - A

Classroom Locks: Existing doors have the original knob type mortise hardware that lock from the corridor side with a key. Grade - D

Security Cameras: No security cameras were noted on the exterior of the building. Grade - B

Administration: Consists of the main secretary space for two (2), a waiting area, one (1) office where principal shares with vice principal, and a conference room. There is no kitchenette or staff toilet within the suite. Grade - D

Mail Room/Staff Work: Extremely poor condition. Room has a variety of dated, mismatched shelving without doors. There is no ceiling and a large duct that has a very low head height. Grade - F

Stage: Curtains are in poor condition. Grade - D

Gymnasium: Adequate condition. Fans installed are residential style, were not provided with a protective grate and currently do not function. Grade - C

Gym Locker/Shower: Utilized for storage. Grade - F

Staff Lounge: Adequate condition Grade - C

Nurse: Space is inadequate. Should have three (3) beds, only one is currently provided . Toilet Room is too small and does not meet ADA standards. Space should include washer and dryer and full size refrigerator. Grade - F

Cafeteria: Poor condition. Area is small. Currently looking at displacing the adjacent book storage in order to enlarge the cafeteria seating area. Grade - D

Kitchen: Warming kitchen. Storage areas are not adequate in size. Lacking storage. Front counter is delaminating. Office area is small and being utilized for additional storage. Grade - F

After School Program: Space is too small and is in need of locker storage space for staff members. Grade - F

Art Room: Is in need of additional storage and a separate kiln room. Cabinets are delaminating. Grade - C

Music: Is small and does not have proper acoustics/sound absorption. Room tends to get very warm due its southeast exposure. A portable air conditioner is set up and exhausts through the door and into the corridor. The corridor has heat gain issues as well. Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 2007 and has 26 years of useful life remaining. Grade - A

Air Handlers: Installed in 2007 and has 16 years of useful life remaining Grade - A

Power Roof Ventilator: Installed in approximately 1990 and has exceeded projected life expectancy. Grade - D

Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 2007 and have 11 years of useful life remaining. Toilet rooms have rusty cabinet heaters. The book room radiator in the basement is leaking. Grade - B

HVAC Pumps and Valves: Installed in 2007 and have 11 years of useful life remaining. Grade - B

Air Conditioning: Administration, library and computer labs are air conditioned. Grade - B

Temperature Controls: Installed in 2007 and has approximately 6 years of useful life remaining. Grade - B

Plumbing Fixtures: Plumbing fixtures throughout need upgrading including water fountains. Many porcelain units are not in working order and appear to be original to the building. Grade - D

Water Heater: Installed in 2007 and has approximately 1 year of useful life remaining. Grade - C

Water Softener: Installed in 1999 and has approximately 3 years of useful life remaining. Grade - C

Plumbing Pumps and Piping: Installed in 1951 and have exceeded projected life expectancy. Grade - D

Domestic Hot Water Piping: Installed in 1951 and have exceeded projected life expectancy. Grade - D

ELECTRICAL SYSTEMS

Switchgear: Installed in 1999 and has 3 years of useful life remaining. Grade - B

Panels: Installed in 2007 and has 16 years of useful life remaining. Grade - A

Lighting: Some installed in 1999 and have exceeded projected life expectancy; majority installed in 2007 and have 6 years of useful life remaining. Grade - B

Power Outlets: Older outlets are at least 26 years and have exceeded projected life expectancy. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1991 and have exceeded projected life expectancy. Grade - C

Phone: Installed in 2001 and have exceeded projected life expectancy. Grade - C

Data Outlet: Insufficient number of data outlets. Grade - C

Wireless: Not Applicable N/A

AESTHETICS

Site: The grounds appear unkept. Grade - C

Exterior Façade: The building exterior is in adequate condition, however the main entry is in disrepair. Grade - C

Interior Spaces: The interior in general is in poor condition. Grade - D

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Installed in 1999. Grade - B

Wall Types: Brick with CMU back-up Grade - C

Roof: Minimal Insulation Grade - B

Energy Efficiency of MEP Systems: Adequate condition. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms:

- Nurse should be within the Administrative area, currently in basement.
- Mail work room should be within the Administrative, currently across the corridor.

Sizes of Rooms:

- The classrooms are generous in size for the quantity of children
- The nurse, snack room, art room, music room, After School Program, cafeteria, kitchen and kitchen Storage are too small per current standards.

Missing Spaces:

- Administration should have separate offices for the principal and assistant principal, a unisex toilet room, and kitchenette.
- Art room needs an enclosed kiln room.

CESAR CHAVEZ ELEMENTARY SCHOOL

3502 Maple Grove Drive, Madison WI 53719

GENERAL

Site Size: 14.32 Acres
 Building Area: 88,000 Sq. Ft.
 Year Built: 2001 Additions: None



SITE ELEMENTS

Asphalt Paving: Good condition.	Grade - B
Concrete Walks: Good condition.	Grade - B
Landscaping: Good condition.	Grade - B
Fencing: Good condition.	Grade - B
Steps: Not Applicable	N/A
Railings: Not Applicable	N/A
Playground Equipment: Excellent condition	Grade - A
Sports Fields: Excellent condition	Grade - A
Site Accessibility (Ramps, Handicap Parking, Van): Excellent condition	Grade - A
Buses and Parent Drop-Off: Excellent condition	Grade - A
Fire Truck Access: Excellent condition	Grade - A
Dumpsters: Excellent condition	Grade - A

BUILDING ENVELOPE

Brick: Good condition.	Grade - B
Main Entry Doors: Excellent condition	Grade - A
Main Entry Columns and Entablature: Roof drainage leaves dark stains on brick.	Grade - B
Windows: Good condition but leaking of windows in main office on south wall.	Grade - B
Louvers: Good condition.	Grade - B
Miscellaneous Soffit Trim and Gravel Stops: Good condition.	Grade - B
Roof: Some ceiling staining may be roof related. Roof drainage leaving dark stains on brick (especially at Door 3).	Grade - C

SUMMARY

Site Elements.....	B
Building Envelope	B
Life Safety	A
Accessibility	B
Interior Finishes.....	B
Specialty Areas/Needs.....	B
Mechanical Systems	B
Electrical Systems	B
Technology Systems	C
Aesthetics	B
Sustainability and Energy Efficiency	B

GRADE

COMPOSITE GRADE **B**

TOTAL COST TO GRADE C - B..... **\$576,400 - \$1,961,740**

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2001, has 5 years of useful life remaining.	Grade - B
Fire Protection, Sprinkler System: Fully sprinklered.	Grade - A
Egress: Excellent condition	Grade - A
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level: Not Applicable	N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Elevator gives access to all but the stage. Elevator is loud and showing wear.	Grade - B
Ramp: Not Applicable	N/A
Toilet Rooms: Excellent condition	Grade - A
Automatic Entrances: OT/PT automatic entrance is not functioning properly.	Grade - C
Door Clearances: Excellent condition	Grade - A
Door Hardware: Excellent condition	Grade - A
Casework: Excellent condition	Grade - A
Sink Access at Casework: Excellent condition	Grade - A
Drinking Fountains: Excellent condition	Grade - A
Stairs: Excellent condition	Grade - A
Stage: Accessible.	Grade - A

INTERIOR FINISHES

Flooring: Poor condition, cracks throughout. Missing and broken tile. Requires expansion joints at several locations including corridors and cafeteria.	Grade - D
Ceilings: Good condition but for staining from roof leaks or condensate in some locations.	Grade - B
Walls: Good condition, normal wear and tear. Some areas could use corner guards to help with constant maintenance.	Grade - B
Casework: Good condition	Grade - B
Doors: Good condition. Doors can be locked from inside by a key.	Grade - C
Marker Boards: Excellent condition	Grade - A
Corridor Lockers/Cubbies: Excellent condition	Grade - A
Toilet Partitions: Excellent condition	Grade - A
Shades: Excellent condition	Grade - A

SPECIALTY AREAS/NEEDS

Secure Entrance: Main entry is secure and connects directly to Administration.	Grade - A
Classroom Locks: Must use key to lock from inside.	Grade - C
Security Cameras: All but two (2) entrances, stair B & C, have cameras. Playground also has cameras.	Grade - A
Administration: Good condition.	Grade - B

Mail Room/Staff Work: Excellent condition	Grade - A
Stage: Good condition and is accessible from cafeteria side..	Grade - B
Gymnasium: Flooring is bubbling, there are settling cracks in the masonry walls, and operable wall seal is damaged.	Grade - C
Gym Locker/Shower: Not Applicable	N/A
Staff Lounge: Excellent condition	Grade - A
Nurse: Substantial crack in flooring.	Grade - B
Cafeteria: Good condition but the floor is in poor condition. Adjoining door needs window for safety.	Grade - B
Kitchen: Good condition. Issues with space due to added equipment. Sinks are showing discoloration/rusting on the outside. Low air circulation and too warm.	Grade - B
After School Program: Program held in Cafeteria	Grade - B
Art Room: Good condition.	Grade - B
Music: Two (2) locations, music classroom and stage.	Grade - C
Library/IMC: Good condition but carpet is showing wear.	Grade - B
OT/PT: Overall good condition.	Grade - B

MECHANICAL SYSTEMS

Boiler: Installed in 2001 and has 20 years of useful life remaining.	Grade - A
Air Handlers: Installed in 2001 and have 10 years of useful life remaining.	Grade - B
Power Roof Ventilator: Installed in 2001 and as 5 years of useful life remaining.	Grade - B
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 2001 and has 5-10 years of useful life remaining.	Grade - B
HVAC Pumps and Valves: Installed in 2001 and have 10 years of useful life remaining .	Grade - C
Air Conditioning: Installed in 2013 and has 12 years of useful life remaining.	Grade - A
Temperature Controls: Installed in 2001 and has exceeded projected life expectancy.	Grade - B
Plumbing Fixtures: Installed in 2001 and have 5 years of useful life remaining.	Grade - A
Water Heater: Installed in 2001 and has exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 2001 and has 5 years of useful life remaining.	Grade - B
Plumbing Pumps and Piping: Installed in 2001 and have exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Installed in 2001 and have 35 years of useful life remaining.	Grade - A

ELECTRICAL SYSTEMS

Switchgear: Installed in 2001 and has 5 years of useful life remaining.	Grade - B
Panels: Installed in 2001 and has 10 years of useful life remaining.	Grade - B
Transformer: Good condition.	Grade - B
Generator: Installed in 2001 and has 10 years of useful life remaining.	Grade - B
Lighting: Installed in 2001 and has exceeded projected life expectancy. Lighting in the computer lab is difficult to maintain and insufficient.	Grade - B

Power Outlets: Installed in 2001 and has exceeded projected life expectancy. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Phone: Installed in 2001 and has exceeded projected life expectancy. Wires are exposed at the hand set jack at some locations and happening more frequently. Grade - D

Data Outlet: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Wireless: Installed in 2001 and has exceeded projected life expectancy. Grade - C

AESTHETICS

Site: Good condition. Easy access and ample parking. Grade - A

Exterior Façade: Good condition. Entries are bright and colorful. Grade - B

Interior Spaces: Adequate condition. The spaces are well lit, bright and inviting. Flooring is an issue throughout the school. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Good condition with general wear. Grade - B

Wall Types: Good condition with general wear. Grade - B

Roof: Good condition with general wear. Grade - B

Energy Efficiency of MEP Systems: Good condition with general wear. Grade - B

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Overall good room adjacencies, however consider moving reading room away from elevator noise.

Sizes of Rooms: Rooms are sized properly.

Missing Spaces: Insufficient storage. Niches near classrooms are being used as storage but are not able to be locked. Installing shelving in existing storage rooms would provide vertical storage space.

CRESTWOOD ELEMENTARY SCHOOL

5930 Old Sauk Road, Madison WI 53705

GENERAL

Site Size: 8.89 Acres
 Building Area: 67,675 Sq. Ft.
 Year Built: 1943 Additions: 1950, 1955, 1963, 1991 & 1992



SUMMARY

Site Elements	C
Building Envelope.....	B
Life Safety.....	B
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	D
Electrical Systems.....	D
Technology Systems.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C

GRADE

COMPOSITE GRADE **C**

TOTAL COST TO GRADE C - B **\$4,189,928 - \$11,158,563**

SITE ELEMENTS

Asphalt Paving: Poor condition with many cracks.	Grade - D
Concrete Walks: Front entry and far north west entry have differential settling which heaves up to 3" in winter.	Grade - C
Landscaping: Grassy areas are balding in some spots, bushes need trimming and many weeds were noted on the perimeter.	Grade - C
Fencing: Fencing in good shape except for a stretch along the north side near the play equipment.	Grade - C
Steps: Concrete is beginning to deteriorate where the vertical rails penetrate the concrete at the northwest entry.	Grade - B
Railings: Paint is beginning to peel.	Grade - B
Playground Equipment: Good condition	Grade - B
Sports Fields: Not Applicable	N/A
Site Accessibility (Ramps, Handicap Parking, Van): Yes	Grade - B
Buses and Parent Drop-Off: Parent and bus drops occur in different areas.	Grade - B
Fire Truck Access: Not accessible on northwest side.	Grade - B
Dumpsters: Located at the front façade of the building surrounded by a chain link fence with slats.	Grade - C

BUILDING ENVELOPE

Brick: Good condition. Some areas are streaked with stains due to overflow scuppers above.	Grade - B
Main Entry Doors: Newer aluminum with insulated glass.	Grade - A
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Older portion of the building has aluminum windows with single pane glass; these are noted to leak air. Newer portion of the building has newer operable windows.	Grade - C
Louvers: Combination of older and newer	Grade - B
Soffits: Soffit at old gym is perforated metal that is rusting and discoloring. Main entry is discoloring and cracking was noted	Grade - D

Miscellaneous Soffit Trim and Gravel Stops: Good condition. Grade - A
Roof: Installed at different times, ranging from 1988 to 2011. Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2003 and has 7 years of useful life remaining. Grade - B
Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A
Egress: Good to excellent. Grade - A
Fire Extinguishers: Noted throughout building. Grade - B
Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: One elevator is located on the far East side. Metal finishes are beginning to rust. Grade - C
Ramp: Noted to be located where needed. Grade - B
Toilet Rooms: Only newer side of the building appear to meet ADA standards (without the vertical bar). Grade - C
Automatic Entrances: One was noted at far east entry at door 6. Grade - B
Door Clearances: Many areas in the older portion of the building do not have adequate clearances. Grade - C
Door Hardware: Levers were noted in the newer areas only. Grade - D
Casework: Heights were noted to be lower, 30" approximately. Grade - B
Sink Access at Casework: Side access was noted in majority of the areas. Grade - B
Drinking Fountains: Majority are newer EWC's. Grade - B
Stairs: Guardrails do not meet current codes. Grade - C
Stage: Little theatre stage is accessible through the corridor. Ramp is located in the room. Grade - B
Music Room: Has an upper stage space that is not accessible. Grade - D

INTERIOR FINISHES

Flooring: Majority of areas have dated VCT floors. A few rooms in the older portion of the building have original floor tile. Carpet in LMC is dated and wrinkling in places. Grade - C
Ceilings: Majority of areas are new. Grade - B
Walls: Walls are clean and painted. A few areas of tile were noting to be cracking in a few toilet rooms. Toilet rooms in the older part of the building have dated tile. Grade - C
Casework: Is dated and some delamination was noted in the older part of the building. Grade - C
Doors: Majority of the doors are dated and scratched up in the older area and lower level. Grade - C
Marker Boards: Chalkboards were noted throughout. Some have been retrofitted with stick-in marker board product or installed a new marker board on top of the existing chalkboard. Grade - D
Corridor Lockers/Cubbies: Older lockers have been recently painted and are in adequate shape. 10% do not work. Grade - C
Toilet Partitions: Older but in adequate condition in older part of the building. Partitions adjacent to urinals are rusting. Grade - C
Shades: Adequate condition; some shades have been replaced in the older part of the building. Grade - C
Stairs: Stair tread finish is peeling and coming off. Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Building does not have a secure entrance.	Grade - F
Classroom Locks: Newer portion of the building has lever type hardware, older parts have knobs.	Grade - D
Security Cameras: Noted in corridors as well as a few exterior doors	Grade - B
Administration: Size is adequate, finishes are older but in good condition. Carpet is older looking.	Grade - B
Mail Room/Staff Work: Good condition.	Grade - B
Stage: Little Theater and stage are in good condition.	Grade - B
Gymnasium: Newer finishes.	Grade - A
Gym Shower: Used for storage.	Grade - D
Corridors: Lower level in the older building has very narrow corridors with dated ceramic tile that is coming off in areas.	Grade - C
Staff Lounge: Good condition	Grade - B
Nurse: Small space, two (2) offices share space with the cot areas.	Grade - C
Cafeteria/Old Gym: Older acoustical ceiling system, brick wainscot and VCT flooring	Grade - D
Serving Kitchen: Older finishes	Grade - D
After School Program: Older gym is utilized for this purpose.	Grade - B
Art Room: Cabinetry is dated and delaminating.	Grade - D
Music: Good condition. Room should be reviewed for acoustics, currently all surfaces are reflective.	Grade - C
Library/IMC: Carpeting is wrinkling and has been pathed. A storage room is needed as circulation area and around it is packed with things that should be stored in a separate room. Space is open to a classroom and should be separated.	Grade - C
OT/PT: Cabinetry is dated but in general finishes are good.	Grade - B

MECHANICAL SYSTEMS

Boiler: Installed in 1963 and has exceeded projected life expectancy.	Grade - D
Air Handlers: Installed in 1950 and has exceeded projected life expectancy.	Grade - D
Fan Coil Unit: Installed in 1992 and has 1 year of useful life remaining.	Grade - C
Power Roof Ventilator: Installed in 1993 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Combination newer and older; older were installed in 1963 approximately and have exceeded projected life expectancy .	Grade - D
HVAC Pumps and Valves: Combination newer and older; older were installed in 1963 approximately and have exceeded projected life expectancy.	Grade - D
Air Conditioning: Installed in 1990 and has exceeded projected life expectancy.	Grade - D
Temperature Controls: Pneumatic was installed in 1963 and has exceeded projected life expectancy. DDC and air compressor were installed in 2002 and have 3 year of useful life remaining.	Grade - D
Tanks, Boiler Feedwater & Heating Hot Water: Combination newer and older; older were installed in 1963 approximately and have exceeded projected life expectancy.	Grade - C
Plumbing Fixtures: Combination newer and older; older were installed in 1963 approximately and have exceeded projected life expectancy.	Grade - D

Drinking Fountains: Combination newer and older; older have exceeded projected life expectancy .	Grade - D
Water Heater: Installed in 2000 and has exceeded projected life expectancy.	Grade - D
Water Softener: Installed in 2002 and has 6 years of useful life remaining.	Grade - C
Plumbing Pumps and Piping: Combination newer and older; older were installed in 1963 approximately and have exceeded projected life expectancy .	Grade - D
Domestic Hot Water Piping: Combination newer and older; older were installed in 1963 approximately and have exceeded projected life expectancy.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 1955 and has exceeded projected life expectancy.	Grade - D
Panels: Majority installed in 1963 approximately and have exceeded projected life expectancy.	Grade - D
Transformer: Not Applicable	N/A
Generator: Not Applicable	N/A
Lighting: Combination newer and older; older were installed in 1963 approximately and have exceeded projected life expectancy.	Grade - C
Power Outlets: Combination newer and older; older were installed in 1990 approximately and have exceeded projected life expectancy. Additional outlets are needed in certain areas.	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

Clock and Bell: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
PA System: Installed in 1963 and has exceeded projected life expectancy. Volume varies in different areas.	Grade - F
Phone: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Data Outlet: Adequate	Grade - C
Wireless: Yes	Grade - B

AESTHETICS

Site: Asphalt paving, front entry walk and Landscaping needs addressing.	Grade - C
Exterior Façade: Cleaning of brick where scuppers are located.	Grade - B
Interior Spaces: Spaces in the older part of the building need new cabinetry and doors. Some spaces need new carpet and others new VCT.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Combination newer and old, older ones have single pane glass and were installed in 1963 approximately and have exceeded their useful life.	Grade - C
Wall Types: Original building insulation value unknown. Newer addition is assumed to have 2" rigid but most likely is not up to current standards.	Grade - C
Roof: Installation dates vary, mostly newer. Few areas are older and have exceeded projected life expectancy.	Grade - B
Energy Efficiency of MEP Systems: Adequate	Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Admin should be adjacent to front entry.

Sizes of Rooms: Nurse, Serving kitchen are too small

Missing Spaces: Storage for gym and the LMC

CONRAD E. ELVEHJEM ELEMENTARY SCHOOL

5106 Academy Drive, Madison WI 53716

GENERAL

Site Size: 11.74 Acres

Building Area: 72,234 Sq. Ft.

Year Built: 1962 Additions: 1964, 1967 & 1993



SUMMARY

Site Elements	C
Building Envelope.....	C
Life Safety.....	D
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	A
Electrical Systems.....	D
Technology Systems.....	B
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D

GRADE

COMPOSITE GRADE **C**

TOTAL COST TO GRADE C - B **\$3,889,919 - \$8,476,687**

SITE ELEMENTS

Asphalt Paving: Major settlement issues. Water damage on high traffic areas.	Grade - D
Concrete Walks: Cracks and uneven concrete throughout the site.	Grade - D
Landscaping: Mature trees and plantings around building perimeter are well maintained.	Grade - B
Fencing: Fencing uneven and leaning in areas. Material in good condition. No visible rust.	Grade - C
Steps: Not Applicable	N/A
Railings: Not Applicable	N/A
Playground Equipment: One area 20 years old; the other area is 5-8 years old and is ADA accessible.	Grade - B
Sports Fields: Partially rusted fence at baseball diamond.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Yes	Grade - A
Buses and Parent Drop-Off: Buses drop off in front of the school. Designated parents drop off is needed.	Grade - C
Fire Truck Access: Access on almost 3 sides; ample open space if needed to drive around.	Grade - C
Dumpsters: No dumpster enclosures. Dumpsters are located behind school by parking lot.	Grade - C
Parking Lot: Major settlement issues. Not enough parking for staff and some staff required to park on street.	Grade - D

BUILDING ENVELOPE

Brick: Majority in good condition. Some areas may require tuck pointing in older portion of building.	Grade - C
Main Entry Doors: All single pane. Swelling of frames is occurring in some locations. <ul style="list-style-type: none"> • Grade D: Vestibules in older portion of school are deep enough per code. • Grade B: Entries located in newer portion of building. 	Grade - C
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Windows are original to building, single pane and hard to close. Wood boards are needed to secure windows.	Grade - D

Louvers: Adequate condition Grade - C

Miscellaneous Soffit Trim and Gravel Stops: Areas of gutters and downspouts are missing. Water drips off roof to ground wearing on asphalt. Other areas are rusted or are damaged. Grade - D

Roof: One area of roof leakage. Majority of roof is in good condition. Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Strobe alarms throughout. Installed in 1992 and has exceeded projected life expectancy. Grade - D

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Yes Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Not Applicable N/A

Ramp: Not Applicable N/A

Toilet Rooms: Toilet room fixtures and finishes are 20 years old. Lighting is not good and majority are not ADA accessible. Those that are accessible do not have vertical grab bars. Grade - D

Automatic Entrances: Located at main entry and entrances to newer portion of building. Grade - B

Door Clearances: Appears to be sufficient door clearances throughout. Some areas in older portion of building may not comply with ADA door clearances. Grade - B

Door Hardware: Majority of door hardware are knobs. Some levers are located in newer portion of building. Grade - C

Casework: Some delamination of counters and wear and tear on wood casework. Majority in good condition. Casework with front approach sinks do not meet code. Grade - C

Sink Access at Casework: Majority do not meet code, some do as side approach sinks. Grade - D

Drinking Fountains: Half of drinking fountains have been replaced throughout the school with ADA compliant fixtures with bottle filling stations. Some are still original to building or to addition 20 years ago. Grade - C

Stairs: Not Applicable N/A

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Classroom and corridor flooring in good condition. Original tile flooring in smaller gymnasium. Grade - C

Ceilings: Grade A in older portion of school replaced 3 years ago. Grade B
Grade C in newer portion of building original to 20 year old addition. Grade - B

Walls: Some brick throughout with grout needed. Painted CMU, wood paneling or wall tile throughout appears to be in adequate condition. Grade - C

Casework: Good condition. In some areas wood casework is worn and should be replaced. Grade - B

Doors: Doors in adequate condition due to age, and wear and tear. Grade - C

Marker Boards: Good condition Grade - B

Corridor Lockers/Cubbies: Repainted 15 years ago. There is a sufficient amount of lockers for student population. Grade - B

Toilet Partitions: Adequate condition. Partitions near urinals have rust. Grade - C

Shades: Majority are in adequate condition but some are worn. Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: No secure entrance. Office is located next to front entrance. Grade - F

Classroom Locks: Classroom doors are not able to be locked from the inside. Majority of door hardware are knobs. Some levers are located in newer portion of building. Grade - D

Security Cameras: Security cameras at most corridors and exterior doors. Some high traffic entrances do not have cameras. No cameras in Primary Wing, 3rd Grade or parking lot. Grade - C

Administration: Office renovation was done 3 years ago and has sufficient storage. Concerns regarding amount of glass and security with location of office. Grade - C

Mail Room/Staff Work: Mail is located in staff lounge. Concerns of Mail/Work room being separated from Administration area. Grade - C

Stage: Not Applicable N/A

Gymnasium New (171): Gymnasium built as part of 20 year old addition. Finishes are clean and function well. Grade - B

Gymnasium Old (130): Has dated metal acoustical ceilings and finishes; and original flooring. Used as cafeteria and gymnasium. Grade - D

Gym Locker/Shower: Not Applicable N/A

PT/OT Room: Ample amounts of storage. Toilet rooms are ADA accessible however no vertical grab bar. Large office area. Grade - B

Staff Lounge: Small and not well ventilated. Data closet is open to lounge. Work room located off staff lounge with worn casework. Casework is not ADA compliant. Grade - C

Nurse: Modified 20 years ago. Large with ample amounts of storage. ADA compliant toilet room. No PA speaker, cannot hear school announcements. Grade - B

Cafeteria: Has dated metal acoustical ceilings and finishes; and original flooring. Used as cafeteria and gymnasium. Grade - D

Kitchen: Warming kitchen. Dry storage is sufficient, more cold storage is needed. Second refrigerator or additional shelf for existing refrigerator is needed. No 3-bay sink in kitchen. Grade - C

After School Program: Located in Old Gymnasium and lacking storage. Kitchen is used for food storage. Grade - C

Art Room: Casework beat up and laminate peeling up. Kiln does not have protective barriers around it. Grade - D

Music: No designated music room. Room shuffles to an empty classroom. Grade - C

Library/IMC: Original to 20 year old addition. Delaminating at library desk. IMC office has good casework but does not appear to be ADA compliant. Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 2013 and has 32 years of useful life remaining. Grade - A

Air Handlers: Installed in 2013 and has 22 years of useful life remaining. Grade - A

Power Roof Ventilator: Installed in 2013 and has 17 years of useful life remaining. Grade - A

Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 2013 and has 22 years of useful life remaining. Grade - A

HVAC Pumps and Valves: Installed in 2013 and have 17 years of useful life remaining. Grade - A

Air Conditioning: Located in Main Office, Library/IMC and computer lab. Installed in 2013 and have 7 years of Grade - B useful life remaining.

Temperature Controls: Installed in 2013 and have 12 years of useful life remaining. Grade - A

Plumbing Fixtures: Original to existing building or 20 year old addition and have exceeded projected life expectancy. Grade - D

Water Heater: Installed in 2001 and has exceeded projected life expectancy. Grade - D

Water Softener: Installed in 2001 and has 5 years of useful life remaining. Grade - C

Plumbing Pumps and Piping: Grade - C

- Grade F: Plumbing piping original and has exceeded projected life expectancy.
- Grade B: Water pump installed in 2013 and has 7 years of useful life remaining.

Domestic Hot Water Piping: Hot water piping original and has 6 years of useful life remaining. Grade - D

ELECTRICAL SYSTEMS

Switchgear: Installed in 1993 and has exceeded projected life expectancy. Grade - D

Panels: Installed in 1962 and has exceeded projected life expectancy. Grade - C

Transformer: Installed in 1993 and has exceeded projected life expectancy. Grade - D

Generator: Not Applicable N/A

Lighting: LED lighting throughout older portion of building replaced in 2013. Newer portion of building has original lights from 20 year old addition. Grade - C

Power Outlets: Have exceeded projected life expectancy. Seems to be adequate amount throughout building. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Some speaker issues within classrooms. Installed in 2013 and has 12 years of useful life remaining. Grade - B

Phone: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Data Outlet: Adequate amount of data provided throughout building. Grade - B

Wireless: Yes Grade - B

AESTHETICS

Site: Site concrete and asphalt is worn and heaving. Landscaped areas are in good condition. Grade - C

Exterior Façade: Roof edge issues are noticeable. Areas of gutters and downspouts are missing. Water drips off roof to ground, wearing on asphalt. Other areas are rusted or damaged from delivery trucks. Brick is in good condition. Grade - C

Interior Spaces: Overall finishes are in good conditions. Original building has outdated toilet room finishes. The 20 year old addition has ceilings that look dirty. Grade - B

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Not efficient, single pane assemblies. Original to building. Grade - D

Wall Types: Unknown wall assembly. Assumed by age of original building and addition there are not sufficient amounts of insulation in wall assemblies. Grade - C

Roof: Unknown roof assembly. Assumed by age of original building and addition there are not sufficient amounts of insulation in roof assembly. Grade - C

Energy Efficiency of MEP Systems: Majority were replaced in 2013.

Grade - B

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Proximity of Administration and Work/Mail Room.

Sizes of Rooms: Good sized classrooms. About 1000 square feet per classroom.

Missing Spaces: The building does not have a secure entrance. There is also no good location for large deliveries. All shipments come into the school through a 3' door.

EMERSON ELEMENTARY SCHOOL

2421 E Johnson Street, Madison WI 53704

GENERAL

Site Size: 3.9 Acres

Building Area: 71,760 Sq. Ft.

Year Built: 1920 Additions: 1925, 1959, and 2012



SUMMARY

Site Elements	B
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	C
Electrical Systems.....	C
Technology Systems.....	B
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C

GRADE

COMPOSITE GRADE **C**

TOTAL COST TO GRADE C - B **\$2,991,846 - \$7,966,370**

SITE ELEMENTS

Asphalt Paving: Few minor to major cracking throughout parking area. Playground courts in good to adequate Grade - B condition.

Concrete Walks: Cracked and uneven walking surfaces resulting from differential settlement at several locations on Grade - D site.

Landscaping: Good condition and maintained. Grade - B

Fencing: Good condition. Mix installation. Older at parking area. Grade - B

Steps: Missing sections at raisers at several entry/exit locations. Steps severely cracked on Northeast side of Grade - D building.

Railings: Original iron railing is rusty. Grade - C

Playground Equipment: Newly installed. ADA accessible equipment. Grade - B

Sports Fields: Not Applicable N/A

Site Accessibility (Ramps, Handicap Parking, Van): Building accessible at Southwest entry, near elevator location Grade - B

Buses and Parent Drop-Off: Street drop-off for buses and parents. Issues with parent double parking. Not enough Grade - C parking in designated school lot. Three (3) designated ADA compliant stalls in parking. Only one stall has side clearance.

Fire Truck Access: Fire apparatus access noted on playground area (south elevation). North elevation doesn't fully Grade - B meet required access length.

Dumpsters: Located in school parking lot. No enclosure walls or gates. Grade - C

BUILDING ENVELOPE

Brick: Tuck pointing issues throughout facility. Few brick patching work noticed. Grade - C

Main Entry Doors: Good condition. Security hardware recently installed. Grade - B

Main Entry Columns and Entablature: Cracking with settlement issues at north elevation entry. Grade - C

Windows: Installed in 2002. Windows are difficult to open and close. Grade - C

Louvers: Good condition. Kiln louver exhaust needs stronger protection from playground use.	Grade - B
Miscellaneous Soffit Trim and Gravel Stops: Fascia in good condition	Grade - B
Roof: Majority of installed roof has exceeded projected life expectancy.	Grade - C

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 1992 and has exceeded projected life expectancy.	Grade - D
Fire Protection, Sprinkler System: Lower level only.	Grade - C
Egress: Adequate size. Doors shut with fire alarm. Magnetic openers don't always hold. Parts are difficult to locate for replacement.	Grade - A
Fire Extinguishers: Noted throughout building	Grade - B
Classroom in Lower Level: Not Applicable	N/A
Emergency Defibrillator: Newly installed.	Grade - A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Installed 2012. Code based elevator. All floors are accessible. Elevator equipment room located on top floor. Security button issue with students	Grade - A
Ramp: Not Applicable	N/A
Toilet Rooms: One toilet room accessible at main floor near main office. Non-accessible toilet rooms have improper signage noting they are accessible.	Grade - D
Automatic Entrances: Good to excellent condition.	Grade - A
Door Clearances: Good condition. Lounge area doesn't meet size requirements.	Grade - B
Door Hardware: Approximately 90% knob hardware based.	Grade - C
Casework: Poor condition	Grade - D
Sink Access at Casework: Not ADA compliant in classrooms due to handle hardware.	Grade - D
Drinking Fountains: New at main office (includes bottle filler) and are ADA accessible. Other fountains are older units.	Grade - C
Stairs: Not to code. Missing extensions and baluster rails. No guard railing present. Railing height concerns. Evacuation chairs located near stairs.	Grade - D
Stage: Accessible from main floor (backside).	Grade - A

INTERIOR FINISHES

Flooring: Terrazzo flooring at corridors. Lower level separation in flooring.	Grade - C
Ceilings: Newer ceilings installed in classrooms, corridors, offices, and other specialty areas	Grade - B
Walls: Good condition. Wall paint adequate	Grade - B
Casework: Original oak with few stains, cracks and chips. Varnish is coming off. Delaminating at several newer installed locations	Grade - D
Doors: Adequate condition. Mostly oak based throughout facility with varnish coming off.	Grade - C
Marker Boards: Good condition. Few small marks and scratches.	Grade - B
Corridor Lockers/Cubbies: Good condition. Replacing older hardware is an issue.	Grade - B

Toilet Partitions: Floor mounted. Recently painted. Some rust starting at bottom of stall separation panels. Grade - C

Shades: Adequate condition. Difficult to release shades back to open position. No missing shades in facility. Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Camera present and doors close properly. Older weathered handles. Grade - B

Classroom Locks: Not present on interior portion of doors. Knob base hardware Grade - D

Security Cameras: Recently updated. Visible on playground and 90% of entrances are under surveillance. Grade - B

Administration: Copy room is adequate size. Carpet is visibly worn Grade - B

Mail Room/Staff Work: Located in nurse station. Not easily accessible. Grade - C

Stage: Located in auditorium. Accessible from main floor (backside). Floor can be reconditioned. Curtains are fire retardant. Grade - B

Gymnasium: Ceiling newer with few stained tiles. Adequate heating/cooling. Flooring is in good to adequate condition. Few visible stains present. Gym office is also used for office. Grade - C

Gym Locker/Shower: Not Applicable N/A

Staff Lounge: VCT tiling; cracking on wood flooring; newer furniture; ceiling is in adequate condition; and casework scratched and cracked in multiple locations. Grade - B

Nurse: A/C window unit works properly. Newer casework. One (1) recovery couch. Sinks are not accessible in toilet room. Ceiling lighting is adequate. Privacy is an issue currently with adjacent administration offices. Grade - C

Cafeteria: Used in function with gymnasium. Grade - C

Kitchen: Not enough storage. Only has two component sink. Casework is worn with scratches and stains. Cabinets not adequate for storing certain sized food. Cooler storage is not adequate. Ceiling needs replacement. Terrazzo style flooring. Grade - C

After School Program: Not Applicable N/A

Art Room: Ceiling is in good to adequate condition. Lighting adequate for room use. Trough style sink with older handles. VCT flooring is worn and stained. Kiln needs stronger exhaust. Fins open one-third only. Exposed pipes. Grade - B

Music: Ceiling in good to adequate condition. Lighting adequate for room use. VCT flooring is worn and stained. Grade - B

Library/IMC: Newer carpet. Heating issues (too cold). Lighting is adequate for room use. Older ceiling tiles. Grade - B

Storage: Moisture issues at lower level storage. The bomb shelter is used for janitorial staff storage. Grade - D

MECHANICAL SYSTEMS

Boiler: Installed in 1967 and has exceeded projected life expectancy. Cleaver Brooks system. Open air unit. System revamped. Steam trap needs to be maintained daily. Grade - C

Air Handlers: Installed in 1920 and has exceeded projected life expectancy. Central Packaged. Air intakes with old farm belt in each unit. Outside area wall protection is in adequate to poor condition. Grade - D

Power Roof Ventilator: Has exceeded projected life expectancy. Grade - D

Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1967 and has exceeded projected life expectancy. Heating registers not covered in corridor locations. Heating system is not consistent and distributed well throughout facility. Windows are opened to cool down some portions of building while heating is running in other areas. Grade - D

HVAC Pumps and Valves: Adequate condition. Grade - C

Air Conditioning: Window units in offices & computer lab. No central air at main building. Grade - D

Temperature Controls: Installed in 2002 and has 1 year of useful life remaining. DDC System. Thermostats located in each room. Grade - C

Plumbing Fixtures: Dated fixtures throughout facility. Grade - C

Water Heater: Installed in 1992 and has exceeded projected life expectancy. Gas fire system. Grade - C

Water Softener: Installed in 2001 has 5 years of useful life remaining. Grade - B

Plumbing Pumps and Piping: Various installation dates and have exceeded projected life expectancy. Grade - C

Domestic Hot Water Piping: Various installation dates and have exceeded projected life expectancy. Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 1993 and has exceeded projected life expectancy. Grade - C

Panels: Installed in 1993 and has 2 years of useful life remaining. One located in gym office/storage and not up to code. Switch shutoffs located in panels. Grade - B

Transformer: Adequate condition Grade - C

Generator: Not Applicable N/A

Lighting: Good condition. Installed in 2004 throughout facility. Grade - B

Power Outlets: Adequate amount. Have exceeded projected life expectancy. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 2004 and has 3 years of useful life remaining. No speakers in lower level gym and boiler room office. Hard to hear in music room. Grade - C

Phone: Installed in 2001 and has exceeded projected life expectancy. Analog phone used with power outage. Grade - C

Data Outlet: Installed in 2004 and has 3 years of useful life remaining. Adequate for facility. Grade - B

Wireless: Adequate coverage throughout facility Grade - B

AESTHETICS

Site: Landscape has been maintained. Attention is needed for uneven walking surfaces. There are missing sections at raisers at several entry/exit locations, and steps that are severely cracked Grade - C

Exterior Façade: Exterior envelope is in adequate condition. Tuck pointing issues on brick veneer throughout facility. Grade - C

Interior Spaces: Facility interior spaces are in adequate condition. Majority of areas show typical signs of wear and tear. Delamination present on majority of older surfaces. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Installed in 2002. Double pane glazing. Windows difficult to open and close. Grade - C

Wall Types: Original masonry walls. Grade - C

Roof: Original composition. Roofing has exceeded projected life expectancy. Grade - C

Energy Efficiency of MEP Systems: Majority of equipment is original. Projected life expectancy has been exceeded Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Privacy is currently an issue in nurse space with adjacent administration offices.

Sizes of Rooms: Sufficient classroom size. Serving kitchen is too small. Not enough storage space.

Missing Spaces: Separate office for gym faculty. Gym locker and shower (changing room).

PHILIP H. FALK ELEMENTARY SCHOOL

6323 Woodington Way, Madison WI 53711

GENERAL

Site Size: 8.45 Acres

Building Area: 66,525 Sq. Ft.

Year Built: 1962 Additions: 1967 and 1995



SUMMARY

Site Elements.....	C
Building Envelope	C
Life Safety	B
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems.....	D
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADE **C**

TOTAL COST TO GRADE C - B..... **\$2,010,306 - \$8,035,358**

SITE ELEMENTS

Asphalt Paving: Parking lot asphalt is in adequate condition with few cracks present. Basketball court paving in Grade - C good condition.

Concrete Walks: Large separation between concrete walking slabs at main entry. Large gap present at building Grade - D foundation and concrete walkways near side entrances.

Landscaping: Landscaping has been maintained. Grade - B

Fencing: Adequate condition. Grade - C

Steps: Adequate condition. Few minor cracks at landing locations. Raisers show signs of separation with a few chips Grade - C visible at multiple locations.

Railings: Original iron railing. No central railing at front concrete walkway. Paint chipped at multiple locations. Grade - B

Playground Equipment: Equipment in good condition. Visible wear and fading occurring on paint. Majority of Grade - B equipment is not accessible.

Sports Fields: Fields in good condition with no drainage issues present at time of visit. Soccer goal framing is in Grade - B good condition with no severe tears in netting.

Site Accessibility (Ramps, Handicap Parking, Van): Playground equipment is not accessible. Grade - B

Buses and Parent Drop-Off: Main bus drop off is located on street near front entrance. Parent drop off is good. Grade - B

Fire Truck Access: Paved area around parameter of building is not accessible for fire truck access. Noncompliant Grade - C 12' gates are located at both ends of drive.

Dumpsters: Located near faculty parking with no enclosure. Grade - C

BUILDING ENVELOPE

Brick: Tuck pointing issues throughout facility. Few brick patching work noticed. Grade - C

Main Entry Doors: Adequate condition. Security hardware works. Grade - C

Main Entry Columns and Entablature: Not Applicable N/A

Windows: Double pane glazing and some screens are missing. Grade - B

Louvers: Good condition. Grade - B

Miscellaneous Soffit Trim and Gravel Stops: Southwest soffit has been recently painted near parking lot entry. Grade - D
Holes from water damage at wood fascia in numerous locations. Water is leaking to backside of soffit due to no roof drainage at fascia. Only small portion of roof has gutters. Water damage present with minor to severe wood damage.

Roof: Fascia boards drains to middle cap. Some leaks present on main roofing system over corridor locations. Roof Grade - B
drain leaks near air handler room. Updated in 1995.

LIFE SAFETY

Fire Alarm and Fire Detection: Pull stations in good shape and working properly. Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Multiple egress locations that are adequate to locate. Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level (Adjusted to Area Well): Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Not Applicable N/A

Ramp: Not Applicable N/A

Toilet Rooms: All toilet rooms are accessible in addition. Two toilet rooms near administration office are not Grade - C
accessible.

Automatic Entrances: Main entrance complies with ADA accessibility. Grade - B

Door Clearances: Majority of doors have adequate clearances throughout facility. Grade - B

Door Hardware: Majority of door hardware is knob based. No interior locks are present in classrooms. Grade - D

Casework: Casework is accessible at lower height in classroom locations. Rest of facility is not accessible Grade - C

Sink Access at Casework: Side access was noted in most classroom areas. Hardware type not accessible at most Grade - C
sink locations. Handle base faucet handle noted at addition classrooms

Drinking Fountains: Accessible at building addition. Other locations have older units. Grade - C

Stairs: Not Applicable N/A

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Original floor tile. Tiling is worn. Grade - C

Ceilings: Ceiling tile at corridors in good to adequate condition. Several locations have been noted with stains due Grade - C
to previous water damage. Classroom tiling in poor condition (D grade).

Walls: Wood paneling paint is worn throughout facility. Paint in adequate condition. Grade - C

Casework: Casework was noted as delaminated with paint chipped at multiple locations. Countertops are in Grade - C
adequate condition with some peeling and cracking occurring at corners and sink locations.

Doors: Some doors have been noted as damage with chips and scratches occurring on finish. No safety glass Grade - C
located in door lite.

Marker Boards: Good condition. A few small marks and scratches. Grade - B

Corridor Lockers/Cubbies: Recently painted. Hardware needs replacement on 10% lockers per year. Grade - C

Toilet Partitions: Some rust starting at bottom of stall separation panels. Floor mounted. Grade - C

Shades: No missing shades in facility. Shades are operable and are in adequate condition. Pulls are missing at most locations. Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Doors maintained and close properly. Camera present and functions appropriately. Grade - B

Classroom Locks: Not present on interior portion of doors. Knob base hardware. Grade - D

Security Cameras: Installed in 2013. Camera needed near central corridor. Adequate clarity and function. Grade - B

Administration: Reception desk is in good condition. No major stains or tears in carpet. Older lighting has ballast noise issues. Grade - B

Mail Room/Staff Work: Staff work area adequate in size. Original floor tile. Lighting is adequate for work area. Some newer based cabinets at mail area are in good condition. Older cabinets are delaminating with minor scratches and stains on countertop surfaces. Work area temperature was noted as warmer than adjacent rooms. Grade - C

Stage: Not Applicable N/A

Gymnasium: Partition works properly. Finish in poor condition at partition side door. Acoustical CMU based walls noted with paint in adequate condition. Basketball backboards in good condition. Flooring in good condition with typical wear and tear. Grade - C

Gym Locker/Shower: Not Applicable N/A

Staff Lounge: Adequate in size. Original floor tile. Lighting is adequate for work area. Older cabinets are delaminating with minor scratches and stains on countertop surfaces. Staff lounge temperature was noted as warmer than adjacent rooms. Grade - C

Nurse: Three (3) recovery couches present. Flooring is in adequate condition. Toilet room is accessible but no vertical grab bar. Only changing room in facility is located in nurses' toilet room. Grade - B

Cafeteria: Used in junction with gymnasium. Entry door hardware is hard to open. Grade - C

Kitchen: Countertop was noted as delaminating with minor wear and tear. One bay sink doesn't meet sanitary requirements. Kitchen items are carted to separate storage location down corridor. More storage is needed in kitchen area. Grade - D

After School Program: Majority of the building's classrooms are used for after school programs. Condition of spaces are noted in specialty areas/ needs section of notes. Grade - C

Art Room: Lighting has yellow film on covers. Not adequate for type of space. Lacks storage capability. No kiln used in clay area. Original floor tile. Windows are commonly opened in cooler months to help with heating issues in room. Grade - D

Music: Newer carpet with no major stains or tears. Lighting is in adequate condition. Grade - B

Library/IMC: Carpet in good condition with no major stains or tears. Ceiling tiles in good condition. Bookshelves are in good to adequate condition. Grade - B

MECHANICAL SYSTEMS

Boiler: Installed in various years and has exceeded projected life expectancy. Grade - D

Unit Ventilator: Installed in 1962 and has exceeded projected life expectancy. Grade - D

Air Handlers: Installed in 1995 and has 4 years of useful life remaining. Grade - B

Power Roof Ventilator: Installed in various years and has exceeded projected life expectancy. Grade - D

Cabinet Unit heaters, Convector and Baseboard Radiation: Various installation dates and have exceeded projected life expectancy. Grade - D

HVAC Pumps and Valves: Runs in adequate condition. Grade - C

Air Conditioning: Roof unit used for office area only. No A/C in library. Grade - D

Temperature Controls: Installed in various years and has exceeded projected life expectancy. Pneumatic and DDC based sub system. Thermostat located in each room. Office controlled by Coleman system. Grade - D

Plumbing Fixtures: Installed in various years. Outdated hardware. No visible severe chips or cracks. Grade - D

Water Heater: Installed in 2006 and has exceeded projected life expectancy. Gas fired sub system. Tank heater for domestic hot water installed in 1962 and has exceeded projected life expectancy. Steam base system. Grade - C

Water Softener: Installed in 2000 and has 4 years of useful life remaining. Grade - B

Plumbing Pumps and Piping: Piping and pumps installed in various years. Grade - C

Domestic Hot Water Piping: Installed in various years and has 9 years of useful life remaining. Grade - B

ELECTRICAL SYSTEMS

Switchgear: Installed in 1995 and has exceeded projected life expectancy. Grade - C

Panels: Located in electrical room. Installed in 1995 and has 4 years of useful life remaining. Grade - B

Transformer: Good condition Grade - B

Generator: Provides power to emergency lighting in corridors and gym. Tested every month. Installed in 1995 and has 4 years of useful life remaining. Grade - B

Lighting: Majority of lighting have yellow film issue with covers. Inadequate lighting at side entry (interior) near parking. Lighting fixtures installed over various years. Grade - D

Power Outlets: Receptacles are older based and majority have exceeded projected life expectancy. Additional outlets are needed in gym. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1995 and has exceeded projected life expectancy. BRS room (110) doesn't work. Gymnasium has noise concern at times it is hard to hear. Grade - C

Phone: Installed in 2001 and has exceeded projected life expectancy. Analog phone used with power outage. Grade - C

Data Outlet: Recently installed. Adequate for facility. Grade - C

Wireless: Good coverage throughout facility. Grade - B

AESTHETICS

Site: Overall landscape has been maintained. Grade - B

Exterior Façade: Building soffits should be painted or replaced at damage areas Grade - C

Interior Spaces: Signs of typical wear and tear are present throughout facility. Wood veneer in corridors should be stained or replaced. Original floor tile cracked in places. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Double pane glazing. Windows installed various years and have 9 years of useful life remaining. Grade - B

Wall Types: Original composition of CMU blocking. Grade - C

Roof Type: Installed in 1995 and has 4 years of useful life remaining.

Grade - B

Energy Efficiency of MEP Systems: Majority of equipment is original and has exceeded projected life expectancy. Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Some kitchen items are located in storage room down corridor from kitchen.

Sizes of Rooms: Sufficient classroom size. Serving kitchen is too small. Not enough storage space.

Missing Spaces: Gym locker and shower (changing room). Stage and kitchen dry storage.

FRANKLIN ELEMENTARY SCHOOL

305 W. Lakeside Street, Madison WI 53715

GENERAL

Site Size: 2.19 Acres

Building Area: 51,760 Sq. Ft.

Year Built: 1923 Additions: 1930, 1955 & 1995



SUMMARY

GRADE

Site Elements.....	D
Building Envelope	C
Life Safety	B
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	D
Electrical Systems	C
Technology Systems	C
Aesthetics	D
Sustainability and Energy Efficiency	C

COMPOSITE GRADE **C**

TOTAL COST TO GRADE C - B: \$3,562,510 - \$7,003,638

SITE ELEMENTS

Asphalt Paving: Paved parking in adequate condition but paved play areas are crumbling.	Grade - C
Concrete Walks: Adequate condition .	Grade - C
Landscaping: Good condition. Landscape beds need maintenance.	Grade - B
Fencing: Concrete base at 90% of fences are crumbling. Fences themselves are in good condition.	Grade - D
Steps: Crumbling and steps are at inconsistent heights.	Grade - D
Railings: Good condition.	Grade - B
Playground Equipment: Excellent condition.	Grade - A
Sports Fields: Drainage is plugged.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Grade based upon completion of new ramp as part of 2017 renovation.	Grade - A
Buses and Parent Drop-Off: No designated parent pickup/drop off area. Bus route is good.	Grade - D
Fire Truck Access: A few areas of school are difficult to access.	Grade - C
Dumpsters: Good condition but far from kitchen and no ramp for trash bin access into or out of school. Enclosure to be installed as part of 2017 renovation.	Grade - C

BUILDING ENVELOPE

Brick: Tuck-pointing needed.	Grade - C
Main Entry Doors: Adequate condition. Main entry doors are at grade.	Grade - C
Main Entry Columns and Entablature: In general the stone details and banding is in heavy need of repair; pieces are beginning to fall off.	Grade - D
Windows: Good condition but stick open/closed.	Grade - B
Louvers: Good condition.	Grade - B
Miscellaneous Soffit Trim and Gravel Stops: Good to excellent condition	Grade - A

Roof: Good to excellent condition Grade - A

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2003 and has 7 years of useful life remaining Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Good Condition. Grade - B

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Grade is based upon the completion of the lift and elevator installation as part of the 2017 renovation. Lower level will then be accessible. Grade - A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon completion of the lift and elevator installation as part of the 2017 renovation. Grade - A

Ramp: Grade based upon completion of the ramp installation as part of the 2017 renovation. Grade - A

Toilet Rooms: The majority are inaccessible and in poor condition. Two (2) new accessible toilet rooms to be installed as part of the 2017 renovation. Grade - B

Automatic Entrances: No ramp at entry with Automatic access. Grade - F

Door Clearances: Majority of the doors do not have wide enough clearance or clearances to each side of the door (inset doors). Grade - D

Door Hardware: Door knobs, not accessible. Grade - D

Casework: Majority of casework is at standard height or child height. Two (2) new sets of accessible casework including sinks to be installed in rooms 115 and 24A as part of the 2017 renovation. Grade - C

Sink Access at Casework: Majority are too high and only side access at sinks in casework. Two (2) new sets of accessible casework including sinks to be installed in rooms 115 and 24A as part of the 2017 renovation. Grade - C

Drinking Fountains: Good condition but some are not accessible. Two (2) accessible drinking fountains to be installed as part of the 2017 renovation. Grade - B

Stairs: Need hand rail extensions. Grade - C

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Good condition. A few areas of older flooring need tending. Grade - B

Ceilings: Approximately 20% of ceilings are new, but older ceilings are in poor condition. Grade - D

Walls: Normal wear and tear. Paint and touch up needed. Grade - C

Casework: Majority are in need of replacement, but the Kitchen is in extremely poor condition (Grade - F). Grade - D

Doors: Approximately 50% need some form of refinishing. Knobs need to be replaced with Levers. Grade - C

Marker Boards: Need more. Those they do have are showing wear/ghosting, hard to clean. Grade - C

Corridor Lockers/Cubbies: Good condition, but lockers are shared. Grade - B

Toilet Partitions: Worn Grade - D

Shades: Excellent condition Grade - A

SPECIALTY AREAS/NEEDS

Secure Entrance: Grade based upon completion of new entry and Administration space directly connected for a secure entry sequence as part of 2017 renovation.	Grade - A
Classroom Locks: Approximately 90% are knobs with a skeleton key access.	Grade - D
Security Cameras: Coverage at egress locations.	Grade - B
Administration: Grade based upon completion of new Administration space on ground floor to be connected to secure entry as part of 2017 renovation.	Grade - A
Mail Room/Staff Work: Poor condition	Grade - D
Stage: Not Applicable	N/A
Gymnasium: Floor is in good condition, but overall gym is worn. Curtain is currently being installed.	Grade - C
Gym Locker/Shower: Not Applicable	N/A
Staff Lounge: Decent condition.	Grade - C
Nurse: Grade based upon completion of new Nurse space as part of 2017 renovation.	Grade - A
Cafeteria: Decent condition. Hard to file children in and out in a timely manner.	Grade - C
Kitchen: Poor condition.	Grade - D
After School Program: Needs more space. Shared with Kitchen storage. Poor use of storage.	Grade - D
Art Room: Cabinetry in poor condition.	Grade - D
Music: Shares space with Cafeteria.	Grade - D
Library/IMC: Carpet is in good condition. A few light fixtures are out, but overall ceiling is in good condition. Majority of the furniture is worn but well maintained and in good condition.	Grade - B

MECHANICAL SYSTEMS

Boiler: Installed in 1965 and has exceeded projected life expectancy. Overflow issues require constant monitoring.	Grade - D
Air Handlers: Not working.	Grade - F
Unit Ventilators: Various installation dates between 2000 - 2004 and have 8 - 12 years of useful life remaining.	Grade - B
Power Roof Ventilator: Installed in 1933 and has exceeded projected life expectancy. Currently is not working.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Various installation dates and have exceeded projected life expectancy.	Grade - D
HVAC Pumps and Valves: Various installation dates and all have exceeded projected life expectancy.	Grade - D
Air Conditioning: Unit ventilators have air conditioning installed in 2000 and 2004 with 9-13 years of useful life remaining.	Grade - C
Temperature Controls: Installed in 1965 and has exceeded projected life expectancy. Heating is inconsistent throughout the building.	Grade - C
Plumbing Fixtures: Installed in 1940, have exceeded projected life expectancy and are not accessible.	Grade - D
Water Heater: Installed in 1990 and has exceeded projected life expectancy.	Grade - B
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - C
Plumbing Pumps and Piping: Various installation dates and all have exceeded projected life expectancy. Janitorial sinks are raised and difficult to access.	Grade - C

Domestic Hot Water Piping: Installed in 1940 and have exceeded projected life expectancy. Grade - D

ELECTRICAL SYSTEMS

Switchgear: Installed in 1995 and have exceeded projected life expectancy. Grade - C

Panels: Installed in 1995 and have 4 years of useful life remaining. Grade - B

Transformer: Adequate condition. Grade - C

Generator: Installed in 2000 and has 9 years of useful life remaining. Grade - B

Lighting: Various installation dates and all have exceeded projected life expectancy. Grade - D

Power Outlets: Various installation dates and all have exceeded projected life expectancy. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1955 and has exceeded projected life expectancy. Grade - D

Phone: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Data Outlet: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Wireless: Installed in 2001 and has exceeded projected life expectancy. Grade - C

AESTHETICS

Site: Seems worn, needs much site work for access and safety. Grade - D

Exterior Façade: Exterior stone work in very poor condition. Grade - D

Interior Spaces: Dated and worn. Grade - D

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Good condition. Grade - B

Wall Types: The building was constructed in 1923 and it is assumed that little insulation was used. Grade - D

Roof: All roofs less than 10 years old, but the building was constructed in 1923 and it is assumed that little insulation was used. Grade - C

Energy Efficiency of MEP Systems: The building was constructed in 1923; newer systems are more efficient. Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: None noted.

Sizes of Rooms: Classroom sizes are adequate. Staff work room is undersized for number of staff.

Missing Spaces: Insufficient storage. Staff work room is undersized for number of staff.

GLENDALE ELEMENTARY SCHOOL

1201 Tompkins Drive, Madison WI 53716

GENERAL

Site Size: 10.73 Acres

Building Area: 78,875 Sq. Ft.

Year Built: 1957 Additions: 1958, 1959 & 1962



SUMMARY

Site Elements	D
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	B
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	D
Electrical Systems.....	B
Technology Systems.....	B
Aesthetics.....	D
Sustainability and Energy Efficiency.....	D

GRADE

COMPOSITE GRADE D

TOTAL COST TO GRADE C - B \$5,273,763 - \$9,234,822

SITE ELEMENTS

Asphalt Paving: South side playground areas are worn and cracked all over.	Grade - F
Concrete Walks: Some cracking was noted as well as differential settlement.	Grade - D
Landscaping: Overgrown shrubs at the front facade and some balding areas of grass.	Grade - C
Fencing: East side fencing is dated and damaged	Grade - D
Steps: Steps are older and have some rust stains where the guardrails attach. Concrete walls along the sides are older, breaking up and deteriorating	Grade - D
Railings: Some don't meet graspability requirements.	Grade - C
Ramp: Located at front entry has rust stains where guardrails attach.	Grade - C
Playground Equipment: Newer	Grade - B
Sports Fields: Soccer goals are dated and rusty	Grade - F
Site Accessibility (Ramps, Handicap Parking, Van): Adequate	Grade - C
Buses and Parent Drop-Off: Adequate	Grade - C
Fire Truck Access: Adequate	Grade - C
Dumpsters: Located toward the back, not readily visible from the street. Not fenced in. Location adequate	Grade - C

BUILDING ENVELOPE

Brick: Older but in good condition.	Grade - B
Main Entry Doors: Older door system with single pane glass.	Grade - D
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Older aluminum with single pane glass.	Grade - D
Louvers: Older and a few appear damaged.	Grade - C
Miscellaneous Soffit Trim and Gravel Stops: Good condition	Grade - B
Roof: Approximately 80% installed in 2008 and have 7 years of useful life remaining. Remainder was installed 2003.	Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2009 and has 13 years of useful life remaining	Grade - A
Fire Protection, Sprinkler System: Building does not have a sprinkler system.	N/A
Egress: Good	Grade - B
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level: Not Applicable	N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Installed in 1963 and has exceeded project life expectancy.	Grade - D
Ramp: Not Applicable	N/A
Toilet Rooms: One set of accessible stalls located on each floor.	Grade - B
Automatic Entrances: Located at main entry door only.	Grade - C
Door Clearances: Larger rooms have adequate clearances, smaller spaces and entries to some of the gang toilet rooms do not	Grade - C
Door Hardware: Majority are older knob type hardware.	Grade - D
Casework: Appear to have appropriate heights.	Grade - B
Sink Access at Casework: Mostly side approach in classrooms.	Grade - B
Drinking Fountains: Single EWC units were noted	Grade - C
Stairs: Handrails do not meet current graspability requirements	Grade - D
Stage: Not Applicable	N/A

INTERIOR FINISHES

Flooring: Many rooms have the original tile. Corridors have newer VCT.	Grade - C
Ceilings: Majority has newer ACT.	Grade - B
Walls: Corridors have older tile wainscot in good condition. Walls in general in good condition. Toilet rooms have older tile in adequate condition.	Grade - C
Casework: Mostly older casework, some delaminating.	Grade - D
Doors: Majority are original doors.	Grade - C
Marker Boards: Original chalkboards are being retrofitted with marker surface. All classrooms have been provided with Smart Boards.	Grade - B
Corridor Lockers/Cubbies: Cubbies do not have individual divisions but are in good condition.	Grade - D
Toilet Partitions: Adequate condition	Grade - C
Shades: Original with the building, approximately 60% do not work properly.	Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Building does not have a secure entrance.	Grade - F
Classroom Locks: Knob type hardware. Not lockable from the inside of the classrooms.	Grade - F
Security Cameras: Located in a few areas in the corridor and the main entry.	Grade - C

Administration: Original floor tile, older reception desk and doors with knobs.	Grade - D
Mail Room/Staff Work: Original floor tile and older cabinetry. Combines copy/work and staff lounge. Storage cabinetry is needed.	Grade - D
Stage: Not Applicable	N/A
Gymnasium: Moisture problem coming up from floor on west side of gym affecting the flooring. Exposed brick wainscot around perimeter and older ceiling.	Grade - C
Gym Locker/Shower: Not Applicable	N/A
Staff Lounge: Combines with copy/work and mail.	Grade - D
Nurse: Tight space with two (2) cots and does not meet ADA standards. Need private room/office, separate hand sink, locked storage for meds and more electrical outlets. Room is also very warm, there is no adequate ventilation. Located on a loud corridor is not ideal	Grade - D
Cafeteria: Finishes are newer. Areas are being used for storage by other entities	Grade - B
Kitchen: Warming kitchen lacks storage and the plam counter is chipping on the edges	Grade - C
After School Program: Not Applicable	N/A
Art Room: Adequate condition. Cabinetry is dated and stained	Grade - C
Music: Not Applicable	N/A
Library/IMC: Good condition.	Grade - B

MECHANICAL SYSTEMS

Boiler: Installed in 1957 and has exceeded projected life expectancy.	Grade - D
Air Handlers: Installed in 1957 and have exceeded projected life expectancy.	Grade - D
Power Roof Ventilator: Installed in 1957 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1957 - 1958 and have exceeded projected life expectancy.	Grade - D
HVAC Isolation Valves and Temperature Controls: Installed in 1957 and has exceeded projected life expectancy.	Grade - D
Air Conditioning: Not Applicable	N/A
Pumps, Boiler Feedwater & Condensate Receiver: Installed in 2000 and has 4 years of useful life remaining	Grade - B
Air Compressor, Temperature Control: Installed in 1958 and has exceeded projected life expectancy.	Grade - D
Fan Coil Unit: Installed in 1996 and has 5 years of useful life remaining	Grade - B
Temperature Controls: Pneumatic were installed in 1958 and have exceeded projected life expectancy. DDC were installed in 2002 and have 1 year of useful life remaining.	Grade - C
Plumbing Fixtures: Waste water were installed in 1958 and have exceeded projected life expectancy. Plumbing fixtures were installed in 2007 and have 11 years of useful life remaining.	Grade - C
Domestic Hot Water Tank & Boiler Feedwater: Installed in 1957 and has exceeded projected life expectancy.	Grade - D
Drinking Fountains: Installed in 1990 and have exceeded projected life expectancy.	Grade - C
Water Heater: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - B
Domestic Hot Water Pumps, Piping and Sanitary Waste Piping: Installed in 1957 and have exceeded projected life expectancy.	Grade - D

ELECTRICAL SYSTEMS

Switchgear: Installed in 2009 and has 13 years of useful life remaining	Grade - A
Power Distribution Feeders Starters & Disconnects: Installed in 1957 and has exceeded projected life expectancy.	Grade - D
Panels, Starters & Disconnects : Installed in 2009 and have 20 years of useful life remaining.	Grade - A
Transformer: Not Applicable	N/A
Generator: Not Applicable	N/A
Lighting: Installed in 2009 and has 8 years of useful life remaining.	Grade - A
Receptacles & Switches : Installed in 2009 and has 8 years of useful life remaining.	Grade - A

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

Camera CCTV: Installed in 2013 and has 7 years useful life remaining	Grade - A
Master Clock: Installed in 2009 and has 8 years of useful life remaining	Grade - A
PA System: Installed in 2009 and has 8 years of useful life remaining	Grade - A
Phone: Installed in 2001 and has exceeded projected life expectancy.	Grade - C
Alarm System: Installed in 1990 has exceeded projected life expectancy.	Grade - C
Wireless: Yes	Grade - A

AESTHETICS

Site: Landscape is minimal and asphalt areas are very worn.	Grade - D
Exterior Façade: Older and dated.	Grade - D
Interior Spaces: Older but remodeling has taken place.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Original with the building from 1957. Aluminum with single pane glass.	Grade - D
Wall Types: The building was constructed in 1957 and it is assumed that little insulation was used.	Grade - D
Roof: Approximately 80% was installed in 2008 and has 7 years of useful life remaining.	Grade - B
Energy Efficiency of MEP Systems: Poor condition	Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Administration should be adjacent to entry and part of a secure entry. Nurse should be part of admin. Adjacent corridor is too noisy.

Sizes of Rooms: Nurse's area is too small.

Missing Spaces: Nurse private office, Storage rooms and Kindergarten toilet rooms.

HAWTHORNE ELEMENTARY SCHOOL

3344 Concord Ave, Madison WI 53714

GENERAL

Site Size: 9.23 Acres

Building Area: 65,461 Sq. Ft.

Year Built: 1958 Additions: 1961, 2001 & 2016



SUMMARY

Site Elements.....	C
Building Envelope	B
Life Safety	B
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	B
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B..... \$677,834 - \$4,788,829

SITE ELEMENTS

Asphalt Paving: Areas are dated and cracking.	Grade - C
Concrete Walks: Good condition with some cracking.	Grade - B
Landscaping: Overgrown bushes, many weeds, needs attention.	Grade - D
Fencing: Good condition. There is a portion on a hill near the main entrance that is dated and should be removed. No need to replace.	Grade - B
Steps: Concrete steps are in good to excellent condition.	Grade - A
Railings: Paint peeling from railings near garbage dumpster.	Grade - B
Playground Equipment: Adequate condition but it is not accessible.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Two (2) entrances are provided with automatic openers.	Grade - B
Buses and Parent Drop-Off: This is done on opposite sides of the building.	Grade - A
Fire Truck Access: Not all areas of the building are accessible.	Grade - C
Dumpsters: Garbage and recycle are on opposite sides of the building.	Grade - C
Ramp at Gym: New ramp at gym slopes down toward gym exit door. During heavy rains, the drain is not able to handle the load, area fills and leaks into the gym.	Grade - D

BUILDING ENVELOPE

Brick: Façade is older but in very good shape.	Grade - A
Main Entry Doors: Older aluminum but functioning, the secondary doors forming the secure entry sequence are newer.	Grade - B
Secondary Entry from South Parking: Does not have an airlock and the existing VCT flooring is being damaged.	Grade - C
Windows: On the older portions of the building, the windows have single pane glass. Approximately 20% of the screen openings boxes are missing their hinge attachment. Sealant is dry and peeling.	Grade - C
Louvers: Some were noted to be dated and rusty.	Grade - D
Miscellaneous Soffit Trim and Gravel Stops: Good condition	Grade - A

Roof: Majority has been replaced in the past 2-3 years; approximately 15% was installed in 2001. Grade - A

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2001 and has 5 years of useful life remaining. Grade - C

Fire Protection, Sprinkler System: Sprinkler protection is located in to new addition to the west of the school only including the cafeteria and spaces immediately adjacent. Grade - C

Egress: Good Grade - B

Fire Extinguishers: Noted throughout building. Grade - B

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Elevator was installed in 2001 and in good condition. Grade - B

Ramp: New ramp located in new addition. Grade - A

Toilet Rooms: Newer toilet rooms meet ADA standards, about 50% the original existing toilet rooms have been retrofitted for ADA access. Grade - C

Automatic Entrances: Noted at two (2) entries. Grade - A

Door Clearances: Mostly work well with few exceptions in the older portion of the building. Grade - B

Door Hardware: Approximately 50% of the door hardware in the original building still have knobs. Grade - C

Casework: Are general low in height in the classrooms. Grade - B

Sink Access at Casework: Many sinks have been retrofitted and provided with side approach and a drinking spout. Grade - B

Drinking Fountains: Have been replaced with newer ADA type EWC's. Grade - B

Stairs: Handrails in the older portion of the building do not meet current codes. Grade - D

Stage: New pull out type. Grade - A

INTERIOR FINISHES

Flooring: Mostly newer VCT throughout, Existing toilet rooms have original older tile and the LMC carpet is older and should be replaced. Grade - B

Ceilings: New ceiling, good to excellent condition. Grade - A

Walls: There is existing dated ceramic tile in the older part of the building that is damaged in some areas. Grade - C

Casework: Dated and delaminating. Grade - D

Doors: Many doors have been replaced with new the remainder are old. Grade - C

Marker Boards: Mostly chalkboards. Grade - D

Corridor Lockers/Cubbies: Newer and good size. Grade - B

Toilet Partitions: Adequate condition. Grade - C

Shades: Good condition Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: Recently installed. Grade - A

Classroom Locks: There are a combination of levers that lock from the inside and knob type hardware. As doors get replaced in the older part of the school so does the hardware. Approximately, 65% of the classrooms need new

doors and hardware.

Security Cameras: It was noted to be located in the corridors as well as at two (2) entrances.	Grade - B
Administration: Small space with newer finishes.	Grade - B
Mail Room/Staff Work: Adequate size, finishes are newer but the cabinetry is very old, delaminating, and too low for function. Also, some have no doors.	Grade - C
Stage: Good to excellent condition.	Grade - A
Gymnasium: Good to excellent condition.	Grade - A
Parent Resource: In process of being refurbished	Grade - A
Nurse: Good to excellent condition.	Grade - B
Cafeteria: Good to excellent condition.	Grade - A
Kitchen: Serving kitchen has newer finishes, space is adequate in size.	Grade - A
After School Program: New finishes, very small space, lacking storage and the toilet room does not meet ADA standards.	Grade - C
Art Room: Good condition. New space but more storage needed.	Grade - B
Music: Good condition. New space but need more storage, and additional electrical outlets at the front of the room.	Grade - B
Custodial: Insufficient storage.	Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 2013 and has 32 years of useful life remaining.	Grade - A
Roof Top Units: Over gym Installed in 2013 and has 22 years of useful life remaining LMC has 12 years left.	Grade - A
Unit Ventilator: Installed in 2013 and has 22 years of useful life remaining.	Grade - A
Cabinet Unit Heaters, Convectors and Baseboard Radiation: Installed in 2013 and has an average of 20 years of useful life remaining.	Grade - A
HVAC Pumps and Valves: Installed in 2013 and has an average of 17 years of useful life remaining.	Grade - A
Air Conditioning: Provided only in IMC/Computer, Administration and Kindergarten.	Grade - D
Power Roof Ventilator: Installed in 2013 and has 17 years of useful life remaining.	Grade - A
VFD: Installed in 2013 and has 12 years of useful life remaining.	Grade - A
Condensing Unit: Installed in 2013 and has 12 years of useful life remaining.	Grade - A
Temperature Controls: Installed in 2002 and has 1 year of useful life remaining.	Grade - B
Plumbing Fixtures: Many were installed in 1958 and has exceeded projected life expectancy. Replacement of sinks have occurred in last 5 to 10 years.	Grade - C
Water Heater: Installed in 2002 and has exceeded projected life expectancy.	Grade - D
Water Softener: Installed in 2000 and has 4 years of useful life remaining	Grade - B
Domestic Hot and Cold Water Piping, and Waste: Installed in 1958 and has exceeded projected life expectancy.	Grade - C

ELECTRICAL SYSTEMS

Service Entrance / Switchgear: Installed in 2001 and has 5 years of useful life remaining	Grade - B
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Branch Distribution Panelboards, Feeders and Wiring: Panel boards are original 1958 and have exceeded projected life expectancy. Feeders have 10 years of useful life remaining, and wiring is a combination older and newer. Grade - C

Switchboard: Installed in 1958 and has exceeded projected life expectancy. Grade - D

Lighting: Many fixtures were replaced in last 10-15 years and are good shape. Restrooms and storage are original and have exceeded projected life expectancy. Grade - C

Power Outlets: Switches and receptacles are combination of older and newer. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

CCTV Security System: Installed approximately in 2013 and has 7 years of useful life remaining. Grade - A

Clock System: Installed in 1985 and has exceeded projected life expectancy. Grade - C

PA System: Installed approximately in 1970 and has 4 years of useful life remaining. Grade - C

Phone & Data Cabling: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Intrusion Alarm System: Installed approximately in 1990 and has exceeded projected life expectancy. Grade - C

AESTHETICS

Site: Landscaping needs attention. Grade - C

Exterior Façade: Older portion of the building has the original metal panels in aluminum trim. The gutters and downspouts appear new and in good shape. Grade - C

Interior Spaces: Older portions of the building need cabinetry and existing damaged wall tile addressed. Grade - B

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Original portion of the building has the original aluminum windows with single pane glass. Grade - D

Wall Types: The building was constructed in 1958, it is assumed that little insulation was used. Grade - D

Roof: Majority was replaced in the past 2-3 years. Grade - A

Energy Efficiency of MEP Systems: Adequate Condition. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Adequate

Sizes of Rooms: Administration area is small, classrooms are adequate.

Missing Spaces: Storage

RAY W. HUEGEL ELEMENTARY SCHOOL

2601 Prairie Road, Madison WI 53711

GENERAL

Site Size: 10.81 Acres
 Building Area: 64,000 Sq. Ft.
 Year Built: 1965 Additions: 1991



SUMMARY

Site Elements	C
Building Envelope.....	D
Life Safety.....	B
Accessibility.....	B
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	C
Electrical Systems.....	D
Technology Systems.....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D

GRADE

COMPOSITE GRADE **C**

TOTAL COST TO GRADE C - B **\$2,342,400 - \$8,221,565**

SITE ELEMENTS

Asphalt Paving: Good condition, areas of playground and drive could use refinishing	Grade - B
Concrete Walks: Good condition. Concrete wall near gym and trash area has large chunk missing and will continue to deteriorate	Grade - B
Landscaping: Good condition.	Grade - B
Fencing: Installed in 1965, has exceeded projected life expectancy. Adequate condition, older. Weeds / vines should be removed from fencing in some areas.	Grade - C
Steps: Not Applicable,	N/A
Railings: Good condition but needs painting. Play area is across a deep ditch and the rails should be extended further to each side of crossing for safety.	Grade - C
Playground Equipment: Good condition. Paved play areas are showing age.	Grade - B
Sports Fields: Netting of soccer goals need replacing and some drainage issues.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Adequate condition; majority of the areas can be reached but play equipment is not accessible.	Grade - C
Buses and Parent Drop-Off: Bus drop off works well but parents are using the staff parking areas.	Grade - B
Fire Truck Access: Access is good. There are some areas toward the park that maybe difficult to get to due to the steep slope.	Grade - B
Dumpsters: Easy access but no enclosure.	Grade - C

BUILDING ENVELOPE

Brick: Excellent condition	Grade - A
Main Entry Doors: Excellent condition	Grade - A
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Grade based upon scheduled replacement of windows in 2017 renovation.	Grade - A
Louvers: Adequate condition.	Grade - C

Miscellaneous Soffit Trim and Gravel Stops: Soffit is 51 years old. Majority of the damage to the roof is on the underside, the "soffit" area. Grade - D

Roof: The perimeter Cedar shingle roof installed in 1965. There are areas with missing shingles. The large overhangs have shingles on the bottom and these areas seem to have the most damage. The rest of the roof is a flat roof that leaks. Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: Good condition Grade - A

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Excellent condition Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Not Applicable N/A

Ramp: Railings need extensions. Grade - B

Toilet Rooms: Many bathrooms have accessible stalls. Grade - B

Automatic Entrances: Excellent condition Grade - A

Door Clearances: Good to Excellent Grade - A

Door Hardware: Majority of doors have knobs. Grade - F

Casework: Poor access. Grade - D

Sink Access at Casework: Poor access. Grade - D

Drinking Fountains: Good condition. Grade - B

Stairs: Not Applicable N/A

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Flooring varies from adequate to new. The ramp down to the gym requires work. Grade - C

Ceilings: Many ceilings require replacing due to roof leaks and age. Grade - D

Walls: Good condition, normal wear and tear. Grade - B

Casework: Majority of casework is 40-50 years old. Grade - D

Doors: Doors need to be refinished. Grade - C

Marker Boards: Good condition. Grade - B

Corridor Lockers/Cubbies: Good condition. Grade - B

Toilet Partitions: Adequate condition. Grade - C

Shades: Many are missing and should be replaced. Grade - F

SPECIALTY AREAS/NEEDS

Secure Entrance: Excellent condition Grade - A

Classroom Locks: Majority of the doors have knobs and cannot be locked from the inside.	Grade - F
Security Cameras: Camera missing at Door 6.	Grade - B
Administration: Excellent condition	Grade - A
Mail Room/Staff Work: Mail slots are in Administration and are new. Staff work area is in part of Administration but also in part staff lounge/copy area which is in poor condition.	Grade - C
Stage: Not Applicable	N/A
Gymnasium: Adequate condition of interior finishes but exposed insulation indicates issues at the roof.	Grade - C
Gym Locker/Shower: Unused, storage.	Grade - C
Reading Intervention Class: Shared with book storage and OT/PT.	Grade - D
Staff Lounge: Poor condition, shares space with copy room separated by wall of random supplies. Connected bathroom is not accessible. Garbage disposal is broken.	Grade - D
Nurse: Adequate condition. Shades and cabinetry need replacing.	Grade - C
Cafeteria: Stair entry needs new finishes and railings require extensions. Overall good condition.	Grade - B
Kitchen: Finishes are dated and heavily worn. The space is small, inadequate lighting, and finishes are worn. There is no space for a salad bar set up and insufficient cold storage for current needs. Stove base is damage.	Grade - D
After School Program: Insufficient storage space.	Grade - C
Art Room: Adequate condition. Shades and cabinetry need replacing.	Grade - C
Music: Adequate condition. Shades and cabinetry need replacing. The floor has several levels for tiered seating that are not accessible.	Grade - C
Library/IMC: Good to excellent condition. Space was renovated summer of 2016.	Grade - A

MECHANICAL SYSTEMS

Boiler: New boiler recently installed.	Grade - A
Air Handlers: New air handlers recently installed.	Grade - A
Power Roof Ventilator: Installed in 1978 and have exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Heating is unevenly distributed. Some Uni-vents are new.	Grade - C
HVAC Pumps and Valves: New pumps recently installed.	Grade - A
Air Conditioning: Only in Main Office, Library, and Computer Lab.	Grade - C
Temperature Controls: Installed in 2006 and has 5 years of useful life remaining.	Grade - C
Plumbing Fixtures: Installed approximately 1978 and has exceeded projected life expectancy.	Grade - D
Water Heater: Installed in 2011 and has 5 years of useful life remaining.	Grade - D
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - D
Plumbing Pumps and Piping: Installed in 1978 and has exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Installed in 1978 and has exceeded projected life expectancy.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 1978 and has exceeded projected life expectancy.	Grade - D
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Panels: Installed in 1978 and have exceeded projected life expectancy.	Grade - D
Transformer: Adequate condition.	Grade - C
Generator: Not Applicable	N/A
Lighting: Multiple installation years: oldest fixtures installed in 1965 and have exceeded projected life expectancy.; newest installed in 2016 and have 15 years of useful life remaining.	Grade - C
Power Outlets: Installed in 1978 and have exceeded projected life expectancy.	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1990 and has exceeded projected life expectancy.	Grade - D
Phone: Installed in 2001 and has exceeded projected life expectancy.	Grade - D
Data Outlet: Installed in 2000 and has exceeded projected life expectancy.	Grade - D
Wireless: Adequate condition	Grade - C

AESTHETICS

Site: Looks clean and well kept, but showing age.	Grade - B
Exterior Façade: Shingles are in poor condition. Masonry is in good condition.	Grade - D
Interior Spaces: A mixture of new and old. The areas that have been updated look great, the older areas are worn and dated.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Windows were installed in 1965 and are single paned.	Grade - D
Wall Types: The building was constructed in 1965 and it is assumed that little insulation was used.	Grade - D
Roof: The building was constructed in 1965 and it is assumed that little insulation was used.	Grade - D
Energy Efficiency of MEP Systems: Majority of the system was installed in 1965; newer systems are more efficient.	Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: A testing room needs to be located near younger student classrooms. Currently using a small closet.

Sizes of Rooms: Many auxiliary spaces are lumped together or held in randomly open rooms. These spaces need more room and to be separated.

Missing Spaces: Separate spaces for Reading, OT/PT, and Book storage. There is also no designated space for testing. Storage is not sufficient and aggravates the issues with the auxiliary spaces.

KENNEDY ELEMENTARY SCHOOL

221 Meadowlark Drive, Madison WI 53714

GENERAL

Site Size: 14.59 Acres

Building Area: 67,220 Sq. Ft.

Year Built: 1965 Additions: 1967 & 1991



SITE ELEMENTS

Asphalt Paving:

- Grade D - Front and side of buildings.
- Grade B - Heaving and uneven asphalt back of building at playground.

Grade - C

Concrete Walks: Good condition.

Grade - B

Landscaping: Landscaping is overgrown with some balding areas in grass.

Grade - D

Fencing: Not Applicable

N/A

Steps: Asphalt steps on side of building are not accessible.

Grade - F

Railings: Exterior railings are rusting in areas.

Grade - C

Playground Equipment: Majority of playground equipment is newer and in good condition. Some areas are worn. Not ADA accessible.

Grade - C

Sports Fields: Grass and baseball diamond in good condition. Baseball diamond fencing is rusting.

Grade - C

Site Accessibility (Ramps, Handicap Parking, Van): Yes

Grade - A

Buses and Parent Drop-Off: Kids are released to buses out front and to parents out back. Separation works with staff.

Grade - B

Fire Truck Access: Good

Grade - B

Dumpsters: Dumpsters are not located near exit nor within an enclosure. Difficult to access in winter.

Grade - D

BUILDING ENVELOPE

Brick: Brick spalling throughout exterior.

Grade - D

Main Entry Doors: Grade based upon completion of new main entry in 2016-2017 renovation.

Grade - A

Main Entry Columns and Entablature: Not Applicable

N/A

Windows: Double aluminum sliders w/ single pane windows. Wood blocks needed to secure windows as locks do not function well. Some torn screens throughout building.

Grade - D

Louvers: Good condition

Grade - B

SUMMARY

Site Elements	C
Building Envelope	C
Life Safety	C
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	D
Electrical Systems	D
Technology Systems	C
Aesthetics	D
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B\$4,544,534 - \$9,599,483

Miscellaneous Soffit Trim and Gravel Stops: Rusting apparent in areas around building. Grade - C

Roof: Grade - C

- Grade A - Areas that were replaced in 2004 and have 13 years of useful life remaining.
- Grade D - Remaining areas have exceeded projected life expectancy.

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 1997 and has 1 year of useful life remaining. Grade - C

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Yes Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon completion of elevator installation in 2016-2017 renovation. Grade - A

Ramp: Not Applicable N/A

Toilet Rooms: ADA accessibility not provided in all toilet rooms. Designated single occupant toilet rooms available, but key needed from staff to use. Grade - C

Automatic Entrances: Grade based upon completion of new entrance in 2016-2017 renovation. Grade - A

Door Clearances: Good to Excellent. Grade - A

Door Hardware: Knobs throughout the building with a few levers. Grade - D

Casework: Majority of casework is original to building. Worn and areas of delaminating counters. Grade - D

Sink Access at Casework: Majority of sinks are accessible. Grade - C

Drinking Fountains: Drinking fountains upstairs are dated porcelain tile. Lower level are ADA compliant but are outdated. Grade - C

Stairs: Rise and run sizes of stairs are not up to current code. Railings are not accessible. Grade - F

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Poor condition. Installed at various points over the year but have exceeded projected life expectancy. Grade - D

Ceilings: Ceilings are dated and falling apart. Grade - F

Walls: Brick and painted CMU walls in good condition. Grade - B

Casework: Adequate condition. Delamination at counters and wood casework shows wear and tear with age. Grade - C

Doors: Wear and tear on doors due to age. Grade - C

Marker Boards: Adequate condition. Grade - C

Corridor Lockers/Cubbies: Lockers have been painted recently and are in good condition. There are not enough lockers per the student population. Grade - C

Toilet Partitions: Adequate condition. Grade - C

Shades: Three-fourths of shades throughout the school are in poor condition due to age. Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Grade based upon completion of secure entrance in 2016-2017 renovation.	Grade - A
Classroom Locks: Doors are not able to be locked from the inside. Can only be locked from outside with key.	Grade - F
Security Cameras: Located in some corridors. Does not cover all corridors. New cameras to be added to front entry in 2016-2017 renovation.	Grade - C
Administration: Grade based upon completion of renovation in 2016-2017.	Grade - A
Mail Room/Staff Work: Grade based upon completion of renovation in 2016-2017.	Grade - A
Stage: Not Applicable	N/A
Gymnasium: Ceilings are in poor condition. Remaining finishes appear to be in adequate condition.	Grade - C
Gym Locker/Shower: Retrofitted into a sensory room. Outdated ceilings and worn carpet. Lockers and concrete base remain and are in poor condition.	Grade - F
Staff Lounge: Grade based upon completion of renovation in 2016-2017.	Grade - A
Nurse: Grade based upon completion of renovation in 2016-2017.	Grade - A
Cafeteria: Finishes are in good condition. Leaking occurring at window. Water may pool inside during large rain event. No secure storage for tables.	Grade - C
Kitchen: Large kitchen with ample storage. Finishes are in good condition.	Grade - B
After School Program: Held in cafeteria area. No secure storage for after school program.	Grade - C
Art Room: Finishes are in poor condition. Casework is falling apart. Metal sink and countertop in good condition. Other metal countertops create sharp edges. No kiln protective barriers. Insufficient storage. Screens in windows are ripped and windows need wood blocks to secure.	Grade - F
Music: Flooring is in adequate condition. Ceilings are in poor condition. Strings room is not located near the other music room.	Grade - D
Library/IMC: Carpet installed in 2003 and has exceeded projected life expectancy. Ceilings are in poor condition. Large book storage.	Grade - D

MECHANICAL SYSTEMS

Boiler: Installed in 1965 and has exceeded projected life expectancy.	Grade - F
Air Handlers: New air handling unit to be installed for 2016-2017 renovated areas. Other units installed in 1966 and have exceeded projected life expectancy.	Grade - D
Power Roof Ventilator: Installed in 1965 and exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1965 and have exceeded projected life expectancy.	Grade - D
HVAC Pumps and Valves: Installed in 1965 and have exceeded projected life expectancy.	Grade - D
Air Conditioning: Installed during 2016-2017 renovation for front office.	Grade - A
Temperature Controls: Some temperature controls recently installed. Remainder installed in 1966 and have exceeded projected life expectancy.	Grade - C
Plumbing Fixtures: Fixtures appear to be in good condition throughout the school.	Grade - B
Water Heater: Installed in 2002 and has exceeded projected life expectancy	Grade - D
Water Softener: Installed in 2001 and has 5 years of useful life remaining.	Grade - C

Plumbing Pumps and Piping: Installed in 1966 and exceeded projected life expectancy. Grade - D

Domestic Hot Water Piping: Installed in 1965 and has exceeded projected life expectancy. Grade - D

ELECTRICAL SYSTEMS

Switchgear: New switchgear recently installed. Grade - A

Panels: Installed in 1995 and has 4 years of useful life remaining. Grade - C

Transformer: Installed in 1965 and has exceeded projected life expectancy. Grade - D

Generator: Not Applicable N/A

Lighting: Majority of lights are original to building with some upgrades in 1993 and 1996. Remainder of lights have exceeded projected life expectancy. Grade - D

Power Outlets: Outlets have been removed from corridors over the years. Staff requires more for cleaning. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1992 and has exceeded projected life expectancy. Some classrooms have issues with speakers. Grade - D

Phone: Installed in 2001 and has exceeded projected life expectancy. Grade - D

Data Outlet: Appears to be adequate. Grade - C

Wireless: Yes Grade - B

AESTHETICS

Site: Landscaping is overgrown. Grass is in adequate condition. Grade - C

Exterior Façade: Brick is poor condition. Yellow brick window sills do not tie well into façade. Grade - D

Interior Spaces: With finishes in poor and good conditions throughout, and with new finishes to be installed in 2017. Ceilings are damaged and falling down. Grade - D

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Double aluminum sliders with single pane windows. Grade - D

Wall Types: Unknown wall assembly. Assumed by age of original building and addition, there are not sufficient amounts of insulation in wall assemblies. Grade - C

Roof: Unknown roof assembly. Assumed by age of original building and addition, there are not sufficient amounts of insulation in roof assembly. Grade - C

Energy Efficiency of MEP Systems: Some will be replaced in 2016-2017 renovation, but majority are original to building. Due to the age of the building it is assumed that the systems in place are not energy efficient. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Strings room is not currently located near music room. Closer proximity is desired.

Sizes of Rooms: Classrooms appear to be sufficient size. Art room is small and lacks storage.

Missing Spaces: Designated Kindergarten classrooms and toilet rooms. More storage needed for cafeteria tables and afterschool programs.

LAKE VIEW ELEMENTARY SCHOOL

1802 Tennyson Lane, Madison WI 53704

GENERAL

Site Size: 8.01 Acres
 Building Area: 40,500 Sq. Ft.
 Year Built: 1960 Additions: 1963



SITE ELEMENTS

Asphalt Paving: Cracking and degrading apparent.	Grade - D
Concrete Walks: Damage next to main walk appears to be from vehicle(s) driven on the sidewalk. Slight damage and no changes in elevation more than one half inch (1/2") between pavement square to pavement square.	Grade - C
Landscaping: Trees well cared for.	Grade - C
Fencing: Little rust.	Grade - C
Steps: Some cracking but otherwise in good condition.	Grade - D
Railings: No extensions on railing. Need paint touchup.	Grade - C
Playground Equipment: Good condition.	Grade - B
Sports Fields: Good condition.	Grade - B
Site Accessibility (Ramps, Handicap Parking, Van): Ground level accessibility good. Upper level and main entrance is not as accessible due to site grading.	Grade - C
Buses and Parent Drop-Off: Parent drop off (D) and Bus drop off (B). Little congestion due to bus drop off but no really good area for parent drop off except across the street.	Grade - C
Fire Truck Access: Plow around the building in winter. No paved area access completely around the building.	Grade - D
Dumpsters: No enclosure.	Grade - D

BUILDING ENVELOPE

Stone: Good condition with more tuck pointing needed.	Grade - B
Main Entry Doors: Grade based upon completion of renovation in 2017.	Grade - A
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Windows stick, are hard to open and leak air.	Grade - C
Louvers: No damage or rust is apparent.	Grade - B
Miscellaneous Soffit Trim and Gravel Stops: Some damage is evident.	Grade - C
Roof: Adequate condition. Gravel coming off.	Grade - C

SUMMARY

Site Elements	C
Building Envelope	B
Life Safety	C
Accessibility	B
Interior Finishes.....	B
Specialty Areas/Needs	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	C
Aesthetics	B
Sustainability and Energy Efficiency	D

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B \$3,590,010 - \$8,795,264

LIFE SAFETY

Fire Alarm and Fire Detection: Lighted alarms present.	Grade - C
Fire Protection, Sprinkler System: . Building does not have a sprinkler system.	N/A
Egress: Exits within 75 feet of travel.	Grade - C
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level: Two (2) classrooms adjacent to window well.	Grade - B
Fire Truck Access: Lack of paved surface out back of the building.	Grade - D

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon completion of elevator installation as part of 2017 renovation.	Grade - A
Ramp: Not Applicable	N/A
Toilet Rooms: Grade based upon completion of accessible toilet rooms as part of 2017 renovation.	Grade - A
Automatic Entrances: Grade based upon completion of automatic entrances installation as part of 2017 renovation.	Grade - A
Door Clearances: Some doors are smaller than 3 foot. Four (4) doors do not have adjacent clearances.	Grade - C
Door Hardware: Approximately 90% of the school is knobs with exterior keyed locks.	Grade - D
Casework: Too low in classrooms to meet wheelchair accessibility. Casework too high in work room to meet accessibility.	Grade - D
Sink Access at Casework: Does not meet front approach knee clearances, nor side approach height and depth clearances	Grade - F
Drinking Fountains: One (1) existing accessible fountain in school. Two (2) more fountains will be installed as part of 2017 renovation.	Grade - A
Stairs: Handrail grip and extension not met.	Grade - C
Stage: Not Applicable	N/A

INTERIOR FINISHES

Flooring: Good condition. Hard floor surfaces approximately 20% original tile and 80% VCT. Minor damage to the tile found in the upper gym. Some bubbling in the flooring in the lower level corridor.	Grade - B
Ceilings: New ceilings in 2004-2009.	Grade - A
Walls: CMU with minimal paint repair needed. Some tile needs replacing.	Grade - B
Casework: Delamination present and much of the kitchen and work room is unserviceable.	Grade - D
Doors: Extremely worn, should be either refinished or replaced.	Grade - D
Marker Boards: Few smart boards present. Half the classrooms have marker boards. The other half have blackboards.	Grade - C
Corridor Lockers/Cubbies: Cubbies are in good working order with no damage or issues present.	Grade - B
Toilet Partitions: Recently painted partitions work well. Some minor gapping present.	Grade - B
Shades: Shades function smoothly and are not discolored.	Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Grade based upon completion of secure entry as part of 2017 renovation.	Grade - A
Classroom Locks: Knobbed door handles with no ability to lock from the inside. Must use key from the outside.	Grade - D
Security Cameras: Installed in 2013. Both entries are covered.	Grade - B
Administration: All finishes are in good condition. Good use and new casework.	Grade - B
Mail Room/Staff Work: New casework needed.	Grade - C
Stage: Not Applicable	N/A
Gymnasium/Cafeteria: Original floor tile is in poor condition. All other finishes are in good condition. Due to location over boiler sometimes the room is too warm.	Grade - C
Gym Locker/Shower: Lockers and showers used for storage. Lockers are too small for use.	Grade - C
Staff Lounge: Not Applicable	N/A
Nurse: All finishes in almost new condition.	Grade - B
Kitchen: Kitchen is small for use. New casework needed as delamination and serviceability issues.	Grade - C
After School Program: Shared storage with the PE gym office.	Grade - C
Art Room: Casework in needs replacement due to water damage.	Grade - C
Music: Flooring and ceiling in good condition. Acoustics of space could be better.	Grade - C
Library/IMC: Carpet needs replacement as currently showing ripples and runs. Secondary exit showing efflorescence and needing tuck pointing.	Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 1960 and has exceeded projected life expectancy.	Grade - C
Air Handlers: Installed in 1960 and has exceeded projected life expectancy.	Grade - C
Power Roof Ventilator: Installed in 1960 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1960 and has exceeded projected life expectancy.	Grade - C
HVAC Pumps and Valves: Installed in 1998 and has 2 years of useful life remaining.	Grade - B
Air Conditioning: Installed in 1990 and has exceeded projected life expectancy.	Grade - C
Temperature Controls: Installed in 2006 and has 5 years of useful life remaining.	Grade - B
Plumbing Fixtures: Installed in 1960 and has exceeded projected life expectancy. New fixtures at 3 toilet rooms to be installed as part of 2017 renovation.	Grade - C
Water Heater: Installed in 1994 and has exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 2012 and has 16 years of useful life remaining.	Grade - A
Plumbing Pumps and Piping: Installed in 1960 and has exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Installed in 1960 and has exceeded projected life expectancy.	Grade - D

ELECTRICAL SYSTEMS

Switchgear: Installed in 2004 and has 8 years of useful life remaining.	Grade - B
Panels: Installed in 2004 and has 13 years of useful life remaining.	Grade - A

Transformer: Installed in 1960 and has exceeded projected life expectancy. Grade - C

Lighting: Installed in 1960 and has exceeded projected life expectancy. Grade - C

Power Outlets: Installed in 1960 and has exceeded projected life expectancy. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 2000 and has exceeded projected life expectancy. Grade - C

Phone: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Data Outlet: Installed in 2001 and has exceeded projected life expectancy. Grade - B

Wireless: Yes Grade - B

AESTHETICS

Site: Lots of wooded surround with great care taken. Grade - B

Exterior Façade: Stone work and metal panel in good condition. Grade - B

Interior Spaces: Good condition but showing age. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Single pane windows. Grade - D

Wall Types: The building was constructed in 1960, it is assumed that little insulation was used. Grade - D

Roof: Low slope ballasted roof. Grade - C

Energy Efficiency of MEP Systems: Boiler system exceeding life expectancy. Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No room adjacency issues.

Sizes of Rooms: Kitchen is a little small. Otherwise just storage is too small for the facility.

Missing Spaces: Staff lounge,

LAPHAM ELEMENTARY SCHOOL
CAPITAL HIGH SCHOOL-Eastside Campus

1045 E. Dayton Street, Madison WI 53703

GENERAL

Site Size: 3.59 Acres
 Building Area: 73,744 Sq. Ft.
 Year Built: 1940 Addition: 1967



SUMMARY

GRADE

Site Elements	C
Building Envelope	B
Life Safety	C
Accessibility	D
Interior Finishes	D
Specialty Areas/Needs.....	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	B
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B..... \$4,628,259 - \$7,783,818

SITE ELEMENTS

Asphalt Paving: Paving is in good condition. Replaced in the past couple of years with the exception of the east side playground. This area is in bad shape and needs replacing. Grade - B

Concrete Walks: In good shape. Cracking noted at south receiving ramp. Grade - A

Landscaping: Good condition. Grade - B

Fencing: Mostly new, however there were a few areas that need addressing. Grade - B

Steps: Not Applicable N/A

Railings: Railing at south receiving ramp is rusting, needs to be repainted. Grade - D

Playground Equipment: One is newer and one is older; neither is handicap accessible. Grade - C

Sports Fields: Field is in good shape. Grade - B

Site Accessibility (Ramps, Handicap Parking, Van): Good, with the exception of the play equipment. Grade - A

Buses and Parent Drop-Off: No issues noted. Parents and busses drop off on opposite sides of the school. Grade - A

Fire Truck Access: Good to excellent Grade - A

Dumpsters: Facing the street without an enclosure. Grade - D

Bollards: A couple damaged bollards were noted on the south side of the school. Grade - C

BUILDING ENVELOPE

Brick: Given the age of the school, the brick exterior is in good shape. There is an area up high on the south side near entry that appears to have some water damage. Grade - B

Main Entry Doors: Good to excellent condition. Grade - A

Precast: Good to excellent condition. An area on south side where a small piece is cracked off. Grade - A

Windows: Approximately 50% do not stay open, springs are not working properly. Some screens are missing or damaged. Grade - C

Louvers: No major issues noted. A few appear to be starting to rust. Grade - B

Miscellaneous Soffit Trim and Gravel Stops: In good shape with the exception of area over door 6a. Gutter and gravel stop is bent and paint is delaminating Grade - B

Roof: No leaks reported at this time Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2003 and has 7 years of useful life remaining. Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Good Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

ACCESSIBILITY FOR DISABLED

Elevator/Lift: School has two (2) elevators installed in 1965 and are in working condition even though they have exceeded useful life. Finishes are dated and worn. Grade - D

Ramp: There are two ramps, one in the corridor and one at the pool. Wood handrails are dated and don't appear to meet current graspability requirements. Grade - D

Toilet Rooms: Lower level one (1) unisex toilet room and pool locker room toilet areas meet ADA access. All gang toilet rooms and other staff type toilet rooms have older finishes and do not meet current ADA standards. Grade - D

Automatic Entrances: There are two entries with automatic door openers. No issues reported. Grade - B

Door Clearances: Majority of doors are set back in an alcove and do not have required door clearances. Grade - D

Door Hardware: Majority of doors have knob hardware. Grade - D

Casework: Does not meet accessibility. Majority are dated and delaminating. Grade - F

Sink Access at Casework: Does not meet accessibility. Grade - F

Drinking Fountains: Single fountains were noted throughout but at ADA height. Not appropriate height for small children. Grade - D

Stairs: Stair handrails don't appear to meet current graspability requirements or extensions. Grade - D

Stage: Access thru a back door only, although clearances around entry door don't meet clearances and ramp does not appear to meet graspability requirements. Grade - D

INTERIOR FINISHES

Flooring: In general the floors are dated but have been maintained and are in adequate condition. One of the existing gym spaces has original floor tile and the room is not being utilized for its original intent. Tile in toilet room is dated and the grout is stained. Gang toilet room walls are the original marble. Grade - C

Ceilings: Majority have been replaced with new ceiling grid. Grade - B

Walls: The original wall tile in the corridors have some cracking throughout. There are two areas in gym 219 where the brick has cracked vertically. Grade - C

Casework: Dated and delaminating in classrooms. Sink height and accessibility are not appropriate for small children. Grade - F

Doors: Majority are dated and delaminating. Vast majority of hardware are the knob type and classrooms do not have the appropriate clearances at the entry doors. Grade - F

Chalk Boards: Classrooms have the original chalkboards. Grade - B

Corridor Lockers/Cubbies: Older metal lockers were noted in the corridor. Some are difficult to open and approximately 10% are not functional. Grade - D

Toilet Partitions: Are the original grey marble same as walls. Grade - D

Shades: Appear to be newer and in good condition. Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: None noted, front office is far from the entry. Grade - F

Classroom Locks: Knob type hardware. Grade - F

Security Cameras: One camera at south near pool entry and inside corridor spaces only. Grade - B

Administration: First floor admin is tight in space and not part of an entry sequence. Third floor admin for Capital High School has open offices where walls don't run up to the ceiling. No privacy. Grade - D

Mail Room/Staff Work: Located within the administration area, no issues noted. Grade - B

Stage: Is small and not accessible from the front side. Grade - C

Gymnasium: Finishes are dated. Large cracks that were noted vertically in two (2) areas in the upper exposed brick. Gym teacher office and toilet room are dated and extremely tight. Grade - D

Gym Locker/Shower: Not applicable. Locker room areas are for the pool only. Grade - F

Staff Lounge: VCT has stains and cabinets at back of room are delaminating. Grade - C

Pool: Tile is old, cracking, and buckling. Metal door frames on locker room side are rusted. Grade - D

Pool Locker Room/Shower/Toilets: Locker room and shower have dated tile and there are a few areas where the tile has dislodged or has fallen off. Lockers are newer. Grade - C

Nurse: Nurse needs space for an additional cot and the toilet room does not meet ADA standards. Grade - D

Cafeteria: Existing gym 220 was being utilized for lunch and is no longer, children now eat in their classrooms. Grade - F

Kitchen: Warming kitchen located off of existing gym. No issues reported. Grade - B

After School Program: Old gym 220 is being used for this purpose. Grade - B

Art Room: Recently remodeled. Grade - A

Music: Recently remodeled. Grade - A

Library/IMC: Carpet is worn and exit door is very narrow. Grade - B

Boiler Room: Mechanical room is extremely hot, does not have adequate ventilation. Grade - F

MECHANICAL SYSTEMS

Boiler: Two (2) installed around 1999 and have 18 years of useful life remaining. Grade - B

Air Handlers: Installed in 2003 and have 12 years of useful life remaining. Grade - B

Power Roof Ventilator: Installed in 1966 and has exceeded projected life expectancy. Grade - D

Cabinet Unit heaters, Convectors and Baseboard Radiation: Various installation dates and all have exceeded projected life expectancy. Grade - D

HVAC Pumps and Valves: Various installation dates with approximately 15 years of useful life remaining. Temperature controls valves have exceeded projected life expectancy. Grade - C

Air Conditioning:	Grade - D
<ul style="list-style-type: none"> Main office A/C was installed in 2005 and has 14 years of useful remaining life. Capital High School third floor Admin has a wall unit. Unit not sized for space volume. 	
Temperature Controls: Installed in 1967 and have exceeded projected life expectancy.	Grade - D
Plumbing Fixtures: Original fixtures from 1939. Older but functional. Water coolers are approximately 26 years old and some are rusty and have calcium deposits on them.	Grade - D
Water Heater: Domestic water heater installed in 1967 and the Steam tank heater was installed in 1940, both have exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 2000 and has approximately 4 years of useful life remaining.	Grade - B
Plumbing Pumps and Piping: Original installed in 1939, have exceeded their life expectancy	Grade - D
Pool Converter, Pumps and Filter: Installed in 2000, converter has 9 years of useful life remaining and the pumps and filters are close to exceeding projected life expectancy.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2003 and has 7 years of remaining useful life.	Grade - B
Panels: Upgraded in 2003 and have 12 years of useful life remaining.	Grade - B
Transformer: Not Applicable	N/A
Generator: Not Applicable	N/A
Lighting: Areas with older/original fixtures are the Auditorium, Gymnasium, Restrooms and MEP/Storage rooms. All other spaces have newer fixtures.	Grade - C
Power Outlets: Installed in 1990 and have exceeded projected life expectancy.	Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

Master Clock & Bell System: Installed in 2003 and has 2 years of useful life remaining.	Grade - B
Intrusion Alarm System: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
PA System: Installed in 2003 and has 2 years of useful life remaining.	Grade - B
Phone: Installed in 2001 and has exceeded projected life expectancy.	Grade - C
Data Outlet: Not Applicable	N/A
Wireless: Yes	Grade - B
CCTV Security System: Installed in 2013 and has 7 years of useful life remaining.	Grade - A

AESTHETICS

Site: Asphalt at playground and parking in poor to adequate condition.	Grade - C
Exterior Façade: Good condition considering age of building.	Grade - B
Interior Spaces: Adequate condition. Spaces such as toilet rooms, gymnasium, nurse and pool should be considered for upgrading; along with locker/cubbies, windows and cabinetry.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Insulated glass windows installed in 2003.	Grade - B
Wall Types: The building was constructed in 1940, it is assumed that little insulation was used.	Grade - D

Roof: Majority installed in 1988 and condition of insulation unknown.

Grade - D

Energy Efficiency of MEP Systems: Adequate Condition

Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Admin should be close to entrance and provided with a secure entry sequence.

Sizes of Rooms: Admin and Nurse are undersized. Classrooms are appropriate.

Missing Spaces: None noted

ALDO LEOPOLD ELEMENTARY SCHOOL

2602 Post Road, Madison WI 53713

GENERAL

Site Size: 13.98 Acres

Building Area: 86,396 Sq. Ft.

Year Built: 1969 Additions: 2002 & 2007



SUMMARY

GRADE

Site Elements	C
Building Envelope.....	C
Life Safety	D
Accessibility	B
Interior Finishes	C
Specialty Areas/Needs.....	C
Mechanical Systems.....	D
Electrical Systems.....	D
Technology Systems	D
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B..... \$4,983,435 - \$10,972,718

SITE ELEMENTS

Asphalt Paving: Okay condition, showing heavy cracks but little heaving.	Grade - C
Concrete Walks: Good condition.	Grade - B
Landscaping: Adequate condition. Most of the front looks good. Back areas have saplings growing near building. Large light wells have saplings and trash in them.	Grade - C
Fencing: Fences are in good condition.	Grade - B
Steps: Excellent condition	Grade - A
Railings: May need paint soon.	Grade - B
Playground Equipment: Excellent condition	Grade - A
Sports Fields: Issues with drainage but well maintained.	Grade - B
Site Accessibility (Ramps, Handicap Parking, Van): Good	Grade - B
Buses and Parent Drop-Off: Bus access is good, but parent drop-off has to cross bus traffic. No area is marked as parent pickup/drop off. There is no designated visitor parking. Signage is confusing.	Grade - D
Fire Truck Access: Access is being chained and locked to stop parents from driving right up to the front door.	Grade - D
Dumpsters: Enclosure is in poor condition.	Grade - D

BUILDING ENVELOPE

Brick: Good condition. Tuck-pointing needed around downspout outlets. Several outer corners are chipped.	Grade - B
Main Entry Doors: Push-bar hardware should be replaced with panic hardware.	Grade - C
Main Entry Columns and Entablature: Excellent condition	Grade - A
Windows: Approximately 20-30% of the window screens are missing or damaged.	Grade - B
Louvers: Excellent condition	Grade - A
Miscellaneous Soffit Trim and Gravel Stops: Good condition but areas of the fascia are damaged.	Grade - C

Roof: Majority of the roof installed in 1988 and has exceeded projected life expectancy. Part of the roof was installed in 2003 and 2011 with 12-20 years of useful life remaining. Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: Dated system. Grade - D

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Replace push-bar hardware with panic hardware. Grade - C

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Excellent condition Grade - A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Good condition Grade - B

Ramp: Excellent condition Grade - A

Toilet Rooms: Non-compliant in older section of building. Grade - F

Automatic Entrances: Excellent condition Grade - A

Door Clearances: Non-compliant at in-set classroom doors. Grade - D

Door Hardware: Interior doors have door knobs. Grade - D

Casework: Standard height. Grade - C

Sink Access at Casework: Need paddle handles at sinks and lowered. Grade - C

Drinking Fountains: Excellent condition Grade - A

Stairs: Railings do not have extensions. Grade - D

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Approximately 50% of the classrooms have original floor tile. Cafeteria floor is bubbling up and peeling. Library carpet is worn. . Grade - D

Ceilings: Approximately 50% of ceiling have staining from previous leaks that have been repaired. Grade - C

Walls: Needs paint from normal wear and tear. Grade - C

Casework: Approximately 10-20% of cabinetry needs to be replaced or major repair, and 40-50% have chipped/ damaged countertops. Grade - B

Doors: Approximately 20-25% need repair/refinishing. Door 116 needs to be replaced. Door hardware at bathrooms should be reviewed. Grade - C

Marker Boards: Many rooms are lacking marker boards and some of the existing are showing strong wear and need replacing. Grade - C

Corridor Lockers/Cubbies: Good condition. Grade - B

Toilet Partitions: Good condition but not code compliant. Grade - C

Shades: Excellent condition Grade - A

SPECIALTY AREAS/NEEDS

Secure Entrance: Entry has secure access, but door remote lock works intermittently. Have to cross main corridor to get to the Office from the Main Entry, allowing free access to entire school once door opens.	Grade - D
Classroom Locks: Much of door hardware needs to be replaced.	Grade - D
Security Cameras: Minimal security cameras	Grade - C
Administration: Adequate condition.	Grade - C
Mail Room/Staff Work: No central work room for staff, random areas throughout	Grade - D
Stage: Not Applicable	N/A
Gymnasium: Good condition but way too small for needs & number of students. Storm drain leaking from above, also leaking into OT/PT 1140 on other side of wall.	Grade - D
Gym Locker/Shower: Not Applicable	N/A
Staff Lounge: Lounge in good condition but no natural light. Staff offices are randomly all over the school and there is no designated central meeting space for staff.	Grade - C
Nurse: Decent condition, needs more space.	Grade - C
Cafeteria: Floor is in bad condition. Peeling, bubbling up.	Grade - D
Kitchen: Excellent condition	Grade - A
After School Program: Needs storage. Held in Cafeteria.	Grade - C
Art Room: Cabinetry needs to be replaced. Needs compliant sink.	Grade - D
Music: Room often double booked for other uses. Smell permeating room next to choir room.	Grade - D
Library/IMC: Overall in good condition. Carpet is worn but well maintained.	Grade - B

MECHANICAL SYSTEMS

Boiler: Good condition	Grade - B
Air Handlers: Installed in 1991 and has exceeded projected life expectancy.	Grade - D
Power Roof Ventilator: Installed in 1969 and has exceeded projected life expectancy.	Grade - C
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1991 and has exceeded projected life expectancy.	Grade - D
HVAC Pumps and Valves: Installed in 1991 and has exceeded projected life expectancy.	Grade - D
Air Conditioning: Installed in 1991 and has exceeded projected life expectancy.	Grade - D
Temperature Controls: Original building controls various installation dates and have exceeded projected life expectancy. Addition were installed in 2007.	Grade - C
Plumbing Fixtures: Installed in 1969 and has exceeded projected life expectancy.	Grade - D
Water Heater: Installed in 2001 and has exceeded projected life expectancy.	Grade - D
Water Softener: Installed in 2001 and has 5 years of useful life remaining.	Grade - C
Plumbing Pumps and Piping: Installed in 1969 and has exceeded projected life expectancy. Pump in the boiler room is leaking. Janitorial sinks are raised, difficult to access.	Grade - D
Domestic Hot Water Piping: Installed in 1969 and has 3 years of useful life remaining.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2000.	Grade - B
Panels: Various installation dates but approximately 38 years old and have exceeded projected life expectancy.	Grade - D
Transformer: Adequate condition	Grade - C
Generator: Not Applicable	N/A
Lighting: Cafeteria, LMC, and Gymnasium installed in 2005 and have 4 years of useful life remaining. Other lighting installed in 1969 and have exceeded projected life expectancy.	Grade - D
Power Outlets: Installed in 1969 and have exceeded projected life expectancy.	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1969 and has exceeded projected life expectancy. Unable to hear in gymnasium.	Grade - D
Phone: Installed in 2001 and have exceeded projected life expectancy.	Grade - C
Data Outlet: Installed in 2000 and have exceeded projected life expectancy.	Grade - D
Wireless: Wall thickness seems to impair transmission to some areas.	Grade - C

AESTHETICS

Site: Good in front but back beds need tending. Confusing parking, pickup/drop off. Better signage needed at main entry.	Grade - C
Exterior Façade: Good condition. Transition from newer to older façade is good.	Grade - B
Interior Spaces: Much of the interior spaces are dated but in good condition. Original floor tiling on many of the classroom floors. Insufficient class room space.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Good condition	Grade - B
Wall Types: The original building was constructed in 1969, it is assumed that little insulation was used. It is further assumed that the newer section has a higher insulation value.	Grade - C
Roof: The original building was constructed in 1969, it is assumed that little insulation was used. It is further assumed that the newer section has a higher insulation value.	Grade - C
Energy Efficiency of MEP Systems: The original building was constructed in 1969, newer systems are more efficient. It is further assumed that the newer section is more efficient.	Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Adjacencies adequate
Sizes of Rooms: Nurse's office is undersized. Classrooms are adequately sized.
Missing Spaces: Storage is insufficient. After school programs needs separate storage space. One centralized work room needed for staff. Need designated room for reading intervention.

LINCOLN ELEMENTARY SCHOOL

909 Sequoia Trail, Madison WI 53713

GENERAL

Site Size: 8.54 Acres
 Building Area: 58,822 Sq. Ft.
 Year Built: 1964 Additions: 2000



SUMMARY

Site Elements.....	C
Building Envelope	C
Life Safety	B
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADE.....C

TOTAL COST TO GRADE C - B..... \$893,245 - \$6,215,289

SITE ELEMENTS

Asphalt Paving: Redone in 2004. Driveway asphalt and playground area in good condition. Staff parking area in Grade - B adequate to good condition.

Concrete Walks: Adequate condition. No major cracking or heaving occurring at walks. Grade - C

Landscaping: Site's landscaping has been maintained. Grade - B

Fencing: Newly replaced along front portion of property. No major problem areas. Grade - A

Steps: Landings have minor to major separation issues. Steps show signs of separation with minor cracking and chipping occurring at multiple locations. Grade - D

Railings: Original iron based railing with paint in adequate condition. Grade - C

Playground Equipment: Equipment in adequate condition. Visible wear and fading occurring on paint. Most equipment is not accessible. Grade - C

Sports Fields: Fields in good condition with no drainage issues present. Grade - B

Site Accessibility (Ramps, Handicap Parking, Van): Site is overall accessible excluding most playground equipment. A hill on site limits accessibility to sports fields due to slope. Grade - B

Buses and Parent Drop-Off: Street parking only for parent drop off. Adjacent crosswalks currently do not have crossing guard. Grade - C

Fire Truck Access: Facility is accessible accessibility by truck with designated paved surfaces. Grade - B

Dumpsters: Partial enclosure. General cracking occurring at dumpster slabs. Located adjacent to loading dock, near front entry. Grade - B

Outdoor Classroom: No security present (camera or signs) and have had vandalism of structure. Grade - C

BUILDING ENVELOPE

Brick: Minor tuck pointing occurring at several locations throughout facility. Brick veneer chipped at corner locations. Grade - C

Main Entry Doors: Push plate hardware at doors with keypads only. Walk-off mat in poor condition. Grade - C

Main Entry Columns and Entablature: Not Applicable N/A

Windows: Single pane windows in original building with leaking. The addition has double pane windows. Locking mechanism works properly. Around 10 windows have temporary Plexiglas due to original glass breaking. Grade - D

Louvers: Functions properly, no major damage. Grade - B

Miscellaneous Soffit Trim and Gravel Stops: Paint paneling at soffits throughout building. No major present water damage. Grade - C

Roof: Majority of roof was replaced in 2007 and has 16 years of useful life remaining. Some pooling occurring at several locations. Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Pull stations in good shape and working properly. Adequate amount throughout building. Installed in 2005 and has 9 years for useful life remaining. Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Multiple egress locations that are adequate to locate. Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level (Adjusted to Area Well): Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Not Applicable N/A

Ramp: Not Applicable N/A

Toilet Rooms: No ADA accessible air dryers in toilet rooms. Toilets accessible in main level. Grab bars present in ADA accessible stalls (no vertical bars). Grade - B

Automatic Entrances: Two entries have automatic hardware. No push plates at staff parking entry. Grade - B

Door Clearances: Majority of the doors have adequate clearances. Grade - B

Door Hardware: Majority of door hardware is knob based. No interior locks are present in classrooms. Grade - D

Casework: Majority of classroom casework heights noted as less than 34 inches. Casework doesn't have knee space. Grade - C

Sink Access at Casework: Majority of the classroom sink heights noted as less than 34 inches. Sink casework doesn't have knee space. Hardware is not accessible. Grade - C

Drinking Fountains: Newer drinking fountains are accessible. Two older units are not to code. No bottle filler in building. Grade - C

Stairs: Railing extensions present. No lift assistance present at stairs. Grade - B

Stage: Not accessible. Stage entered from stairs on either side (six steps). Grade - F

INTERIOR FINISHES

Flooring: Approximately 70% of building has original tiling (classrooms and gym). Tiling throughout building looks visibly worn. Newer carpet at library. Grade - C

Ceilings: Ceiling tiles have minor staining in classrooms. Tiling in adequate condition. Grade - C

Walls: Wood paneling at corridors have minor cracks and some delamination. Broken tiles present at base of corridor walls near cafeteria. Paint in good condition. Grade - C

Casework: Delaminating panels in classrooms and adequate condition at original casework. Grade - C

Doors: Adequate condition with minor stains and cracks throughout building. Issues with full height glazing on Grade - C doors breaking often.

Marker Boards: Adequate to good condition. Few small marks and scratches present. No major ghosting Grade - B occurring. Two slate boards left in facility.

Corridor Lockers/Cubbies: Newly painted. Hardware functions properly. Cubbies present in four classrooms. Grade - B

Toilet Partitions: Floor mounted with some rust starting at bottom of stall separation panels. Grade - C

Shades: Operation of shades in poor to adequate condition. A few windows are missing shades. Finish in poor to Grade - D adequate condition with visible stains. Shades have missing pull strings.

SPECIALTY AREAS/NEEDS

Secure Entrance: Push plate hardware at doors with keypads only. Mixture of hardware. Camera base visibility with Grade - C no direct site clearance from main office.

Classroom Locks: Classroom locks in original portion of building do not lock. Classrooms in addition have locks. Grade - D Knob base hardware.

Security Cameras: Exterior of building has three cameras (two on doors and one in courtyard). Interior has cameras Grade - B in three of the main hallways. Cameras needed in other areas and none secured corridors of facility.

Administration: Toilets aren't ADA accessible. Finishes in adequate condition. Original tiling with few cracks and Grade - C stains.

Mail Room/Staff Work: Some delamination on mail slots. Adequate amount of mail spaces for staff. Finishing in Grade - B good condition. A/C window unit works properly. Countertop surfaces are not ADA accessible.

Stage: Fire retardant curtains. No sprinkler system present. Smoke detectors adequate. Finishes in adequate Grade - C condition. Lighting recently installed and is adequate for illuminating space.

Gymnasium: Ceiling fans but no air conditioning present in space. Lighting adequate and in adequate to good Grade - B condition. Original flooring has a few cracks at door threshold. Automatic partition functions properly, one switch present for operation. Storage adequate for space.

Gym Locker/Shower: No longer used for student body. No designated changing space in facility. Grade - D

Staff Lounge: Flooring in poor to adequate condition. Finish is coming off on flooring. Lighting adequate for space. Grade - C No lockers are present for staff personal storage.

Nurse: Handwashing sink outside of bathroom. Toilet not ADA accessible. Two (2) recovery couches are present. Grade - C Additional storage shelves are needed for boxes and student folders. No washer or dryer in facility. Designated changing space not present near area.

Cafeteria: Adequate for current student body. Film over lighting covers. Ceiling tiles have few stains. Typical wear Grade - C and tear on surfaces.

Kitchen: Dishwasher currently doesn't work at time of evaluation. 3-bay sink meets sanitary requirements. Delivery Grade - C dock adjacent to space. Locking dock hallway inadequate for loading items off trucks. Flooring in adequate condition. Lighting has yellow film on covers. Adequate cooler space.

After School Program: Majority of the facility is used for after school programs. Condition of spaces are noted in Grade - C specialty areas/ needs section of notes.

Art Room: Smell and ventilation concerns on art room kiln for first several hours. Power inadequate for venting. Grade - C Kiln system is older. Storage adequate for space. Sinks aren't ADA accessible.

Music: Adequate storage for music equipment. Wall height cabinets are in adequate condition. Original floor tile. Grade - C Knob base hardware with no interior locks. Acoustic paneling ceiling.

Library/IMC: LED lighting. Newly installed carpeting. Wall paint in good condition. Bookshelves in good condition . Grade - A

MECHANICAL SYSTEMS

Boiler: Installed in 1964 and has exceeded projected life expectancy. Heating is not consistent throughout facility.	Grade - C
Air Handlers: Central packaged installed in 1964 and has exceeded projected life expectancy. Roof top unit installed in 2013 and has 12 years of useful life remaining. At time of assessment, newer addition roof top unit not functioning.	Grade - C
Power Roof Ventilator: Adequate condition.	Grade - C
Cabinet Unit heaters, Convector and Baseboard Radiation: Cabinet unit heaters and baseboard radiation installed in 1964 and have exceeded projected life expectancy. Inadequate system throughout facility.	Grade - C
HVAC Pumps and Valves: Majority of units installed in 1964 and have exceeded projected life expectancy.	Grade - C
Air Conditioning: Main office area has two window units installed in 1987 and have exceeded projected life expectancy. IMC, computer lab, and teacher office above library has roof top unit base. At time of assessment, newer addition roof top unit not functioning.	Grade - D
Temperature Controls: Installed in 1964 and has exceeded projected life expectancy. Pneumatic base system. DDC system installed in 2002 and has 1 year of useful life remaining.	Grade - C
Plumbing Fixtures: Good condition.	Grade - B
Water Heater: Gas fired base system domestic water heater installed in 2000 and has exceeded projected life expectancy. Tank heater for domestic hot water (steam) installed in 1965 and has exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 1994 and has exceeded projected life expectancy.	Grade - C
Plumbing Pumps and Piping: Good condition.	Grade - B
Domestic Hot Water Piping: Adequate condition.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2002 and has 6 years of useful life remaining.	Grade - B
Panels: Various installation dates and have exceeded projected life expectancy. Panels are locked with some located in corridors.	Grade - D
Transformer: Adequate condition.	Grade - C
Generator: Not Applicable	N/A
Lighting: Various installation dates and the majority have exceeded their projected expectancy. LED lighting in library.	Grade - C
Power Outlets: Various installation dates and the majority have exceeded their projected expectancy.	Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1982 and has exceeded projected life expectancy. Not working properly in gymnasium area. Not functional for outdoor use.	Grade - D
Phone: Installed in 2001 and has exceeded projected life expectancy. Analog phone used with power outage.	Grade - C
Data Outlet: Adequate for classrooms. Data poles have four outlets.	Grade - C
Wireless: Adequate to good coverage throughout facility. Principle office has spotty coverage.	Grade - B

AESTHETICS

Site: Site's landscaping has been maintained. Steps in poor to adequate condition with visible damage. Playground equipment has visible wear and fading on surfaces. Grade - C

Exterior Façade: Brick is in adequate condition with chipping occurring at corner locations. Paint paneling at soffits throughout facility. Grade - C

Interior Spaces: Tiling looks visibly worn, and ceiling tiles in adequate condition throughout facility. Wood paneling at corridors have minor cracks and stains. Overall original finishes in adequate condition. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Single pane windows in original building. The addition has double pane windows. Approximately 10 windows have temporary Plexiglas due to original glass breaking at time of assessment. Grade - C

Wall Types: Original composition of CMU blocking. Grade - C

Roof: Majority of the roof was replaced in 2007 and has 16 years of useful life remaining. Grade - B

Energy Efficiency of MEP Systems: Adequate condition. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Line of site of main entry door and main office.

Sizes of Rooms: Kindergarten classroom inadequate for current student size.

Missing Spaces: Area for washer and dryer. Janitorial storage. No designated changing area. Lockers for staff lounge.

CHARLES LINDBERGH ELEMENTARY SCHOOL

4500 Kennedy Road, Madison WI 53704

GENERAL

Site Size: 11.9 Acres
 Building Area: 34,475 Sq. Ft.
 Year Built: 1967 Additions: None



SUMMARY

Site Elements	C
Building Envelope	B
Life Safety	D
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	C
Electrical Systems	B
Technology Systems	C
Aesthetics	B
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B\$1,092,858 - \$5,634,268

SITE ELEMENTS

Asphalt Paving: Adequate condition with cracking and minor weeds.	Grade - C
Concrete Walks: Adequate condition with weeds and sealing needed along building.	Grade - C
Landscaping: Good condition, minimal.	Grade - B
Fencing: Not Applicable	N/A
Steps: Good condition.	Grade - B
Railings: Adequate condition. Painting and rail extensions are needed.	Grade - C
Playground Equipment: Adequate condition.	Grade - C
Sports Fields: Adequate condition.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Accessible; only two (2) stairs on site and most areas can be accessed by other routes.	Grade - B
Buses and Parent Drop-Off: Buses drop off and pick up at street. Parent drop off and pick up on opposite side of the street with clear cross walk	Grade - B
Fire Truck Access: Street access on one side. Site open on three other sides.	Grade - B
Dumpsters: Dumpsters on edge of parking lot, no enclosure.	Grade - C

BUILDING ENVELOPE

Brick: Good condition. Minor tuck-pointing needed. One partial brick missing at southeast entry.	Grade - B
Main Entry Doors: Good condition. Original to the building.	Grade - B
Main Entry Columns and Entablature: Good condition.	Grade - B
Windows: Adequate condition.	Grade - C
Louvers: Good condition.	Grade - B
Miscellaneous Soffit Trim and Gravel Stops: Good to excellent condition	Grade - A

Roof: Good to excellent condition	Grade - A
Window Headers: Headers that extend out above the windows show staining and weather wear.	Grade - C

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2003 and has 7 years of useful life remaining.	Grade - B
Fire Protection, Sprinkler System: Building does not have a sprinkler system.	N/A
Egress: Excellent condition	Grade - A
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level: Not Applicable	N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Not Applicable	N/A
Ramp: Not Applicable	N/A
Toilet Rooms: Not accessible.	Grade - F
Automatic Entrances: Good condition	Grade - A
Door Clearances: Good condition	Grade - A
Door Hardware: Door knobs	Grade - F
Casework: Not accessible.	Grade - F
Sink Access at Casework: Not accessible	Grade - F
Drinking Fountains: Mix of new accessible fountains and 1967 inaccessible fountains.	Grade - C
Stairs: Not Applicable	N/A
Stage: Not Applicable	N/A

INTERIOR FINISHES

Flooring: VCT in good condition. Areas with ceramic tile are in adequate condition but grout is worn and stained.	Grade - C
Ceilings: Good condition; a few tiles need replacing from damage prior to new roof being installed.	Grade - B
Walls: Good condition	Grade - B
Casework: Casework is in poor to adequate condition. Delaminating and worn, but in working order. Not ADA accessible.	Grade - D
Doors: Adequate condition but need refinishing. Knobs throughout building and closers need adjusting.	Grade - C
Marker Boards: Minimal, more are needed.	Grade - D
Corridor Lockers/Cubbies: Good condition.	Grade - B
Toilet Partitions: Adequate condition, but no ADA accessible stalls	Grade - C
Shades: Majority of the shades are in poor condition and need replacing.	Grade - D
Operable Walls: Dated but in working condition.	Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Exterior doors are secure, but there is not a secure path to the main office.	Grade - D
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Classroom Locks: Class rooms can only be locked from the outside.	Grade - F
Security Cameras: Present at all major exits and hall intersections, and one exterior at main entry to gain access. The remainder of the grounds are not covered.	Grade - B
Administration: The sign designating "Office" was difficult to see from entry. Overall finishes are in good condition. Cabinetry is in in poor condition.	Grade - C
Mail Room/Staff Work: Mail is in Lounge and in good condition. There is no dedicated staff work room, however there are stations in small rooms and in hallways of the school for this function.	Grade - D
Stage: Not Applicable	N/A
Gymnasium/Cafeteria: Adequate condition. Cafeteria and gymnasium are a shared space. The operable wall is used daily during the lunch period. Floor tile is original but in good condition.	Grade - C
Gym Locker/Shower: Adequate condition. Not ADA accessible but the locker rooms are currently used as storage space.	Grade - C
Staff Lounge: Overall finishes are in good condition. Cabinetry is in in poor condition.	Grade - B
Nurse: Book Storage and nurse share space in a converted classroom that is not air conditioned.	Grade - C
Kitchen: Poor condition. Cabinetry is in poor condition, delaminating and hardware is damaged. The counters are beginning to chip and seams are cracking open. Sinks are not ADA accessible. Floor tile is patched and grout is stained. Storage room has original floor tile.	Grade - D
After School Program: Use gymnasium/cafeateria space.	Grade - C
Art Room: Cabinetry is in in poor condition and has original floor tile.	Grade - D
Music: Good condition. Stage was filled in at some point and the whole space is used as a music room.	Grade - B
Library/IMC: The core of the building is the Library. Open access at all times, not securable. Carpet and ceilings are both new.	Grade - B
Computer Lab: Computer lab is a partitioned off space in the south end of the library. Desk spaces are being slowly replaced with tables. Other finishes are similar to rest of library space.	Grade - C

MECHANICAL SYSTEMS

Furnace: Installed in 1967 and has exceeded projected life expectancy.	Grade - C
Power Roof Ventilator: Installed in 1967 and has exceeded projected life expectancy.	Grade - C
Air Conditioning: Only in main office and teacher's lounge.	Grade - C
Temperature Controls: Installed in 2011 and has 15 years of useful life remaining.	Grade - A
Plumbing Fixtures: Installed in 1967 and has exceeded projected life expectancy.	Grade - D
Water Heater: Installed in 2007 and has 1 year of useful life remaining.	Grade - B
Water Softener: Installed in 2000 and has exceeded projected life expectancy.	Grade - B
Plumbing Pumps and Piping: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Installed in 1967 and has exceeded projected life expectancy.	Grade - B

ELECTRICAL SYSTEMS

Switchgear: Installed in 2004 and has 8 years of useful life remaining.	Grade - B
Panels: Installed in 2003 and has 12 years of useful life remaining.	Grade - B
Transformer: Adequate condition.	Grade - C

Generator: Not Applicable	N/A
Lighting: Installed in 2004-2011 and has 3-10 years of useful life remaining.	Grade - B
Power Outlets: Installed in 1967 and has exceeded projected life expectancy.	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1991 and has exceeded projected life expectancy.	Grade - C
Phone: Installed in 2001 and has exceeded projected life expectancy.	Grade - C
Data Outlet: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Wireless: Recently installed.	Grade - B

AESTHETICS

Site: Good condition. Landscaping is minimal.	Grade - B
Exterior Façade: Good condition. Entry is not well defined.	Grade - C
Interior Spaces: Good condition, however the cabinetry's condition is poor.	Grade - B

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Windows are single paned with poor insulation value.	Grade - D
Wall Types: The building was constructed in 1967, it is assumed that there is little insulation in the wall cavities.	Grade - D
Roof: The building was constructed in 1967, it is assumed that there is little insulation in the roof system.	Grade - D
Energy Efficiency of MEP Systems: Motion sensor lighting throughout. Due to the age of the building it is assumed that MEP systems are inefficient.	Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Entry is not connected directly to the main office.
Sizes of Rooms: Classrooms are adequately sized.
Missing Spaces: Need for dedicated storage for afterschool programs. Separate spaces for nurse and book room. Nurse space should be an enclosed air-conditioned space and separate for privacy.

LOWELL ELEMENTARY SCHOOL

401 Maple Ave, Madison WI 53704

GENERAL

Site Size: 2.46 Acres
 Building Area: 68,896 Sq. Ft.
 Year Built: 1916 Additions: 1927 & 1991



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	C
Life Safety	B
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems.....	D
Electrical Systems	B
Technology Systems	B
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B..... \$4,907,741 - \$8,253,093

SITE ELEMENTS

Asphalt Paving: The northeast parking lot is in poor condition, many cracks and disintegrating areas. Children’s playground is older but in good condition. Grade - D

Concrete Walks: Cracking noted at the rear stairs as well as the retaining wall around the perimeter of the playground. Grade - D

Landscaping: Some grassy areas are worn and balding at north and northwest sides of the building. Water tends to pool on west side. Grade - C

Fencing: North side fence appears newer and in good condition. Children’s playground fencing is older and warping in various locations. Grade - C

Steps: Not Applicable N/A

Railings: Not Applicable N/A

Playground Equipment: Adequate condition Grade - C

Sports/Playground: Basketball court is in adequate condition. Grade - C

Site Accessibility (Ramps, Handicap Parking, Van): Yes Grade - A

Buses and Parent Drop-Off: Adequate but congested. Grade - C

Fire Truck Access: Access along east and west sides. Grade - A

Dumpsters: Located in the northeast parking area and are not enclosed. Grade - D

BUILDING ENVELOPE

Brick: Good condition, older portions have been repaired over the years. Grade - B

Main Entry Doors: Newer aluminum FRP door system. Grade - A

Main Entry Columns and Entablature: Not Applicable N/A

Windows: Spring mechanism is broken in approximately 20% and majority of screens are missing. Grade - D

Louvers: Some louvers are beginning to rust on the edges. Grade - C

Miscellaneous Soffit Trim and Gravel Stops: Good condition. Grade - B
Roof: Roof is new. Grade - A

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2004 and has 8 years of useful remaining. Grade - B
Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A
Egress: Good to excellent. Grade - A
Fire Extinguishers: Noted throughout building. Grade - B
Classroom in Lower Level (Adjusted to Area Well): Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon the completion of elevator work as part of 2017 renovation. Grade - A
Ramp: Good condition Grade - B
Toilet Rooms: Gang toilet rooms do not meet ADA access. One (1) unisex with changing table in OT/PT does meet ADA access. Grade - D
Automatic Entrances: Grade based upon the installation of new automatic entrances as part of 2016-2017 renovation. Grade - B
Door Clearances: Majority do not have appropriate clearances. Grade - F
Door Hardware: Knob type hardware only. Grade - F
Casework: Dated vintage wood storage casework noted in classrooms. Majority of spaces do not meet ADA standards. Grade - D
Sink Access at Casework: Do not meet ADA standards. Grade - F
Drinking Fountains: Older drinking fountains do not meet ADA standards. Grade - F
Stairs: Guard and handrails in the older part of the building do not meet current code in terms of handrail graspability or guardrail dimensional requirements. Grade - D
Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Adequate condition. Original floor tiling in the older portion of the building. Carpet is worn and wrinkled in the library space. Tile in older toilet rooms are dated. Remainder of school has newer VCT. Grade - C
Ceilings: Majority of the building has newer ACT ceiling, and some areas are painted plaster. Grade - B
Walls: Adequate condition. Combination of painted drywall, older plaster walls, and exposed and/or painted brick. Grade - C
Casework: Majority of casework is vintage wood with many scrapes. Older delaminated casework in Time-Out Room. Grade - D
Doors: Adequate condition, majority of doors are dated. Grade - C
Marker Boards: Chalkboards and some smart board were noted in classrooms. Grade - D
Corridor Lockers/Cubbies: Older metal lockers have been repainted and are in adequate condition. Grade - C
Toilet Partitions: Adequate condition, combination of vintage partitions and painted metal. Grade - C
Shades: Majority are the original shades. Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Building does not have a secure entrance.	N/A
Classroom Locks: Dated knob type door hardware throughout building.	Grade - D
Security Cameras: Located only at main entry, first floor corridors and playground.	Grade - C
Administration: Cabinetry is dated and exposed conduit noted on the wall.	Grade - C
Mail Room/Staff Work: Adequate condition but lacks closed storage cabinetry.	Grade - C
Gymnasium: Newer ceiling, dated wood floor, exposed glazed brick and doors. Insufficient storage space. Exposed conduit along walls.	Grade - D
Gym Office: No toilet room, and sealed concrete floor.	Grade - D
OT/PT: Adequate finishes.	Grade - C
Staff Lounge: Not Applicable	N/A
Nurse: Large inefficient space with two (2) cots and dated cabinetry. Lacks a private nurse's office. Toilet room has exposed concrete floor and dated tile base, and does not meet ADA standards. Closed storage for extra coats and boots is needed. Space is far from Administration.	Grade - D
Auditorium/Stage: Dated carpeting. Stage is not ADA accessible.	Grade - C
Cafeteria: Grade based upon completion of cafeteria relocation to the first floor as part of 2016-2017 renovation.	Grade - A
Kitchen: Grade based upon completion of kitchen renovation as part of 2016-2017 renovation.	Grade - A
After School Program: Takes place in the cafeteria. Large storage room is located nearby.	Grade - B
Computer Room: Located off of library with newer finishes. Dated accordion folding wall.	Grade - B
Art Room: Dated cabinets have been repainted, ceiling is older, dirty and starting to fall in areas.	Grade - D
Music: Room is small for use, has newer VCT and ceiling, but lacks storage.	Grade - D
Classrooms: Rooms in general have newer VCT floors and ceilings, with dated vintage storage casework.	Grade - C
Library/IMC: Carpet is worn and wrinkled. An accordion type partition.	Grade - D

MECHANICAL SYSTEMS

Boiler: Installed in 1966 and has exceeded projected life expectancy. A boiler was replaced in 2005 and has 24 years of useful life remaining.	Grade - C
Air Handlers: Installed in 2004 and has 13 years of useful life remaining.	Grade - A
Unit Ventilator: Installed in 1966 and has exceeded projected life expectancy.	Grade - D
Air Conditioner: A window unit installed in 1985 and has exceeded projected life expectancy.	Grade - D
Fan: Installed in 1967 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit Heaters and Fan Coil Units, Convectors and Baseboard Radiation: Installed in 1947 and 1966 and both have exceeded projected life expectancy.	Grade - D
Valves, Steam : Installed in 1966 and has exceeded projected life expectancy.	Grade - C
Air Conditioning: Older section of the building, administration and library are air conditioned.	Grade - C
Temperature Controls: DDC was installed in 2002 and has 1 year useful life remaining. Pneumatic was installed in 1967 and has exceeded projected life expectancy. Valves have various installation dates and have exceeded projected life expectancy. Air compressor was installed in 2000 and has 4 years left of useful life remaining.	Grade - C

Plumbing Fixtures: Installed in 1916 and 1925 and have exceeded projected life expectancy.	Grade - D
Drinking Fountains: Installed in 1916 and 1925 and have exceeded projected life expectancy.	Grade - D
Waste Water Fixtures: Installed in 1916 and 1925 and have exceeded projected life expectancy.	Grade - D
Water Heater: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - B
Pumps, Condensate Receiver, Boiler Feedwater : Installed in 2002 and have 6 years of useful life remaining.	Grade - B
Domestic Hot Water Circulation Pump: Installed in 1990 and has exceeded projected life expectancy.	Grade - C
Steam Traps: Installed in 2013 and have 4 years of useful life remaining.	Grade - A
Heat Exchanger: Installed in 1994 and has 3 years of useful life remaining.	Grade - B
Piping, Sanitary & Storm Waste: Installed in 1916 and has exceeded projected life expectancy.	Grade - D
Domestic Hot & Cold Water Piping: Installed in 1916 and has exceeded projected life expectancy.	Grade - D
Tank, Boiler Feed Water: Installed in 1998 and has 12 years of useful life remaining.	Grade - B

ELECTRICAL SYSTEMS

Switchgear: Installed in 2004 and has 8 years of useful life remaining.	Grade - B
Panels: Installed in 2004 and have 13 years of useful life remaining.	Grade - A
Power Distribution - Branch Circuit Wiring: Installed in 2004 and has 18 years of useful life remaining.	Grade - A
Starters, Contactors and Disconnects: Installed in 2004 and have 3 years of useful life remaining.	Grade - B
Lighting: Installed in 2004 and have 3 years of useful life remaining.	Grade - B
Power Outlets: Installed in 2004 and have 3 years of useful life remaining. Insufficient number of outlets in center section.	Grade - B

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

Clock System: Installed in 2004 and has 3 years of useful life remaining.	Grade - B
PA System: Unintelligible in gymnasium. Installed in 2004 and have 3 years of useful life remaining.	Grade - B
Phone: Installed in 2001 and has exceeded projected life expectancy.	Grade - A
CCTV Cameras: Installed in 2013 and has 7 years of useful life remaining.	Grade - A
Wireless: Yes	Grade - B
Intrusion Alarm: Installed in 2004 and have 3 years of useful life remaining.	Grade - B

AESTHETICS

Site: Grass is bare in certain areas where water accumulates from lack of proper drainage. Bushes need trimming.	Grade - C
Exterior Façade: All brick façade; older portions have been tuck-pointed over the years.	Grade - C
Interior Spaces: Dated, many areas have interesting older cabinetry that could be refinished.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Installed in 1984 and have 18 years of useful life remaining.	Grade - B
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Wall Types: Older exterior wall types and insulation amount unknown. Newer portion assumed to be appropriately insulated. Grade - C

Roof: Various installation dates vary. Grade - D

Energy Efficiency of MEP Systems: Adequate condition. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: None noted.

Sizes of Rooms: Music room and new area for warming kitchen are too small.

Missing Spaces: Storage, toilet room at gym coach and private nurse office.

MENDOTA ELEMENTARY SCHOOL

4002 School Road, Madison WI 53704

GENERAL

Site Size: 10.16 Acres

Building Area: 49,400 Sq. Ft.

Year Built: 1948 Additions: 1950, 1954, 1956, 1960 & 1963



SUMMARY

Site Elements.....	D
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Mechanical Systems.....	C
Electrical Systems	C
Technology Systems	D
Aesthetics	D
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADED

TOTAL COST TO GRADE C - B..... \$3,721,680 - \$7,522,558

SITE ELEMENTS

Asphalt Paving: Poor condition with cracking around perimeter of school. Rear play area has a swale that tends to pond water. Grade - F

Concrete Walks: Some cracking and damaged areas were noted as well as differential settling. Grade - D

Landscaping: Minimal, many grassy areas were noted to be balding. Grade - D

Fencing: Older, rusting and bent areas noted. Grade - D

Steps: Cracking and damaged areas noted. Grade - C

Railings: Good condition Grade - B

Playground Equipment: Older equipment, with repairs done due to rust and breakage. Grade - D

Sports Fields: Basketball backstops are dated, rusty and missing hoops. Asphalt pavement has numerous cracks. Grade - D

Site Accessibility (Ramps, Handicap Parking, Van): Play area is not accessible. Grade - D

Buses and Parent Drop-Off: Disorganized, parents tend to drop off around buses. Grade - F

Fire Truck Access: Pavement around the entire building. Grade - B

Dumpsters: Located at the street frontage and enclosed with painted wood fencing. Grade - D

BUILDING ENVELOPE

Brick: Older brick, some areas appeared to need tuck-pointing. Grade - C

Main Entry Doors: Original wood doors with single pane glass Grade - C

Main Entry Columns and Entablature: Not Applicable N/A

Windows: Adequate condition Grade - C

Louvers: Adequate condition Grade - C

Miscellaneous Soffit Trim and Gravel Stops: Good condition Grade - B

Roof: Various installation dates and has an average of 15 years of useful life remaining. Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Replaced in 2016.	Grade - A
Fire Protection, Sprinkler System: Building does not have a sprinkler system.	N/A
Egress: Appropriate	Grade - A
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level (Adjusted to Area Well): Not Applicable	N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon completion of a new elevator in 2017.	Grade - A
Ramp: New ramp installed to playground area in 2016.	Grade - A
Toilet Rooms: No gang toilet rooms meet ADA standards. There is one (1) accessible unisex toilet room in the building.	Grade - D
Automatic Entrances: Only at entry door.	Grade - C
Door Clearances: Only a few rooms have appropriate clearances.	Grade - F
Door Hardware: Majority are knob type hardware.	Grade - F
Casework: Majority are lower height due to the Elementary School population	Grade - B
Sink Access at Casework: Side approach in classrooms.	Grade - B
Drinking Fountains: Many newer single EWC's noted throughout building.	Grade - C
Stairs: Hand rails do not meet graspability requirements.	Grade - D
Stage: Not Applicable	N/A

INTERIOR FINISHES

Flooring: Carpet in Administration and Library spaces are worn. VCT in Gymnasium is damaged at the entries and looks worn. Tile in toilet rooms are dated. Rubber stair treads are consistently coming off.	Grade - C
Ceilings: Good condition except at Gymnasium and Cafeteria.	Grade - B
Walls: Principal's and adjacent office have a large hole in the wall as well as dated wood paneling. Corridors have the original sea-foam green tile on the walls. Many classrooms have dated wood paneling.	Grade - C
Casework: Majority are dated but in adequate condition.	Grade - C
Doors: Majority are dated but in adequate condition.	Grade - C
Marker Boards: Approximately half of the classrooms have smart boards. All of the classrooms have chalkboards and a few have marker surfaces.	Grade - D
Corridor Lockers/Cubbies: Adequate condition, but dated and have been repainted.	Grade - C
Toilet Partitions: Dated metal partitions have been repainted many times and do not function properly in many areas.	Grade - D
Shades: Combination of older and newer shades.	Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Building does not have a secure entrance.	Grade - F
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Classroom Locks: Knob type hardware and is lockable only from the outside	Grade - F
Security Cameras: Located in main corridors and at various places on the exterior of the building.	Grade - B
Administration: Located in lower level accessible from the south parking lot and does not have a secure entry sequence. Finishes are dated. New elevator access is under construction.	Grade - D
Mail Room: Adequate condition.	Grade - C
Staff Work: Located within Administration with dated cabinetry. Space is tight and lacks storage.	Grade - C
Stage: Not Applicable	N/A
Gymnasium: Has new ACT ceiling, older VCT flooring, and exposed brick as a wainscot.	Grade - C
Gym Locker/Shower: Not Applicable	N/A
Staff Lounge: Dated cabinetry and newer ceiling. Toilet room has dated tile finishes and does not meet ADA standards.	Grade - D
Nurse: Very small area with one (1) cot and no privacy. Toilet room is off of nurse's office and does not meet ADA standards. Cabinetry is damaged. Nurse aid does not have an appropriate size desk. Insufficient space and storage.	Grade - D
Cafeteria: Clean but dated. Rear doors are the original doors and hardware. No pass-thru to serving kitchen.	Grade - C
Kitchen: Warming kitchen. Very dated with older finishes and cabinetry. Lacks space for cart storage.	Grade - D
After School Program: Takes place in Gymnasium	Grade - B
Art Room: Older cabinetry, space is smaller (regular classroom size). Insufficient storage space.	Grade - C
Music: Not Applicable	N/A
Library/IMC: Worn carpeting and insufficient storage space.	Grade - C

MECHANICAL SYSTEMS

Boiler: Grade based upon completion of new boiler installation as part of 2017 renovation.	Grade - A
Air Handler - Gymnasium: New air handler.	Grade - A
Power Roof Ventilators: Various installation dates and have exceeded projected life expectancy.	Grade - C
Unit Ventilators: Various installation dates with approximately 12 years of useful life remaining.	Grade - B
Cabinet Unit Heaters and Baseboard Radiation : Various installation dates and have exceeded projected life expectancy.	Grade - D
HVAC Pumps and Valves: Various installation dates and have exceeded projected life expectancy.	Grade - C
Temperature Controls: DDC installed in 2002 and has 1 year of useful life remaining. Pneumatic, installation dates vary and have exceeded projected life expectancy. Air Compressor installation dates vary and have exceeded projected life expectancy. Valves installed in 2006 and have 5 years remaining of useful life remaining.	Grade - C
Waste Water Fixtures Various installation dates and have exceeded projected life expectancy.	Grade - C
Plumbing Fixtures and EWC's: Various installation dates and have exceeded projected life expectancy.	Grade - C
Water Heater: Installed in 2000 and has exceeded projected life expectancy.	Grade - D
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - C
Sanitary Waste Water Piping: Various installation dates and have exceeded projected life expectancy.	Grade - C
Domestic Hot and Cold Water Piping: Various installation dates and have exceeded projected life expectancy.	Grade - C
Tank Heater – Domestic Hot Water: Installed in 1955 and has exceeded projected life expectancy.	Grade - C

Team Traps: Installed in 2011 and has 2 years of useful life remaining. Grade - B

Fuel Oil Tank: Installed in 1989 and has 23 years of useful life remaining. Grade - B

ELECTRICAL SYSTEMS

Switchgear: Installed in 1999 and has 3 years of useful life remaining. Grade - B

Panels: Installed in 1955 and has exceeded projected life expectancy. Grade - D

Transformer: Not Applicable N/A

Generator: Not Applicable N/A

Starters, Contactors & Disconnects Various installation dates and have exceeded projected life expectancy. Grade - D

Feeders: Installed in 1999 and has 8 years of useful life remaining. Grade - B

Lighting: Various installation dates and have exceeded projected life expectancy. Grade - C

Power Outlets: Insufficient number of outlets in various parts of the building. Majority have exceeded projected life expectancy. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

Master Clock System: Installed in 1989 and has exceeded projected life expectancy. Grade - D

Intrusion Alarm: Installed in 2000 and has exceeded projected life expectancy. Grade - C

CCTV Cameras: Installed in 2013 and has 7 years of useful life remaining. Grade - B

PA System: Installed in 1989 and has exceeded projected life expectancy. System cuts out and does not work properly. Speakers appear to be originals. Grade - D

Phone: Installed in 2001 and has exceeded projected life expectancy. Grade - D

Wireless: Yes Grade - A

AESTHETICS

Site: Asphalt paved areas are cracked. Grade - D

Exterior Façade: Adequate condition Grade - C

Interior Spaces: Adequate condition. Clean, newer ceilings and fresh paint. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Newer aluminum window system with insulated glass. Grade - C

Wall Types: Assume minimum insulation given the age of the building. Grade - D

Roof: Assume appropriate R-value given the age of the roof. Tends to leak on occasion. Grade - B

Energy Efficiency of MEP Systems: Adequate condition Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Kindergarten is far from toilet rooms. Nurse is far from Administration.

Sizes of Rooms: Kindergarten, Nurse and Administration are small.

Missing Spaces: Storage spaces.

MIDVALE ELEMENTARY SCHOOL

502 Caromar Drive, Madison WI 53711

GENERAL

Site Size: 8.98 Acres
 Building Area: 72,349 Sq. Ft.
 Year Built: 1950 Additions: 2016



SUMMARY

Site Elements	C
Building Envelope	C
Life Safety	C
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	D
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D

GRADE

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B \$4,339,122 - \$9,584,479

SITE ELEMENTS

Asphalt Paving: Adequate condition. Areas of pooling and patching in parking lot and muddy areas at east due to bus drop off area being unpaved. Grade - C

Concrete Walks: Poor condition. Heavily cracked, heaving, and salt damage. Grade - D

Landscaping: Adequate condition, minimal landscaping. Grade - C

Fencing: Installed in 1950 and has exceeded projected life expectancy. The guardrail/fence around the area wells also in poor condition. Grade - D

Steps: Poor condition. Installed in 1950 and has exceeded projected life expectancy. Grade - D

Railings: Poor condition. Installed in 1950 and has exceeded projected life expectancy. Grade - D

Playground Equipment: Good condition. Some of the equipment is accessible. Grade - A

Sports Fields: Adequate condition. Grade - C

Site Accessibility (Ramps, Handicap Parking, Van): Majority of the site is accessible. Grade - D

Buses and Parent Drop-Off: Buses drop off/pick up on the school side of the street and parents use the other side. Grade - C

Fire Truck Access: Majority of the building can be accessed. Access to the west side may be impeded by the tree spacing. Grade - D

Dumpsters: Dumpsters do not have concrete pad or enclosure. Grade - D

Site Drainage: Poor drainage at east side of the building, water infiltrating electrical/data room. Grade - D

BUILDING ENVELOPE

Brick: Brick needs tuck-pointing. Gymnasium appears to be having settlement issues and stress fractures are occurring in the brick. Many of the cracks have been sealed but further sealing should be done. Grade - D

Main Entry Doors: Good condition, installed in 2006. Grade - B

Main Entry Columns and Entablature: Good Condition. Grade - B

Windows: Windows installed in 2006 in good condition. Difficulty with windows in lower level window wells due to an inability to open them because a ladder is needed to reach them. Note there is no air-conditioning in the classrooms. Grade - C

Louvers: Good condition. Grade - B

Miscellaneous Soffit Trim and Gravel Stops: Installed in 2005 and has 11 years of useful life remaining. Grade - B

Roof: Installed in 2005 and has 11 years of useful life remaining. Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Some of the fire alarm pulls do not have the secondary covers. Grade - C

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: The South vestibule is being used as storage and a classroom, partially blocking path of egress. Grade - D

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level (Adjusted to Area Well): Access in good condition Grade - B

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon completion of new elevator installation as part of 2017 renovation. Grade - A

Ramp: Grade based upon completion of new ramp as part of 2017 renovation. Grade - A

Toilet Rooms: Majority are not accessible. Grade - D

Automatic Entrances: Good condition. Grade - B

Door Clearances: Majority of doors appear to be ADA accessible width. A few doors at small toilet rooms are not accessible. Grade - C

Door Hardware: Older areas of the building do not have ADA accessible door hardware. Grade - D

Casework: Majority of the casework is lower in height. New areas are ADA compliant. Grade - C

Sink Access at Casework: Majority of the faucets do not have paddle handles or open space for forward access. New areas are in ADA compliant. Grade - C

Drinking Fountains: Majority of water fountains are not ADA accessible. Grade - D

Stairs: Majority of stairs need rail extensions. Grade - D

Stage: Retractable stage has a portable ramp kept in a nearby closet. Grade - B

INTERIOR FINISHES

Flooring: Approximately 90% of the classrooms have original floor tile. Older vinyl tile in the hallways is cracking and pulling apart. Areas of new vinyl tile are in good condition. Grade - D

Ceilings: Good condition Grade - B

Walls: Good condition but show some wear and tear from normal use. Grade - C

Casework: Adequate condition. Finish is wearing off of wood cabinets and counters are beginning to delaminate. Recently renovated rooms are in good condition. Grade - C

Doors: Doors in newer portion are in good condition. Remainder of interior doors are in poor to adequate condition. Older doors have knobs. Hollow metal exterior doors are rusting and should be sanded and repainted. Some of the exterior doors have been replaced with FRP doors and are in good condition. Grade - C

Marker Boards: Majority of the classrooms have marker boards. Grade - C

Corridor Lockers/Cubbies: Majority of the lockers are older and in need of refinishing.	Grade - D
Toilet Partitions: Poor condition. Majority are not ADA accessible.	Grade - D
Shades: Approximately 20% are missing or in disrepair.	Grade - C
Classroom Operable Wall: Operable wall between 102 and 102A is in good condition but not a sound barrier. Power poles to each side of wall make it difficult to close.	Grade - C
Gymnasium Operable Wall: Good condition.	Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: Exterior doors are secure but there is no secure path to Administration.	Grade - D
Classroom Locks: Majority of the doors can be locked from inside.	Grade - C
Security Cameras: Cameras are at major entries and halls.	Grade - B
Administration: Adequate condition. Carpet is in adequate condition. Ceiling is in good condition. Vinyl tile is pulling apart and in poor condition. Space is limited. Issues with overheating and open windows in winter to regulate.	Grade - C
Mail Room/Staff Work: Mail room is in poor condition and is part of the Administration area. The work room/staff lounge is in adequate condition. Ceilings are new but the flooring is in poor condition. Cabinetry finish is in poor condition but counters are in good condition.	Grade - C
Stage: Not Applicable	N/A
Gymnasium: The wood floor is separating and popping slightly in areas. The ceiling is in good condition. The East wall had a pipe burst within and the pipe was capped. There may be a connection to the brick crack on the outside to this incident. West wall windows were bricked shut.	Grade - C
Gym Locker/Shower: Area is now used as storage.	Grade - C
Staff Lounge: Lounge is in good condition.	Grade - B
Nurse: Original floor tile. Cabinetry is in adequate condition but dated. Ceilings are in good condition.	Grade - D
Cafeteria: Good to excellent condition.	Grade - A
Kitchen: Good condition. Small office area. Open drainage under sink.	Grade - B
After School Program: Room 11B has original floor tile. Uni-vent in poor condition. Gymnasium is also used.	Grade - C
Art Room: Good condition but connecting work rooms and kiln area are disjointed. Locker room is being utilized for storage.	Grade - B
Music: Not Applicable	N/A
Library/IMC: Library carpet in good condition. Book room has original floor tile. Cabinetry poor to adequate condition. Magazine rack is in poor condition.	Grade - C
Quiet/Time Out: Master clock is exposed and within reach in the room.	Grade - D

MECHANICAL SYSTEMS

Boiler: Installed in 1950 and has exceeded projected life expectancy. Steam-trap malfunctioning at time of assessment.	Grade - D
Air Handlers: Installed in 1950 and has exceeded projected life expectancy.	Grade - D
Power Roof Ventilator: Not Applicable	N/A

Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1950 and have exceeded projected life expectancy. Grade - D

HVAC Pumps and Valves: Installed in 1950 and have exceeded projected life expectancy. Grade - D

Air Conditioning: Installed in 1950 and have exceeded projected life expectancy. Grade - D

Temperature Controls: Installed in 1950 and has exceeded projected life expectancy. Grade - D

Plumbing Fixtures: Installed in 1950 and have exceeded projected life expectancy. Grade - C

Water Heater: Installed in 2005 and has exceeded projected life expectancy. Grade - C

Water Softener: Installed in 2000 and has 4 years of useful life remaining Grade - B

Plumbing Pumps and Piping: Pump installed in 2000 and has exceeded projected life expectancy. Piping installed in 1950 and has exceeded projected life expectancy. Grade - C

Domestic Hot Water Piping: Installed in 1950 and has exceeded projected life expectancy. Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 200 and has 9 years of useful life remaining Grade - B

Panels: Installed in 2006 and has 15 years of useful life remaining Grade - B

Transformer: Adequate condition Grade - C

Generator: Not Applicable N/A

Lighting: Various installation dates. Older lighting has exceeded projected life expectancy. Newer lighting has 5 years of useful life remaining. Grade - C

Power Outlets: Various installation dates. Older outlets have exceeded projected life expectancy. Newer outlets have 5 years of useful life remaining. Insufficient number of outlets in corridors and cafeteria niche. The Gymnasium is used a voting station and insufficient number of outlets for this use. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Not loud enough in the Cafeteria addition and other new spaces. Grade - C

Phone: Installed in 2001 and has exceeded projected life expectancy Grade - C

Data Outlet: Adequate condition and quantity Grade - C

Wireless: Installed in 2006 and has 5 years of useful life remaining Grade - B

AESTHETICS

Site: Parking areas are undersized. The surrounding streets have large areas of no parking or time limit parking. Rows of bushes seem patchy. The concrete and paving is in poor condition. Grade - D

Exterior Façade: Brick should be tuck-pointed. Gymnasium appears to be having settlement issues and stress fractures are occurring in the brick. Roof and windows are in good condition Grade - C

Interior Spaces: Majority of rooms have original floor tile, and cabinetry is older and delaminating. Ceiling and lighting are new and in good condition. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Good condition, installed in 2006 Grade - B

Wall Types: The building was constructed in 1950 and it is assumed that little insulation was used. Grade - D

Roof: The building was constructed in 1950 and it is assumed that little insulation was used.

Grade - D

Energy Efficiency of MEP Systems: The building was constructed in 1950 and newer systems are more efficient.

Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: The entry and office are not directly connected.

Sizes of Rooms: Classrooms appear appropriately sized.

Missing Spaces: Insufficient parking and storage space.

JOHN MUIR ELEMENTARY SCHOOL

6602 Inner Drive, Madison WI 53705

GENERAL

Site Size: 6.87 Acres
 Building Area: 69,000 Sq. Ft.
 Year Built: 1967 Additions: 1989 & 1992



SUMMARY

Site Elements	B
Building Envelope.....	B
Life Safety.....	B
Accessibility.....	C
Interior Finishes	B
Specialty Areas/Needs	B
Mechanical Systems.....	C
Electrical Systems.....	C
Technology Systems.....	B
Aesthetics.....	B
Sustainability and Energy Efficiency.....	D

GRADE

COMPOSITE GRADE B

TOTAL COST TO GRADE C - B \$1,184,022 - \$5,356,080

SITE ELEMENTS

Asphalt Paving: Cracking in need of repair and restripe.	Grade - C
Concrete Walks: Broken pavement near faculty entrance.	Grade - C
Landscaping: Good condition. Well maintained	Grade - B
Fencing: Like new condition., no rust.	Grade - B
Steps: Like new condition except where railing attaches	Grade - B
Railings: Rusting and parts of railing missing. Multiple repairs to main connection of support and stairs.	Grade - D
Playground Equipment: Older equipment evident but appears to be well cared for.	Grade - B
Sports Fields: Some wear spots evident.	Grade - B
Site Accessibility (Ramps, Handicap Parking, Van): Front part of site is very accessible. The fields and play ground is off a steep graded area with no ramp access.	Grade - C
Buses and Parent Drop-Off: No congestion, clearly marked with crossing guard.	Grade - B
Fire Truck Access: Back is not accessible off paved area.	Grade - C
Dumpsters: No enclosure	Grade - C

BUILDING ENVELOPE

Brick: Good condition	Grade - B
Main Entry Doors: Good condition	Grade - B
Other Entry Doors: Other entries beyond the main door have latching issues where if someone pulled right could open the door. 2 doors have threshold damage. Need to be completely replaced.	Grade - D
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Windows stick and are difficult to operate. Air leaks present.	Grade - D
Louvers: Good condition, look like new.	Grade - B

Miscellaneous Soffit Trim and Gravel Stops: Approximately 10% of the stucco fascia is cracking and peeling paint. Grade - C
Roof: Multiple leaks evident within. Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: Flashing light alarms throughout. Grade - B
Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A
Egress: No more than 75 foot exit path Grade - B
Fire Extinguishers: Noted throughout building. Grade - B
Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Not Applicable N/A
Ramp: Not Applicable N/A
Toilet Rooms: Right clearances/ grab bars. Poor partitions and closure latches. Grade - B
Automatic Entrances: Main entrance and entrance to playground have automatic openers. Grade - A
Door Clearances: Approximately 90% of the doors have the correct clearances. Four-five (4-5) doors that lead to mechanical or storage areas do not meet clearances. Grade - C
Door Hardware: Approximately 50% are knobs and 50% are levers. Grade - C
Casework: Majority of casework is the right height for side approach. The classrooms are low for accessibility. Grade - C
Sink Access at Casework: Too low in classrooms and no knee clearances. Grade - D
Drinking Fountains: ADA fountains present just not all of them work. Grade - C
Stage/Auditorium: Seating accessible. Lower area stage is not accessible. Grade - C

INTERIOR FINISHES

Flooring: Clean good condition, new VCT throughout and corridor carpets recently replaced. Two (2) office spaces have original floor tile. The cafeteria/old gym has original floor tile with some cracking and damage. Carpets in the auditorium/ library showing some wear. Grade - B
Ceilings: Ceiling look bright white and new. Grade - A
Walls: Little damage present. Grade - B
Casework: Casework is older with minimal wear. Kitchen casework should be replaced. Grade - C
Doors: Doors function but are in poor condition and should be refinished or replaced. Grade - C
Marker Boards: Good condition Grade - C
Corridor Lockers/Cubbies: Cubbies are in good condition. Grade - B
Toilet Partitions: Painted wood partitions are in use now as many of the metal partitions rusted and broke. None of the latching hardware works. Grade - F
Shades: Many shades missing. Approximately 50% do not work while the others are improvised repairs by staff. Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Secure vestibule entry present where you must be buzzed in. Does not go through the office, but Grade - B

does have the office immediately adjacent.

Classroom Locks: Keyed lock from outside and button in door jamb.	Grade - C
Security Cameras: New entry and corridor cameras.	Grade - A
Administration: Clean like new finishes. Space is more than enough for the tasks performed.	Grade - B
Mail Room/Staff Work: Plenty of mailboxes. Casework in good condition.	Grade - B
Stage/Auditorium: Separating partition needs to be removed or replaced. Carpet appears worn.	Grade - C
Gymnasium: Flooring in poor condition, and needs new marking. CMU and exposed structural ceiling in good condition. Acoustical block around the perimeter working.	Grade - C
Gym Locker/Shower: Not Applicable	N/A
Staff Lounge: Floors, walls and ceilings in good condition. Could use new casework as doors and drawers starting to not function properly.	Grade - B
Nurse: Two (2) cots with hand washing sink. Could use larger toilet room adjacent.	Grade - B
Cafeteria/Gymnasium: Original floor tile with some cracking and damage. Walls and ceiling showing minor damage. Operable partition functions though track shows damage and age.	Grade - C
Kitchen: Small size. Stove is dated and finicky. The feet of the stove starting to collapse. Casework is dated and starting to delaminate. Area gets really warm.	Grade - C
After School Program: Use cafeteria/gymnasium.	Grade - C
Art Room: Like typical classroom, casework, ceiling, flooring, and walls in good condition.	Grade - B
Music: Like typical classroom, casework, ceiling, flooring, and walls in good condition.	Grade - B
Library/IMC: Carpeting is 8-10 years old with wear starting to show. Casework and shelving in like new condition.	Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 1992 and has 11 years of useful life remaining.	Grade - B
Furnaces: Installed in 1992 & 1967 and have exceeded projected life expectancy.	Grade - D
Air Handlers: Installed in 1992 and have 1 year of useful life remaining. Roof top unit in need of repair.	Grade - B
Power Roof Ventilator: Installed in 1992 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1992 and have 1 year of useful life remaining	Grade - B
HVAC Pumps and Valves: Various installation dates with majority having exceeded their useful life.	Grade - B
Air Conditioning: Installed in 1992 and has exceeded projected life expectancy.	Grade - B
Temperature Controls: Installed in 1992 and have exceeded projected life expectancy.	Grade - D
Plumbing Fixtures: Various installation dates and have exceeded projected life expectancy.	Grade - C
Water Heater: Installed in 1989 and has exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 2000 and has 4 years for useful life remaining.	Grade - B
Plumbing Pumps and Piping: Various installation dates and have exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Various installation dates and have exceeded projected life expectancy.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2007 and has 11 years of useful life remaining.	Grade - A
Panels: Installed in 2007 and have 16 years of useful life remaining.	Grade - A
Transformer: Various installation dates.	Grade - C
Generator: Various installation dates.	Grade - D
Lighting: Various installation dates. Classroom, office, gymnasium and LMC installed in 2006-2007 with 3-6 years of useful life remaining. All other lighting have exceeded projected life expectancy.	Grade - C
Power Outlets: Various installation dates with majority having exceeded their useful life. New power poles recently installed.	Grade - B

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 2007 with 6 years of useful life remaining. Issues with the PA system speakers not working in the cafeteria/gym, kitchen and some classrooms.	Grade - B
Phone: Installed in 2001 and have exceeded projected life expectancy.	Grade - C
Data Outlet: Installed in 2007 and has 6 years of useful life remaining. New power poles recently installed	Grade - B
Wireless: Installed in 2007 and has 6 years of useful life remaining.	Grade - B

AESTHETICS

Site: Pavement cracking unsightly.	Grade - C
Exterior Façade: Soffit and a couple doors have large areas of peeling paint.	Grade - B
Interior Spaces: Older worn appearance, but in good repair.	Grade - B

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Air leaks.	Grade - D
Wall Types: Due to year of construction, it is assumed that little insulation was used.	Grade - F
Roof: Flat roof.	Grade - C
Energy Efficiency of MEP Systems: Mixed system boiler with some air conditioning. Forced air.	Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No adjacency issues at this time.
Sizes of Rooms: Kitchen is a bit small. Other spaces are adequate for the needs.
Missing Spaces: No known issues.

PAUL J. OLSON ELEMENTARY SCHOOL

801 Redan Drive, Verona WI 5359

GENERAL

Site Size: 14.55 Acres
 Building Area: 86,396 Sq. Ft.
 Year Built: 2008 Additions: None



SITE ELEMENTS

Asphalt Paving: Minor to major cracking occurring at playground area. Staff and visitor parking lot in good to adequate condition	Grade - B
Concrete Walks: No major cracking or heaving occurring at walks.	Grade - A
Landscaping: Site's landscaping has been maintained.	Grade - B
Fencing: Fencing along playground fields in good to excellent condition.	Grade - A
Steps: Not Applicable	N/A
Railings: Not Applicable	N/A
Playground Equipment: In good condition. Not accessible due to rubber ground cover.	Grade - B
Sports Fields: In good to excellent condition. Maintained with no major issues with field equipment.	Grade - A
Site Accessibility (Ramps, Handicap Parking, Van): Site is overall accessible excluding playground equipment.	Grade - B
Buses and Parent Drop-Off: Good, designated parking spots for parent drop-off and pick up.	Grade - B
Fire Truck Access: Building accessible through parking lot and back fire lane.	Grade - A
Dumpsters: Enclosure with bollards. Concrete slab is in adequate condition with several minor cracks.	Grade - B

BUILDING ENVELOPE

Brick: In good to excellent condition. No major tuck pointing occurring at brick veneer.	Grade - A
Main Entry Doors: In good to excellent condition. Security hardware works.	Grade - A
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Window cranks missing on interior side on window. Overall in good to excellent condition.	Grade - A
Louvers: No major damage and functions properly.	Grade - A
Miscellaneous Soffit Trim and Gravel Stops: All soffits noted as in good to excellent condition with no known water damage.	Grade - A

SUMMARY

Site Elements	B
Building Envelope	A
Life Safety	A
Accessibility	A
Interior Finishes.....	B
Specialty Areas/Needs	B
Mechanical Systems	A
Electrical Systems	A
Technology Systems	B
Aesthetics	A
Sustainability and Energy Efficiency	A

GRADE

COMPOSITE GRADE..... B

TOTAL COST TO GRADE C - B..... \$0.00 - \$0.00

Roof: Sloped metal panel base system. No known water leaks. Attic vents paint is flacking off in several locations. Grade - A
Paint with primer needed.

LIFE SAFETY

Fire Alarm and Fire Detection: All locations functional. Adequate amount throughout facility. Grade - A

Fire Protection, Sprinkler System: Adequate throughout facility. Grade - A

Egress: Multiple egress locations that are adequate to locate. Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level (Adjusted to Area Well): Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Access to each floor. Grade - A

Ramp: Not Applicable N/A

Toilet Rooms: Toilet rooms accessible throughout facility. No vertical bars present. Grade - A

Automatic Entrances: Functions properly. Grade - A

Door Clearances: Doors have adequate clearances throughout facility. Grade - A

Door Hardware: Handle base hardware at classrooms. Push plates present at egress and entry doors. Grade - A

Casework: Casework height noted as less than 34 inches. Grade - A

Sink Access at Casework: Sinks comply with front approach knee clearance. Handle base hardware. Grade - A

Drinking Fountains: Accessible throughout facility Grade - A

Stairs: Complies with accessibility. Grade - A

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Minor scratches and marks throughout facility. Overall good condition. Grade - B

Ceilings: No major stains or marks present. Grade - A

Walls: Paint in good condition. Minor marks and stains throughout facility. Grade - B

Casework: Few minor marks. Overall in good to excellent condition. Grade - A

Doors: Minor marks at kick plates. Overall finish in good to excellent condition. Grade - A

Marker Boards: In good condition. No major marks present. Grade - A

Corridor Lockers/Cubbies: Lockers don't latch. Many lockers were opened at time of visit. Grade - B

Toilet Partitions: Some rust starting at bottom of stall separation panels. Ceiling mounted. Grade - B

Shades: Harder to operate in classrooms. No missing shades. Grade - A

SPECIALTY AREAS/NEEDS

Secure Entrance: Working properly. Unable to buzz into facility for visitors during afterhours from exterior set of doors. Grade - A

Classroom Locks: Present on classroom side of door. Grade - A

Security Cameras: Functions properly.	Grade - A
Administration: Finishes in good to excellent condition.	Grade - A
Mail Room/Staff Work: Finishes in good to excellent condition. Adequate in size.	Grade - A
Stage: Not Applicable	N/A
Gymnasium: Heating/cooling climate issues. Gymnasium area can become warmer than necessary when doors are closed. Flooring has heaving issues and temporary cuts were used to resolve issue. Sealant in cuts should be replaced. Partition switches are located on same side of gymnasium. Not operable from west side of partition.	Grade - B
Gym Locker/Shower: Not Applicable	N/A
Staff Lounge: Finishes in good to excellent condition. Nothing additionally required.	Grade - A
Nurse: Both recovery couches have privacy curtains. Office used as additional storage. Temporary cot in nurse bathroom used for changing.	Grade - A
Cafeteria: Finishes in good condition. Typical wear and tear on surfaces.	Grade - B
Kitchen: Finishes in good to excellent condition, and adequate storage.	Grade - A
After School Program: Not Applicable	N/A
Art Room: Not enough power to ventilation fan for kiln. Finishes in adequate to good condition. Typical wear and tear on surfaces	Grade - B
Music: Finishes in good to excellent condition.	Grade - A
Library/IMC: Finishes in good to excellent condition.	Grade - A

MECHANICAL SYSTEMS

Boiler: Installed in 2008 and has 27 years of useful life remaining.	Grade - A
Air Handlers: Good to excellent	Grade - A
Power Roof Ventilator: Installed in 2008 and has 22 years of useful life remaining.	Grade - A
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 2008 and has 12 years of useful life remaining. Baseboard radiation is electric sub system.	Grade - A
HVAC Pumps and Valves: Installed in 2008 and has 7 years of useful life remaining.	Grade - B
Air Conditioning: Good to excellent	Grade - A
Temperature Controls: Installed in 2008 and has 27 years of useful life remaining. General heating and cooling issues throughout facility. System is not consistent. Adjustments are currently being performed on system.	Grade - B
Plumbing Fixtures: Installed in 2008 and has 12 years of useful life remaining.	Grade - A
Water Heater: Good to excellent	Grade - A
Water Softener: Good to excellent	Grade - A
Plumbing Pumps and Piping: Storm waste water piping installed in 2008 and has 27 years of useful life remaining.	Grade - A
Domestic Hot Water Piping: Installed in 2008, has 42 years of useful life remaining.	Grade - A

ELECTRICAL SYSTEMS

Switchgear: Installed in 2008 and has 12 years of useful life remaining.	Grade - A
Panels: Installed in 2008 and has 17 years of useful life remaining.	Grade - A

Transformer: Good to excellent condition.	Grade - A
Generator: Installed in 2008 and has 17 years of useful life remaining.	Grade - A
Lighting: Installed in 2008 and has 7 years of useful life remaining.	Grade - B
Power Outlets: Power columns have become an issue throughout the facility and many have been damaged.	Grade - B

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 2008 and has 7 years of useful life remaining.	Grade - B
Phone: Installed in 2008 and has 2 years of useful life remaining. Analog phone used with power outage.	Grade - B
Data Outlet: Power columns have become an issue throughout the facility and many have been damaged.	Grade - B
Wireless: Good to excellent coverage throughout facility.	Grade - A

AESTHETICS

Site: Site in good condition. Landscaping has been maintained.	Grade - B
Exterior Façade: Exterior envelope in good to excellent condition. No noticeable damage. Attic vents finish coming off (exposed metal).	Grade - A
Interior Spaces: Good to excellent appearance with no apparent damage. Spaces have been maintained.	Grade - A

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Windows are composed with double pane glazing. Installed in 2008 and have 42 years of useful life remaining.	Grade - A
Wall Types: Building has been LEED Silver certified.	Grade - A
Roof: Installed in 2008, and has 17 to 32 years of useful life remaining. Building has been LEED Silver certified.	Grade - A
Solar Panel: Installed on roof.	Grade - A
Energy Efficiency of MEP Systems: Geothermal system for floor heating in kindergarten classrooms. Equipment's life expectancy in good to excellent condition. Building has been LEED Silver certified.	Grade - A

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No known issues with room adjacencies.
Sizes of Rooms: Sufficient classroom size. All specialty areas adequate in size.
Missing Spaces: No changing rooms or stage present in facility.

RANDALL ELEMENTARY SCHOOL

1802 Regent Street, Madison WI 5372

GENERAL

Site Size: 1.32 Acres

Building Area: 61,540 Sq. Ft.

Year Built: 1906 Additions: 1907, 1912, 1925 & 1967



SUMMARY

GRADE

Site Elements.....	D
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems.....	D
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B..... \$4,455,185 - \$8,916,068

SITE ELEMENTS

Asphalt Paving: Poor condition. Water pools in staff parking lot.	Grade - D
Concrete Walks: Poor condition. Heavily cracked and heaving in some areas.	Grade - D
Landscaping: Adequate condition. Areas of bare earth due to heavy foot traffic. Loose bricks at what use to be the main entry (library windows now).	Grade - C
Fencing: Good condition. Owned by City of Madison. Gated is damaged	Grade - B
Steps: Adequate condition	Grade - C
Railings: Rail extensions needed for ADA accessibility.	Grade - C
Playground Equipment: Good condition. No accessible play equipment. Play area appears to be City owned.	Grade - B
Sports Fields: No open sports fields. Paved basketball courts in good condition. City owned. School does snow removal.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Steep slope on north side of building.	Grade - C
Buses and Parent Drop-Off: Poor. Bus drop off on Regent Street. Parent drop off on Chadbourne Avenue. Available parking is limited.	Grade - C
Fire Truck Access: Street access on 3 sides. Appears to have access from park side as well, but there is insufficient space between park retaining wall and building for truck to pass.	Grade - C
Dumpsters: Trash dumpster is located in central paved courtyard, no enclosure, and tight alley/drive access has caused the school building to be damaged. Recycling dumpster is located in north parking lot, no enclosure.	Grade - D

BUILDING ENVELOPE

Brick: Poor condition. Needs tuck-pointing, damaged/missing bricks replaced, and damaged cast stone replaced/ repaired.	Grade - D
Main Entry Doors: Adequate condition but stair at entry with no ramp.	Grade - C
Main Entry Columns and Entablature: Stucco finish is damaged in areas, and tuck pointing needed.	Grade - D
Windows: Good condition.	Grade - B

Louvers: Adequate condition Grade - C

Miscellaneous Soffit Trim and Gravel Stops: Soffits are wooden, deteriorating and pieces are falling off. Any wooden trim along the roof is in poor condition. Grade - F

Roof: Installed in 1998 and has 7 years of useful life remaining. Roof is in good condition but the state of the soffits and trim will have a detrimental effect on the roof. Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 1995 and has exceeded projected life expectancy. Grade - D

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: The building can't be exited without going up or down stairs. Lower level corridor ceiling and some door ways are below required heights, obstructing path. Grade - F

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level (Adjusted to Area Well): Original floor tile. Windows are in good condition. Lighting is worn. New stairs and lifts that lead down into each classroom to be completed as part of 2017 renovation. Grade - C

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon installation of elevator as part of the 2017 renovation. Grade - A

Ramp: Not Applicable N/A

Toilet Rooms: No ADA accessible toilet rooms. Grade - F

Automatic Entrances: Two (2) automatic entries; one has steps leading up to it and the other leaves person at a landing mid-flight of stairs. New automatic entrance at elevator lobby, to be installed as part of the 2017 renovation and will allow direct entry at first floor. Grade - A

Door Clearances: Majority of classrooms have wide enough doors but many of the auxiliary spaces do not, including the Nurse's office. Grade - D

Door Hardware: Door knobs throughout the interior. Grade - F

Casework: Majority of casework is not at accessible height. Grade - D

Sink Access at Casework: Sinks are not ADA accessible. Grade - F

Drinking Fountains: Mix of newer and older. New fountains are accessible. Older fountains are not accessible. Grade - C

Stairs: Stair railings need extensions. New railing to be installed in Lower Level classrooms as part of 2017 renovation. Grade - C

Stage: No ramp or lift. Grade - D

INTERIOR FINISHES

Flooring: Terrazzo in good condition. Vinyl tile in extremely poor condition. Sheet vinyl in good condition. Tile in adequate condition. Grade - D

Ceilings: Adequate condition. Spline type ceiling in the Cafeteria & portion of the Library in poor condition. Grade - C

Walls: Adequate with normal wear and tear. Grade - C

Casework: Poor condition. Cabinets are in need of refinishing and counter is delaminating. Grade - D

Doors: Poor condition, in need of refinishing. Grade - D

Marker Boards: Few classrooms have marker boards. Grade - D

Corridor Lockers/Cubbies: Good condition.	Grade - B
Toilet Partitions: Partitions are worn and rusting.	Grade - D
Shades: Good condition	Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: Exterior doors are secure but there is not a secure path to the main office.	Grade - D
Classroom Locks: Doors have knobs and a deadbolt that can be turned with a key from outside the room.	Grade - D
Security Cameras: Adequate but not all halls are covered.	Grade - C
Administration: Adequate condition. Window/wall air-conditioning. Sheet vinyl flooring in good condition.	Grade - C
Mail Room/Staff Work: Adequate condition	Grade - C
Stage: Good condition, but the stage is not accessible. There is no ramp or lift.	Grade - C
Gymnasium: Adequate condition.	Grade - C
Gym Locker/Shower: Utilized as storage and area has been set aside for elevator. Exit west of locker rooms is in poor condition and not accessible.	Grade - D
Staff Lounge: Lounge and book storage share this space. Flooring and ceiling are in good condition.	Grade - C
Nurse: Doorways are not wide enough for ADA accessibility. Original floor tile. No air-conditioning. Adjacent toilet room is not ADA accessible.	Grade - D
Cafeteria: Worn spline ceiling. Wood floor in good condition.	Grade - C
Kitchen: Kitchen is in the cafeteria. Easily accessed and unable to secure.	Grade - D
After School Program: Held in cafeteria and adjacent stage.	Grade - C
Art Room: Original floor tile. Cabinetry in poor condition. Lighting in poor condition.	Grade - D
Music: Original floor tile. Cabinetry in poor condition. Lighting in poor condition.	Grade - D
Library/IMC: Good condition. One area of ceiling worn spline system. Majority of the ceiling and carpet is new. Arched window is showing signs of stress of expansion and contraction, gapping at edges.	Grade - B

MECHANICAL SYSTEMS

Boiler: Installed in 1955 and has exceeded projected life expectancy	Grade - D
Air Handlers: Installed in 2001 and older. Newer units have 10 years of useful life remaining. Others are in poor condition.	Grade - C
Power Roof Ventilator: Installed in 1965 and has exceeded projected life expectancy	Grade - C
Cabinet Unit heaters, Convectors and Baseboard Radiation: Radiators installed in 1918; base board heaters installed in 1967 and both have exceeded life expectancy.	Grade - D
HVAC Pumps and Valves: Various installation dates and all have exceeded life expectancy.	Grade - D
Air Conditioning: Window/wall unit only in Administration. Installed in 1981 and has exceeded projected life expectancy.	Grade - D
Temperature Controls: Installed in 2002 and has 1 year of useful life remaining.	Grade - C
Plumbing Fixtures: Various installation dates and all have exceeded life expectancy.	Grade - D
Water Heater: Installed in 2000 and has exceeded projected life expectancy	Grade - C

Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - B
Plumbing Pumps and Piping: Installed in 1918 to 1990 and all have exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Installed in 2000 and has 34 years of useful life remaining.	Grade - B

ELECTRICAL SYSTEMS

Switchgear: Installed in 1995 and has exceeded projected life expectancy	Grade - C
Panels: Installed in 1995 and has 4 years of useful life remaining.	Grade - B
Transformer: Installed in 1995 and has exceeded projected life expectancy	Grade - C
Generator: Not Applicable	N/A
Lighting: Various installation dates from 1918 to 2013. Majority have exceeded projected life expectancy	Grade - D
Power Outlets: Installed in 1995 and has exceeded projected life expectancy	Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 2007 and has 6 year of useful life remaining.	Grade - B
Phone: Installed in 2001 and has exceeded projected life expectancy	Grade - C
Data Outlet: Installed in 2000 and has exceeded projected life expectancy	Grade - C
Wireless: Installed in 2000 and has exceeded projected life expectancy	Grade - C

AESTHETICS

Site: Adequate condition. The school owned property is small and landscaping adequately maintained. Paving is in poor condition. Most of the play area is City owned and well maintained.	Grade - C
Exterior Façade: Building is attractive with an old world feel, but upon closer inspection the building is in poor condition and in need of tuck-pointing, cast stone repairs or replacement, and the wooden soffits are in poor condition.	Grade - D
Interior Spaces: Adequate condition. Materials needing attention are vinyl tile, cabinetry, toilet partitions and door finishes.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Double paned newer windows.	Grade - C
Wall Types: The building was constructed in 1918 and it is assumed that little to no insulation was used.	Grade - D
Roof: The building was constructed in 1918 and it is assumed that little to no insulation was used.	Grade - D
Energy Efficiency of MEP Systems: Building systems were initially installed in 1918 and majority of the system remains; newer systems are more efficient.	Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: There is an unused kitchen adjacent to gymnasium, currently used for storage. No secure path from entry to office.
Sizes of Rooms: Administration is undersized. Classrooms are adequate in size. Gymnasium is undersized .
Missing Spaces: Reading room is needed. Room just off of Stage is unheated and staff would like to use this space for reading or intervention, etc. Storage is also insufficient. Afterschool program has no designated office or storage rooms.

CARL SANDBURG ELEMENTARY SCHOOL

4114 Donald Drive, Madison WI 53704

GENERAL

Site Size: 8.24 Acres
 Building Area: 57,683 Sq. Ft.
 Year Built: 1967 Additions: 1991, 1998 & 2016



SUMMARY

Site Elements.....	C
Building Envelope	B
Life Safety	C
Accessibility	C
Interior Finishes.....	B
Specialty Areas/Needs.....	D
Mechanical Systems	B
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	B

GRADE

COMPOSITE GRADE **C**

TOTAL COST TO GRADE C - B..... **\$1,297,034 - \$4,751,728**

SITE ELEMENTS

Asphalt Paving: Asphalt walks and drives are cracking. New parking was added recently to the east side.	Grade - C
Concrete Walks: Older but in good condition.	Grade - B
Landscaping: Consists of grass and trees, no bushes noted. Areas of grass should be reseeded to infill balding areas.	Grade - C
Fencing: Located on the North west side and appears to be in good shape.	Grade - B
Steps: Not Applicable	N/A
Railings: Not Applicable	N/A
Playground Equipment: Small older equipment but in adequate condition. Not ADA accessible.	Grade - C
Sports Fields: Some of the soccer goals look to be worn with ripped netting.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Yes	Grade - B
Buses and Parent Drop-Off: Not enough room for busses to park. Parents are parking in the handicap stall to drop of children.	Grade - D
Fire Truck Access: Partial	Grade - C
Dumpsters: Located facing east parking and has a wooden enclosure.	Grade - B

BUILDING ENVELOPE

Brick: Older but in good shape. No cracks were noted.	Grade - B
Main Entry Doors: Dated aluminum entry doors with single pane glass.	Grade - D
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Double aluminum windows with single pane glass in older part of the building.	Grade - C
Louvers: Not Applicable	N/A
Miscellaneous Soffit Trim and Gravel Stops: In good shape except at the east side receiving. Overhang is low and trucks tend to hit on the way in out. Gutter along this side is also bent and damaged.	Grade - B

Roof: Majority of the roof installed in 2002, and approximately 25% was installed in 2016. Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2006 and has 10 years of useful life remaining. Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Excellent condition Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Not Applicable N/A

Ramp: Not Applicable N/A

Toilet Rooms: New gang toilet rooms are accessible, existing is not. Grade - B

Automatic Entrances: Two (2) door location are provided with automatic entrances. Grade - A

Door Clearances: The majority of classrooms in the existing building do not have adequate clearances. Grade - D

Door Hardware: Mostly knobs in the original portion of the building. Grade - D

Casework: Mostly tall storage in the classrooms. Grade - C

Sink Access at Casework: New areas are accessible. Grade - C

Drinking Fountains: Existing singles have been replaced with EWC's. Grade - B

Stairs: Not Applicable N/A

Stage: Pull-out stage has an integral folding ramp. Grade - A

INTERIOR FINISHES

Flooring: Original tile flooring in the majority of the classrooms. Existing toilet rooms have the original tile. Grade - C

Ceilings: Ceilings are newer. Grade - A

Walls: Corridors have dated paneling. Remainder of the building is in good shape. Grade - B

Casework: Majority are dated with delaminating in some cases. Grade - D

Doors: Older. Door at serving is damaged and should be replaced. Grade - C

Marker Boards: Good Condition Grade - B

Corridor Lockers/Cubbies: Good Condition Grade - B

Toilet Partitions: Older partitions in the original gang toilet room. Grade - B

Shades: Dated and in poor condition in original building. Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Building does not have a secure entrance. Grade - F

Classroom Locks: Mostly older doors with door knobs except in new addition. Grade - D

Security Cameras: Located at entry doors and in the corridors. Grade - B

Administration: Small, cluttered and has dated systems furniture. Grade - D

Mail Room/Staff Work: Quantity of mailboxes not adequate.	Grade - D
Stage: New pull-out stage.	Grade - A
Existing Gymnasium: Being utilized for breakfast and multipurpose room. Folding divider wall is dated and dingy. Original tile flooring.	Grade - D
Gymnasium: New space but does not have adequate quantity of play courts (i.e. volleyball and Badminton).	Grade - B
Gym Office and Ancillary: New but very small office, no toilet room and storage is not adequate.	Grade - D
Gym Locker/Shower: Not Applicable	N/A
Staff Lounge: Very small, cluttered, being utilize for multiple purposes including a workroom. Internal toilet room does not meet ADA standards, storage is minimal and need more outlets.	Grade - D
Nurse: No private office, needs space for (2) cots and not enough storage.	Grade - D
Cafeteria: Existing old gym is being utilized for breakfast. Children have lunch in the classrooms. Space is not immediately adjacent to Serving.	Grade - D
Kitchen/Serving: Extremely small space with virtually no storage. Space also has no ventilation and gets extremely hot.	Grade - D
After School Program: Not Applicable	N/A
Art Room: Space is older with original tile flooring and sink areas not appropriate for art.	Grade - C
Music: Space is older with original tile flooring and not enough storage.	Grade - C
MECHANICAL SYSTEMS	
Boiler: Installed in 2006 with 25 years of useful life remaining.	Grade - A
Air Handlers: Installed in 1967 and has exceeded projected life expectancy.	Grade - C
Power Roof Ventilator: Installed in 2000 and has 4 years of useful life remaining.	Grade - B
Roof Top Unit: Gymnasium/IMC installed in 2000 and have 9 years of useful life remaining.	Grade - B
Cabinet Unit heaters, Convector and Baseboard Radiation: Combination, mostly installed in 1967 and have exceeded projected life expectancy.	Grade - C
Isolation Valves: Installed in 1967 and has exceeded projected life expectancy.	Grade - C
HVAC Pumps and Valves: Insolation valves were installed in 1967, temperature control installed in 2006, and circulation pump in 2000.	Grade - D
Hot Water Circulation Pumps: Installed in 2000 and have 4 years of useful life remaining.	Grade - B
Air Conditioning: Spaces provided with air conditioning are Gymnasium, Administration and the IMC. They were installed in 2000 and have 9 years of useful life remaining. There is one (1) older window unit that has exceeded projected life expectancy.	Grade - B
Temperature Controls and Valves: Installed in 2002 and 2006 with approximately 3 to 5 years of useful life remaining.	Grade - B
Plumbing Fixtures: Installation varies with the oldest installed in 1983 and have exceeded projected life expectancy.	Grade - C
Water Heater: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 1995 and has exceeded projected life expectancy.	Grade - C
Plumbing Pumps and Piping: Installed in 1990 and have exceeded projected life expectancy.	Grade - D

Domestic Hot Water Piping: Installation varies, has an average of 17 years of useful life remaining. Grade - B

ELECTRICAL SYSTEMS

Switchgear: Installed in 2006 and have 10 years remaining of useful life. Grade - B

Feeders, Panels, Wiring: Installed in 2006 and have 15 years remaining of useful life. Grade - A

Starters, Contac and Disconnects: Installed in 1967 and has exceeded projected life expectancy. Grade - D

Transformer: Not Applicable N/A

Generator: Not Applicable N/A

Lighting: Mostly installed in 2006 and have 5 years remaining of useful life. Restrooms and storage rooms are very old. Grade - C

Power Outlets: Installed in 2006 and have 5 years remaining of useful life. More outlets are needed in various spaces. Grade - B

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

CCTV Security System: Installed in 2013 with 7 years of useful life remaining. Grade - B

Clock & Bell: Clocks are not working properly, they tend to be off ten minutes and are consistently needing to be reset. Grade - D

PA System: Installed in 2006 with 5 years of useful life remaining. PA cannot be heard in certain areas of the building. Grade - C

Phone: New system installed recently, but not working properly. Grade - C

Data Outlet: Installed in 2000 and has exceeded projected life expectancy. Grade - C

Wireless: Yes Grade - A

AESTHETICS

Site: Basic, grass and trees. No decorative bushes noted. Grass has some balding areas. Grade - C

Exterior Façade: Older but in good shape. Grade - C

Interior Spaces: Original building is older but in relatively good shape. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Older and do not have double pane glass. Grade - D

Wall Types: Majority are original 1967 walls. Grade - D

Roof: Newer roof. Grade - B

Energy Efficiency of MEP Systems: Adequate Condition Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Serving should be adjacent to cafeteria. Nurse should be part of administration.

Sizes of Rooms: Classrooms are adequate, support spaces are too small.

Missing Spaces: Storage is lacking.

SHOREWOOD HILLS ELEMENTARY SCHOOL

1105 Shorewood Blvd, Madison WI 53705

GENERAL

Site Size: 8.34 Acres
 Building Area: 60,950 Sq. Ft.
 Year Built: 1938 Additions: 1950, 1962 & 1990



SUMMARY

Site Elements	D
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	D
Mechanical Systems.....	C
Electrical Systems.....	C
Technology Systems.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C

GRADE

COMPOSITE GRADE **C**

TOTAL COST TO GRADE C - B **\$4,142,965 - \$9,032,005**

SITE ELEMENTS

Asphalt Paving: Poor condition and cracking. Water is leaking down through pavement into rooms below. Large depressions in drive to staff parking area. Paved play area in good condition. Grade - D

Concrete Walks: Poor condition, cracking and salt damaged. Grade - D

Landscaping: Poor to adequate condition. Trees overhanging entry and bike areas. Grade - D

Fencing: Poor condition. Grade - D

Steps: Grade based upon completion of entry steps as part of 2017 renovation. Grade - B

Railings: Grade based upon replacement of entry railings as part of 2017 renovation. Other railings need sanding and painting. Grade - B

Playground Equipment: Good condition, but not accessible. Grade - C

Sports Fields: Poor condition. Soccer goals netting is disintegrating. Baseball back stop is in poor shape as well. Large patches of missing sod. Grade - D

Site Accessibility (Ramps, Handicap Parking, Van): Adequate Grade - C

Buses and Parent Drop-Off: Good, only parent drop off. Grade - B

Fire Truck Access: No paved path but open on all sides. Some areas to south, due to slope, maybe slightly more difficult to get to and staff parking lot drive is not wide enough. Grade - B

Dumpsters: Wood enclosure in good condition. Grade - B

BUILDING ENVELOPE

Brick: Adequate condition. Brick tuck-pointing is needed. Cast stone banding needs cleaning and tuck-pointing. Grade - C

Main Entry Doors: Good condition. Ramp and stair to be installed summer of 2017. Grade - B

Main Entry Columns and Entablature: Entry on east side canopy is leaking/rusting against the building below the canopy. Grade - C

Windows: Good condition. Grade - B

Louvers: Poor condition. Peeling, dented, and beginning to rust.	Grade - D
Miscellaneous Soffit Trim and Gravel Stops: Good condition.	Grade - B
Roof: Installed in 2002 to 2008. Two areas have exceeded projected life expectancy, with remaining areas 8 to 14 years of useful life remaining.	Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 1995 and has exceeded useful life expectancy.	Grade - D
Fire Protection, Sprinkler System: Partially sprinklered. Sprinklered areas are gym/cafeteria, kitchen, and part of connecting hall.	Grade - C
Egress: Grade based upon completion of ramp/elevator/lift as part of 2017 renovation.	Grade - B
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level: Original tile flooring. Ceiling in adequate condition. Ramp to be installed as part of 2017 renovation and will make room 40 accessible.	Grade - C

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon completion of ramp/elevator/lift as part of 2017 renovation.	Grade - B
Ramp: Grade based upon completion of ramp/elevator/lift as part of 2017 renovation.	Grade - B
Toilet Rooms: Some stalls have been made wide enough but do not meet other accessibility requirements, such as door clearance into room.	Grade - B
Automatic Entrances: Main entries have automatic access. Ramp to doors will be installed as part of 2017 renovation.	Grade - B
Door Clearances: Classrooms are accessible but toilet rooms are not.	Grade - F
Door Hardware: Door knobs throughout.	Grade - F
Casework: Majority of the casework is lower.	Grade - C
Sink Access at Casework: Sinks do not have knee space or paddle handles. Side access available.	Grade - D
Drinking Fountains: Fountains appear to be accessible.	Grade - D
Stairs: Railings require extensions both top and bottom.	Grade - D
Stage: No ramp access.	Grade - F

INTERIOR FINISHES

Flooring: Majority of the classrooms have original floor tile. Worn vinyl tile in many areas. Carpet in Library in good condition.	Grade - C
Ceilings: Adequate condition	Grade - C
Walls: Wood paneling in poor condition. Areas of wall tile show stress fractures. Painted walls in adequate condition.	Grade - D
Casework: Poor condition, worn and delaminating.	Grade - D
Doors: Majority of the louvers at the bottom of doors are damaged. Mismatching glass inserts.	Grade - C
Marker Boards: Some classrooms have marker boards but not all.	Grade - C
Corridor Lockers/Cubbies: Adequate condition. Many different types with different hardware.	Grade - C

Toilet Partitions: Adequate condition.	Grade - C
Shades: Shades are missing in some areas	Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Door is secure but there is no secure path to main office.	Grade - D
Classroom Locks: Doors can only be locked from exterior.	Grade - D
Security Cameras: Adequate but not all areas are covered.	Grade - C
Administration: Carpet is worn and stained. Cabinetry is dated. Not connected to entry doors.	Grade - D
Mail Room/Staff Work: Adequate condition	Grade - C
Stage: Access panels below stage cannot be secured shut and are currently held shut with tape. No protective railing to more than 6 foot drop below. Stage is in adequate condition. No ramp.	Grade - F
Gymnasium/Cafeteria: Temperature within space is hard to control and fluctuates throughout the day. Blue wall is heavily chipped and in need of paint. 2x4 ceiling is in poor condition are often damaged and tiles get knocked out. Access panels below stage cannot be secured shut and are currently held shut with tape. No protective railing to more than 6 foot drop below. Floor is in good condition.	Grade - D
Gym Locker/Shower: Not Applicable	N/A
Staff Lounge: Adequate condition with limited space.	Grade - C
Nurse: Only one (1) bed and tucked under sink. Sink and toilet are not accessible. Ceiling tiles are missing. Lacking privacy.	Grade - F
Kitchen: Adequately sized but flooring is in poor condition.	Grade - C
After School Program: Held in cafeteria. Inadequate storage and spread throughout building.	Grade - D
Art Room: Cabinetry is in poor condition. Other finishes are in adequate condition.	Grade - C
Music: Cabinetry is delaminating. Other finishes are in good condition. Window is partially covered with a grate; dirt and leaves build up below and often filter into the room. Windows have no shades.	Grade - C
Library/IMC: Good condition. Cabinetry is in poor condition, mismatched and worn/delaminating. Carpet and ceiling are in good condition. Space is air-conditioned.	Grade - B

MECHANICAL SYSTEMS

Boiler: Installed in 2006 and has 25 years of useful life remaining. During a rainstorm water intrusion from the ceiling in the room adjacent to the Electrical room and Boiler room, then drains to a floor drain in the Boiler room. Heavy water damage evident on the ceiling, walls, and floors.	Grade - D
Air Handlers: Installed in 1990 to 2006. Newer units have 15 years of useful life remaining. Older units have exceeded projected life expectancy. Currently blocked with storage of afterschool program supplies.	Grade - B
Power Roof Ventilator: Installed in 2000 and has exceeded projected life expectancy	Grade - B
Cabinet Unit heaters, Convector and Baseboard Radiation: Installed in 2006 and has 15 years of useful life remaining.	Grade - B
HVAC Pumps and Valves: Installed in 2006 and has 10 years of useful life remaining.	Grade - B
Air Conditioning: Installed in 2006 and has exceeded projected life expectancy	Grade - C
Temperature Controls: Installed in 2002 and has 1 year of useful life remaining. Heat sensor in newer area is directly over heating unit causing issues.	Grade - B
Plumbing Fixtures: Various installation dates and all have exceeded projected life expectancy.	Grade - C

Water Heater: Installed in 1992 and has exceeded projected life expectancy	Grade - C
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - B
Plumbing Pumps and Piping: Installed in 1954 to 1990. Newer units have 9 years of useful life remaining. Older units have exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Installed in 1962 to 1990. Newer units have 4 years of useful life remaining. Older unites have exceeded projected life expectancy.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2002 and has 6 years of useful life remaining.	Grade - B
Panels: Installed in 2002 and have 11 years of useful life remaining. Electrical room below cracked paved parking area, often has water intrusion from cracks in the ceiling. During a rainstorm water pours from the ceiling in the room adjacent to the Electrical room and Boiler room, then drains to a floor drain in the Boiler room. Heavy water damage evident on the ceiling, walls, and floors.	Grade - D
Transformer: Adequate condition	Grade - C
Generator: Not Applicable	N/A
Lighting: Various installation dates and all have exceeded projected life expectancy.	Grade - C
Power Outlets: Installed in 2002 and has 1 year of useful life remaining.	Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Phone: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Data Outlet: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Wireless: Installed in 2000 and has exceeded projected life expectancy.	Grade - C

AESTHETICS

Site: Paving, concrete, and landscaping are in poor condition. Play areas are adequate but fields need maintenance.	Grade - D
Exterior Façade: Good condition. Majority of the minor issues will be repaired as part of 2017 renovation. The canopy over the east entry should be reviewed due to leak.	Grade - B
Interior Spaces: Finishes are in poor to adequate condition. Original tile flooring in many of the classrooms. Wood paneling in poor condition and wood doors need refinishing.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Good condition and double paned.	Grade - B
Wall Types: Due to the age of the building, it is assumed there is little insulation	Grade - D
Roof: Due to the age of the building, it is assumed there is little insulation.	Grade - D
Energy Efficiency of MEP Systems: Some of the systems have been replaced over the years but due to the age of the original systems it is assumed that new systems would be more efficient.	Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Direct connection from entry to main office is needed.

Sizes of Rooms: Music room is undersized and lacks storage. Nurse's space is insufficient and lacks privacy.

Missing Spaces: Afterschool programs need separate storage. Insufficient storage for the schools use as well.

GLENN STEPHENS ELEMENTARY SCHOOL

120 S Rosa Road, Madison WI 53705

GENERAL

Site Size: 9.89 Acres
 Building Area: 72,000 Sq. Ft.
 Year Built: 1960 Additions: 1964, 1989 & 1993



SUMMARY	GRADE
Site Elements.....	C
Building Envelope	C
Life Safety	B
Accessibility	C
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Mechanical Systems.....	D
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D
COMPOSITE GRADE	D

TOTAL COST TO GRADE C - B..... \$4,610,015 - \$10,738,510

SITE ELEMENTS

Asphalt Paving: Pooling, cracking and weeds growing up between building and paving. Roof drip line etched into paving in some locations, at these location, splash up on brick causing staining. Earth washing out under pavement at southeast corner of parking lot Grade - D

Concrete Walks: Adequate condition. Issues at transition paving/concrete Grade - C

Landscaping: Adequate condition. Some trees are in need of trimming branches that overhang school at east side. Grade - C

Fencing: There is washout at fence posts. Fence is used as a guardrail between walking path and parking area 3-4 feet below Grade - F

Steps: Only 1 step was observed on site at an entry. Grade - B

Railings: Not Applicable N/A

Playground Equipment: Good condition, not accessible Grade - B

Sports Fields: Good condition Grade - B

Site Accessibility (Ramps, Handicap Parking, Van): Overall site is accessible. Grade - B

Buses and Parent Drop-Off: Accessible vans have poor exiting path and creates congestion at side entry. Buses load from building side of street. Parents load on other side of street but there is only 1 crosswalk far from drop off point. Grade - C

Fire Truck Access: Good access except for rock wall on the south side of the building Grade - B

Dumpsters: Adequate condition. Paved area for dumpsters but no enclosure Grade - C

BUILDING ENVELOPE

Brick: Good condition. Gap at sealant in a few locations on the west side of the building. Roof drainage staining brick at two inside corners. Grade - C

Main Entry Doors: Adequate condition. Single paned glass installed in 1960 and have exceeded projected life expectancy. Grade - C

Main Entry Columns and Entablature: Soffit in poor condition. Areas protected by overhang in good condition. Grade - C

Windows: Majority of windows installed in 1960 and have exceeded projected life expectancy. Many windows are single pane and difficult to open and close. Screens are in extremely poor condition. Grade - D

Louvers: Poor to adequate condition. Grade - C

Miscellaneous Soffit Trim and Gravel Stops: Wooden soffits are in poor condition; finish is damaged, has holes, and insect infested in some areas. Soffit above door 4 is in extremely poor condition. Flashing conditions are poor at interior corners and leaking down the face of the brick. Grade - D

Roof: Areas installed in 1993 have 2 years of useful life remaining. Areas installed in 2012 have 21 years of useful life remaining. Interior corners need to be revisited due to the damage happening to brick below Grade - C

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2002 and has 6 years of useful life remaining. Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Good condition. Door at vestibule 150 does not appear to be wide enough. Grade - C

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Not Applicable N/A

Ramp: Not Applicable N/A

Toilet Rooms: Majority of the toilet rooms are not ADA accessible. Some toilet rooms are appropriate in size but require edits to grab bars. Grade - D

Automatic Entrances: Two (2) main entries have automatic entrances but the entries at play areas do not. Grade - C

Door Clearances: Many doors appear to not be wide enough Grade - D

Door Hardware: Mix of knobs and levers. Grade - C

Casework: Cabinetry is in poor to adequate condition; worn and delaminating. Grade - C

Sink Access at Casework: Parallel but not front approach. Grade - C

Drinking Fountains: Good access but in need of some repairs due to wear. Grade - B

Stairs: Not Applicable N/A

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Vinyl tile in adequate condition. Carpet is in poor condition, worn and heavily stained. Porcelain tile flooring in adequate condition. Grade - C

Ceilings: There is some staining on ceilings. Original spline ceilings are in poor condition. Worn, yellowing lighting in the spline ceilings. Grade - D

Walls: Adequate condition, normal wear and tear. Grade - C

Casework: Poor condition of cabinetry in classrooms and adequate condition in other spaces. Grade - D

Doors: Adequate condition. Doors at connecting vestibules are damaged and inadequate in width. Grade - C

Marker Boards: Few marker boards. Grade - D

Corridor Lockers/Cubbies: Good condition. Grade - B

Toilet Partitions: Adequate condition with some of the partitions beginning to rust at bottom.	Grade - C
Shades: Approximately 80% of the shades are heavily damaged, dysfunctional or missing.	Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: The exterior door is secure but the path to the office is not.	Grade - D
Classroom Locks: Not lockable from inside the classrooms.	Grade - D
Security Cameras: Cameras are worn and in need of constant repairs. Two (2) corridors are not covered.	Grade - D
Administration: Cabinetry is in adequate condition. Carpet is in poor condition, worn and stained.	Grade - C
Mail Room/Staff Work: Adequate mail slots are located in the Administration area. Work room is adequate.	Grade - C
Stage: Not Applicable	N/A
Gymnasium: (Cafenasium) Vinyl tile/sheet transition cracking at doors. Operable wall in adequate condition but the door is damaged. Painted floor lines are wearing off. Back board motor leaks oil at northwest corner. Paint finish on door frame is chipped/rusting. Ceiling and lighting in good condition.	Grade - C
Gym Locker/Shower: Not used. Used as storage/custodial space. Floors are in poor condition	Grade - D
Staff Lounge: Shares space with book room. Original spline ceiling. Worn lighting.	Grade - C
Nurse: Good condition overall but the casework and sink are not accessible	Grade - B
Cafeteria: (Cafenasium) Vinyl tile/sheet transition cracking at doors. Operable wall in adequate condition but the door is damaged. Paint finish on door frame is chipped/rusting. Ceiling and lighting are in good condition.	Grade - C
Kitchen: Ceiling and floor are in good condition. Cabinetry is in adequate condition with damage at bottom of sink cabinet. Storage is insufficient. CMU/Acoustical walls are in good condition.	Grade - C
After School Program: Uses the Gymnasium, Library, Computer Lab, and storage in several locations.	Grade - C
Art Room: Art and music/string are in the same room. Cabinetry is in poor condition and the counter top is delaminating. Original spline ceiling. Dated lighting.	Grade - D
Music: Chorus has stained, worn carpet. Cabinetry is in good condition	Grade - C
Library/IMC: Library is not air-conditioned. Carpet is in adequate to good condition. Ceilings and lighting in good condition. Attached computer lab is in good condition.	Grade - B

MECHANICAL SYSTEMS

Boiler: Installed in 1960 and has exceeded projected life expectancy.	Grade - D
Air Handlers: Installed in 1993 and has 2 years of useful life remaining.	Grade - C
Power Roof Ventilator: Installed in 1976 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1976 and has exceeded projected life expectancy. Heating working improperly in rooms 11, 27, 28, 37 and 41.	Grade - D
HVAC Pumps and Valves: Installed in 1960-1993 and have exceeded projected life expectancy.	Grade - D
Air Conditioning: A/C over assistant principal's office leaks/sweats.	Grade - D
Temperature Controls: Installed in 2000 and has 4 years of useful life remaining.	Grade - B
Plumbing Fixtures: Installed in 1976 and has exceeded projected life expectancy.	Grade - C
Water Heater: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - B

Plumbing Pumps and Piping: Pump installed in 1960, has exceeded projected life expectancy. Piping installed in 1960-1976 and has exceeded projected life expectancy. Grade - D

Domestic Hot Water Piping: Installed in 1976 and has exceeded projected life expectancy. Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 1976 and has exceeded projected life expectancy. Grade - C

Panels: Installed in 1976 and has exceeded projected life expectancy. Grade - C

Transformer: Adequate condition. Grade - C

Generator: Not Applicable N/A

Lighting: Lighting installed in 1960-1993 and has exceeded projected life expectancy.. Grade - D

Power Outlets: Installed in 1976 and has exceeded projected life expectancy. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1993 and has exceeded projected life expectancy. Grade - C

Phone: Installed in 2001 and has 1 year of useful life remaining. Grade - C

Data Outlet: Installed in 2000 and has exceeded projected life expectancy. Grade - C

Wireless: Installed in 2000 and has exceeded projected life expectancy. Grade - C

AESTHETICS

Site: The paving and fencing are in poor condition but play areas are in good condition. Dumpsters are near play area with no enclosures. Difficult to enforce street crossing at pick up/drop off. Growing Hispanic population and no Spanish signage. Grade - C

Exterior Façade: Brick is in good condition but roof overflow at interior corners is damaged and stained. Windows are in poor condition adding a worn look to the building. Soffits are in poor condition. Grade - D

Interior Spaces: Ceilings and lighting are in poor condition. Flooring is in adequate condition. Shades are heavily damaged. Cabinetry is in poor condition and delaminating in areas. Growing Hispanic population and little Spanish signage. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Single paned windows are inefficient. Grade - D

Wall Types: The building was constructed in 1960, it is assumed that little insulation was used. Grade - D

Roof: The building was constructed in 1960, it is assumed that little insulation was used. Grade - D

Energy Efficiency of MEP Systems: The building was constructed in 1960; newer systems are more efficient. Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Needs direct connection to entry doors for security

Sizes of Rooms: Kindergarten and 4K are too small for current needs.

Missing Spaces: Secure vestibule. Storage is insufficient. Separate Art and Music rooms.

HENRY DAVID THOREAU ELEMENTARY SCHOOL

3870 Nakoma Road, Madison WI 53711

GENERAL

Site Size: 5.70 Acres
 Building Area: 58,500 Sq. Ft.
 Year Built: 1970 Addition: 1991



SUMMARY

Site Elements	C
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	B
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	C
Electrical Systems.....	C
Technology Systems.....	C
Aesthetics.....	B
Sustainability and Energy Efficiency.....	B

GRADE

COMPOSITE GRADE **C**

TOTAL COST TO GRADE C - B **\$1,302,600 - \$6,231,135**

SITE ELEMENTS

Asphalt Paving: Major cracking and deterioration of pavement.	Grade - D
Concrete Walks: Large gaps between concrete pavers.	Grade - D
Landscaping: Rain gardens poorly kept by community.	Grade - C
Fencing: Good condition. As site abuts Madison Park system minimal fencing is present on the school site.	Grade - B
Steps: Good condition.	Grade - B
Railings: Some railings due to accessibility and site slope are missing. The railing near the exterior stair is in good condition.	Grade - C
Playground Equipment: Older equipment and poor drainage in the playground areas.	Grade - C
Sports Fields: Basketball court has Cracking and deterioration. No other sports field present.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Site is adequately accessible. Areas to the playground have flat paved areas.	Grade - C
Buses and Parent Drop-Off: Good condition	Grade - B
Fire Truck Access: Fire truck cannot access North side of the building due to slope of site and no paving.	Grade - C
Dumpsters: No dumpster enclosure.	Grade - C

BUILDING ENVELOPE

Brick: Good condition. Drains properly.	Grade - B
Main Entry Doors: New secure entrance. No rust or deterioration present.	Grade - A
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Water leaks into the windows in West Stair. The windows on the west end of the building can not be secured. Approximately 10% of windows are missing screens.	Grade - D
Louvers: Louvers look like new. Clear, unbent, and no rust.	Grade - B
Miscellaneous Soffit Trim and Gravel Stops: Gutters, gravel stops, and soffits look like new.	Grade - B

Roof: Good condition Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Newly installed. Alarms spaced per code. Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Longest distance traveled to an exterior exit is about 80 feet. Grade - B

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Elevator is adequate sized. Grade - B

Ramp: Not Applicable N/A

Toilet Rooms: No toilet rooms on the upper level are ADA accessible. One (1) toilet room per gender is ADA accessible on the lower level. Grade - C

Automatic Entrances: Lower level entrance and main entrance spaced adequately from the door. Grade - B

Door Clearances: Older portion of the school is tight around the doors and do not meet clearances. Grade - C

Door Hardware: Approximately 50% of the school has latch hardware. Grade - C

Casework: Majority of casework is either too low or too high for ADA standards. Grade - D

Sink Access at Casework: Classrooms do not meet ADA standards. The two (2) ADA accessible bathrooms on the lower level meet ADA heights for sinks. Grade - C

Drinking Fountains: One drinking foundation meets ADA standard per floor. Grade - C

Stairs: Height of rail, grasping dimensions, and railing extensions are all present. Grade - B

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: VCT throughout most of the school is in adequate condition. Some gapping due to expansion and age. Carpet is new except for Library. Library carpet is worn and in need of replacement. Grade - C

Ceilings: Majority of ceilings are in new condition. Lower corridor and Cafeteria ceiling in poor condition. Grade - B

Walls: Walls are in good condition. A couple base tiles are damaged. Grade - B

Casework: Majority of the casework is delaminating and barely functional. Grade - D

Doors: Majority of the doors have minimal damage. Benches in hallway appear worn. Cabinets in Lounge are in good condition. Grade - B

Marker Boards: Adequate condition. Grade - C

Corridor Lockers/Cubbies: Lockers are in good condition. Adequate number for the student population. The cubbies on the lower level are in need of replacement. Grade - B

Toilet Partitions: Some minor denting. No rusting or gaping. Grade - B

Shades: Adequate condition. Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Newly installed secure entrance vestibule with entry through office.	Grade - A
Classroom Locks: Classrooms can only be locked by key from the outside.	Grade - C
Security Cameras: Installed in 2013. All main entries covered.	Grade - A
Administration: Floorings is a bit worn. Ceiling in new condition in the main area. Couple of offices in the back are not occupied and were not upgraded.	Grade - B
Mail Room/Staff Work: Good condition.	Grade - B
Stage: Not Applicable	N/A
Gymnasium: Newer floor and ceiling.	Grade - B
Gym Locker/Shower: Currently used for storage.	Grade - D
Staff Lounge: Casework in adequate condition. Flooring similar to those throughout the building. Ceiling almost new.	Grade - C
Nurse: Nurse has plenty of cots; storage is needed. Bathroom is not ADA accessible.	Grade - C
Cafeteria: Recently remodeled.	Grade - A
Kitchen: Serving counter access is small. Casework is delaminating. Flooring is new.	Grade - C
After School Program: After school program uses the gym.	Grade - B
Art Room: Not Applicable	N/A
Music: Not Applicable	N/A
Library/IMC: Aging casework in good condition. Carpeting is worn. Ceiling in good condition.	Grade - C

MECHANICAL SYSTEMS

Boiler: Two boilers: A Burnham boiler installed in 1991 and has 10 years of useful life remaining. A DeDietrichin boiler installed 2000 and has 19 years of useful life remaining..	Grade - B
Air Handlers: Installed in 2001 and has exceeded projected life expectancy.	Grade - C
Power Roof Ventilator: Installed in 1991 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convector and Baseboard Radiation: Cabinet unit heater installed in various dates. Convectors installed in 1991. Unit heater installed in 1991. Electrical base board heaters installed in 1970.	Grade - C
HVAC Pumps and Valves: Installed on various dates and have exceeded projected life expectancy.	Grade - D
Air Conditioning: A/C is a window unit in the office area only. No safe zones during hot days during summer.	Grade - D
Temperature Controls: Pneumatic temperature controls installed on various dates. DDC temperature controls installed in 2002 and has 1 year of useful life remaining.	Grade - C
Plumbing Fixtures: Installed on various dates and have exceeded projected life expectancy.	Grade - C
Water Heater: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - B
Plumbing Pumps and Piping: Installed on various dates and have exceeded projected life expectancy.	Grade - B
Domestic Hot Water Piping: Installed on various dates and has 10 years of useful life remaining.	Grade - B

ELECTRICAL SYSTEMS

Switchgear: Installed in 1970 and has exceeded projected life expectancy.	Grade - C
Panels: Installed on various dates and have exceeded projected life expectancy.	Grade - C
Transformer: Installed in 1970 and has exceeded projected life expectancy.	Grade - C
Generator: Not Applicable	N/A
Lighting: Various dates of installation. Lighting is older with a yellowing occurring with the diffuser lens. Some locations do not have enough lighting.	Grade - C
Power Outlets: Not enough outlets for needs.	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1991 and has exceeded projected life expectancy.	Grade - D
Phone: Installed in 2001 and has exceeded projected life expectancy.	Grade - C
Data Outlet: Majority of spaces have enough data outlets due to the ability to use Wi-Fi	Grade - C
Wireless: Yes	Grade - C

AESTHETICS

Site: Much of the site is wooded and natural. Asphalt has major cracking.	Grade - C
Exterior Façade: Good to excellent condition.	Grade - A
Interior Spaces: Good condition	Grade - B

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Insulated operable windows.	Grade - B
Wall Types: Due to the year of construction and standard construction practices of the time, no insulation suspected	Grade - D
Roof: New flat roof with insulation.	Grade - C
Energy Efficiency of MEP Systems: Base radiator system	Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No adjacency issues noted.
Sizes of Rooms: Not enough storage.
Missing Spaces: None noted.

SAMUEL GOMPERS ELEMENTARY SCHOOL

1502 Wyoming Way, Madison WI 53704

BLACKHAWK MIDDLE SCHOOL

1402 Wyoming Way, Madison WI 53704

GENERAL

Site Size: 19.84 Acres

Building Area: 104,960 Sq. Ft.

Year Built: 1959 Additions: 1964, 1965, 1967 & 1972



SUMMARY

Site Elements.....	C
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Mechanical Systems.....	D
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B..... \$4,945,600 - \$16,668,112

SITE ELEMENTS

Asphalt Paving: Distress cracking at basketball paved area. Loading area is in poor condition.	Grade - C
Concrete Walks: Cracking at some locations. Uneven slabs at main entry.	Grade - C
Landscaping: Adequate condition. Several mature tree branches are situated over facility.	Grade - B
Fencing: Poor to adequate condition. Multiple locations in need of repair.	Grade - C
Steps: Good condition. Several chips near edge of runs and cracking occurring at several locations.	Grade - C
Railings: Rusty and bent throughout facility. Railing falling over by steps near maintenance area.	Grade - D
Playground Equipment: Excellent condition	Grade - A
Sports Fields: Drainage issues at basketball area. Standing water present at time of visit. Soccer goals have missing nets. Baseball diamonds grading issues at pitcher’s mound.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Not enough parking on site. Ramps and railings located throughout site where necessary.	Grade - B
Buses and Parent Drop-Off: Bus drop off is located in grass area. Parent drop off located near front entrance.	Grade - C
Fire Truck Access: No fire truck access on Northeast corner of elementary school.	Grade - C
Dumpsters: No enclosure present. Pavement in poor condition.	Grade - D

BUILDING ENVELOPE

Brick: Missing and chipped bricks at window sills throughout facility. Stained veneer at downspout locations. Elementary gym brick veneer discolored at parapet.	Grade - B
Main Entry Doors: Doors will not close properly in warmer conditions.	Grade - C
Main Entry Columns and Entablature: Not Applicable	N/A

Windows: Sealant separation on exterior (typical). Windows don't have locking devices present. Wooden block currently being used to lock windows. Grade - C

Louvers: Not Applicable N/A

Miscellaneous Soffit Trim and Gravel Stops: Soffit trim's (wood) paint chipping and peeling at multiple locations. Rotted overhang soffit at gym elementary door. Grade - B

Roof: Multiple locations throughout facility have leaking roof issues. Routine maintenance required. Grade - C

Flashing: Bent and rusted at multiple locations. Grade - C

Downspout/Gutters: Downspout drainage too close to wall. Leaking at multiple locations. No diverter or extensions present. Grade - C

LIFE SAFETY

Fire Alarm and Fire Detection: Box pull disconnected from wall near front entry. Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Adequate Grade - C

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Upper level not accessible. Grade - C

Ramp: Appears to be appropriate. Handrails are located on both sides. Grade - B

Toilet Rooms: Majority of multiple user toilet areas meet ADA standards. A few tiles are chipped and discolored. Flooring doesn't show any visible large cracking. Patching job present in tiling. Several sinks are loose from wall and have different installed hardware. Exposed piping on urinals; plumbing fixtures are outdated; and rust present at toilet partitions. Grade - C

Automatic Entrances: Good condition. Main entrance complies with ADA accessibility. Grade - B

Door Clearances: There are a few instances where doors don't meet ADA accessibility. Grade - B

Door Hardware: Installed at different times. Majority of doors have knobs with a few handles present at restroom locations. Grade - D

Casework: Poor condition. Accessible at lower height casework in classroom locations only. Grade - D

Sink Access at Casework: Does not meet ADA standards. Grade - F

Drinking Fountains: Non-accessible in middle school area. Some chips and cracks present. Grade - D

Stairs: Rubber finish peeling off by main entry at elementary school. Grade - C

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Separation of tiles in main corridors. Classroom tiles are cracked, chipped and discolored. Evidence of tile replacement/repair throughout facility. Grade - D

Ceilings: Tiles in good condition at main corridors. Classroom ceiling tiles are delaminating and discolored. Evidence of water damage is present throughout the facility. Grade - D

Walls: CMU and brick wall paint in adequate condition. Grade - C

Casework: Delaminating and cracks in multiple locations throughout facility. Hardware is missing. Countertops show signs of wear and tear. Laminate is chipped and cracked. Grade - C

Doors: Showing signs of delamination. Doors have holes at multiple locations. Grade - D

Marker Boards: Several classroom need boards replaced. Grade - B

Corridor Lockers/Cubbies: Locker sizing adequate in both elementary and middle school. Few small dents and scratches on middle school lockers. Locks look to be in good condition. Grade - B

Toilet Partitions: Rust starting at middle school restroom partitions. Grade - B

Shades: A few missing in classrooms. Showing signs of wear and tear. And some not operable. Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Doors will not close properly in warmer conditions. Outdated Norton hardware. Fasteners routinely need to be replaced. Grade - C

Classroom Locks: Knob type hardware noted. Grade - F

Security Cameras: Recently updated at elementary school. All cameras functional at time of visit. Several cameras in middle school have clarity issues. No security cameras on second floor. Grade - C

Administration: Grade - C

- Middle school: Ceiling delaminated and missing tiles. Discolored lighting covers. Flooring noticeably worn.

Mail Room/Staff Work: Grade - C

- Elementary school: Storage adequate and mail slots. Delaminated finish on cabinets and mail slots. Floor and ceiling in same condition as adjacent spaces.
- Middle school: Not enough mail slots for current staff. Presently located in a storage room. Delaminated finish.

Stage: Not Applicable N/A

Gymnasium: Grade - D

- Elementary school: Walls leak near ceiling causing paint to peel. Floor routinely receives water damage. Current lighting in poor condition. Illumination levels are less than adequate.
- Middle school: Flooring routinely becomes slippery causing traction issues for users. Partition works, and bleachers are manual with movement issues.

Gym Locker/Shower: Currently being used as storage for janitorial staff. Not functional for student use. Grade - F

Choir Room: Marker board has permanent markings and is coming off the wall. No acoustical panels present. Shades are falling apart. Flooring shows sign of wear and tear. Lighting is outdated. Entry door is delaminated with holes. Grade - D

Computer Room: Musty smell present during time of visit. Windows have outdated pull system with delaminated finish. White boards are in good condition. Visible cracks present in vinyl flooring. Grade - C

Staff Lounge: Flooring worn with different colored replacement tiles. White boards are in good condition. Ceilings in similar condition as classrooms. Grade - C

Nurse: One recovery couch. Floor, ceiling, and lighting similar condition as administration area. Grade - C

Cafeteria: Flooring in adequate condition. Door thresholds are worn. Lighting is outdated with yellow film coverings. Sizing is adequate. Grade - C

Kitchen: Currently doesn't have a dishwashing sink. Cooler and freezer works and are adequate in size. Dishwasher does not work. Casework is missing shelves and are delaminated. Cabinet doors do not close properly. Original floor tile has cracks. Stove currently not in use. Storage is adequate. Grade - D

After School Program: The facilities' classrooms are used for the after school program. See below for classrooms. Grade - C

Auditorium: Ceiling starting to delaminate. Flooring shows signs of wear and tear. Doors stained and scratched. Grade - C

Art Room: Grade - D

- Elementary school: Casework in adequate condition. Lighting, ceiling and flooring in similar condition as classrooms.
- Middle school: Casework is adequate to poor condition. Lighting is outdated with discolored covers. Ceiling and flooring are visibly worn and in need of replacement.

Music: Grade - D

- Elementary school: Flooring newer condition.
- Middle school: No marker board present; no acoustical panels; shades are falling apart; flooring shows sign of wear and tear; lighting is outdated; lighting doesn't work in storage closet.

Library/IMC: Grade - C

- Elementary school: Newer flooring. Ceiling worn and delaminated. Bookshelves are in adequate condition. Lighting is outdated with yellow film coverings. Folding partition has no severe visible damage.
- Middle school: Carpet visibly worn and stained. Office has delaminated ceiling tiles. Lighting covers have yellow film. Casework is chipped with delaminated cabinets. Tile flooring has discolored repaired areas. Bookshelves are good to adequate condition.

Classrooms: Lighting in adequate condition. Ceiling delaminated and discolored. Leaks in middle school. Flooring in adequate condition. Sink functional with older hardware. Cabinets are cracked and delaminated with missing hardware (handles). Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 1959 and has exceeded projected life expectancy. Manually operated. Grade - D

Air Handlers: Central packaged. Various installation dates with 2 - 8 years of useful life remaining. Grade - D

Unit Ventilator: Installed in 1953 and has exceeded projected life expectancy. Grade - D

Power Roof Ventilator: Installed in 1964 and has exceeded projected life expectancy. Grade - D

Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1959 and has exceeded projected life expectancy. Some noise from units in several classrooms. Load in certain areas (25%). Grade - D

HVAC Pumps and Valves: Various installation dates and have exceeded projected life expectancy. Grade - D

Air Conditioning: Not Applicable N/A

Temperature Controls: DDC system installed in 2002 and have exceeded projected life expectancy. Pneumatic system installed over multiple years and have exceeded projected life expectancy. Grade - B

Plumbing Fixtures: Various installation dates and have exceeded projected life expectancy. Loose sinks at middle school toilets. Wash fountains installed in 1968. Grade - C

Water Heater: Gas fired system, installed in 2016 and has 10 years of useful life remaining.. Grade - A

Water Softener: Installed in 2000 and has 4 years of useful life remaining. Grade - B

Plumbing Pumps and Piping: Various installation dates and have exceeded projected life expectancy. Grade - C

Domestic Hot Water Piping: Various installation dates and have exceeded projected life expectancy. Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2002 and has 6 years of useful life remaining. Grade - B

Panels: Installed in 2002 and has 11 years of useful life remaining.	Grade - B
Transformer: Good condition	Grade - B
Generator: Installed in 2002 and has 11 years of useful life remaining.	Grade - B
Lighting: Various installation dates with the majority of lighting having exceeded projected life expectancy.	Grade - C
Power Outlets: Various installation dates and have exceeded projected life expectancy.	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1992 and has exceeded projected life expectancy.	Grade - C
Phone: Installed in 2001 and has exceeded projected life expectancy.	Grade - C
Data Outlet: Installed in 2000 and have exceeded projected life expectancy. Adequate in main area, and more outlets needed in office locations.	Grade - B
Wireless: Periodic disconnections. Good overall coverage.	Grade - B
Clocks: Outdated Bell system. Clocks changed manually. Have exceeded projected life expectancy.	Grade - C

AESTHETICS

Site: Overall landscape has been maintained.	Grade - C
Exterior Façade: Building appearance in adequate condition. Brick veneer has several missing and chipped bricks. Soffit shows weather damage.	Grade - C
Interior Spaces: Signs of wear and tear are present throughout facility. Classroom ceilings in poor to adequate condition. Wood surfaces have started to delaminate.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Sealant separation on exterior. Windows have exceeded projected life expectancy.	Grade - C
Wall Types: Original composition of CMU blocking.	Grade - C
Roof: Majority of roof was recently updated.	Grade - C
Energy Efficiency of MEP Systems: Majority of equipment is original and have exceeded projected life expectancy.	Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No known
Sizes of Rooms: Sufficient classroom size.
Missing Spaces: Stage and designated changing area.

MARQUETTE ELEMENTARY SCHOOL

1501 Jenifer Street, Madison WI 53703

GEORGIA O'KEEFFE MIDDLE SCHOOL

510 S Thornton Ave, Madison WI 53703

GENERAL

Site Size: 5.96 Acres

Building Area: 137,110 Sq. Ft.

Year Built: 1940 Additions: 1961, 1970, 1972 & 1998



SUMMARY

Site Elements	C
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	D
Electrical Systems.....	D
Technology Systems.....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D

GRADE

COMPOSITE GRADE D

TOTAL COST TO GRADE C - B \$6,298,075 - \$17,921,759

SITE ELEMENTS

Asphalt Paving: West side of school parking surface is worn and cracking.	Grade - D
Concrete Walks: Entry walk leading to the main entry along Thornton Avenue and Spaight Street is broken in areas. Some cracking was noted at the secondary entry on Thornton and Jennifer St. Remainder is in good shape.	Grade - C
Landscaping: Some overgrown areas were noted, as well as some grassy areas are balding.	Grade - C
Fencing: Combination of newer and older fencing was noted around the parking and playfield on the west side of the school.	Grade - C
Steps: Two (2) main entries along Thornton Avenue are in disrepair.	Grade - C
Railings: Concrete is cracking at the rail of the main entry on Thornton Avenue and Spaight Street. The rail is loose.	Grade - B
Playground Equipment: Good condition	Grade - B
Sports Fields: Grassy field does not drain properly, and pitch is not correct.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Yes	Grade - A
Buses and Parent Drop-Off: School is surrounded by city streets. Elementary bus drop of is on the north side and the middle school drops off on the south side. Elementary school parent drop-off is not clearly defined; individuals dropping off at the same time as busses end up crossing the street.	Grade - C
Fire Truck Access: Good to excellent.	Grade - A
Dumpsters: Dumpsters are facing the playfields and are not enclosed.	Grade - B

BUILDING ENVELOPE

Brick: Older brick on the 1939 original building. A few areas were noted to have some grout deterioration.	Grade - B
Main Entry Doors: Adequate condition	Grade - C
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Adequate condition. Windows on older portion of the building are difficult to open and close.	Grade - C

Louvers: Rust forming at original building only. Grade - C

Miscellaneous Soffit Trim and Gravel Stops: Aluminum in good shape except at a few areas where original meets additions. Grade - C

Roof: Some ponding was noted on roof over the locker rooms. Grade - C

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 1991 and has exceeded projected life expectancy. Grade - D

Fire Protection, Sprinkler System: The elevator is sprinklered, but remainder of building is not sprinklered. N/A

Egress: Appropriate Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Two (2) elevators were installed in the original building. Grade - B

Ramp: Good condition Grade - B

Toilet Rooms: Approximately half of the gang toilet rooms in the original building have been retrofitted to meet ADA standards. One (1) set of gang toilet rooms are located in the elementary school side. Grade - C

Automatic Entrances: Elementary school entry only. Grade - B

Door Clearances: More than half the classrooms, majority of the toilet rooms, and locker room entries do not have adequate clearances. Grade - C

Door Hardware: All locks in the original building are knob type. Grade - C

Casework: Not accessible in original building. Grade - C

Sink Access at Casework: Does not meet ADA standards. Grade - F

Drinking Fountains: Many appear to meet accessibility standards. Grade - C

Stairs: Handrails and guardrails do not meet current codes Grade - D

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Original building has older hard tile. Carpeting in Administration, LMC and miscellaneous rooms are worn and buckling. Grade - D

Ceilings: Original building has older ceilings but in adequate condition. Grade - B

Walls: Toilet rooms in the original building have tile. Corridors have tile with some broken and cracking. Grade - C

Casework: Approximately 10 to 20% of original building's casework are delaminating. Grade - C

Doors: Original building's doors are in adequate condition. Grade - C

Marker Boards: Smart boards were noted in the classrooms. Grade - C

Corridor Lockers/Cubbies: Approximately 10% of the lockers are not working properly. Trim on the top of the built in lockers in the original building is coming off. Grade - C

Toilet Partitions: Majority of the toilet rooms in the original building have the original marble partitions. Grade - C

Shades: Good condition. Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: Building entrance is not secure.	Grade - F
Classroom Locks: All locks in the original building are knob type and not lockable from the inside.	Grade - F
Security Cameras: Noted at entries and corridors	Grade - B
Administration:	Grade - C
<ul style="list-style-type: none"> Elementary School in newer building is small and carpet is worn. Middle School in original building is small and finishes are worn. 	
Mail Room/Staff Work:	Grade - C
<ul style="list-style-type: none"> Elementary School is small. Middle School is part of the entry/waiting area. 	
Stage: Not Applicable	N/A
Gymnasium:	Grade - C
<ul style="list-style-type: none"> Elementary School is on the second floor and finishes are worn. Middle School is large but needs a non slippery floor with less stripes. An actual center folding partition is needed for less distractions between classes. 	
Gym Locker/Shower: Elementary School has small spaces with older lockers. Approximately 20% are not usable.	Grade - D
Leap Program: Cabinetry needs doors	Grade - B
Staff Lounge: Both Middle School and Elementary School in good condition.	Grade - B
Nurse: Shared between schools in excellent condition.	Grade - A
Cafeteria: Good to excellent condition.	Grade - A
Kitchen: Good condition. Space is small and in need of storage.	Grade - B
After School Program: Not Applicable	N/A
Multipurpose Room: VCT flooring is newer but worn. Folding partition is worn.	Grade - C
Art Room: Poor condition. Located in original building, cabinetry is worn.	Grade - D
Music: Poor condition. Located in original building, cabinetry is worn and the VCT flooring is peeling up.	Grade - D
Library/IMC: Adequate condition, carpet is worn and buckling.	Grade - C
Science Room: Located in original building, finishes are older but in adequate condition. Sinks are not working, no water comes out. Turrets are not usable.	Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 2010 and has 29 years of useful life remaining	Grade - A
Air Handlers: Installed between 1995 and 1998 and has approximately 6 years of useful life remaining	Grade - C
Power Roof Ventilator: Installed in 1990 and has exceeded projected life expectancy. Gymnasium fan was installed in 1972 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1958 and has exceeded projected life expectancy.	Grade - D
Unit Ventilators: Installed in 1993 and has 2 years of useful life remaining.	Grade - C
Unit Heaters: Installed in 1958 and has exceeded projected life expectancy.	Grade - D
HVAC Pumps and Valves: Installed in 1958 and has exceeded projected life expectancy.	Grade - D

Air Conditioning: Window mounted unit has exceeded projected life expectancy.	Grade - D
Temperature Controls: Installed in 1970 and has exceeded projected life expectancy. Air compressor installed in 1995 and has exceeded projected life expectancy.	Grade - D
Pumps: Boiler feedwater pump, tank and condensate receiver installed in 2000 and have 4 years of useful life remaining	Grade - B
Steam Traps: Installed in 2008 and has exceeded projected life expectancy.	Grade - C
Plumbing Fixtures: Various installation dates; original building installed in 1958 and has exceeded projected life expectancy; newer addition installed in 2006 and has 10 years of useful life remaining.	Grade - C
Water Heater: Installed in 2000 and has exceeded projected life expectancy.	Grade - D
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - C
Plumbing Pumps and Piping: Installed in 1958 and has exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Installed in 1958 and has exceeded projected life expectancy.	Grade - C
Drinking Fountains: Installed in 1990 and has exceeded projected life expectancy.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 1991 and has exceeded projected life expectancy.	Grade - C
Power Distribution -Panels, Wiring, Starters & Disconnects: Installed in 1958 and has exceeded projected life expectancy.	Grade - D
Transformer: Not Applicable	N/A
Generator: Not Applicable	N/A
Lighting: Various installation dates with majority of lighting having exceeded projected life expectancy.	Grade - D
Power Outlets: Installed in 1990 and has exceeded projected life expectancy.	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

Clock System: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Camera Security: Installed in 2011 and has 5 years of useful life remaining.	Grade - C
Security Alarm: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
PA System: Installed in 1991 and has exceeded projected life expectancy.	Grade - D
Phone: Installed in 2000 and has 4 years of useful life remaining.	Grade - D
Access Control: Installed in 2015 and has 9 years of useful life remaining.	Grade - A
Wireless: Yes	Grade - A

AESTHETICS

Site: Adequate condition but needs attention.	Grade - C
Exterior Façade: Original portion of the building is in adequate condition..	Grade - C
Interior Spaces: Original portion of the building is in adequate condition.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Original building has original windows from 1940.	Grade - D
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Wall Types: Original building exterior walls, it is assumed that little insulation was used.

Grade - C

Roof: Majority of the roof was installed in the 1990s.

Grade - C

Energy Efficiency of MEP Systems: Poor condition

Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Adequate

Sizes of Rooms: Administration in both schools are small.

Missing Spaces: Building maintenance needs more storage space and upgraded janitors' closets.

ORCHARD RIDGE ELEMENTARY SCHOOL

5602 Russett Road, Madison WI 53711

AKIRA TOKI MIDDLE SCHOOL

5606 Russett Road, Madison WI 53711

GENERAL

Site Size: 18.06 Acres
 Building Area: 113,907 Sq. Ft.
 Year Built: 1958 Additions: 1959, 1961, 1963, 1967, 1968 & 2012



SUMMARY

Site Elements.....	C
Building Envelope	D
Life Safety	D
Accessibility	D
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Mechanical Systems	D
Electrical Systems	D
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D

GRADE

COMPOSITE GRADE..... D

TOTAL COST TO GRADE C - B... \$10,289,746 - \$19,272,156

SITE ELEMENTS

- Asphalt Paving:** Paved areas near to the Northeast are in very poor condition. Other areas are in adequate to poor condition. Grade - D
- Concrete Walks:** Adequate condition. Grade - C
- Landscaping:** Adequate condition. A rain garden was added over the summer and appears incomplete. Unclear as to whether staff understands rain garden maintenance. Compost is against building; this is not advisable and may damage the building. Trees near building require trimming and in some cases removal. Some of the trees closest to the building are dropping large limbs damaging the roof and windows nearby. Grade - D
- Fencing:** Good condition Grade - B
- Steps:** Good condition, some damage from snow removal. Grade - B
- Railings:** Not Applicable N/A
- Playground Equipment:** Adequate condition. Paint peeling but well maintained Grade - C
- Sports Fields:** Good condition. Grade - B
- Site Accessibility (Ramps, Handicap Parking, Van):** Single step into several entries. Main entry has ramp. Play areas have raised edges to keep mulch in but hinders access. Overall site is flat/level. Grade - C
- Buses and Parent Drop-Off:** Insufficient parking. Parents drop off on 3 sides of building and only have one secure entry for all. Some areas have been designated 15 minute parking to alleviate, but it is still insufficient. Grade - C
- Fire Truck Access:** Access on all sides, may be tight around far North face due to steep hill near building. Grade - B
- Dumpsters:** Good condition. New enclosure but no gates to enclose. Located between school and playfield. Grade - B

BUILDING ENVELOPE

Brick: Building brick is in good condition. Brick planter near entry is in poor condition, needs tuck pointing and further repairs. Grade - B

Main Entry Doors: Good condition	Grade - B
Main Entry Columns and Entablature: Adequate condition.	Grade - C
Windows: Random windows leak throughout (10-20%) most on the South face	Grade - C
Louvers: Poor condition	Grade - D
Miscellaneous Soffit Trim and Gravel Stops: Soffit trim, gutters and downspouts are in poor condition	Grade - D
Roof: Installed from 1962 to 2012. In the 1962 areas there are constant leaks with evident damage to ceilings, and walls. Much of the issues seem to occur on the Southeast edge from Room 108 to 122. Roof has obvious leak above Room 114. The roof is not secure, The 2012 roofs are in good condition.	Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: Excellent condition	Grade - A
Fire Protection, Sprinkler System: Building does not have a sprinkler system.	N/A
Egress: Excellent condition	Grade - A
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level: Not Applicable	N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Two (2) elevators in good condition. The first floor lobby floors are not wearing well, finish is quickly deteriorating.	Grade - B
Ramp: Adequate condition	Grade - C
Toilet Rooms: No accessible stalls were observed in the Elementary area; a few available in the Middle school area.	Grade - D
Automatic Entrances: Good accessibility	Grade - B
Door Clearances: Excellent condition	Grade - A
Door Hardware: Nearly all interior doors have knobs.	Grade - F
Casework: No accessible casework was observed.	Grade - F
Sink Access at Casework: Many of the wall hung sinks are accessible. No accessible sinks were observed in casework in the Elementary area; a few were observed in the Middle school area.	Grade - D
Drinking Fountains: Some fountains are accessible. There are two (2) fountains in countertops that appear to be used as sinks and fountains, they are not accessible but may be able to be converted.	Grade - C
Stairs: All stairs need rail extensions.	Grade - C
Stage: Stage is not accessible.	Grade - F
Music: This whole area is inaccessible.	Grade - F

INTERIOR FINISHES

Flooring: Approximately 20% of classrooms have original floor tile. Carpeted areas are worn and rippling. Approximately 10-20% of the VCT is chipped, damaged or missing.	Grade - D
Ceilings: Ceilings are in poor condition in a large part due to leaks from the roof.	Grade - D
Walls: Adequate condition, normal wear and tear.	Grade - C
Casework: Poor condition. Delaminating, worn and broken hardware.	Grade - D

Doors: Adequate condition	Grade - C
Marker Boards: Approximately 50% of classrooms have marker boards and only one board in each classroom.	Grade - D
Corridor Lockers/Cubbies:	Grade - D
<ul style="list-style-type: none"> Elementary School lockers are of an above average size, good condition and tall enough that much of the space will be unusable by elementary aged children. Middle school lockers are in poor condition and extremely undersized. The doors are approximately 4" wide and have a double width cubby above for each student. 	
Toilet Partitions: Partitions are in poor condition and most do not meet accessibility.	Grade - D
Shades: Shades need to be replaced throughout.	Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Secure from the outside but no secured vestibule or lobby space.	Grade - D
Classroom Locks: Door knobs that cannot be locked from the inside.	Grade - F
Security Cameras: Installed in 2011 and have 5 years of useful life remaining.	Grade - B
Administration: Adequate condition but the carpet is heavily worn and rippling.	Grade - C
Mail Room/Staff Work: Staff areas are throughout the building. The worst are is in the addition and in extreme need of repairs. Other staff areas are in adequate condition. The mail slots are in Administration and can be difficult to access.	Grade - C
Stage: Stage is in good condition but not accessible.	Grade - C
Gymnasium 134: Is very dark. The ceiling is painted black, insufficient light fixtures, and light diffusers cut off ambient light. Floors are in good condition.	Grade - D
Gymnasium 127: Good condition. Newer floors, painted stripes need touch up. Bleachers are old but in good working condition. Basketball backboards are worn. Ventilation seems lacking. Operable wall is normally shut and cuts off ventilation. Operable wall is in good working condition but is visibly worn and damaged.	Grade - B
Gym Locker/Shower: Lockers are in poor condition. Showers are used as storage and are inaccessible. Lighting is in poor condition. Gender neutral spaces need to be considered for students.	Grade - D
Home Economics: Not used for Home Economics. Cabinetry makes difficult for standard classroom use.	Grade - D
Staff Lounge: Adequate condition.	Grade - C
Nurse: Insufficient space for the number students. The nurse needs space for another cot. Most of the space is currently taken up with nurse and assistant's desks.	Grade - D
Cafeteria: Adequate condition.	Grade - C
Kitchen: Cabinetry is in poor condition. Space is small for the needs. Walking paths are small and storage extends to ceiling in some areas. Area seems to retain heat.	Grade - D
After School Program: Uses the gymnasium and cafeteria spaces.	Grade - C
OT/PT: Finishes are in poor condition.	Grade - D
Art Room: Cabinetry is in poor condition. Original floor tile. Kilns are newer and in good condition. Room is consistently cold and uni-vent is old.	Grade - D
Music: Cabinetry is in poor condition. Original floor tile. Inaccessible and far from the Stage.	Grade - D
Library/IMC: Adequate condition. Carpet is worn and stained. Light fixtures are old and need to be considered for replacement. There no natural light in the space. The book room has original floor tile.	Grade - C

Toilet Rooms: Middle school toilet rooms are in poor condition. A combination of poor ventilation and urine in the grout between tiles leads to a constant odor. Elementary to a lesser extent. Grade - D

Addition (133 & 187): The “temporary” addition is in poor condition. The ceilings need replacing. The floor tile is original and crumbling. The exterior siding is rusting. Grade - F

MECHANICAL SYSTEMS

Boiler: Excellent condition Grade - A

Air Handlers: Installed in 1963 and has exceeded projected life expectancy. Grade - D

Unit Ventilators: Various installation dates with the majority exceeded projected life expectancy and the remainder have 12 years of useful life remaining. Grade - C

Power Roof Ventilator: Installed in 1963 and has exceeded projected life expectancy. Grade - D

Cabinet Unit heaters, Convector and Baseboard Radiation: New units installed in 2004 and has 13 years of useful life remaining. Issues with programming of new Uni-vents. Old units installed in 1963 and has exceeded projected life expectancy. Grade - C

HVAC Pumps and Valves: Excellent condition Grade - A

Air Conditioning: Staff lounge, Principal Office, and OT/PT have window units. Main Office, MS Library and Music have roof unit(s). Grade - D

Temperature Controls: Installed in 2002 and has 1 year of useful life remaining. Grade - C

Plumbing Fixtures: Installed in 1963 and has exceeded projected life expectancy. Grade - D

Water Heater: Installed in 1958 and has exceeded projected life expectancy. Grade - D

Water Softener: Installed in 2001 and has 5 years of useful life remaining. Grade - B

Plumbing Pumps and Piping: Installed in 1963 and has exceeded projected life expectancy. Grade - D

Domestic Hot Water Piping: Installed in 1963 and has exceeded projected life expectancy. Grade - D

ELECTRICAL SYSTEMS

Switchgear: Installed in 2000 and has 4 years of useful life remaining. Grade - B

Panels: Installed in 1963 and has exceeded projected life expectancy. Grade - D

Transformer: Adequate condition Grade - C

Generator: Installed in 2001 and has 10 years of useful life remaining. Grade - B

Lighting: Various installation dates with majority having exceeded projected life expectancy. Grade - D

Power Outlets: Installed in 1990 and has exceeded projected life expectancy. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1991 and has exceeded projected life expectancy. Grade - C

Phone: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Data Outlet: Installed in 2000 and has exceeded projected life expectancy. Grade - C

Wireless: Installed in 2001 and has exceeded projected life expectancy. Grade - C

AESTHETICS

Site: Adequate condition. Playfields and landscaping in good condition. Walks have been widened with asphalt, Grade - C cracked and worn.

Exterior Façade: Brick work itself is in good condition but windows, louvers, and roof flashing are old, worn, dated Grade - D and rusting down onto the brick. The entry is not well defined and signage is small.

Interior Spaces: Adequate condition but looks worn, tired and dated. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Double paned and operable. Grade - C

Wall Types: Due to the age of the building (1963) it is assumed that there is little insulation in the wall cavities. Grade - D

Roof: Due to the age of the building (1963) it is assumed that there is little insulation in the roof system. Grade - D

Energy Efficiency of MEP Systems: Due to the age of the building (1963) it is assumed that MEP systems are Grade - C inefficient. Boilers were installed in 2012 (A)

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Music rooms are upstairs, no elevator and long distance from stage. Entry is not connected directly to the main office, not secure.

Sizes of Rooms: Sufficient classroom size.

Missing Spaces: Dedicated reading intervention classroom needed. Storage is insufficient.

HERBERT SCHENK ELEMENTARY SCHOOL

203 Schenk Street, Madison WI 53714

ANNIE GREENCROW WHITEHORSE MIDDLE SCHOOL

218 Schenk Street, Madison WI 53714

GENERAL

Site Size: 14.5 Acres
 Building Area: 119,2032 Sq. Ft.
 Year Built: 1952 Additions: 1954, 1958, 1969 & 2012



SITE ELEMENTS

Asphalt Paving: Paving in poor condition, cracking and breaking up. Paved areas at doors to playgrounds are too small. Paved play area on the South side of the play area is damaged. North side of the building the play area to parking connecting walk is in poor condition Grade - D

Concrete Walks: Concrete is in poor condition, cracking and heaving. Weed infiltration. The ramp leading up to the entry has a large crack near the middle. Grade - D

Landscaping: Good condition. Weeds between the building and walks. Grade - B

Fencing: Adequate condition. Grade - C

Steps: Not Applicable N/A

Railings: Not Applicable N/A

Playground Equipment: Play equipment is in adequate condition, but older. Play equipment is not accessible. Basketball hoops are loose and older. Grade - C

Sports Fields: Good condition. One of the baseball fields seems to be abandoned and grassed over, but the backstop is still there. Grade - B

Site Accessibility (Ramps, Handicap Parking, Van): Site is relatively flat but many of the walks are in poor condition. Grade - C

Buses and Parent Drop-Off: Bus drop off / pick up runs well. Parent drop off / pick up is problematic. Parents use staff parking area between middle school and high school areas as waiting area. Grade - B

Fire Truck Access: Road access on 2 sides open areas on other sides. Grade - B

Dumpsters: No enclosure. Grade - C

BUILDING ENVELOPE

Brick: Good condition Grade - B

SUMMARY

GRADE

Site Elements	D
Building Envelope	B
Life Safety	C
Accessibility	D
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B\$5,480,577 - \$9,754,276

Stucco: Stucco is in poor condition, cracking, and stained.	Grade - D
Main Entry Doors: Good condition. Ramp leading up to entry in poor condition.	Grade - B
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Window does not open in 104. Windows on the South wall of Kindergarten 118 & 119 do not open.	Grade - B
Cal-Wall: On the West side of the building two (2) windows are a Cal-Wall material. The material is damaged and should be replaced.	Grade - D
Louvers: Adequate condition, starting to rust.	Grade - C
Miscellaneous Soffit Trim and Gravel Stops: Good condition. Appears to be of similar age as roof.	Grade - B
Roof: Good condition. Roof varies in age being installed 1995 – 2013 and have a useful life expectancy of 4-22 years.	Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2000 and has exceeded projected life expectancy.	Grade - D
Fire Protection, Sprinkler System: Building does not have a sprinkler system.	N/A
Egress: Egress path is impaired by the ramps at the main entries. Railings are in exiting path.	Grade - C
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level: Not Applicable	N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Good condition, installed in 2012.	Grade - B
Ramp: There is a ramp leading to the elementary school main entry. The ramp leads up to the double doors but is only half (½) the width. This can be confusing to those with impaired vision. Also makes it difficult to leave the building because the handrail is in the middle of the path.	Grade - F
Toilet Rooms: None of the Toilet rooms are accessible in the elementary school area. All Toilet rooms are accessible in the middle school area.	Grade - D
Automatic Entrances: Located at all three main entries.	Grade - B
Door Clearances: Majority of areas have sufficient space, but the Nurse's area has doors that do not meet accessibility.	Grade - C
Door Hardware: Majority of door hardware are knobs with few closers.	Grade - F
Casework: Casework is not accessible in the classrooms, elementary school toilet rooms, or office areas.	Grade - F
Sink Access at Casework: Sinks are not accessible in the elementary school and nurse's area.	Grade - F
Drinking Fountains: Majority are not accessible. Fountains leak and nozzles point water at an angle that water ends up on the floor.	Grade - F
Stairs: Stairs are in good condition but need the rail extensions at top and bottom to meet accessibility requirements. Also, the primary stair is very narrow and doesn't have sufficient space for travel comfortably in both directions at once. The little used stair is wide and easily allows passage in both directions. Stairs into elementary school entry don't have railing.	Grade - D
Stage: No permanent ramp. Temporary ramp is available but it is heavy and difficult to use.	Grade - F

INTERIOR FINISHES

Flooring:	Grade - C
<ul style="list-style-type: none"> • Grade C - Approximately 20% of floors are original floor tile. Majority of VCT areas are in good condition. Ceramic tile is in poor condition and grout is stained. • Grade F - Flooring at 199B VCT surrounding tiled areas is buckling, damaged, and missing in some cases. 	
Ceilings: Approximately 75% of Ceiling tile systems are of the spline stile installed sometime in the 1950s, in poor condition, damaged, and difficult to maintain.	Grade - D
Walls: Ceramic wall tile and grout in poor condition in both corridors & toilet rooms. Other walls are overall in good condition with normal wear & tear.	Grade - C
Casework: Casework is in poor condition, delaminating and counter tops are damaged. Plumbing fixtures with in the casework works poorly with water entering and leaving the sink.	Grade - D
Doors: Doors are in adequate condition. Door vents are rusted. The window lights may not be safety glass. Majority of doors have knobs.	Grade - C
Marker Boards: Good condition	Grade - B
Corridor Lockers/Cubbies: Good condition	Grade - B
Toilet Partitions:	Grade - C
<ul style="list-style-type: none"> • Grade D - Elementary School, Poor condition and rusting. No stalls are Accessible. • Grade A - Middle School, Good to excellent condition. 	
Shades: Good condition	Grade - B
Operable Classroom Partitions: Open and close easily but the latch breaks often. No acoustical quality to the walls.	Grade - D
Signage: School has a large Hispanic population and would benefit from signage to the parking areas and Administration areas.	Grade - D
Clocks: Installed in 2002 and has exceeded projected life expectancy.	Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Exterior door is secured but it does not directly connect to Administration. There is also no direct sight line from the Administration to the Lobby.	Grade - F
Classroom Locks: Knobs that can only be locked from the outside.	Grade - F
Security Cameras: At all the main entrances, some of the corridors and three exterior doors.	Grade - C
Administration-Elementary School: Ceiling tile is of the spline stile installed sometime in the 1950s, is in poor condition and difficult to maintain. VCT in good condition.	Grade - C
Administration-Middle School: No natural light into area but on an exterior wall. Air-conditioned (wall/window unit). VCT in good condition. .	Grade - B
Mail Room/Staff Work: Good condition. Sufficient number of mail slots.	Grade - B
Stage: Wood floor needs to be refinished. Steps up to the stage are in poor condition with no hand rail. No permanent ramp. Temporary ramp can be used but it is heavy and difficult to use. Stage is often used as storage.	Grade - D
Gymnasium 142: Ceiling tile is of the spline stile installed sometime in the 1950s, is in poor condition and difficult to maintain. Poor air flow. This is the room they use for events including graduation and ventilation is insufficient for assembly needs. Operable wall is in good condition. Wood floor is in good condition.	Grade - D
Gymnasium 165: Wood floor and glazed block walls are in good condition. The ceiling is peeling, this may indicate issues with the thermal and/or moisture barrier at the roof.	Grade - C

Gym Locker/Shower: Locker rooms are connected to Gym 142. Not heavily used. Lockers are in poor condition. Grade - C
Floor is dated small ceramic but in good condition.

Staff Lounge: Poor condition. Original floor tile. 2x4 acoustical ceiling stained, damaged, and starting to sag. Grade - D
Cabinetry and kitchenette appliances in poor condition.

Nurse: The door into the attached bathroom door is not accessible. Sink is also not accessible. Ceiling tile is of the Grade - F
spline stile installed sometime in the 1950s, is in poor condition and difficult to maintain. Not air-conditioned. The
spaces are small and confined

Cafeteria: Floor is in good condition. Ceiling tile is of the spline stile installed sometime in the 1950s, is in poor Grade - C
condition, damaged, and difficult to maintain. Space is insufficient for current student population size. Much of the
Kitchen coolers are kept in the cafeteria.

Kitchen: Cabinetry is in poor condition. Flooring is original small ceramic tile. Walls and ceilings are in good Grade - C
condition.

After School Program: Use Cafeteria for programs and Stage for storage. Grade - D

Art Room: Poor condition. Original floor tile. Ceiling tile is of the spline stile installed sometime in the 1950s, is in Grade - D
poor condition, damaged, and difficult to maintain. Cabinetry is in poor condition. Sinks are heavily worn and not
accessible.

Music (2 rooms): Poor condition. Original floor tile. Ceiling tile is of the spline stile installed sometime in the 1950s, Grade - D
is in poor condition, damaged, and difficult to maintain.

Library/IMC 130 (Elementary School): Adequate condition. No Air-conditioning. Carpet and cabinetry in good Grade - C
condition. Ceiling tile is of the spline stile installed sometime in the 1950s, is in poor condition, damaged, and
difficult to maintain.

Library/IMC 180 (Middle School): Poor condition. Air-conditioned space. Carpet is worn. Bump in floor not carpet, Grade - D
assuming difference in sections of slab. Ceiling in poor condition. Light fixture layout not evenly distributed, creates
darker areas in the room.

Family & Consumer Science: Poor condition. Original floor tile. Ceiling tile is of the spline stile installed sometime Grade - D
in the 1950s, is in poor condition and difficult to maintain. Cabinetry is also in poor condition and delaminating.
There is an accessible work station and sink.

MECHANICAL SYSTEMS

Boiler: Installed in 2012 and has 31 years of useful life remaining. Grade - A

Air Handlers: Installed in 1952 and have exceeded projected life expectancy. Grade - D

Power Roof Ventilator: Installed in 1956 and has exceeded projected life expectancy. Grade - D

Cabinet Unit heaters, Convector and Baseboard Radiation: Uni-vents are problematic. Installed in 1956 and Grade - D
have exceeded projected life expectancy.

HVAC Pumps and Valves: Installed in 2003 and has 7 years of useful life remaining. Grade - B

Air Conditioning: The Administration areas and the middle school Library have air-conditioning installed in 1987 Grade - D
and has exceeded projected life expectancy.

Temperature Controls: Installed in 2002 and have 1 year of useful life remaining. Grade - C

Plumbing Fixtures: Installed in 1956 and have exceeded projected life expectancy. Grade - D

Water Heater: Installed in 2001 and has exceeded projected life expectancy. Grade - D

Water Softener: Installed in 2001 and has 5 years of useful life remaining. Grade - B

Plumbing Pumps and Piping: Installed in 2003 and have 7 years of useful life remaining. Grade - B

Domestic Hot Water Piping: Installed in 1956 and has exceeded projected life expectancy. Grade - D

ELECTRICAL SYSTEMS

Switchgear: Installed in 2000 and has 4 years of useful life remaining. Grade - B

Panels: Installed in 2000 and has 4 years of useful life remaining. Grade - B

Transformer: Good condition. Grade - B

Generator: Good condition. Grade - B

Lighting: Installed in 1952 - 2000 and have exceeded projected life expectancy. Grade - D

Power Outlets: Insufficient quantity. The school is used as a polling station and needs more to support those needs. Hallways also need more outlets. Outlets of mix age and have exceeded projected life expectancy Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: There are two (2) separate PA systems. In cases of emergency this could be an issue. Grade - D

Phone: Installed in 2000 and has exceeded projected life expectancy Grade - C

Data Outlet: Installed in 2000 and has exceeded projected life expectancy Grade - C

Wireless: Good condition. Grade - B

AESTHETICS

Site: The landscaping is in good condition but paving and concrete are in poor condition Grade - D

Exterior Façade: The brick is in good condition but the stucco is showing age and cracking. Combined with the dark window frames the building looks dated. Replacing the rusty louvers and refinishing the stucco would really brighten up the overall building. Grade - C

Interior Spaces: Shades, lockers, and marker boards are in good condition. Approximately 20% of floors are the original floor tile. Approximately 75% of ceiling tile systems are of the 1950s spline stile system. Casework is in poor condition and delaminating. Counter tops are damaged. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Installed in 2004 and have 38 years of useful life remaining. Overall windows are in good condition and are double paned but some of the windows do not open. Grade - B

Wall Types: The building was constructed in 1952, it is assumed that little insulation was used. Grade - D

Roof: The building was constructed in 1952, it is assumed that little insulation was used. Grade - D

Energy Efficiency of MEP Systems: The boiler was replaced in 2012 and some other pieces of the system has been replaced over the years but some of the systems are original to the building and the assumption is that these systems could be much more efficient with newer equipment. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Entry and office should be adjacent for security.

Sizes of Rooms: Cafeteria is insufficient in size.

Missing Spaces: Storage is insufficient; storage rooms are needed.

VAN HISE ELEMENTARY SCHOOL

4801 Waukesha Street, Madison WI 53705

HAMILTON MIDDLE SCHOOL

4747 Waukesha Street, Madison WI 53705

GENERAL

Site Size: 22.11 Acres
 Building Area: 133,350 Sq. Ft.
 Year Built: 1957 Additions: 1959, 1963, 1989, 1992 & 2016



SITE ELEMENT

- Asphalt Paving:** Adequate condition. Some pavement is new, while other is cracking and should be replaced and resealed. Grade - C
- Concrete Walks:** Adequate condition. Some cracking and heaving present. Grade - C
- Landscaping:** Overgrown landscape in many areas. Grade - D
- Fencing:** Adequate condition with minimal rust. Grade - C
- Steps:** Adequate condition. Grade - C
- Railings:** Front railing is almost new with proper extensions. Railing in the back is in need of replacement . Retaining wall guardrail near receiving is spalling and coming apart at the bottom of the railings. Grade - C
- Playground Equipment:** Worn older equipment but still functional. Grade - C
- Sports Fields:** Adequate condition with some brown spots. Grade - C
- Site Accessibility (Ramps, Handicap Parking, Van):** Not accessible due to site being on long hill. Grade - D
- Buses and Parent Drop-Off:** Cross guard and long line of area for parking. Parents pull into parking areas for drop-off. Grade - C
- Fire Truck Access:** Due to the sloped site, fire truck access only available at the end wings. Due to the shape of the building that means the east half is accessible by fire truck from the lower level and the west is accessible by the upper level. Grade - C
- Dumpsters:** New dumpsters. Grade - A

BUILDING ENVELOPE

- Brick:** Adequate condition with some minimal tuck-pointing needed. Grade - C
- Main Entry Doors:** Two main entries. Hamilton Middle School entry is not a secure vestibule. Van Hise Elementary School entry does not have a way for people for the middle school to enter. Both entries are single pane originals. Grade - D

SUMMARY

GRADE

Site Elements	C
Building Envelope	D
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	D
Aesthetics	C
Sustainability and Energy Efficiency	D

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B \$4,318,680 - \$15,459,656

with some rust starting at the threshold. Majority of entries throughout the building have rust at the thresholds and not secure.

Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Single pane windows that are difficult to open, and many have missing screens. A couple windows are bent to where opening is not possible.	Grade - D
Louvers: No rust. Screen material has been added and has become an entry point into the building for bees and rodents.	Grade - C
Miscellaneous Soffit Trim and Gravel Stops: Fascia and gravel stops look like new. Soffits are showing some wear but are in adequate condition	Grade - C
Roof: No current leaks noted.	Grade - C

LIFE SAFETY

Fire Alarm and Fire Detection: Locations meet code distances and all are covers present.	Grade - C
Fire Protection, Sprinkler System: Building does not have a sprinkler system	N/A
Egress: The travel distance between any point of the building and an exit is less than 100 feet.	Grade - B
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level: Not Applicable	N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: New elevator meets current accessibility standards.	Grade - B
Ramp: The full width corridor ramps do not have proper railings for the slope change. The slope does meet accessibility standards.	Grade - D
Toilet Rooms: Majority of the bathrooms do not meet ADA standards. The new addition does have one (1) bathroom per floor that meets standards.	Grade - C
Automatic Entrances: Only two (2) automatic openers in facility.	Grade - C
Door Clearances: Approximately half of the doors do not have proper clearances.	Grade - D
Door Hardware: Except for the modified areas in the West wing most of the doors have knobs not latches.	Grade - D
Casework: Most of the casework does not meet accessibility, either too high or too short.	Grade - D
Sink Access at Casework: Except for the west wing, sinks do not meet accessibility clearances .	Grade - D
Drinking Fountains: Two (2) sinks per level meet accessibility heights and clearances.	Grade - C
Stairs: Handrails do not meet extension locations nor section grab requirements.	Grade - F
Stage: Stage when folded down for use is accessible by a portable ramp.	Grade - A

INTERIOR FINISHES

Flooring: Older VCT flooring throughout facility.	Grade - C
Ceilings: Most is spline type ceiling that is dated and showing wear.	Grade - C
Walls: Locations of where new FRP meet CMU are peeling away.	Grade - C
Casework: Casework in East wing is new. Casework in other areas showing wear.	Grade - C
Doors: Doors showing wear, delaminating, and knobs are hard to open.	Grade - C

Marker Boards: Smart boards in all classrooms installed in 2015.	Grade - B
Corridor Lockers/Cubbies: Poor condition. There have been repairs to 50 lockers since the beginning of school.	Grade - D
Toilet Partitions: Toilet partitions in adequate condition. The partition doors don't latch correctly	Grade - C
Shades: Approximately 75% of windows have new shades.	Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: Elementary School has a secure entrance. Middle School entrance into the building is not a secure vestibule. Grade - C

Classroom Locks: Knob handles with many unable to be locked from inside the room. Those with interior locks are hard to lock and unlock. Grade - D

Security Cameras: Only has coverage on the morning entry points. There is no coverage in the elementary school. Grade - C

Administration: Grade - B

- Van Hise ES: Grade B - All new finishes throughout
- Hamilton MS: Grade C - New ceiling. Original floor tile. Carpeting appears new. Casework is dated and worn; and in need of replacement.

Mail Room/Staff Work: Insufficient number of mailboxes. Finishes are adequate. Grade - D

Stage: New stage. Grade - A

Gymnasium: Grade - B

- Van Hise ES: Grade C - New ACT ceiling and like new rubber flooring.
- Hamilton MS: Grade B - Wood flooring and recently painted exposed ceiling. Acoustical block looks to be in pristine condition.

Gym Locker/Shower: VCT flooring showing wear. Metal perforated ceiling that is bent, rusty and coming down. Lockers showing age. Grade - D

Staff Lounge: Grade - B

- Van Hise ES: Grade C - Casework is dated and worn. Ceiling is new. Original floor tile.
- Hamilton MS: Grade B - New finishes throughout. Like new casework.

Nurse: Good condition with new finishes. Grade - B

Cafeteria: Completely new finishes. Operable partition to close off kitchen. Grade - B

Kitchen: Completely new finishes. Operable partition to close off kitchen. Lacking dry storage space. Grade - B

After School Program: Cafeteria space used for after school activities. Grade - B

Art Room: Art rooms are similar to the rest of the classrooms. Spline ceilings with VCT flooring. Grade - C

Music: Music rooms are similar to the rest of the classrooms. Spline ceilings with VCT flooring. Very live space. Grade - C

Library/IMC: New space completed in the last year. Grade - B

Science Room: Science rooms are similar to rest of the classrooms. Spline ceilings with VCT flooring. Very live space. Grade - C

MECHANICAL SYSTEMS

Boiler: One (1) boiler installed in 2013 and the other boiler installed in 1992. Grade - B

Air Handlers: Various installation dates and have exceeded projected life expectancy. Grade - D

Power Roof Ventilator: Installed in 2007 and has 11 years of useful life remaining. Grade - A

Cabinet Unit heaters, Convector and Baseboard Radiation: Cabinet unit heaters and convectors Installed in 2007 and have 16 years of useful life remaining. Baseboard radiation various installation dates and have exceeded projected life expectancy. Grade - B

HVAC Pumps and Valves: Pumps and valves installed in 2007 and have 21 years of useful life remaining. Grade - A

Air Conditioning: Window units installed in 1987 and have exceeded projected life expectancy. New air conditioning in office and Library/IMC. Grade - C

Temperature Controls: Installed in 2007 and has 11 years of useful life remaining. Grade - A

Plumbing Fixtures: Various installation dates and have exceeded projected life expectancy. Grade - D

Water Heater: Installed in 1959 and 2006, and both have exceeded projected life expectancy. Grade - C

Water Softener: Installed in 2001 and have exceeded projected life expectancy. Grade - C

Plumbing Pumps and Piping: Various installation dates and have exceeded projected life expectancy. Grade - C

Domestic Hot Water Piping: Various installation dates and have exceeded projected life expectancy. Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2002 and has 6 years of useful life remaining. Grade - B

Panels: Installed in 2002 and has 11 years of useful life remaining. Grade - B

Transformer: Not Applicable N/A

Generator: Not Applicable N/A

Lighting: Various installation dates with older lighting having exceeded projected life; and remaining with less 3 years or less of useful life remaining. Grade - C

Power Outlets: Installed in 1990 and have exceeded projected life expectancy. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1973 and has exceeded projected life expectancy. PA system full separated for both schools recently due to bad connections. No speakers in the bathrooms and gyms. Grade - D

Phone: Installed in 2001 and has exceeded projected life expectancy. Phone system must have cards switched out a lot. Hard to maintain. Grade - D

Data Outlet: Installed in 2000 and has exceeded projected life expectancy. Grade - D

Wireless: Wireless coverage in the new addition is spotty. Grade - C

AESTHETICS

Site: Site is looking dated and worn. Should look to replace most of the concrete in the back of the building. Grade - C

Exterior Façade: The green spandrel is dated, and the brick looks new. Grade - C

Interior Spaces: Interior looks new with minimal wear showing. Grade - B

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Single pane windows that leak air and are hard to close properly. Grade - F

Wall Types: Original building was constructed in 1957, it is assumed that little insulation was used. Grade - D

Roof: Flat roof with little to no insulation. Grade - D

Energy Efficiency of MEP Systems: Adequate condition. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No issues brought up.

Sizes of Rooms: Most spaces are of adequate sizing. Bathrooms and storage could be larger.

Missing Spaces: No missing spaces mentioned.

CHEROKEE HEIGHTS MIDDLE SCHOOL

4301 Cherokee Drive, Madison WI 53711

GENERAL

Site Size: 12.57 Acres
 Building Area: 89,390 Sq. Ft.
 Year Built: 1954 Addition: 1969



SITE ELEMENTS

Asphalt Paving: Some cracking and deterioration. East drive needs replacing. Inadequate parking availability.	Grade - D
Concrete Walks: Cracking evident.	Grade - B
Landscaping: No landscape issues.	Grade - B
Fencing: Not Applicable	N/A
Steps: Cracking and uneven step heights.	Grade - D
Railings: Railing is in good condition. The supporting stone wall is in need of repair.	Grade - C
Playground Equipment: Not Applicable	N/A
Sports Fields: Good condition except for one spot where the drainage has repeatedly caused a 2 inch wide by 2 foot long gouge in the grass between the parking area and the drain. Drainage issue and cracked pavement at the basketball court. Baseball and soccer fields in good condition.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Overall site is only 20% accessible.	Grade - C
Buses and Parent Drop-Off: Parents drop off across the street and there are no crossing guards. Congestion occurs on Cherokee drive when buses drop off.	Grade - D
Fire Truck Access: Fire truck can get around three-fourths (3/4) of the building on paved surfaces.	Grade - C
Dumpsters: No enclosure. The dumpsters are placed on timbers on a sloped surface.	Grade - D

BUILDING ENVELOPE

Brick: Good condition. Appears that some areas were recently tuck pointed.	Grade - B
Main Entry Doors: No rust or deterioration present. Proper panic hardware. Overall good condition.	Grade - B
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Windows operable with no issues. Approximately 95% have screens.	Grade - B
Louvers: No rust or damage present, just show age.	Grade - C

SUMMARY

Site Elements.....	D
Building Envelope	B
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems.....	C
Electrical Systems	B
Technology Systems	B
Aesthetics	B
Sustainability and Energy Efficiency	D

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B..... \$3,790,668 - \$9,322,070

Miscellaneous Soffit Trim and Gravel Stops: Adequate condition. Minor damage to metal soffit. Grade - C
Roof: Flat asphalt roof. Grade - C

LIFE SAFETY

Fire Alarm and Fire Detection: Flashing light alarms throughout and in every classroom. Grade - C
Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A
Egress: Egress path was kept clear. Three (3) major exits present so travel distance is no more than 75 feet. Grade - C
Fire Extinguishers: Noted throughout building. Grade - B
Classroom in Lower Level: Area well drains well. Two (2) classrooms below grade due to grade changes. Grade - B

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Poor condition. Grade - D
Ramp: Not applicable, no interior ramps. N/A
Toilet Rooms: Toilet rooms have been converted to contain an ADA accessible stall. Grade - B
Automatic Entrances: Only one entrance on the exterior has an automatic opener which was installed in 2003. The second entrance that can be accessed does not have an automatic opener and the third entrance is not accessible. Grade - C
Door Clearances: Most doors are slightly under 3'-0" wide or don't have the proper clearances to open. Grade - D
Door Hardware: Knobs keyed from outside. Grade - D
Casework: Counters were too high to be used as side approach. No casework had the required front approach clearances. Grade - F
Sink Access at Casework: Counters were too high to be used as side approach. No casework had the required front approach clearances. Grade - F
Drinking Fountains: One (1) drinking fountain was recently replaced with ADA accessible and bottle filler. All other drinking fountains are original. The original fountains are mounted too high and have a knob that must be twisted for water access. Grade - D
Stairs: Height and depth of the stairs are ok. Hand rails do not have proper extensions beyond the top and bottom tread. Grade - D
Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Overall flooring in adequate condition. Carpet is worn. VCT in good condition. Approximately 10% of rooms have original floor tile. Mosaic tile in toilet rooms in need of replacement. Grade - C
Ceilings: Ceilings look almost new. Grade - B
Walls: Mostly CMU walls in good condition. Toilet rooms and sections of corridors near the stairs with tiles applied are in need of retiling. Operable partitions are old and worn but still work. Grade - B
Casework: Casework in the classrooms delaminating. Grade - D
Doors: All doors need complete replacement. There is major damage to every door. Grade - F
Marker Boards: Marker boards are rare throughout the building. When they are present they are showing ghosting. Grade - D
Corridor Lockers/Cubbies: Lockers are in adequate condition and approximately 90% are in working order. Grade - C

Toilet Partitions: Slight gapping between door and support. Otherwise no rust or major damage present	Grade - C
Shades: All shades are in good working order and look almost new.	Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: To enter the building you must be buzzed in and once in there is minor confusion of where to find the main office. Grade - C

Classroom Locks: Knobs are extremely worn and sometimes do not latch or open properly. No interior locking available. Must lock with key from the exterior. Grade - D

Security Cameras: System installed in 2011. Security cameras are only at the two entrances used for buzz in entry. Grade - C

Administration: Good condition. Original floor tile. Grade - B

Mail Room/Staff Work: Not the right size and not enough spaces for faculty. Casework needs replacing. Grade - C

Stage: Not Applicable N/A

Gymnasium: Heavy wear on the newer floor. Floor should be replaced and restriped. Center divider has holes in it and drags across the floor when operated. Need more electrical outlets and data ports. Bleachers need plywood board placed down before being pulled out or they damage the rubber floor. Grade - D

Gym Locker/Shower: Lockers are too small, rust is present and should be repainted. Showers are not used but do function. Finishes throughout are original and starting to show wear. Grade - D

Staff Lounge: Not Applicable N/A

Nurse: Toilet room attached but not accessible. Two (2) cots provided for school. Grade - B

Cafeteria: Floor, ceiling, and walls like new. Used for after school activities. Grade - A

Kitchen: Warming kitchen casework is old but still in good condition. Everything is tight but very clean. Grade - B

After School Program: Use gymnasium. Grade - D

Art Room: Need more adjacent. Storage. Eyewash blockaded so not easy to use. Flooring, casework, and ceiling in good condition. Grade - B

Music: Need better acoustics and new casework. Floor and ceiling in good condition. Grade - C

Band: Need better acoustics and new casework. Floor and ceiling in good condition. Grade - C

Home Economics: Casework in bad repair and not enough space for class. Floor and ceiling in good condition. Grade - D

Wood Shop: Immaculate wood shop in the same area as computers for engineering. No eyewash present. Floor and ceiling in good condition. Grade - C

Science Lab: Teacher island is in bad repair and sink has issues. Casework is delaminating. No eyewash or fire blankets present. Floor and ceiling in good condition. Grade - C

Library/IMC: Ceiling and walls are in good condition. Carpeting is worn and should be replaced. Outlets in the floor no longer water proof, nor have safety covers. Space is air conditioned. Grade - C

MECHANICAL SYSTEMS

Boiler: One installed 2002 and 2008 and have 27 years of useful life remaining. Grade - B

Air Handlers: Various installation dates and have exceeded projected life expectancy. Grade - D

Power Roof Ventilator: Installed 2009 and has 18 years of useful life remaining. Grade - A

Cabinet Unit heaters, Convectors and Baseboard Radiation: Thirty-three (33) unit ventilators installed in 2009 and have 18 years of useful life remaining. Seven (7) unit heaters remain from 1954 installation and have exceeded projected life expectancy. Grade - C

HVAC Pumps and Valves: Valves were installed in 2008-2009 and have 22 years of useful life remaining. Two (2) pumps were installed in 2009 and 2 pumps were installed much earlier. The east part of the north wing tends to overheat and the west part of the north wing tends to run cold. Grade - D

Air Conditioning: Installed in 2003 and 1995 and have exceeded projected life expectancy. Grade - C

Temperature Controls: Installed in 2009 and 2002 with 2009 installation having 8 years of useful life remaining. Grade - B

Plumbing Fixtures: Installed in 1954 and have exceeded projected life expectancy. Grade - D

Water Heater: Installed in 2003 and have exceeded projected life expectancy. Grade - C

Water Softener: Installed in 1998 and has 2 years of useful life remaining. Grade - B

Plumbing Pumps and Piping: Plumbing installed in 1954 and have exceeded projected life expectancy. Grade - C

Domestic Hot Water Piping: Plumbing installed in 1954 and have exceeded projected life expectancy. Grade - D

ELECTRICAL SYSTEMS

Switchgear: Installed in 2003 and has 7 years of useful life remaining. Grade - B

Panels: Installed in 2012 and have 21 years of useful life remaining. Grade - A

Transformer: Not Applicable N/A

Generator: Not Applicable N/A

Lighting: Installed in 2003 and 2006, with 2 - 5 years of useful life remaining. Grade - B

Power Outlets: Installed in 2000 and have exceeded projected life expectancy. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed 2003 and has 2 years of useful life remaining. Grade - B

Master Clock & Bell System: Installed 2003 and has 2 years of useful life remaining. Grade - B

Phone: Installed 2001 and has exceeded projected life expectancy. Grade - C

Data Outlet: Installed in 2000 and have exceeded projected life expectancy. More data outlets are needed. Grade - C

Wireless: Installed 2015. Grade - A

AESTHETICS

Site: Except for minor cracking of the pavement, the site looks really nice. Grade - B

Exterior Façade: Some minor color difference noticed at tuck point location otherwise very clean and neat. Grade - B

Interior Spaces: Most of the interior looks worn. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Windows work ok, 95% have screens and can be opened. Single pane windows not very efficient. Grade - D

Wall Types: Due to year of construction, it is assumed that little insulation was used. Grade - F

Roof: Flat Grade - C

Energy Efficiency of MEP Systems: Boiler system with 27 years life expectancy. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No adjacency issues.

Sizes of Rooms: No room sizing issues beyond the need for more storage.

Missing Spaces: No known issues.

THOMAS JEFFERSON MIDDLE SCHOOL

101 S Gammon, Madison WI 53717

GENERAL

Site Size: 69.48 Acres
 Building Area: 81,029 Sq. Ft.
 Year Built: 1969 Additions: None



SUMMARY

Site Elements	C
Building Envelope	B
Life Safety	A
Accessibility	B
Interior Finishes.....	B
Specialty Areas/Needs	B
Mechanical Systems	A
Electrical Systems	B
Technology Systems	B
Aesthetics	B
Sustainability and Energy Efficiency	B

GRADE

COMPOSITE GRADE..... B

TOTAL COST TO GRADE C - B \$1,910,189 - \$4,061,808

SITE ELEMENTS

Asphalt Paving: Cracking and degrading apparent.	Grade - C
Concrete Walks: Good condition.	Grade - B
Landscaping: Mature trees. Not much developed landscaping around building.	Grade - C
Fencing: Good condition. Privacy fencing located around utilities.	Grade - B
Steps: Not Applicable	N/A
Railings: Not Applicable	N/A
Playground Equipment: Rusty basketball hoops right outside gym.	Grade - D
Sports Fields: Sufficient amount of sports fields. Sports fields are shared with Memorial High School.	Grade - A
Site Accessibility (Ramps, Handicap Parking, Van): Site is accessible.	Grade - A
Buses and Parent Drop-Off: Bus and Parent drop off is sufficient. Happens on opposite sides of the school.	Grade - B
Fire Truck Access: Access on three (3) sides of building provided. No paved area access completely around building.	Grade - B
Dumpsters: Enclosure is not provided.	Grade - D

BUILDING ENVELOPE

Brick: Good condition.	Grade - B
Main Entry Doors: Grade based upon completion of renovation in 2017.	Grade - A
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Grade based upon completion of renovation in 2017.	Grade - A
Louvers: Adequate condition.	Grade - C
Miscellaneous Soffit Trim and Gravel Stops: Good condition.	Grade - B
Roof: Good condition. Roof was replaced in 2009.	Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: Grade based upon completion of renovation in 2017.	Grade - A
Fire Protection, Sprinkler System: Grade based upon completion of renovation in 2017.	Grade - A
Egress: Yes	Grade - A
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level (Adjusted to Area Well): Not Applicable	N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon completion of renovation in 2017.	Grade - A
Ramp: Not Applicable	N/A
Toilet Rooms: Grade based upon completion of renovation in 2017.	Grade - A
Automatic Entrances: Auto entrances at both exterior entrances.	Grade - A
Door Clearances: Majority appear to be sufficient.	Grade - B
Door Hardware: Some knobs throughout old portion of building. Areas of remodel to be replaced and are currently under construction.	Grade - C
Casework: Casework either in good condition or are to be replaced as part of 2017 renovation.	Grade - B
Sink Access at Casework: Majority of sink access at casework is ADA compliant.	Grade - B
Drinking Fountains: All recently replaced drinking fountains are at ADA heights.	Grade - A
Stairs: Handrails are not ADA compliant.	Grade - C
Stage: Not Applicable	N/A

INTERIOR FINISHES

Flooring: Approximately 60% of flooring are scheduled to be replaced as part of 2017 renovation; the remaining 40% of existing flooring are in good condition.	Grade - B
Ceilings: Approximately 60% ceilings are scheduled to be replaced as part of 2017 renovation; the remaining 40% of existing ceilings are in good condition.	Grade - A
Walls: Brick and painted CMU walls are in good condition.	Grade - B
Casework: Casework is in good condition or are scheduled to be replaced as part of 2017 renovation.	Grade - B
Doors: Doors are in good condition or are scheduled to be replaced as part of 2017 renovation.	Grade - B
Marker Boards: Marker boards are in good condition or are scheduled to be replaced as part of 2017 renovation.	Grade - B
Corridor Lockers/Cubbies: Lockers are worn but function well. The number of lockers are tight, but seems to be sufficient for the time being.	Grade - C
Toilet Partitions: Grade based upon completion of renovation in 2017.	Grade - A
Shades: Current shades are sufficient, some wear and tear.	Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: Grade based upon completion of renovation in 2017.	Grade - A
Classroom Locks: Existing classrooms can be locked with key from inside. Majority of doors and locks will be replaced as part of 2017 renovation.	Grade - B

Security Cameras: New cameras have been installed for both entries and corridors.	Grade - A
Administration: Grade based upon completion of renovation in 2017.	Grade - A
Mail Room/Staff Work: Grade based upon completion of renovation in 2017.	Grade - A
Stage: Not Applicable	N/A
Gymnasium: Adequate condition	Grade - C
Gym Locker/Shower: Gym lockers are not used. Majority of them are bolted up to prevent kids from accessing. Showers are no longer used.	Grade - D
Staff Lounge: Grade based upon completion of renovation in 2017.	Grade - A
Nurse: Grade based upon completion of renovation in 2017.	Grade - A
Cafeteria: Grade based upon completion of renovation in 2017.	Grade - A
Kitchen: Kitchen is small. Rolling shutter does no currently operate. Stove is old. Fans do not operate properly.	Grade - D
After School Program: Not Applicable	N/A
Art Room: Grade based upon completion of renovation in 2017.	Grade - A
Music: Separate room designated to Music and appears to be sufficient.	Grade - C
Library/IMC: Grade based upon completion of renovation in 2017.	Grade - A

MECHANICAL SYSTEMS

Boiler: Grade based upon completion of renovation in 2017 adding two (2) new boilers.	Grade - A
Air Handlers: Grade based upon completion of renovation in 2017.	Grade - A
Power Roof Ventilator: Grade based upon completion of renovation in 2017.	Grade - A
Cabinet Unit heaters, Convectors and Baseboard Radiation: Grade based upon completion of renovation in 2017.	Grade - A
HVAC Pumps and Valves: Grade based upon completion of renovation in 2017.	Grade - A
Air Conditioning: Grade based upon completion of renovation in 2017.	Grade - A
Temperature Controls: Grade based upon completion of renovation in 2017.	Grade - A
Plumbing Fixtures: Grade based upon completion of renovation in 2017.	Grade - A
Water Heater: Grade based upon completion of renovation in 2017.	Grade - A
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - D
Plumbing Pumps and Piping: Grade based upon completion of some pumps and piping being replaced as part of 2017 renovation. Remainder are original to building.	Grade - B
Domestic Hot Water Piping: Grade based upon completion of some piping being replaced during renovation as part of 2017 renovation. Remainder are original to building.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Original to building and has exceeded projected life expectancy.	Grade - D
Panels: Original to building and has exceeded projected life expectancy.	Grade - D
Transformer: Original to building and has exceeded projected life expectancy.	Grade - D
Generator: Not Applicable	N/A

Lighting: Grade based upon completion of renovation in 2017. Grade - A

Power Outlets: Grade based upon completion of renovation in 2017. Grade - A

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

CCTV: Installed in 2011 and has 5 years of useful life remaining. Grade - C

Access Control: Installed in 2015 and has 9 years of useful life remaining. Grade - B

PA System: Installed in 1990 and has exceeded projected life expectancy. Grade - C

Phone: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Data Outlet: Grade based upon completion of some outlets being replaced as part of 2017 renovation. Adequate in original areas. Grade - B

Wireless: Yes Grade - B

Clock: Installed in 1969 and has exceeded projected life expectancy. Grade - C

AESTHETICS

Site: Site is in good condition. Grade - B

Exterior Façade: Façade is in good condition and well designed. Grade - B

Interior Spaces: Grade based upon completion of renovation in 2017. Grade - B

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Grade based upon completion of windows replaced with energy efficient windows as part of 2017 renovation. Grade - A

Wall Types: Due to the age of construction assumed some insulation in wall assembly. Grade - B

Roof Type: Due to age of construction, assumed some insulation in roof assembly. Grade - B

Energy Efficiency of MEP Systems: Grade based upon completion of systems replaced as part of 2017 renovation. Grade - B

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No known issues.

Sizes of Rooms: Insufficient storage throughout building and in music rooms.

Missing Spaces: No known issues besides storage spaces.

RAY F. SENNETT MIDDLE SCHOOL

502 Pflaum Road, Madison WI 53716

GENERAL

Site Size: 56.71 Acres (same land parcel as La Follette High School)

Building Area: 98,300 Sq. Ft.



SUMMARY

Site Elements	B
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs	D
Mechanical Systems	C
Electrical Systems	C
Technology Systems	B
Aesthetics	C
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B \$4,050,620 - \$12,716,911

SITE ELEMENTS

Asphalt Paving: Good condition	Grade - B
Concrete Walks: Cracking noted at the front entry walk	Grade - C
Landscaping: Some grassy areas are worn and balding at the front entry.	Grade - C
Fencing: Baseball backstop fencing is dated and rusty as well as the soccer goal.	Grade - D
Steps: Not Applicable	N/A
Railings: Not Applicable	N/A
Playground Equipment: Not Applicable	N/A
Sports Fields: Good condition	Grade - B
Site Accessibility (Ramps, Handicap Parking, Van): Yes	Grade - A
Buses and Parent Drop-Off: Good, no issues reported.	Grade - B
Fire Truck Access: Noted on three sides of the building. Pflaum Road is as far as it exceeds 30 feet.	Grade - B
Dumpsters: Screened by fencing.	Grade - A

BUILDING ENVELOPE

Brick: Adequate condition	Grade - C
Main Entry Doors: Newer aluminum door system with insulated glass.	Grade - B
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Older aluminum Casement type windows. Many on the north side between rooms 118 and 120 leak air and are cold in winter.	Grade - D
Louvers: Some are beginning to rust on the edges.	Grade - C
Miscellaneous Soffit Trim and Gravel Stops: Good condition.	Grade - B
Roof: Good to excellent condition.	Grade - A

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 1992 and has exceeded projected life expectancy..	Grade - C
Fire Protection, Sprinkler System: Building does not have a sprinkler system.	N/A
Egress: Multiple egress locations.	Grade - A
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level (Adjusted to Area Well): Not Applicable	N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Located in newer addition.	Grade - A
Ramp: Located between old and new addition. No handrails, assumed slope is 1:20.	Grade - A
Toilet Rooms: Gang toilet rooms do not meet ADA standards. Two (2) unisex toilet rooms were added with the new addition on the second floor.	Grade - C
Automatic Entrances: Noted at main entry	Grade - B
Door Clearances: Majority are adequate.	Grade - C
Door Hardware: Mostly knob type hardware except at new addition.	Grade - D
Casework: Newer addition and recently remodeled science rooms appear to be adequate.	Grade - C
Sink Access at Casework: Newer addition and recently remodeled science rooms appear to be adequate.	Grade - C
Drinking Fountains: Some were noted to be the older drinking fountains.	Grade - D
Stairs: Guard and handrails in the older part of the building do not meet current code.	Grade - C
Stage: Not Applicable	N/A
Auditorium: Front of auditorium does not meet ADA standards.	Grade - D

INTERIOR FINISHES

Flooring: Original tile flooring noted in the older portion of the building in many areas on the first floor and some on the second floor. Main entry walk-off mat is very worn and no longer serves its purpose. Carpet is worn in the library and the auditorium. Tile in older toilet room are dated and flooring has pockets that are difficult to clean.	Grade - D
Ceilings: Adequate condition.	Grade - C
Walls: Older wood paneling was seen in Administration. New corridor walls at the ramp transition are weak and wobble to the touch.	Grade - C
Casework: Adequate condition.	Grade - C
Doors: Adequate condition.	Grade - C
Marker Boards: Located in most classrooms.	Grade - B
Corridor Lockers/Cubbies: Somewhat newer, bottoms and sides are very thin, and have been damaged.	Grade - B
Toilet Partitions: Older partitions are in adequate shape.	Grade - C
Shades: Good condition.	Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: Building does not have a secure entrance.	Grade - F
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Classrooms Locks: Mostly knob type door hardware except at newer addition.	Grade - D
Security Cameras: Noted at main entry and rear #2.	Grade - C
Administration: Cabinetry is older with dated wood paneling on one of the walls.	Grade - D
Staff Lounge/Work Room: Dated metal cabinets but in good condition. Original tile flooring.	Grade - C
Stage: Not Applicable	N/A
Exercise Room (Old Gym): Poor condition; dated ceiling, original tile flooring, and an abandoned folding partition.	Grade - D
Gymnasium: Good condition.	Grade - B
Gym Locker/Shower: Lockers with many scratches and dents, and some not in working order. Showers are not used. Tile base is chipped in areas.	Grade - D
Home Economics: Old spline ceiling, original tile flooring and dated cabinetry. Space gets cold due to faulty windows.	Grade - D
Health: Spline ceiling.	Grade - C
Nurse: Space is small, insufficient storage space and has two (2) cots. There is no room for overflow. Original tile flooring. Toilet Room does not meet ADA standards. Room gets hot, temperature is not controlled well.	Grade - D
Cafeteria: Good condition, part of new addition.	Grade - A
Kitchen: Warming kitchen is in good condition, part of new addition.	Grade - A
After School Program: Not Applicable	N/A
Computer Room: Newer finishes. Room gets cold due to faulty windows.	Grade - B
Art Room: Older cabinets have been repainted, ceiling is dated, dirty and starting to fall in areas.	Grade - D
Music: Orchestra has original tile flooring. Band has worn carpeting and ceiling, and lacks storage.	Grade - C
Classrooms: Second floor north classrooms are large rooms divided by accordion partition. The partition is opened for collaborative learning. Ceilings are dated.	Grade - C
Science Rooms: Good condition.	Grade - A
Library/IMC: Carpet and ceiling are dated and worn.	Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 1997 and has 16 years of useful life remaining.	Grade - B
Air Handlers: Central packaged. Various installation dates and for the most part have exceeded projected life expectancy.	Grade - C
Roof Top Air Handling Unit: Installed in 1980 and has exceeded projected life expectancy.	Grade - D
Power Roof Ventilator: Installed in 1968 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit Heaters and Fan Coil Units : Installed in 1993 and has 2 years of useful life remaining.	Grade - D
Valves, Heating Hot Water : Installed in 1992 and has 6 years of useful life remaining.	Grade - B
Air Conditioning: One window unit installed in 2000 and has exceeded projected life expectancy.	Grade - C
Temperature Controls: DDC was installed in 1990 and pneumatic was installed in 1968, and both have exceeded projected life expectancy.	Grade - D
Plumbing Fixtures: Installed in 1968 and has exceeded projected life expectancy.	Grade - C
Drinking Fountains: Installed in 1990 and has exceeded projected life expectancy.	Grade - C

Waste Water Fixtures: Various installation date and has exceeded projected life expectancy.	Grade - C
Water Heater: Gas water heater was installed in 2000, and the electric water heater installed in 1993, and both have exceeded projected life expectancy.	Grade - D
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - B
Sump Pump: Installed in 1991 and has exceeded projected life expectancy.	Grade - C
Domestic Hot Water Circulation Pump : Installed in 1968 and has exceeded projected life expectancy.	Grade - D
Hot Water Circulation Pumps: Installed in 2000 and has exceeded projected life expectancy.	Grade - C
Piping, Sanitary & Storm Waste: Various installation dates and have exceeded projected life expectancy.	Grade - C
Domestic Hot & Cold Water Piping: Installed in 1968 and has 2 years of useful life remaining.	Grade - C
Tank, Expansion Heating, Hot Water: Installed in 1991 and has exceeded projected life expectancy.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2006 and has 10 years of useful life remaining.	Grade - B
Panels: Installed in 1998 and has 7 years of useful life remaining.	Grade - B
Transformer: Not Applicable	N/A
Generator: Not Applicable	N/A
Power Distribution, Feeders, Wiring, Starters & Disconnects: Various installation dates and for the most part have exceeded projected life expectancy.	Grade - C
Lighting: Various installation dates and for the most part have exceeded projected life expectancy. Exit lights and battery packs are newer.	Grade - C
Power Outlets: Various installation dates and for the most part have exceeded projected life expectancy.	Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

Access Control: Installed in 2015 and has 9 years of useful life remaining.	Grade - A
Clock System: Installed in 2006 and has 5 years of useful life remaining.	Grade - B
PA System: Installed in 2006 and has 5 years of useful life remaining.	Grade - B
Phone: Installed in 2001 and has exceeded projected life expectancy. Cabling installed in 2006.	Grade - C
CCTV Cameras: Installed in 2011 and has 5 years of useful life remaining.	Grade - B
Wireless: Yes	Grade - B
Intrusion Alarm: Installed in 1990 and has exceeded projected life expectancy.	Grade - C

AESTHETICS

Site: Landscaping is a bit bare.	Grade - B
Exterior Façade: Exterior is dated but in adequate condition.	Grade - C
Interior Spaces: Dated but in adequate condition.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Windows are old and leaking air on the north side of the older portion of the building.	Grade - D
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Wall Types: Older exterior wall types, insulation amount unknown. Newer portion insulation is assumed to be Grade - C appropriate.

Roof Type: Replaced in 2006 and assumed to have adequate insulation. Grade - A

Energy Efficiency of MEP Systems: Adequate condition. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No issues reported

Sizes of Rooms: Nurse's area is small.

Missing Spaces: Storage is lacking.

SPRING HARBOR MIDDLE SCHOOL

1110 Spring Harbor Drive, Madison WI 53705

GENERAL

Site Size: 7.25 Acres
 Building Area: 32,534 Sq. Ft.
 Year Built: 1958 Additions: 1959 & 1997



SITE ELEMENTS

- Asphalt Paving:** Poor condition. Cracking and overall heavily patched. Grade - D
- Concrete Walks:** Adequate condition. Some areas are heaving/sinking with erosion aggravating issue. Grade - C
- Landscaping:** On the Northeast side of the building the grade slopes steeply away. The soil is eroding severely under the bushes and there are other areas eroding as well. Rain gardens have been installed to help and have slowed erosion in some areas, but it's not enough. Erosion has also made the sidewalks sink in some areas. There are also a few trees that are heavily damaged and need trimming and/or removal. Grade - D
- Fencing:** Installed in 1958 and has exceeded projected life expectancy. Grade - D
- Steps:** Adequate condition. There is cracking/chipping at handrail posts and some sinking/heaving at top landing of stairs down to play area. Grade - C
- Railings:** Adequate condition. Paint is chipping and faded. Patching of concrete needed at some posts to stabilize. Grade - C
- Playground Equipment:** Good condition. Grade - B
- Sports Fields:** Good condition. Some cracking at basketball courts paving. Grade - B
- Site Accessibility (Ramps, Handicap Parking, Van):** The site is not accessible. Most of the site is on a slope. Grade - F
- Buses and Parent Drop-Off:** Grade based upon completion of drive through parking being altered as part of the 2016-2017 renovation. Grade - A
- Fire Truck Access:** The site is only accessible to fire trucks on the Southeast-East. Grade - D
- Dumpsters:** There is no enclosure. Grade - C
- Greenhouse:** Good to excellent condition. Grade - A

BUILDING ENVELOPE

- Brick:** Adequate condition. There are areas that need tuck pointing, especially at the retaining wall on the Southwest side of the building. Cap of retaining wall is crumbling. Grade - C
- Main Entry Doors:** Adequate condition. Original to the building built in 1958 and to be replaces as part of the 2016-2017 renovation. Grade - C

SUMMARY

Site Elements.....	C
Building Envelope	C
Life Safety	B
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	D
Electrical Systems	B
Technology Systems	B
Aesthetics	D
Sustainability and Energy Efficiency	D

GRADE

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B \$2,462,661 - \$4,869,760

Main Entry Columns and Entablature: Grade based upon completion of 2016-2017 renovation.	Grade - A
Windows: Single pane windows within the overall curtain wall system installed in 1958 and have exceeded projected life expectancy. Unable to get replacement parts because the pieces are no longer made.	Grade - D
Curtain Wall System: Installed in 1958 and has exceeded projected life expectancy.	Grade - C
Louvers: Adequate condition.	Grade - C
Miscellaneous Soffit Trim and Gravel Stops: Wood trim and soffits have bee's living within. Wood peckers have made holes in the wood trim. Gutters leak and there are areas missing. Gravel stops seem to be lacking because gravel flows down the down spouts.	Grade - F
Roof: Ballasted roof installed in 1987 and has exceeded projected life expectancy. No apparent leaks on interior but may be adding to issues with soffit and trim.	Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: Good Condition. Installed in 2005 and has 9 years of useful life remaining.	Grade - B
Fire Protection, Sprinkler System: Building does not have a sprinkler system.	N/A
Egress: Good condition.	Grade - B
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level (Adjusted to Area Well): Two (2) classrooms on lower level and they have a shared exit out at grade.	Grade - B

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Grade based upon installation of new elevator as part of 2016-2017 renovation.	Grade - A
Ramp: No ramp access to Greenhouse. Access to play fields is only through the lower parking lot.	Grade - F
Toilet Rooms: Most of the bathrooms are not accessible. Those that are accessible need the vertical grab bar.	Grade - D
Automatic Entrances: Automatic entrances are at the main entry and Northeast door. The Northeast door cannot be accessed by a wheelchair from the outside.	Grade - C
Door Clearances: No apparent clearance issues.	Grade - B
Door Hardware: Classroom doors have door knobs. Main office and Library have lever handles.	Grade - D
Casework: Most of the casework has lower height as originally built as an elementary school.	Grade - C
Sink Access at Casework: Accessible in lower casework but not front approach, and no paddle handles.	Grade - D
Drinking Fountains: Most are accessible	Grade - B
Stairs: Rail extensions missing.	Grade - D
Stage: Not Applicable	N/A

INTERIOR FINISHES

Flooring: Adequate condition, with some rooms having original floor tile.	Grade - C
Ceilings: Classroom ceiling tile is of the spline stile installed in 1958, poor condition, difficult to maintain and has exceeded projected life expectancy - Grade D. Hallways' ceilings were install in 1997 and have 1 year of useful life remaining- Grade B.	Grade - D
Walls: Adequate condition. Lower portion of walls is covered in tile, grout worn, and some tile is broken at corners near the floor.	Grade - C

Casework: Poor condition and delaminating	Grade - D
Doors: Many of the doors are original and showing age. Much of the glass is not shatter resistant.	Grade - D
Marker Boards: Most of the classrooms have marker boards.	Grade - B
Corridor Lockers/Cubbies: Adequate condition. Insufficient quantity, not enough for each student.	Grade - D
Toilet Partitions: Poor condition.	Grade - D
Shades: Approximately 5 - 10% are broken at any one time.	Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Grade based upon completion of secure entrance as part of 2016-2017 renovation.	Grade - A
Classroom Locks: Classrooms cannot be locked from the inside. Door knobs in most rooms.	Grade - F
Security Cameras: Cameras are at major entries and hallways.	Grade - B
Administration: Grade based upon completion of new Administration space as part of 2016-2017 renovation.	Grade - A
Mail Room/Staff Work: Adequate condition. Original floor tile. Uneven heating and cooling.	Grade - C
Stage: Not Applicable	N/A
Gymnasium: 'Cafenasium' Ceiling installed in 1958 and has exceeded projected life expectancy. Flooring installed in 2009 but is already showing damage. Insufficient storage. Ventilation appears insufficient. Walls have surface mounted electrical and have been damaged.	Grade - C
Gym Locker/Shower: Lockers and floor tile installed in 1958 and have exceeded projected life expectancy. Shower area now used for storage.	Grade - D
Staff Lounge: Adequate condition. Original floor tile. Uneven heating and cooling.	Grade - C
Nurse: New space and attached accessible toilet to be installed as part of 2016-2017 renovation.	Grade - A
Cafeteria: 'Cafenasium' Ceiling installed in 1958 and has exceeded projected life expectancy. Flooring installed in 2009 but already showing damage. Tables are damaging the flooring being brought in and out of storage.	Grade - C
Kitchen: Cabinetry installed in 1958 and has exceeded projected life expectancy. There is no known shutoff for the heating fan, therefore the space overheats when heat is on.	Grade - C
After School Program: Not Applicable	N/A
Art Room: Cabinetry is in poor condition.	Grade - C
Music: Adequate condition. Instrument storage is needed.	Grade - C
Library/IMC: Not air-conditioned.	Grade - D
Computer Lab: Air-conditioned	Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 1958 and has exceeded projected life expectancy.	Grade - D
Air Handlers: Installed in 1958 and has exceeded projected life expectancy.	Grade - D
Power Roof Ventilator: Installed in 1958 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1958 and has exceeded projected life expectancy. They are loud enough at this point that they occasionally disrupt classes and are temporarily turned off to allow for lecture to continue.	Grade - D

HVAC Pumps and Valves: Mix of installations dates from 1958 to 2000 and most have exceeded projected life expectancy. Grade - C

Air Conditioning: Three (3) units installed in 2000 and 2006 with only one (1) unit with 5 years of useful life remaining. Majority of the school is not air-conditioned. Air-conditioned areas include the office and computer lab. Grade - D

Temperature Controls: Installed in 1958 and have exceeded projected life expectancy. Grade - D

Plumbing Fixtures: Installed in 1958 and have exceeded projected life expectancy. Grade - C

Water Heater: Installed in 2009 and has 7 years of useful life remaining. Grade - B

Steam Water Heater: Installed in 1958 and has exceeded projected life expectancy. There are chronic issues with water in the steam and a leak. Grade - D

Water Softener: Installed in 2009 and has 7 years of useful life remaining. Grade - B

Plumbing Pumps and Piping: Piping installed in 1958 and has exceeded projected life expectancy. Pump installed in 2000 and has exceeded projected life expectancy. Grade - C

Domestic Hot Water Piping: Installed in 1958 and has exceeded projected life expectancy. Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2006 and has 10 years of useful life remaining. Grade - B

Panels: Installed in 2006 and has 15 years of useful life remaining. Grade - B

Transformer: Good condition Grade - B

Generator: Not Applicable N/A

Lighting: Various installation dates with majority having exceeded projected life expectancy or have 5 years of useful life remaining. Grade - C

Power Outlets: Installed in 2006 and have 5 years of useful life remaining. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Good condition, but there are no speakers in the gymnasium/cafeteria. Grade - B

Phone: Installed in 2001 and has exceeded projected life expectancy. Grade - C

Data Outlet: Installed recently and in good condition. Grade - B

Wireless: Installed in 2000 and in good condition. Grade - B

AESTHETICS

Site: Site has many erosion and accessibility issues. Grade - D

Exterior Façade: The soffits and trim are in poor condition as are retaining walls. Curtain walls look dated. Grade - D

Interior Spaces: Overall good condition. Cabinetry and classroom ceilings are in poor condition. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Single paned, poor insulation value. Grade - D

Wall Types: The building was constructed in 1958, it is assumed that little insulation was used. Grade - D

Roof Type: The roof was replaced in 1987, it is assumed that little insulation was used. Grade - D

Energy Efficiency of MEP Systems: The building was constructed in 1958, it is assumed that MEP systems are Grade - D inefficient.

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: The entry and office are not adjacent and therefore cannot have secure entry.

Sizes of Rooms: Sizes appear appropriate but many spaces require more storage. Gymnasium is undersized for classes of 30+ students.

Missing Spaces: There is no stage and they have an active drama program.

JAMES C. WRIGHT MIDDLE SCHOOL

1717 Fish Hatchery Road, Madison WI 53713

GENERAL

Site Size: 5.98 Acres
 Building Area: 55,150 Sq. Ft.
 Year Built: 1997 Additions: None



SUMMARY

Site Elements	C
Building Envelope	B
Life Safety	A
Accessibility	B
Interior Finishes.....	B
Specialty Areas/Needs	C
Mechanical Systems	B
Electrical Systems	B
Technology Systems	C
Aesthetics	B
Sustainability and Energy Efficiency	B

GRADE

COMPOSITE GRADE..... B

TOTAL COST TO GRADE C - B.....\$551,500 - \$4,035,656

SITE ELEMENTS

Asphalt Paving: Parking lot in adequate condition. . Few minor cracks and holes present.	Grade - C
Concrete Walks: Good condition, no major cracking or heaving occurring .	Grade - B
Landscaping: Site’s landscaping has been maintained.	Grade - B
Fencing: Fencing along playground fields in good condition.	Grade - B
Steps: Not Applicable	N/A
Railings: Not Applicable	N/A
Playground Equipment: Not Applicable	N/A
Sports Fields: Drainage issues. Standing water present in fields at time of assessment. Soccer netting in poor to adequate condition.	Grade - C
Site Accessibility (Ramps, Handicap Parking, Van): Yes	Grade - A
Buses and Parent Drop-Off: Street parking only for parent drop off with students crossing street. Adjacent crosswalks currently don’t have crossing guard.	Grade - C
Fire Truck Access: Facility is accessible throughout the site by truck with designated paved surfaces.	Grade - A
Dumpsters: No enclosures present. Located near back of building at loading dock. Asphalt in good condition.	Grade - B

BUILDING ENVELOPE

Brick: Minor brick tuck pointing throughout brick veneer.	Grade - B
Main Entry Doors: Push plate and security hardware works. Doors in good condition.	Grade - B
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Double pane glazing.	Grade - A
Louvers: Good to excellent condition. No major damage.	Grade - A
Miscellaneous Soffit Trim and Gravel Stops: All gravel stops noted as in good condition with no known water damage.	Grade - A

Roof: Good condition and has 6 years of useful life remaining. Grade - B

LIFE SAFETY

Fire Alarm and Fire Detection: All locations functional. Adequate amount throughout facility. Grade - A

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Multiple egress locations. Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level (Adjusted to Area Well): Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Access to each floor. Five foot (5') turn radius in cab. Push buttons accessible. Grade - A

Ramp: Not Applicable N/A

Toilet Rooms: Toilet rooms accessible throughout facility. No vertical bars present. Grade - B

Automatic Entrances: Good to excellent condition. Grade - A

Door Clearances: Doors have adequate clearances throughout facility. Grade - A

Door Hardware: Handle base hardware at classrooms. Push plates present at egress and entry doors. Grade - B

Casework: Casework height noted as less than 34 inches in most classrooms. Accessible in science rooms at work areas. Grade - B

Sink Access at Casework: Side approach accessibility. Handle base hardware. Grade - C

Drinking Fountains: Accessible throughout facility. Grade - A

Stairs: Complies with accessibility. Few steps with finishing peeling off at toe. Grade - B

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: Adequate condition. A few cracked tiles at door thresholds and settlement crack issues. Carpet areas are worn. Grade - C

Ceilings: Good to adequate condition. Some tiles are stained due to HVAC duct cooling issues. Grade - B

Walls: Paint in good condition. Minor marks and stains throughout facility. Grade - B

Casework: Good to adequate condition. Grade - B

Doors: Some hardware issues throughout facility. Some minor marks. Kick plates in adequate condition. Grade - B

Marker Boards: Some minor wear and tear. Grade - B

Corridor Lockers/Cubbies: Few minor marks. Paint in good to adequate condition. Grade - B

Toilet Partitions: Some rust starting at bottom of stall separation panels. Floor and ceiling mounted. Grade - C

Shades: Adequate condition. No pull string present at several locations. Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Secured at front by receptionist. Visible through office windows when hall isn't blocked by passing students in adjacent corridor. Grade - B

Classrooms Locks: Not present on interior portion of door. Must be locked from the outside of classroom. Grade - D

Security Cameras: Functions properly.	Grade - B
Administration: Carpet is worn. Wall finish in adequate to good condition	Grade - B
Mail Room/Staff Work: Carpet is worn. Adequate mail slots. Designated area for larger packages. Casework is in good condition.	Grade - B
Stage: Not Applicable	N/A
Gymnasium: Flooring is adequate to poor condition. Cracked and stained, and missing corners. Partition in adequate condition but parts are becoming obsolete. Adequate heating/cooling and storage. Walls of acoustical CMU blocking.	Grade - C
Gym Locker/Shower: Not currently being used. Noted as accessible.	Grade - C
Staff Lounge: Finishes in good condition.	Grade - B
Nurse: Two (2) recovery couches. Toilet room is not accessible. Additional washing sink located outside toilet room is not accessible. Finishes are in adequate condition.	Grade - C
Cafeteria: Used in junction with gymnasium.	Grade - C
Kitchen: Three bay sink. Flooring is in good condition. Film on light covering. Adequate space for food and storage. Adjacent to loading docks and dumpster	Grade - B
After School Program: Most of facilities classrooms are used for after school programs. Condition of spaces are noted in specialty areas/needs section of notes.	Grade - C
Art Room: Sinks are not accessible. Casework is in good condition. Adequate storage and kiln ventilation.	Grade - B
Music: A few stained flooring tiles. Acoustical issues with high ceiling height. Storage inadequate for instruments.	Grade - C
Library/IMC: A few stained flooring tiles. Lighting adequate for space. Casework in good condition.	Grade - B
Computer Lab: Carpet visible worn. Lighting adequate for space.	Grade - B
MECHANICAL SYSTEMS	
Boiler: Installed in 1997 and has 16 years of useful life remaining.	Grade - B
Air Handlers: Installed in 1997 and has 6 years of useful life remaining.	Grade - B
Power Roof Ventilator: Installed in 1997 and has 1 year of useful life remaining.	Grade - B
Cabinet Unit heaters, Convector and Baseboard Radiation: Unit heater installed in 1997 and has 1 year of useful life remaining.	Grade - B
HVAC Pumps and Valves: No shut off valves in facility.	Grade - C
Air Conditioning: Good condition.	Grade - B
Temperature Controls: Temperature control valves installed in 1997 and have exceeded projected life expectancy. Temperature control system installed in 1997 and has exceeded projected life expectancy. DDC base system. Each classroom has a separate thermostat.	Grade - C
Plumbing Fixtures: Installed in 1997 and close to exceeding their life expectancy.	Grade - B
Water Heater: Installed recently.	Grade - A
Water Softener: Installed in 1997, has 1 year of useful life remaining	Grade - B
Plumbing Pumps and Piping: Heating hot water circulation pump installed in 1997, has 1 year of useful life remaining. Domestic hot water circulation pump installed in 1997 and have has exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Installed in 1997 and has 31 years of useful life remaining. Hot and cold water issues.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 1997 and has 1 year of useful life remaining.	Grade - B
Panels: Installed in 1997 and has 6 years of useful life remaining	Grade - B
Transformer: Installed in 1997 and has 1 year of useful life remaining.	Grade - B
Generator: Installed in 1997 and has 6 years of useful life remaining.	Grade - B
Lighting: Installed in 1997 and has exceeded projected life expectancy.	Grade - C
Power Outlets: Installed in 1997 and have exceeded projected life expectancy. Adequate amount for facility.	Grade - B

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1997 and has exceeded projected life expectancy. System adequate for facility.	Grade - C
Phone: Installed in 2001 and has exceeded projected life expectancy. Analog phone used with power outage.	Grade - C
Data Outlet: Quantity good for facility.	Grade - B
Wireless: Good coverage throughout facility.	Grade - B

AESTHETICS

Site: Overall site in good condition. Landscaping has been maintained.	Grade - B
Exterior Façade: Exterior envelope in good condition.	Grade - B
Interior Spaces: Good in appearance with no apparent damage. Spaces have been maintained. Flooring and shades are in good condition.	Grade - B

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Double pane glazing.	Grade - A
Wall Types: No known concerns or issues with heat loss/gain through current exterior walls.	Grade - B
Roof Type: Installed in 1997 and has 6 years of useful life remaining.	Grade - B
Energy Efficiency of MEP Systems: Equipment's life expectancy in good condition.	Grade - B

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No known issues or concerns with room adjacencies.
Sizes of Rooms: Sufficient classroom size. All specialty areas are adequate in size.
Missing Spaces: Stage and janitorial space/storage in kitchen area.

SHERMAN MIDDLE SCHOOL

1610 Ruskin Street, Madison WI 53704

SHABAZZ HIGH SCHOOL

1601 N Sherman Ave, Madison WI 53704

GENERAL

Site Size: 10.89 Acres
 Building Area: 131,490 Sq. Ft.
 Year Built: 1928 Additions: 1952, 1959, 1968, 1972, 1973 & 2003



SUMMARY

Site Elements.....	D
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Mechanical Systems.....	D
Electrical Systems	D
Technology Systems	C
Aesthetics	D
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADED

TOTAL COST TO GRADE C - B.....\$6,554,691 - \$11,607,533

SITE ELEMENTS

Asphalt Paving: Cracking and heaving throughout. Grass and moss popping up through cracks in asphalt. Grade - D

Concrete Walks: Some uneven concrete and cracking around perimeter of building. Shabazz entrance base of stair at entry is broken off. Appears to be because of concrete movement. Grade - C

Landscaping: Organized and well maintained plantings around perimeter of building. North courtyard is in poor condition. Courtyard appears to be used as site storage. Grade - C

Fencing: Grade - D

- Grade F - Fence at courtyard area is falling apart and is rusted.
- Grade D - Perimeter fencing is rusted and leaning in areas

Steps: No hand rails present, only guard rails from top of stairs. Cracking and patching at concrete steps. Ramp has rusted concrete from railing connections. Grade - D

Railings: Rusting throughout. Connection to concrete is rusting and has been patched over the years. At some railings, concrete is breaking off from rust. Grade - C

Playground Equipment: Adequate condition. Grade - C

Sports Fields: Backstop in adequate condition. Some balding of grass. Basketball hoops in adequate condition but some are rusting. Grade - C

Site Accessibility (Ramps, Handicap Parking, Van): Yes Grade - A

Buses and Parent Drop-Off: Middle School drop off is on Ruskin Avenue. City buses drop off on Sherman Avenue for High School. Grade - B

Fire Truck Access: Access on three sides of school. Fire truck is not able to drive around entire school. Fire truck has access to parking lot, but may need to back out as not sufficient turn-around is available. Grade - C

Dumpsters: Good location adjacent to middle school kitchen, no enclosure. Brick appears to be damaged at library corner where garbage trucks drive to collect trash. Grade - D

BUILDING ENVELOPE

Brick: Majority of brick is in adequate condition. Some cracking is apparent in locations and there are areas of building where tuck pointing is needed.	Grade - C
Main Entry Doors: Adequate condition.	Grade - C
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Good condition. Replaced in 2001 with 35 years of useful life remaining.	Grade - B
Louvers: Louvers throughout the exterior of building are rusting and damaged.	Grade - D
Miscellaneous Soffit Trim and Gravel Stops: Good condition.	Grade - B
Roof: Flat roof with scuppers. When it rains really hard there are noticeable leaks throughout building.	Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2002 and has 6 years of useful life remaining.	Grade - C
Fire Protection, Sprinkler System: Building does not have a sprinkler system.	N/A
Egress: Some areas are not accessible, however there is an elevator which aids in egress from floor to floor.	Grade - C
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level (Adjusted to Area Well): Area well noted for lower level classrooms. Retaining wall of area wells appear to be in poor condition. Retaining wall at High School art room area well has cracking and is structurally compromised.	Grade - D

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Lift is in adequate condition.	Grade - C
Ramp: Not Applicable	N/A
Toilet Rooms: Majority of toilet rooms are accessible. Those that are accessible have no vertical grab bar. Gym locker room toilets and showers are not accessible. Classroom contains non-accessible toilet room with sink mounted extremely low. Appears to be a past kindergarten room based on mounting heights.	Grade - D
Automatic Entrances: Automatic entrances noted at main entrances.	Grade - B
Door Clearances: Majority of doors have adequate clearances. Some doors throughout old portion of building do not provide necessary clearances.	Grade - C
Door Hardware: Hardware has been replaced with lever handles in public areas. Some knobs are still present and some have sticky locks that are difficult to open.	Grade - C
Casework: Majority of casework is installed at accessible heights. New science casework installed in High School is not accessible.	Grade - C
Sink Access at Casework: Sinks within casework are not accessible. They are not compliant with reach requirements or fixture handle requirements.	Grade - D
Drinking Fountains: Single low fountains noted throughout. One newer fixture with bottle filling function noted in High School area. Some old porcelain fixtures noted in older areas of building such as gymnasium.	Grade - C
Stairs: Majority of stairs are compliant, no handrail extensions.	Grade - C
Stage: Not Applicable	N/A

INTERIOR FINISHES

Flooring: Flooring is in poor condition. Cracking and separation of tiles occurring. Some areas with original floor tile present. Carpet is also worn. Flooring on stairs going down to High School art and library is coming loose at nosing. Grade - D

Ceilings: Approximately 30-40% of ceilings are worn spline type ceilings. Remaining ceilings are either worn 2x4 or 2x2 ceilings. The 2x2 ceilings are mainly in good condition, with the exception of some water damaged tiles. Grade - C

Walls: Painted CMU with some interior brick. Corridors' base is in poor condition at the wall tile wainscoting. Grade - D

Casework: Casework is worn with doors and drawers missing or off center. Grade - D

Doors: The majority of doors are in extremely poor or poor condition. There is damage to many of the louvers in doors. These louvers are in extremely poor condition with rusting and bent metal rungs. Classroom doors have lots of glass. Doors with upgraded hardware show wear lines of old hardware. Grade - D

Marker Boards: Good condition. Grade - B

Corridor Lockers-High School: Lockers break easily and difficult to find replacement parts. Paint on lockers in good condition. Appears to be an adequate number of lockers throughout the school. Grade - C

Corridor Lockers-Middle School: Lockers break easily and difficult to find replacement parts. Damaged lockers noted throughout. Paint is worn and chipped. Appears to be an adequate number of lockers throughout the school. Grade - D

Toilet Partitions: Poor condition. Partitions have been repainted a number of times. Grade - D

Shades: Poor condition. Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Building does not have a secure entrance. Grade - F

Classrooms Locks: Classrooms are able to be locked with keys from inside of classroom. Grade - B

Security Cameras: Security cameras located throughout corridors, cafeteria and exterior entrances. Grade - B

Administration-High School: Carpet worn with age. Administration is not large enough and lacking storage. No accessible route through office. Door to Principal's office is sliding door with metal threshold on floor. No central air, however, have window AC unit. Grade - D

Administration-Middle School: Worn carpet. Casework is in adequate condition. Appears to have an adequate amount of space and storage throughout. Grade - C

Mail Room/Staff Work HS: Located within main office, however no accessible route through. More storage is needed. Grade - D

Mail Room/Staff Work-Middle School: Located within main office. Adequate amount of space in mail slots. Casework appears to be in good condition. Grade - B

Stage: Not Applicable N/A

Gymnasium-High School: Motion sensors on lights for gymnasium. Permanent wall put up to separate gym from weight room. Flooring is worn but finishes seem to be in adequate condition. Weight room is in good condition. Grade - C

Gymnasium-Middle School: New flooring put in last year and is in good condition. Bleachers are worn but functional. Operable partition and basketball hoops are functional. Drinking fountains within gymnasium do not function properly. Access to electrical panels within this space. Grade - C

Gym Locker/Shower: Showers are no longer used. Lockers are in poor condition and damaged. Toilet area and showers are not accessible. Shower piping located at head height. Grade - D

Staff Lounge-High School: Small room with no kitchenette/sink. Staff toilet is not accessible with no accessible route. Grade - D

Staff Lounge-Middle School: Casework is in adequate condition. Sink is not accessible. Room doubles as conference room, book storage and work room. Grade - C

Nurse: One nurse for both schools. Small with only one (1) bed within office. Accessible toilet room, however furniture placed within that makes it not accessible. Lacks storage space. Grade - C

Cafeteria-High School: Worn ceilings and lights throughout cafeteria. Flooring and other finishes appear to be in adequate condition. Lacks storage space. Grade - C

Cafeteria-Middle School: Worn spline ceilings with occasional tiles falling out. Flooring in good condition, however, lighting is poor. Large diffusers in ceiling are not functional. Grade - D

Kitchen -High School: Students and staff cook full meal in here once a week. Residential appliances throughout. New fire protection system installed over stove. Three bay sink is located within kitchen but is not accessible. Window leaking issues are apparent due to interior wall finish damage. Casework is worn at base and missing drawers. Grade - D

Kitchen-Middle School: Kitchen is too small and equipment is placed within cafeteria area. Large drywall issue from prior leaking issue. Leak has been fixed, however, interior damage is still apparent. Casework is original to building and in poor condition. 3-bay sink is in good condition. Cooler is not always functional. Carpet within kitchen office in poor condition. Grade - D

After School Program: Separate storage room located across from cafeteria. Designated office is located near Library. Separation of spaces is not desirable, but have ample amount of space. Grade - B

Art Room-High School: Accessible height casework, however sink is not accessible. Casework is in poor condition with damage and delamination. Separate room for kiln. Flooring is original in part of the art room. Finishes and wall color is outdated and room has pinch point at entrance making it difficult to navigate around pottery wheels. Grade - D

Art Room-Middle School: Casework is in adequate condition. Some delamination occurring and some worn cabinets, however well cared for. No separate enclosure for kiln. Sinks are in poor condition and are not accessible. Window AC unit is used. Grade - C

Music-High School: Room is used for music and math classes. No instrument storage Grade - D

Music-Middle School: Instrument storage has worn over time. Gender neutral toilet room in good condition and accessible except for no vertical grab bars. Ceilings are in poor condition and worn. Grade - C

Library/IMC-High School: Carpet is in good condition. Casework is worn with some delamination. Lighting is poor with some staining apparent. Appears to have lack of storage. No central air. Grade - D

Secondary Library-High School: Not enough storage within library. Flooring appears to be in good condition. Grade - C

Library/IMC-Middle School: Carpet is worn and patched in some areas. Contains central air throughout with unit vent heating. Some delamination occurring at main desk, remaining casework in good condition. Grade - C

In School Suspension Area: All finishes are extremely poor throughout this area. Grade - F

Student Center-High School: 2x4 ceilings and flooring are worn. Lounge area here along with small computer lab. Furniture in this area is in poor condition. Grade - D

MECHANICAL SYSTEMS

Boiler: Installed in 1952 and has exceeded projected life expectancy. Has broken in the past and repaired. Grade - D

Air Handlers: Original to portions of buildings each unit is serving. One air handler located over Middle School Cafeteria is not functional. All have exceeded projected life expectancy. Grade - D

Power Roof Ventilator: Installed in 1990 and has exceeded projected life expectancy. Grade - D

Cabinet Unit heaters, Convectors and Baseboard Radiation: Noted damaged unit ventilators throughout Grade - D classrooms and corridors. Installed in 1954 has exceeded projected life expectancy.

HVAC Pumps and Valves: Installed between 1952 and 1954, has exceeded projected life expectancy. Grade - D

Air Conditioning: Central A/C located within Middle School library, office, and IMC. Window units are located throughout building, especially in High School areas and all have exceeded projected life expectancy Grade - D

Temperature Controls: The DDC system was installed in 2002 and has 1 year of useful life remaining. Grade - D

Plumbing Fixtures: Majority of plumbing fixtures are original to building and have exceeded projected life expectancy. Grade - D

Water Heater: Water heaters were installed in 2006 and 2010; and the 2006 water heater has exceeded projected life expectancy and the other has 4 years of useful life remaining. Grade - C

Water Softener: Installed in 2000 and has 4 years of useful life remaining. Grade - C

Plumbing Pumps and Piping: Original to building and has exceeded projected life expectancy. Grade - D

Domestic Hot Water Piping: Original to building and has exceeded projected life expectancy. Grade - D

ELECTRICAL SYSTEMS

Switchgear: Installed in 1991 and has exceeded projected life expectancy. Grade - D

Panels: Installed in 1991 and has exceeded projected life expectancy. Grade - D

Transformer: Installed in 1991 and has exceeded projected life expectancy. Grade - D

Generator: Not Applicable N/A

Lighting: Lighting installed or replaced at different points throughout the building, and all have exceeded projected life expectancy. Grade - D

Power Outlets: Adequate amount. Receptacles installed or replaced at different points throughout the building. Grade - C

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1995 and has exceeded projected life expectancy. Grade - C

Phone: Phone system installed in 2001 and has exceeded projected life expectancy. Grade - C

Data Outlet: Good amount. Grade - B

Wireless: Yes Grade - B

AESTHETICS

Site: Organized and well maintained plantings around perimeter of building. Some balding on sports fields, however site appears to be in good condition. Courtyard area in poor condition and utilized for site storage. Grade - C

Exterior Façade: Majority of brick is in adequate condition. Some cracking apparent in locations. Areas of building where tuck pointing is needed. Brick types and colors have been mixed or patched in. Some areas of building have original brick painted. Grade - D

Interior Spaces: Finishes are worn or outdated throughout the school. Flooring is cracking, walls look worn, doors are worn and damaged in some areas and casework is in poor condition. Ceilings are in adequate condition. Grade - D

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Windows were replaced in 2001. Due to their age, it is assumed they fairly energy efficient Grade - C

Wall Types: Unknown wall assembly. Assumed by age of original building and addition, there are not sufficient Grade - C amounts of insulation in wall assemblies.

Roof Type: Unknown roof assembly. Assumed by age of original building and addition, there are not sufficient Grade - C amounts of insulation in roof assembly.

Energy Efficiency of MEP Systems: Majority do not have any useful years of life remaining. Due to the age of the Grade - D systems, it is assumed that they are not efficient.

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: MSCR rooms are not adjacent.

Sizes of Rooms: Nurses office and High School office spaces are small. Classroom sizes appear to be sufficient.

Missing Spaces: Missing secure entries into both schools. There is not true staff lounge in the High School with sink and kitchenette.

EAST HIGH SCHOOL

2222 E Washington Ave, Madison WI 53704

GENERAL

Site Size: 11.07 Acres

Building Area: 460,388 Sq. Ft.

Year Built: 1922 Additions: 1923, 1925, 1932, 1939, 1963, 1970, 1971 & 2006



SITE ELEMENTS

Asphalt Paving: Minimal to no cracking. Space Not adequate for faculty, students, and visitors to park based on the school's student population. Grade - C

Concrete Walks: A few points of walks that are in rough condition and those are near locations infrequently accessed. Grade - B

Landscaping: No overgrown landscape locations. Landscaping is maintained well. Grade - B

Fencing: No rust or other deterioration present. Grade - A

Steps: Grade - D

- Grade F - Degrading and cracking conditions.
- Grade B - Other locations of steps in good condition.

Railings: Good condition. Grade - B

Sports Fields: The tennis area looks new with the school colors still very bright. The football field is level and in good condition. Grade - A

Site Accessibility (Ramps, Handicap Parking, Van): Most of the site is accessible with ramping and parking locations. Grade - C

Buses and Parent Drop-Off: The four (4) buses cause congestion in the morning as they off load at the Forest end and not spread over the Washington. Grade - D

Fire Truck Access: Access along all sides of the building. Grade - B

Dumpsters: Dumpsters are new. The area is off the back and easily accessible via truck. Location is adjacent to the cafeteria. Grade - B

BUILDING ENVELOPE

Brick: Most of the parapet walls are in need of tuck pointing. Spots of buckling and brick shifting observed. Enough bricks in some locations have shifted or are missing that a possibility of a parapet collapsing exists. Grade - F

Main Entry Doors: No rust or major door damage. Accessible secondary entrance. Secondary entrance after school starts is secure. The main entry that is open before school starts is not secure. Grade - B

SUMMARY

GRADE

Site Elements	C
Building Envelope	C
Life Safety	C
Accessibility	B
Interior Finishes.....	D
Specialty Areas/Needs	C
Mechanical Systems	D
Electrical Systems	D
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D

COMPOSITE GRADE..... D

TOTAL COST TO GRADE C - B\$23,404,398 - \$41,082,206

Main Entry Columns and Entablature: Main entry has no stone work issues present, however age is evident.	Grade - B
Windows: Majority of windows look new, however windows are difficult to operate. Windows need to be propped open and are difficult to close once opened. Third floor has multiple windows that leak. Second Art workroom has two (2) windows that have broken seals and condensation between panes. Damage at the interior of the windows is apparent. Area near green house has water intrusion issues.	Grade - D
Louvers: Good condition. Only a few had any damage apparent.	Grade - B
Miscellaneous Soffit Trim and Gravel Stops: Some locations of like new while others are in good condition.	Grade - B
Roof: Flat roof asphalt with many different levels. Note recent leaks fixed, but continue to have water issues related to brick.	Grade - C

LIFE SAFETY

Fire Alarm and Fire Detection: Adequate fire alarm locations throughout.	Grade - C
Fire Protection, Sprinkler System: Building does not have a fire sprinkler system.	Grade - D
Egress: Multiple egress locations that are easy to find.	Grade - C
Fire Extinguishers: Noted throughout building.	Grade - B
Classroom in Lower Level (Adjusted to Area Well): Not Applicable	N/A
Fire blankets and Eye washes: Fire blankets are beyond their useful life. Eye washes were missing or blocked to prevent use in many locations.	Grade - F

ACCESSIBILITY FOR DISABLED

Elevator/Lift: All areas have elevator or lift access or are access to be installed during 2017 renovation. The elevators work well and have clean finishes. Approximately 15-20% of building is not accessible.	Grade - B
Ramp: Ramps with code compliant railing throughout.	Grade - B
Toilet Rooms: Only two (2) ADA compliant bathrooms throughout the entire building. Grab bars are located in a few locations, though no turn radius was present.	Grade - F
Automatic Entrances: Main secondary entrance completely ADA accessible and close to ADA parking. A couple automatic door locations within the building have push plates a distance from doors that are opened.	Grade - B
Door Clearances: Many doors meet width and clearances on both sides. There are three locations that the door is small and tucked in a way that clearances could not be met.	Grade - C
Door Hardware: Knob handles throughout the building.	Grade - D
Casework: Most casework is the right height. Science areas the casework is too close together to have more than two (2) spots accessible.	Grade - D
Sink Access at Casework: Most of the sinks are too high and not front approachable.	Grade - F
Drinking Fountains: Six (6) of the newer drinking fountains are not accessible. Two (2) of the older drinking fountains have the right height.	Grade - D
Stairs: Railing is the right height but the railing extensions are either too large or nonexistent.	Grade - D
Stage: Grade based upon completion of renovation in 2017; Main Auditorium first floor fully accessible, and back-of-house areas in the Auditorium accessible by LULA elevator in corridor. Mezzanine Seating Area is not accessible. Stage is accessible from main Auditorium first floor by wheelchair lift. Stage is also accessible from dressing rooms by wheelchair lift.	Grade - A

INTERIOR FINISHES

Flooring: Well cleaned and maintained VCT. Two (2) rooms have popping tile due to overlaying original tiles. Grade - D
Approximately 20 classrooms contain original 9x9 VCT tiling. Carpeting worn and in need of replacement.

Ceilings: Minor tile damage throughout the corridors. Much of the West wing spaces have tiles that are starting to sag with age. Minimal water damage also noted. Grade - D

Walls: Minor damage found in corridors. Grade - C

Casework: Delamination of cabinets in 90% of the building evident. The seven (7) science labs and the two (2) art rooms on the third floor need counters replaced. Grade - D

Doors: There is a mix of doors that look new and a few that have heavy wear. Grade - C

Marker Boards: Ghosting apparent on the marker boards that were present. Insufficient quantity of marker boards. Grade - D

Corridor Lockers/Cubbies: Recently painted. Many have extensive denting and damage from everyday use. Grade - C
Approximately 25% do not work.

Toilet Partitions: Mix of older partitions of unknown material that don't meet modern standards and new partitions. Metal partitions in 2-3 areas have rust. Grade - C

Shades: Shades function and show minimal age. Approximately 10% either don't function or are missing. Grade - C

SPECIALTY AREAS/NEEDS

Secure Entrance: Secure entrance provided through to office. Entry easily seen from office location. Grade - A

Classroom Locks: Knob handles throughout the building. Grade - C

Security Cameras: Mostly exterior locations. A couple stairs are alarmed for egress only. Grade - D

Administration: The welcome office off the secure entrance is like new. The check-in desk and adjacent conference room has new finishes. The administrative office on the first floor is in good condition. Guidance offices on the second floor is new. Recent roof leak from greenhouse above is causing damage to the ceiling and flooring of the conference space. Freshman offices are like new. Grade - B

Mail Room: Plenty of large sized mailboxes placed in easily accessible location with good flooring, ceiling and walls. Grade - B

Staff Work/Print Areas: The staff print/work areas outside the administration space are using open hallway areas. The carpet is in need of replacement. The ceiling is in good condition. No real counter surface space is available. Grade - D

Stage/Auditorium: Grade based upon completion of renovation in 2017. Grade - A

Stage/Forum: Carpet has some holes and wear in need of patching. Lighting does not work over the stage. Spline ceiling with specialized lighting that makes it difficult to maintain. Lighting switch does not currently work in a safe manner. Ceiling and lighting over the forum part of the space feels very spacious. Grade - C

Lower Gymnasium: Lower Gymnasium is in poor condition. The dividers don't work and the size is too small for competitions. Ceiling has many damaged or missing acoustical panels. Grade - C

Upper Fieldhouse: Upper fieldhouse is in good condition though missing seating or bleachers and the necessary support facilities to be used for competitions. Mesh divider curtains do not prevent noise transmission. Grade - A

Weight Room: Like new walls and flooring. There is a large louver that is damaged. Air circulation is poor in this room. Ceilings and lights are in poor condition. Grade - B

Multipurpose Room: Air circulation issues. Divider between Multipurpose and Weight room does not work. Walls and flooring are in good condition. Ceilings and lights are in poor condition. Grade - C

Pool: Floor tile around gutters and as wainscoting of walls showing age. Pool itself recently retiled. A couple acoustical tiles are cracked. Starting blocks, timing boards, and other equipment are in adequate condition. Grade - C

Gym Locker/Shower: Lockers provided are too small. The location of the lockers is not adjacent to the lower gym that is used the most. Flooring is dated and worn with some tiles coming up. The ceiling is in poor condition. Showers have a slow leak. Grade - D

Staff Lounge: Not Applicable N/A

Nurse: Does not meet ADA standards, and has one (1) cot space. Ceiling, flooring, and walls are dated but in good condition. A sink is needed outside toilet room for handwashing. Currently there is no fax line and doctor offices require one. There are some HVAC and thermostat issues. Grade - C

Cafeteria: Ceiling is in poor condition. Size is too small for the amount of students enrolled. Flooring showing wear. Operable partitions do not work. Grade - C

Kitchen: Adequate with the size of cafeteria serving. Approximately 25% of student population is served. Ceiling, floors, and casework are older and showing wear. Grade - C

After School Program: Not Applicable N/A

Technology Spaces Wood shop has good ceiling and floors. Mechanical Shop has clean sealed concrete floors with minimal cracking. The ceiling is exposed. Air handler turned off in space due to noise. Welding area is functional. No finish issues. The adjacent classroom space ceiling is dated and sagging. Graphic design space has insufficient data ports, and flooring is dated and worn. Grade - C

Home Economics: Casework is in good condition. Ceilings, floors, and walls are older and showing some wear. Grade - B

Certified Nursing Assistant: Ceiling is sagging and floors are in good condition. Lacks storage. Grade - C

Science Rooms: Vent hoods run constantly. Casework is in poor condition and the cabinets are delaminating. The counters have large areas that chunks are missing from. The stairs between the storage areas and the area where acids and flammables are stored are not to code. All sinks have glass pipes in the sciences area meaning that mercury is in all traps. Exhaust fans don't always work. For the water to run to the casework the gas must be on. Many of the labs have casework with less than 2 feet between each station. Safety blankets are outdated chimney style and should be replaced. Tables are from the 1970s. Grade - D

Green house: Frame is deteriorating. Exterior walls have chunks coming off from water damage. Grade - D

Art Rooms: Casework is in poor condition. Sinks have broken over the years. Jewelry area needs better exhaust. Pottery is split into two work spaces. Pottery needs better room ventilation to eliminate dust. Ceilings and flooring is dated but in good condition. Grade - C

Music: Band room needs more acoustical treatment as the space is very live. Noise from outside sources such as HVAC is present. Percussion space has no acoustical treatments or soft surfaces creating an echo chamber. Choir space has poor circulation and gets really warm. Grade - C

Library/IMC: Ceiling is sagging and carpet is worn. Casework is in good condition. Circulation desk countertop is worn. Grade - B

MECHANICAL SYSTEMS

Boiler: Two (2) boilers: one installed in 1950 and has exceeded projected life expectancy; the one boiler was installed in 1980 and has 17 years of useful life remaining. Grade - C

Air Handlers: Installed in 1970 and have exceeded projected life expectancy. Air handler in Upper field house does not function. Grade - D

Power Roof Ventilator: Installed in 1974 and has exceeded projected life expectancy. Grade - D

Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1944 and have exceeded projected life expectancy. Grade - D

HVAC Pumps and Valves: Installed in 1962 and have exceeded projected life expectancy. Grade - D

Air Conditioning: Installed in recently. Good condition.	Grade - B
Temperature Controls: Two (2) control systems: Pneumatic was installed in 1974 and has exceeded projected life expectancy. DDC was installed in 2000 and has 4 years of useful life remaining.	Grade - D
Plumbing Fixtures: Various installation dates and have exceeded projected life expectancy.	Grade - D
Water Heater: Installed in 1954 and has exceeded projected life expectancy.	Grade - D
Water Softener: Installed in 1994 and has exceeded projected life expectancy.	Grade - C
Plumbing Pumps and Piping: Various installation dates and have exceeded projected life expectancy.	Grade - D
Domestic Hot Water Piping: Various installation dates and have exceeded projected life expectancy.	Grade - C
Auditorium HVAC: Grade based upon completion of new system installed during 2016-2017 renovation.	Grade - A

ELECTRICAL SYSTEMS

Switchgear: Installed in 1962 and has exceeded projected life expectancy.	Grade - D
Panels: Installed in 1964 and has exceeded projected life expectancy.	Grade - D
Transformer: Installed in 1971 and has exceeded projected life expectancy.	Grade - D
Generator: Two generators; one installed in 1970 and has exceeded projected life expectancy; the other generator was installed in 2005 and has 14 years of useful life remaining.	Grade - B
Lighting: Various installation dates with the majority of the lighting having exceeded projected life expectancy.	Grade - D
Power Outlets: Poor condition	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed 1995 and has exceeded projected life expectancy.	Grade - C
Phone: Installed 2001 and has exceeded projected life expectancy.	Grade - C
Data Outlet: There is sufficient data outlets in most locations. Three locations the location of drops are awkward to access. More data outlets are needed in the technology areas.	Grade - C
Wireless: Yes, but need better coverage.	Grade - C
Auditorium Technology: Grade based on completion of new systems installed during 2016-2017 renovation.	Grade - A

AESTHETICS

Site: Site in good condition. A couple locations where landscaping or fencing need touchups.	Grade - B
Exterior Façade: From an aesthetic point of view the building is absolutely gorgeous. In select areas some cracking or damage can be seen in the stonework.	Grade - C
Interior Spaces: The interior appears clean and well maintained.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Single pane windows that leak air and water.	Grade - D
Wall Types: Due to the year of original construction and additions, it is assumed that little insulation was used	Grade - D
Roof: Flat roof with little to no insulation.	Grade - D
Energy Efficiency of MEP Systems: Due to the age of the systems, it is assumed that they are not efficient.	Grade - D

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Lockers are not near gym used for physical education.

Sizes of Rooms: Most classrooms are the appropriate size. Some of the tech spaces and the corridor spaces are large for the need.

Missing Spaces: No missing spaces were noted.

ROBERT M. LA FOLLETTE HIGH SCHOOL

702 Pflaum Road, Madison WI 53716

GENERAL

Site Size: 56.71 Acres (same parcel as Sennett Middle School)

Building Area: 330,861 Sq. Ft.

Year Built: 1962 Additions: 1965, 1969 & 2003



SUMMARY

Site Elements.....	C
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	D
Specialty Areas/Needs.....	C
Mechanical Systems.....	D
Electrical Systems	D
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D

GRADE

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B..... \$21,640,101 - \$50,478,061

SITE ELEMENTS

Asphalt Paving: Most areas are worn and noted to have many cracks and areas that are degrading.	Grade - D
Concrete Walks: West exit adjacent to the Special Education. wing has settling issues.	Grade - B
Landscaping: Many trees are overgrown and taken down over the years. Some grassy areas are balding.	Grade - B
Fencing: Existing perimeter appears to be in good condition. Newer fencing was noted around the football field.	Grade - B
Steps: Concrete stairs and cantilevered landing leading from lower to upper level in outdoor courtyard near pit are cracking and degrading, cantilevered portion is beginning the lean down. Also, concrete at loading dock adjacent to dumpsters are cracking apart.	Grade - F
Railings: Rusting and needs repainting.	Grade - C
Playground Equipment: Not Applicable	N/A
Sports Fields: Football and tennis look new. The baseball field on the north side of the site is rutting.	Grade - B
Site Accessibility (Ramps, Handicap Parking, Van): Adequate	Grade - A
Buses and Parent Drop-Off: Congestion was noted at the beginning and end of classes.	Grade - C
Fire Truck Access: Most areas are accessible	Grade - B
Dumpsters: Enclosure needed around dumpsters.	Grade - C

BUILDING ENVELOPE

Brick: Few areas were noted to need tuck-pointing.	Grade - A
Main Entry Doors: Works but does not look like a main entry.	Grade - C
Main Entry Columns and Entablature: Not Applicable	N/A
Windows: Existing are double aluminum windows with single pane glass. They are hard to slide open and they leak air.	Grade - D
Louvers: Adequate condition	Grade - C
Miscellaneous Soffit Trim and Gravel Stops: Copper upper siding at the loading dock near the dumpsters are damaged and require immediate repair.	Grade - C

Roof: Areas of the roof were installed in varying years with oldest installation in 1991 and newer installed in 2007. Grade - B

Exterior Doors: Original aluminum doors are very old and leaking air. In some cases the aluminum frame is deteriorating at the floor line. Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2003 and has 7 years of useful life remaining. Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Excellent condition Grade - A

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level (Adjusted to Area Well): Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: One (1) elevator with older finishes is located on the north side of the two (2) story area of the building. Grade - C

Ramp: Ramps are located throughout. Handrails do not meet current graspability or extension requirements. Grade - C

Toilet Rooms: In general, they do not meet accessibility requirements. There are a couple of accessible toilet rooms located near Special Education. Grade - D

Automatic Entrances: Two (2) areas leading to interior courtyard are automatic. Grade - C

Door Clearances: Majority have adequate clearances Grade - B

Door Hardware: Vast majority of the school has the knob type hardware Grade - D

Casework: Few areas are wheelchair accessible. Grade - D

Sink Access at Casework: Few areas are wheelchair accessible. Grade - D

Drinking Fountains: Combination of accessible and not. Grade - C

Stairs: Hand and guardrails do not meet current code requirements. Grade - D

Stage: Is accessible from the back only. Grade - C

INTERIOR FINISHES

Flooring: In general the flooring is older and in many areas original tile. VCT and carpet are mostly dirty and cannot be cleaned. Many carpeted areas are older and stained. Grade - C

Ceilings: Majority are spline ceilings. They are popping out of place in certain areas. Grade - F

Walls: Most areas appear to have been painted recently. Grade - B

Casework: Most casework are old and some were note to be delaminated. Grade - D

Doors: Most are old but in good condition. Areas such as the Field House and Gymnasium, doors were noted to be worn and damaged due to abuse. Grade - C

Marker Boards: Existing chalkboards are being retrofitted as needed. Some smart boards were noted in classrooms. Grade - C

Corridor Lockers/Cubbies: Lockers are dated but have been refinished. These are very narrow to fit backpacks. Grade - C

Toilet Partitions: Dated and some are damaged. Grade - C

Shades: Majority are worn and ripping. Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Excellent condition	Grade - A
Classroom Locks: Knob type hardware, and they do not lock from inside.	Grade - F
Security Cameras: Yes, noted to be located around the exterior of the building as well as the interior corridors.	Grade - B
Administration: In general spaces are small, flooring and ceilings are newer, window treatment is dated.	Grade - C
Mail Room: Mail cabinets are dated and have been retrofitted to allow for more mail slots.	Grade - C
Staff Work/Kitchen: Dated cabinetry, delaminating in some areas and original blinds.	Grade - C
Student Services: Good condition	Grade - B
Auditorium: Finishes are dated and worn.	Grade - C
Stage: Handrails at stage stairs do not meet graspability requirements. Finishes are dated.	Grade - C
Gymnasium: Wood floor has some dead spots. Manual bleachers are difficult to open and close. Folding partition is older and has problems opening and closing. One door does not latch. Lights levels are not adequate. Speakers are not audible over gym noise. Temperature is often either too hot or too cold.	Grade - C
Gym Locker/Shower: Boys and girls tile base is coming off in areas and the lockers are dated. Shower is not being used as intended. Toilet rooms do not meet ADA standards.	Grade - D
Varsity Locker Room: Toilet rooms do not meet ADA standards. Ventilation is inadequate and space is too small when visitors are utilizing the space.	Grade - C
Pool: Tile was noted to have been patched on the lower portions of the walls. Ceiling and lighting are dated. Bleachers are dated and do not align. Swim coach's office desk is in a dark unpainted storage room.	Grade - C
Multipurpose Room: Room adjacent to Pool is extremely hot.	Grade - C
Fieldhouse: Space is loud and divided by curtains. Difficult to hold classes due to excess noise. AHU unit in the ceiling is also very loud. Entry doors are beat up.	Grade - B
Fieldhouse Locker Rooms: Newer	Grade - A
Sports Medicine: Space is too small and not enough space for population and exercise therapy.	Grade - D
Laundry Room: Two out of three washers and one out of two dryers are not functioning. Room is extremely hot.	Grade - D
Weight Room: Space is too small and gets extremely hot for use.	Grade - D
Wrestling: Light levels are not good. Large cracking was noted in the storage room.	Grade - C
Special Education: Center space in corridor is large and underutilized. Carpet is dated and stained. Quiet Zen Rm is adjacent to activity room, sounds transfer is an issue.	Grade - D
Special Education Kitchen: Older cabinetry and does not fully meet accessibility requirements.	Grade - D
Classrooms: Spline ceiling and approximately half have original floor tile.	Grade - C
Science Labs: Dated cabinetry, spline ceiling is damaged and coming down in some areas. Approximately half of the rooms have original floor tile. Some newer cabinets were noted as well.	Grade - C
Staff Lounge: Large space being used for both lounge and meeting space.	Grade - C
Nurse: Space is older, toilet rooms have dated finishes and do not meet ADA standards.	Grade - C
Cafeteria: Spline ceiling.	Grade - B
Kitchen: Full kitchen in adequate condition.	Grade - C
Serving at Commons: Need enclosed serving area and vending machines.	Grade - C

Home Economics: Dated spline ceilings and cabinets; and original floor tile.	Grade - C
Art Room: Spline ceilings and dated cabinets.	Grade - C
Ceramics: Spline ceilings and dated cabinets. Two (2) kiln ovens and one does not read temperature properly. Rated curtain is used for enclosure.	Grade - C
Metals/Jewelry: Dated finishes and cabinetry. Sinks are older and full of calcium deposits.	Grade - D
Music/Choir & Strings: Dated cabinetry and original floor tile.	Grade - C
Wood Shop: Bradley sink is older and grungy, remainder of the room is older but clean.	Grade - C
Auto Shop: Older and dirty.	Grade - D
Lecture/Study Hall: Newer	Grade - A
Library/IMC: Older carpet, wood paneling and circulation counter. CLC area in rear between stairs is not part of the IMC and should be separated with glass walls to maintain supervision. Storage area is not large enough and space floods on occasion due to pipes freezing. Need more electrical outlets.	Grade - D
Art Gallery & Museum: Good condition.	Grade - B
Outdoor Pit: Covered outdoor space that is not utilized.	Grade - F
Concessions: Newer	Grade - A

MECHANICAL SYSTEMS

Boiler: Installed in various years, oldest is from 1963 and has exceeded projected life expectancy.	Grade - D
Air Handlers: Installed in various years, approximately 50 years old and has exceeded projected life expectancy.	Grade - D
Power Roof Ventilator: Installed in various years, oldest is from 1965 and has exceeded projected life expectancy.	Grade - D
Unit Ventilators: Installed in 1965 and has exceeded projected life expectancy.	Grade - D
Condensing Units: Installed in various years, oldest is from 1990 and has exceeded projected life expectancy. One unit was installed in 2014 and has 12 years of useful life remaining.	Grade - C
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1965 and has exceeded projected life expectancy.	Grade - D
HVAC Pumps and Valves: Installed between 1962 - 1966 and have exceeded life projected expectancy.	Grade - D
Air Conditioning: Installed in 1981 & 1994 and have exceeded projected life expectancy.	Grade - D
Temperature Controls: Installed in 1965 and has exceeded projected life expectancy.	Grade - D
Plumbing Fixtures: Installed in 1965 and has exceeded projected life expectancy.	Grade - D
Electronic Drinking Fountains: Installed in 1990 and has exceeded projected life expectancy.	Grade - C
Water Heater: Installed in 2002 and has exceeded projected life expectancy.	Grade - D
Tank Heater (Steam): Installed in 2010 and has 24 years of useful life remaining.	Grade - A
Water Softener: Installed in 1998 and has 2 years of useful life remaining.	Grade - C
Plumbing Pumps and Piping: Installed in 1990 and has exceeded projected life expectancy.	Grade - D
Domestic Water Piping and Sanitary & Storm Waste: Installed in 1965 and has exceeded projected life expectancy.	Grade - D
Swimming Pool Pumps, Converters & Filters: Installed between 2000 and 2005; pumps have 4 years of useful life remaining. Filters have exceeded projected life expectancy.	Grade - B

Washers/Dryers: New washer recently installed. Grade - B

ELECTRICAL SYSTEMS

Switchgear: Multiple switchgear located throughout building. Some are newer and others have exceeded projected life expectancy. Grade - C

Panels: Installed in 1965 and have exceeded projected life expectancy. Grade - D

Power Distribution: Installed in 1965 and has exceeded projected life expectancy. Grade - D

Generator: Installed in 2005 and has 14 years of useful life remaining. Grade - A

Lighting: Various installation dates and the majority have exceeded projected life expectancy. Grade - D

Power Outlets: Installed in 1965 and have exceeded projected life expectancy. Grade - D

Elevator: Installed in 1965 and has exceeded projected life expectancy. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

Access Control System: Installed in 2014 and has 8 years of useful life remaining. Grade - A

CCTV system: Installed in 2010 and has 4 years of useful life remaining. Grade - B

Clock System: Installed in 1965 and has exceeded projected life expectancy. Grade - D

PA System: Not all areas can be heard and some are too loud. . Gymnasium is newer, installed in 2012 but has auditory issues. Grade - C

Phone: Newer system but having problems with hang ups and not being able to hear Grade - D

Data Outlet: Not Applicable N/A

Intrusion Alarm: Installed in 1975 and has exceeded projected life expectancy. Grade - D

Wireless: Yes Grade - A

AESTHETICS

Site: Generally looks good. Grade - B

Exterior Façade: Generally looks good. Grade - B

Interior Spaces: Corridors and classrooms are bright and airy. Other spaces tend to be dingy with lighting issues. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Older and leak air Grade - D

Exterior Doors: Older and leak air Grade - D

Wall Types: Original masonry with brick cladding from 1962. Grade - D

Roof: Installation dates vary, older portions are from 1992 and newer from 2000 to 2008. Grade - B

Energy Efficiency of MEP Systems: Adequate condition. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Athletic office is far from gym and locker areas. Changing room is far from nurse. Special Education Zen and Activity should not be adjacent.

Sizes of Rooms: Adequate with exceptions such as Wrestling, Administration, Sports Medicine and varsity locker area.

Missing Spaces: Swim coach office and the building lacks a defined main entry.

Under-utilized Spaces: Special Education open corridor space. Open area on first floor science wing. Outdoor Pit.

JAMES MADISON MEMORIAL HIGH SCHOOL

201 S Gammon Road, Madison WI 53717

GENERAL

Site Size: 69.48 Acres

Building Area: 365,868 Sq. Ft.

Year Built: 1966 Additions: 1967, 1970, 1988, 1992, 1998 & 2001



SITE ELEMENTS

Asphalt Paving: Parking lot surface near baseball field, south lot, and near Mansfield Stadium in adequate to good Grade - B condition. Recently redone in 2010. Driveway asphalt in good condition. Access drive has asphalt surface deterioration in several areas.

Concrete Walks: Concrete walkway slabs have minor to major cracks in both courtyard areas. Slab separation/ heaving has occurred throughout site. Large cracks near front entry. Grade - C

Landscaping: Site's landscaping has been maintained. Grade - B

Fencing: Adequate condition throughout site. Grade - C

Steps: Adequate condition. A few minor cracks at landing locations. Risers show signs of separation with a few chips visible at multiple locations. Grade - C

Railings: Adequate condition. Recently painted. Railing is missing at greenhouse patio's ledge. Grade - C

Sports Fields: Tennis court surface is in poor condition. Softball field backstop is not to proper height. Bleachers have older structural footings that are starting to crack. Soccer and football use same field. Batter's box site lines are not visible from current bleacher location. Lighting poles are located within player's field. Dark spots in baseball field from lighting near track area. Grade - C

Site Accessibility (Ramps, Handicap Parking, Van): Disc and shot area off of track, baseball area, and press box not accessible. Grade - C

Buses and Parent Drop-Off: Street drop off for buses. Parent pick up space has become an issue in parking lot between 3:35 through 3:50p.m. Not enough space for lab vehicle parking/drop off. Parking lot exiting issues. Grade - B

Fire Truck Access: Firetruck lane present around site. . Grade - B

Dumpsters: Enclosure present. Fence is in good condition. Missing secondary privacy paneling in several locations. Grade - B

Water: Water from pond drains through site when adjacent detention pond fills up and has caused issues with building #9 in past drainage. Storm sewer backs up as well. Check valves installed in 2015 at storm drains. Grade - D

SUMMARY

Site Elements	C
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	C
Electrical Systems.....	C
Technology Systems.....	B
Aesthetics.....	B
Sustainability and Energy Efficiency.....	C

GRADE

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B\$6,818,065 - \$31,148,588

BUILDING ENVELOPE

Brick: Tuck pointing occurring at field house parapet. Mezzanine water leak at brick veneer. Precast concrete cap loose at field house side entry. Several cracks in precast concrete throughout site. Grade - C

Main Entry Doors: Access by receptionist. Push plate hardware. Locking system functional and working properly. Rusted and corroded at bottom mullions on side entryway doors (grade D). Knob base hardware at courtyard doors. Main entry doors at fieldhouse have issues with operation. Framing is not strong enough for doors. Grade - C

Main Entry Columns and Entablature: Not Applicable N/A

Windows: Single pane windows at library causes cooling issues. Broken glazing at field house above exterior side doors. Grade - B

Louvers: Good condition with no major damage. Grade - B

Miscellaneous Soffit Trim and Gravel Stops: Fascia painted in 2016. Soffits are in adequate to good condition. Vent covers are all present and in adequate condition. Painted finish in good condition. Water damage at fieldhouse soffits. Grade - B

Roof: Roof in adequate to good condition. Temporary roofing layer at upper gymnasium/pool has exceeded projected life expectancy. Grade - B

Exterior Doors: Doors at fieldhouse are in poor condition with rust issues at base of frames. Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: Pull stations are in good shape and working properly. Adequate amount throughout facility. Installed in 1996 and has exceeded projected life expectancy. Grade - B

Fire Protection, Sprinkler System: Located above auditorium on stage. Wet system base. Installed in 1990 and has exceeded projected life expectancy. Grade - C

Egress: Multiple egress exit locations that are adequately marked. Some directional/ signage issues near main stairs. Grade - B

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level (Adjusted to Area Well): Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Good to excellent condition, recently replaced. Pool lift in good condition. Grade - A

Ramp: Corridor ramp is accessible. Adequate in slope and landings at fieldhouse. No extension on railing. Grade - B

Toilet Rooms: Sinks are not accessible. Narrow noncompliant doors at upper floors. No vertical bars are present. Unisex locker/changing room & pool shower rooms are not accessible. Grade - C

Automatic Entrances: Adequate clearance. Clearly marked from both sides. Push plate hardware. Grade - B

Door Clearances: Adequate clearance at most locations. Bathroom doors in upper level are not ADA accessible. Grade - B

Door Hardware: Knob base hardware at courtyard locations. Grade - C

Casework: Most classroom casework heights noted as less than 34 inches. Casework didn't have knee space. Grade - C

Sink Access at Casework: Not accessible with front approach, or hardware at cooking and science classrooms. Grade - D

Drinking Fountains: Not accessible on upper floors. Mainly accessible at main corridor of facility. Grade - C

Stairs: No railing extensions. Slip covers are coming off on step portions. No lift assistance present at stairs. Grade - C

Stage: Stage is accessible from corridors. Grade - B

INTERIOR FINISHES

Flooring: VCT flooring in poor to adequate condition. Cracked tiles are present throughout facility.	Grade - D
Ceilings: Stained and cracked with some tiles are falling off throughout facility. Art addition is in adequate condition. Approximately 30% has been recently replaced.	Grade - D
Walls: Paint is in adequate to good condition. Minor marks and stains throughout facility.	Grade - C
Casework: Original casework. Delamination, stains, and chips are present on finish.	Grade - C
Doors: Adequate condition with minor marks at kick plates.	Grade - C
Marker Boards: Located in several classrooms. Good condition where noted. No severe damage present, a few small marks and scratches.	Grade - B
Corridor Lockers/Cubbies: Paint is in good condition. Adequate amount for number of students.	Grade - B
Toilet Partitions: Some rust starting at bottom of stall separation panels. Floor mounted.	Grade - C
Shades: Operation of shades in poor condition. A few windows are missing shades. Finish is poor to adequate condition with visible stains. Shades have missing pull strings. Sheets are used as shades in some classrooms.	Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Locked from outside and visible from receptionist desk. Automatic hardware is controlled by receptionist. Knob based hardware is unfastened and breaks at courtyard entrances.	Grade - B
Classrooms Locks: Not present on interior portion of doors. Knob base hardware.	Grade - D
Security Cameras: No issues or concerns with system clarity. DVR has adequate amount of space for recording.	Grade - B
Administration: Size is adequate. Carpet is worn and in adequate condition. Ceiling tiling are stained at exhaust vents. Lights have yellow film on covers.	Grade - C
Mail Room/Staff Work: Adequate in size. Mail slots are in adequate condition. Ceiling is in poor condition with missing tiles. Delaminated casework with few missing hardware (handles).	Grade - C
Stage: Flooring is in good condition with typical wear and tear. Stage is accessible from corridors.	Grade - B
Gymnasium: Finishes in adequate to good condition. Locking hardware in fieldhouse is in poor condition for storage.	Grade - C
Gym Locker/Shower: Outdated with dented lockers. Flooring is in adequate condition. Not enough for all sport teams. Temperature of showers can be an issue periodically. Pool locker room floor finish is slippery when wet.	Grade - C
Staff Lounge: Adequate in size. Flooring is worn and in adequate condition. Ceiling tiling are stained at exhaust vents. Lights have yellow film on covers. Staff toilet not ADA complaint. Countertop surfaces are in adequate condition.	Grade - C
Nurse: Four (4) beds present in area. Full size refrigerator. Toilet rooms are not accessible. Flooring is in adequate condition. Lighting adequate for space. Overall finishes are in adequate condition. Ceiling is in poor condition.	Grade - C
Cafeteria: Finishes are in good condition. Typical wear and tear on surfaces. Server windows are not efficient for space. Current one hour lunch creates issues with seating for student body, not enough space for all students.	Grade - B
Kitchen: Cooler in café (self-serve). Dry food storage shelves are in adequate condition, and adequate storage for freezer and coolers. New ovens. Warmer carts adequate for space. 3-bay sink in main kitchen area. Garage disposal was noted as not working during assessment. General flooring is in good condition. Original tiles in storage room with few chips and cracks.	Grade - B
After School Program: Most of facility is used for after school programs. Condition of spaces are noted in specialty areas/ needs section of notes.	Grade - B

Art Room: Finishes are worn and equipment is older.	Grade - C
Music: Carpet is worn. Lighting is dim for space. Light covers have film. Wooden panels on wall are delaminating. No acoustical tiles are present in string instrument room. Insufficient storage.	Grade - B
Library/IMC: Bookshelves are in good condition with some delamination occurring.	Grade - B
Pool: Smaller space than needed. More area preferred around pool for stretching, storage, and watching.	Grade - C
Auditorium: T8 lighting is not efficient for space. Sound system is in adequate condition but there isn't a sound room.	Grade - C
Dance Studio: Door threshold issue with height accessibility. Flooring finish at central area of room show signs of typical wear and tear. Flooring has heaving issues.	Grade - B
Wood Shop: Ventilator is inadequate in size for dust collector. Not enough power. Lacking in storage space.	Grade - C
Engineer Tech Lab: Concrete floor is in adequate condition. Exposed ceiling. Lighting is in adequate condition. Bradley style sink with older hardware faucet. Space is inadequate in size for equipment.	Grade - C
Planetarium Room: Painted recently. Ventilation is inadequate for space. Newer installed chairs. Outdated equipment.	Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 1965 and has exceeded projected life expectancy. Cleaver	Grade - C
Air Handlers: Roof top system installed in 1998 and has exceeded projected life expectancy. Central packaged system installed in various years and has exceeded projected life expectancy. Coils recently replaced.	Grade - C
Power Roof Ventilator: Various installation dates and has exceeded projected life expectancy. Pool ventilator replaced recently. Not being used in some years.	Grade - C
Cabinet Unit heaters, Convectors and Baseboard Radiation: Cabinet unit heaters installed in various years and has exceeded projected life expectancy. Baseboard radiation installed in various years and has exceeded projected life expectancy. Library has heating issues (not enough heat). Four control units.	Grade - C
HVAC Pumps and Valves: Runs in good condition. Recently replaced.	Grade - C
Air Conditioning: Roof top system installed in 1998 and has exceeded projected life expectancy.	Grade - C
Temperature Controls: Various installation dates and has exceeded projected life expectancy. Electronic and pneumatic mix type system.	Grade - D
Plumbing Fixtures: Various installation dates and has exceeded projected life expectancy. Approximately 75% original fixtures.	Grade - C
Water Heater: Domestic water heater installed recently. Gas fired based system. Expansion hot water heating tank installed in 1965 and has exceeded projected life expectancy. Temperature control and air pressure drops periodically resulting in water being too hot.	Grade - C
Water Softener: Installed recently and has 4 years of useful life remaining. Adequate in size.	Grade - B
Plumbing Pumps and Piping:	Grade - F
<ul style="list-style-type: none"> Chilled water and condenser water circulation pump installed in 2000 and has 4 years of useful life remaining. Heating hot water and swimming pool circulation pump installed recently and has 4 years of useful life remaining. Chilled Piping installed in various years and most have exceeded projected life expectancy. Buried chilled water piping are original with constant maintenance and are failing. 	
Domestic Hot Water Piping: Pipes in main tunnel needed replacement from leaking issues.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: A-wing area installed recently and has 4 years of useful life remaining. Field house & cafeteria installed in 2011 and have 15 years of useful life remaining. Other areas installed in various years and most have exceeded their life expectancy. Located in cool area. Adequate in size. Grade - B

Panels: Various installation dates and have exceeded projected life expectancy. Grade - D

Transformer: Adequate, S&C Electric Company system. Grade - C

Generator: Installed in 1995 and has 4 years of useful life remaining. Grade - B

Lighting: Various installation dates and most have exceeded projected life expectancy. Fieldhouse exterior lights are illuminated during the day. Grade - D

Power Outlets: Various installation dates and have exceeded projected life expectancy. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 2006 and has 5 years of useful life remaining. Athletic & lecture rooms have been installed in various years and have exceeded their life expectancy. Grade - C

Phone: Installed in 2001 and has exceeded projected life expectancy. Difficult to contact janitorial staff in certain areas of the facility. Grade - C

Data Outlet: Adequate amount for facility. Grade - B

Wireless: Adequate coverage throughout facility. Grade - B

AESTHETICS

Site: Overall site is in good condition. Landscaping has been maintained. Courtyard paving areas are in need of replacement due to large cracking and pavement separation. Grade - B

Exterior Façade: Cracking occurring on façade throughout facility. Doors at field house are in poor condition. Grade - B

Interior Spaces: Ceilings are in poor to adequate condition throughout facility. Wall paint in adequate to good condition. Shade finish is in poor to adequate condition with visible stains. Most casework have minor delamination issues. Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Most windows are double pane. Single pane windows at library causes cooling issues. Installed in various years and most have 5 years of useful life remaining. Grade - B

Wall Types: The building was constructed in 1966, it is assumed that little insulation was used. Mostly original composition of CMU blocking. Grade - C

Roof Type: Overall roof in adequate to good condition. Temporary roofing layer at upper gymnasium/pool has exceeded projected life expectancy. Grade - C

Energy Efficiency of MEP Systems: Most equipment is original and life expectancy has been exceeded. Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Principle, Administration, and Athletic Director room separated throughout facility (noted as functional for school). Acoustical issues due to heating between partitions in social study classrooms. No direct access to outdoor locker rooms.

Sizes of Rooms: Classrooms are adequate in size. Larger Music room with more storage and practice rooms.

Missing Spaces: Sound room for auditorium. Building area and storage for construction classes. Multi-functional area for larger groups. Area for kiln in art room. More space in athletic locker rooms. Training room can be larger in size. Interior practice/training athletic area. Outdoor maintenance storage. Separate soccer field. Concession area for outdoor and interior sporting events. Resting room area. Aerobics space.

WEST HIGH SCHOOL

30 Ash Street, Madison WI 53726

GENERAL

Site Size: 9.13 Acres
 Building Area: 362,112 Sq. Ft.
 Year Built: 1930 Additions: 1960, 1968 & 1975



SUMMARY

GRADE

Site Elements	C
Building Envelope	C
Life Safety	C
Accessibility	D
Interior Finishes.....	C
Specialty Areas/Needs	D
Mechanical Systems	C
Electrical Systems	B
Technology Systems	B
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B.....\$15,932,818 - \$32,082,317

SITE ELEMENTS

- Asphalt Paving:** Inadequate parking availability for staff. No student parking. Cracking throughout. Grade - D
- Concrete Walks:** Large areas of walks are either missing, cracked or crushed. Grade - D
- Landscaping:** Large areas where grass is missing. Many of the trees are overgrown to the point of touching the building. Grade - C
- Fencing:** Adequate condition with minimal rust present. Grade - C
- Steps:** Cracking, heaving and general deterioration is present. Grade - D
- Railings:** Proper extensions at the front. Minimal rust. Railing along the main entry stairs needs repainting Grade - C
- Sports Fields:** Some areas are in need of reseeding. Drainage issues. The retaining wall surrounding the fields has major cracking and heaving. Basketball courts appear to be new. Grade - C
- Site Accessibility (Ramps, Handicap Parking, Van):** Site has multiple levels of grade. Some are only accessible by doors from the building Grade - D
- Buses and Parent Drop-Off:** Pickup/drop off along streets with no pull off. Drop off along Regent Street has minimal congestion and no visibility issues. Drop off along Van Hise is only a 2 lane road and causes backup. Grade - D
- Fire Truck Access:** School is centered on a city block and access is available on all sides. Grade - B
- Dumpsters:** Dumpsters are not enclosed. They are placed more in an alley like location at the center of the building. Grade - C
- Entrance Bridges:** Many entrances through the building are accessible via a concrete bridge from the sidewalk to entry. From below the bridge you can see significant rust, cracking, and large areas where rebar is exposed. Guard railing along the sides are also in deteriorating condition. Grade - D

BUILDING ENVELOPE

- Brick:** Minimal tucking-pointing is needed. Large areas of green and black sediment are present on the surface of brick under overhangs. Grade - C
- Main Entry Doors:** Doors seal and look in adequate condition. Minimal rust along the threshold. Grade - C
- Main Entry Columns and Entablature:** Columns have no cracking. Entablature is in good condition. Grade - B

Side Portico: Concrete steps are cracking and heaving. Column supports are no longer plumb. Cracking is present in the portico roof. Grade - F

Windows: Due to historic nature of the building; a second window was placed over all the windows to create double pane which has resulted in very few windows being operable. There are approximately 10% of the windows that have water intrusion issues. Grade - B

Louvers: Majority of louvers are bent, rusty and damaged. Grade - D

Miscellaneous Soffit Trim and Gravel Stops: Adequate condition. Grade - C

Roof: Mix of flat and sloped tile roof. Newly installed roof has some leaking issues. Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: Good condition. Grade - B

Fire Protection, Sprinkler System: Only the auditorium stage has a fire protection sprinkler system, remainder of the building is not sprinklered. Grade - D

Egress: Adequate Grade - C

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level (Adjusted to Area Well): Trees in area well. Area well not accessible due to window upgrade. Grade - F

ACCESSIBILITY FOR DISABLED

Elevator/Lift: 4 foot by 4 foot elevator that only goes up to the third floor. Grade - D

Ramp: Not applicable, no interior ramps. N/A

Toilet Rooms: Three (3) single user toilet rooms are accessible throughout the facility. Grade - D

Automatic Entrances: All exterior entrances except one have automatic entrances. Grade - C

Door Clearances: Approximately 75% of doors do not meet clearances. Grade - D

Door Hardware: Hardware are knobs or older panic bars. Grade - F

Casework: Most of the casework is at a 3 foot height and does not meet accessibility Grade - F

Sink Access at Casework: Sinks in casework do not have proper knee clearances. Grade - F

Drinking Fountains: A few proper drinking fountains have been installed in the building. Grade - D

Stairs: Proper extensions are not present. Grade - D

Stage: No ramp access. Stage has a portable lift system that does not properly latch, has fallen over, and has other issues. Grade - F

INTERIOR FINISHES

Flooring: Wood flooring in classrooms is in good condition. Carpeting in classrooms (10%) is in poor condition. VCT flooring is in adequate condition. Grade - C

Ceilings: Approximately 15% of the ceilings are in need of replacement due to staining from leaks or age. Grade - C

Walls: Majority of walls are in adequate condition. Areas that have tile or wainscoting on the walls are in need of patchwork. Grade - C

Casework: All casework throughout is dated and showing wear. Delamination is also present. Grade - D

Doors: Doors show wear and tear. Grade - C

Marker Boards: Adequate condition.	Grade - C
Corridor Lockers/Cubbies: Most lockers are in adequate to good condition. Approximately 20% of the lockers should be repainted.	Grade - C
Toilet Partitions: Painted metal partitions are starting to rust and twist in place. Latches don't work to close doors properly.	Grade - D
Shades: Good condition	Grade - B

SPECIALTY AREAS/NEEDS

Secure Entrance: Office has a window off the main entry hallway. Multiple entry points throughout the facility and many of the entries have keypad and are locked. Security concern is texting someone inside building to gain entry.	Grade - C
Classrooms Locks: Doors must be key locked from the outside. Maintenance goes through in the morning and keys all doors to be defaulted as locked. HVAC issues in many rooms result in doors being propped open removing the security.	Grade - D
Security Cameras: There are three (3) areas where cameras are blind.	Grade - D
Administration: Multiple office clusters spread throughout the building. The office near the main entry is small but has good flooring, ceiling, and finishes. The other office areas are sufficient in space and have good finishes. Carpeting is worn and in poor condition in carpeted offices.	Grade - C
Mail Room/Staff Work: Insufficient mail box quantity for staff and organizations present. Mailboxes are too small.	Grade - D
Stage: Good condition. Lighting recently replaced.	Grade - B
Gymnasium - First Floor: Flooring tile is popping. Ceiling is in adequate condition. Flooring is showing some wear.	Grade - C
Gymnasium - Second Floor: Bleachers are in constant repair. Leak through vent onto floor. Operable walls function. Some damage to the west operable partition is present. Doors into the gym can be pulled open even when locked.	Grade - C
Gym Locker/Shower: Lockers are small and rusty. Shower space is used for storage.	Grade - D
Gym Locker/Shower - New: Lockers are in adequate condition. Locker size is adequate. Base tile is worn.	Grade - C
Pool Locker/Shower: Wear is present throughout. Terrazzo has worn through to concrete in spots. Many showers do not have working plumbing.	Grade - D
Staff Lounge: No central location	N/A
Nurse: One (1) cot, original floor tile and no privacy when taking calls. Handwashing sink is present. Toilet room is not accessible with sink inside.	Grade - C
Cafeteria: Original floor tile. Exposed ceiling. Damage to flooring caused by tables that don't turn properly.	Grade - C
Cafeteria/Gym: Movable partition doesn't move. Wood flooring is damaged. Bleachers don't function properly.	Grade - D
Kitchen: Full functioning kitchen. Flooring showing wear.	Grade - C
After School Program: Gyms, auditorium and cafeteria are used as after school spaces.	Grade - C
Pottery Room: Doorway entry is small. Kiln does not have proper exhaust.	Grade - C
Metal Arts Room: Sinks have issues. Ventilation for soldering area does not function properly. Casework is worn. Exposed concrete floor is in good condition.	Grade - C
Gallery: All finishes are in good condition.	Grade - B
Band: Better acoustics are needed, very live space. Curtains over windows are in need of replacement. No accessibility to the space. Flooring is in good condition. Ceiling is in adequate condition.	Grade - B

Orchestra: Better acoustics are needed, very live space. Curtains over windows are in need of replacement. No accessibility to the space. Flooring is in good condition. Ceiling is in adequate condition. Grade - B

Library/IMC: New carpet. Ceiling is in good condition. Circulation desk is in adequate condition. Space is lacking baseboard. Grade - B

Pool: Adequate lighting. Damage to tiling in floor, walls and pool. Insufficient space for audience viewing during competition. Pool is showing age. Grade - C

Auditorium: Recently upgraded seating and finishes. Some cracking in the sloped concrete floor is present. Grade - B

Shop and Tech Spaces: No heating in the classrooms near shop areas. Concrete floor and exposed ceilings. Grade - C

Science Rooms: Remodeled 15 years ago with chemical based epoxy; epoxy is outdated and breaking off in places. Two (2) exhaust hoods are not functioning. Noise issues from HVAC in the space. Sinks clog often. Door latches are difficult to open. Grade - C

Home Economics: VCT tile flooring. Counter tops are delaminating. Cabinets are in good condition. No accessible station. Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 1960 and has exceeded projected life expectancy. Grade - D

Air Handlers: Majority of the air handlers are new and recently installed. Grade - B

Power Roof Ventilator: Installed in 1990 and has exceeded projected life expectancy. Grade - C

Cabinet Unit heaters, Convectors and Baseboard Radiation: Cabinet heaters and coils installed in 1949. Baseboard radiation installed in 1960. Unit heaters were installed in 1968. All have exceeded projected life expectancy. Grade - D

HVAC Pumps and Valves: Heat pumps installed in 2013 and have 13 years of useful life remaining. Valves installed in 1960 have exceeded projected life expectancy, and valves installed in 2013 have 12 year of useful life remaining. Grade - B

Air Conditioning: Majority of the building is air conditioned. Grade - B

Temperature Controls: All of the temperature controls are new and recently installed. Grade - B

Plumbing Fixtures: Various installation dates and have exceeded projected life expectancy Grade - D

Water Heater: Installed in 1968 and has exceeded projected life expectancy. Grade - C

Water Softener: Two water softeners; one installed in 1990 and has exceeded projected life expectancy; and the other installed in 2000 and has 4 years of useful life remaining. Grade - C

Plumbing Pumps and Piping: Installed in 1968 and have exceeded projected life expectancy. Grade - D

Domestic Hot Water Piping: Various installation dates and have exceeded projected life expectancy. Grade - C

Geothermal System and Heat Exchangers: Geothermal installed in 2013. The School District has been addressing issues associated with making system operate as intended. Grade - C

ELECTRICAL SYSTEMS

Switchgear: Installed in 2013 and has 17 years of useful life remaining. Grade - A

Panels: Installed in 2012 and have 21 years of useful life remaining. Grade - B

Transformer: Installed in 2004 and has 3 years of useful life remaining. Grade - A

Generator: Installed in 2005 and has 14 years of useful life remaining. Grade - A

Lighting: Various installation dates with majority of lighting having 6-12 years of useful life remaining. Grade - B

Power Outlets: Older installation date. Insufficient number of outlets. Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 2008 and has 7 years of useful life remaining.	Grade - B
Phone: Installed in 2001 and has exceeded projected life expectancy.	Grade - C
Data Outlet: Installed in 2001 and has exceeded projected life expectancy. Insufficient number of outlets.	Grade - C
Wireless: Yes.	Grade - B

AESTHETICS

Site: Sports fields and landscaping look good. Stairs and concrete are in poor condition.	Grade - D
Exterior Façade: Looks almost new, though areas toward the back needs cleaning and repair.	Grade - C
Interior Spaces: Majority of space is showing age.	Grade - C

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Due to the upgrade with second single pane window expect better energy efficiency.	Grade - C
Wall Types: The building was constructed in 1930, it is assumed that little insulation was used.	Grade - D
Roof: Various installation dates, unknown if insulated.	Grade - D
Energy Efficiency of MEP Systems: Expected to have high energy efficiency with the new geothermal system.	Grade - B

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Lockers that are used are not near the gyms that are used the most. Dumpsters are far away from the cafeterias.
Sizes of Rooms: Sufficient size for the majority of spaces.
Missing Spaces: No missing spaces noted.

DOYLE ADMINISTRATION BUILDING

545 W Dayton Street, Madison WI 53703

GENERAL

Site Size: 2.65 Acres
 Building Area: 84,200 Sq. Ft.
 Year Built: 1940 Additions: None



SUMMARY

Site Elements.....	C
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	D
Specialty Areas/Needs.....	N/A
Mechanical Systems	D
Electrical Systems	B
Technology Systems	B
Aesthetics	C
Sustainability and Energy Efficiency	D

GRADE

COMPOSITE GRADE **D**

TOTAL COST TO GRADE C - B..... **\$4,643,560 - \$10,195,154**

SITE ELEMENTS

Asphalt Paving: Is old, cracking was noted.	Grade - C
Concrete Walks: Perimeter is city owned.	Grade - B
Landscaping: Mostly grass with a few trees and overgrown bushes.	Grade - D
Steps: Steps for areas at the south side of the building facing the parking lot, concrete is cracking off where the railing is attached.	Grade - D
Railings: Railing for areas at the south side of the building facing the parking lot need to be repainted.	Grade - D
Site Accessibility (Ramps, Handicap Parking, Van): Good Condition	Grade - B
Fire Truck Access: Excellent condition	Grade - A
Dumpsters: Dumpsters are on the south side of the building facing the parking lot, should be enclosed.	Grade - B

BUILDING ENVELOPE

Brick: Appears to be in decent shape. Some areas may need some tuck-pointing	Grade - B
Main Entry Doors: Door being utilized as the main entry is located on the west side of the building. Door itself and surrounding is metal and does not have curb appeal	Grade - D
Windows: Original old aluminum windows with single pane glass. There are number of places where leaking occurs. Upper portions of glass have been covered.	Grade - D
Louvers: Dated and rusty	Grade - F
Miscellaneous Soffit Trim and Gravel Stops: Adequate	Grade - C
Roof: Installed in 1993 and has 2 years of useful life remaining.	Grade - C

LIFE SAFETY

Fire Alarm and Fire Detection: Installed in 2000 and has 4 years of useful life remaining.	Grade - C
Fire Protection, Sprinkler System: No sprinkler system.	Grade - F

Egress: Appears to be adequate.	Grade - B
Fire Extinguishers: Noted throughout building.	Grade - B

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Installed in 1965 and has exceeded projected life expectancy.	Grade - D
Ramp: Two (2) ramps are located to access office areas that occupy what was the existing gym spaces on the south side of the building. Handrails do not appear to meet graspability requirements.	Grade - C
Toilet Rooms: There is one (1) unisex ADA accessible toilet room on the first floor, all other toilet rooms are not accessible.	Grade - D
Automatic Entrances: One (1) located at the west entry and another at the ADA accessible entry off of the parking lot.	Grade - B
Door Clearances: Entrances to spaces along corridors are in alcoves and do not meet clearance requirements.	Grade - C
Door Hardware: Majority has knob type hardware, and only a few have levers.	Grade - F
Casework: Not at ADA height.	Grade - D
Sink Access at Casework: Adequate but does not meet ADA standards.	Grade - F
Drinking Fountains: Older, no high-low.	Grade - D
Stairs: Do not meet current codes in terms of guardrail heights or handrail graspability.	Grade - D
Stage: Access to stage is from rear only, no front access.	Grade - C

INTERIOR FINISHES

Flooring: Corridor flooring is the original tile and in adequate condition. Other spaces are dated and in need of flooring replacement. Toilet rooms have dated tile.	Grade - D
Ceilings: For the most part all ceilings are older and in need of replacement.	Grade - F
Walls: Walls are adequate. There is old wood paneling in a few areas.	Grade - C
Casework: Older but in adequate shape	Grade - C
Doors: Doors along corridors and exterior doors are the old original doors. Some of the interior ones are delaminating. There is a mix of knobs and lever top hardware throughout. Having problems in the summer, 75% of doors swell and are difficult to close.	Grade - D
Seating: Built in seating in the auditorium is old.	Grade - D
Toilet Partitions: Mostly old and dated.	Grade - C
Shades: Adequate	Grade - C

MECHANICAL SYSTEMS

Boiler: Installed in 2004 and has 23 years of useful life remaining.	Grade - A
Air Handlers: Installed in 1970 and has exceeded projected life expectancy. Having problems maintaining consistent temperature throughout the building. Also, there are issues with pressure equalization in the building as doors are sometimes hard to open.	Grade - D
Power Roof Ventilator: Installed in 1965 and has exceeded projected life expectancy.	Grade - D
Cabinet Unit heaters, Convectors and Baseboard Radiation: Installed in 1965 and has exceeded projected life expectancy.	Grade - D

Reheat Coils: Installed in 1965 and has exceeded projected life expectancy.	Grade - D
Condensing Unit: Installed in 2008 and has 7 years of useful life remaining.	Grade - B
HVAC Valves: Hot water and temperature control valves installed in 1965 and have exceeded projected life expectancy.	Grade - D
HVAC Pumps: Chilled water and condenser water circulation as well as hot water were installed approximately 2003 and have 8 years of useful life remaining.	Grade - B
Condensing Unit: Installed in 2008 and has 7 years of useful life remaining.	Grade - B
Temperature Controls: Installed in 1965 and has exceeded projected life expectancy.	Grade - D
Plumbing Fixtures: Installed in 1940 and has exceeded projected life expectancy.	Grade - D
Water Heater: Installed in 1990 and has exceeded projected life expectancy.	Grade - D
Water Softener: Installed in 2000 and has 4 years of useful life remaining.	Grade - C
Plumbing Pumps and Piping: Installed in 1940 and has exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Installed in 1940 and has exceeded projected life expectancy.	Grade - D
Air Compressor for Temperature Control: Installed in 1998 and has 2 years of useful life remaining.	Grade - D

ELECTRICAL SYSTEMS

Service Entrance and Switchgear: Installed in 1995 and has exceeded projected life expectancy.	Grade - C
Panels: Installed in 1995 and has 4 years of useful life remaining.	Grade - B
Generator: Installed in 2000 and has 8 years of useful life remaining.	Grade - C
Lighting: Various installation dates and all have exceeded projected life expectancy.	Grade - D
Power Outlets: Various installation dates and all have exceeded projected life expectancy	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

Phone: Installed in 2001 and has exceeded projected life expectancy.	Grade - C
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AESTHETICS

Site: Mostly grass with a few trees and overgrown bushes. Grassy area on corner has been trampled on. Rear of building facing parking is receiving and dumpster space.	Grade - C
Exterior Façade: Original brick façade is in adequate shape. Few areas up high need to be reviewed for tuck-pointing.	Grade - B
Interior Spaces: Interior is dated, floors, ceilings and doors for the most part need replacing.	Grade - D

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Are existing aluminum with single pane glass. Some are leaking	Grade - D
Wall Types: The building was constructed in 1940, it is assumed that little insulation was used.	Grade - D
Roof: Installed in 1993 and has 2 years of useful life remaining.	Grade - C
Energy Efficiency of MEP Systems: Adequate Condition	Grade - C

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: Main office is on the opposite end of the building from the door that is being utilized as the entrance.

Sizes of Rooms: Rooms appear to be adequate except at older toilet rooms.

Missing Spaces: None noted.

MADISON SCHOOL COMMUNITY RECREATION - HOYT SCHOOL

3802 Regent Street, Madison WI 53705

GENERAL

Site Size: 3.17 Acres

Building Area: 33,900 Sq. Ft.

Year Built: 1956 Additions: 1958 & 1967



SUMMARY

Site Elements.....	D
Building Envelope	D
Life Safety	B
Accessibility	C
Interior Finishes.....	D
Specialty Areas/Needs.....	C
Mechanical Systems.....	D
Electrical Systems	C
Technology Systems	C
Aesthetics	D
Sustainability and Energy Efficiency	D

GRADE

COMPOSITE GRADED

TOTAL COST TO GRADE C - B..... \$2,392,400 - \$4,648,700

SITE ELEMENTS

Asphalt Paving: Driveway nonexistence to lower lot parking on backside of facility. Teachers are unable to use Grade - D surface parking due to large potholes and cracked up asphalt. Lower lot parking is partially composed of overfill. Staff and visitor parking is in adequate condition.

Concrete Walks: Newer patio installed on backside of facility. Facility general sidewalks and walkways are in Grade - C adequate condition with mediocre size cracking. Some pavement heaving present throughout facility site.

Landscaping: Site's landscaping has been maintained. Grade - B

Fencing: Poor condition. Grade - D

Steps: Steps are cracked and falling apart throughout the facility's site. Grade - D

Railings: Railings have been painted recently. Original iron based. Skateboarding use of railing in front entry of building is an issue. Top portion of railing is scratched with exposed metal. Grade - C

Playground Equipment: Not Applicable N/A

Sports Fields: Not Applicable N/A

Site Accessibility (Ramps, Handicap Parking, Van): Accessible at front entry only. Only first floor of building is Grade - D accessible. Wooden ramp located in front side of facility has no railing and has deteriorated.

Buses and Parent Drop-Off: Cabs currently being used to pick up students. No buses are used on site. Parents drop off students at front of building. Grade - B

Fire Truck Access: Not accessible for fire truck access. Current driveway to back of facility isn't compliant for use. Grade - F

Dumpsters: Located in front of facility near parking. No enclosure Grade - C

BUILDING ENVELOPE

Brick: Brick veneer is in adequate condition. Some cracking occurring on west side of building due to foundation settling. Grade - C

Main Entry Doors: Adequate condition. Doors are not locked and security is an issue with doors during class hours. Grade - C

Main Entry Columns and Entablature: Not Applicable N/A

Windows: Windows are composed of single pane glass. Paint and sealant are coming off on exterior. Rotting is occurring at areas where paint is peeling. Grade - D

Louvers: Good condition. Grade - B

Miscellaneous Soffit Trim and Gravel Stops: Missing soffit vent covers at multiple locations. Holes from water damage at wood fascia in several locations. Water is leaking to backside of soffit. Water damage present with minor to severe wood deterioration. Grade - D

Roof: Majority of installed roof has exceeded projected life expectancy. Roof gutters have seam separation and are leaking. Water doesn't grade from facility's foundation properly. Grade - D

LIFE SAFETY

Fire Alarm and Fire Detection: All locations functional. Adequate amount throughout facility. Grade - B

Fire Protection, Sprinkler System: Building does not have a sprinkler system. N/A

Egress: Multiple egress locations that are adequate to locate. Grade - B

Fire Extinguishers: Noted throughout building. Grade - B

Classroom in Lower Level: Not Applicable N/A

ACCESSIBILITY FOR DISABLED

Elevator/Lift: Not Applicable N/A

Ramp: Slope is not complaint with ADA standards. Grade - D

Toilet Rooms: Toilet rooms adjacent to corridors are not ADA complaint. Grade - D

Automatic Entrances: Main entrance complies with ADA accessibility. Other automatic entries are not considered to be accessible due to noncompliant exterior ramps and railing. Grade - C

Door Clearances: Majority have adequate clearances throughout facility. Grade - C

Door Hardware: Approximately 90% of door hardware is knob based. No interior locks are present in classrooms. Several classrooms' door hardware have been observed as loose and in need of repair or replacement. Grade - D

Casework: Majority of casework heights were noted to be lower for accessibility throughout facility. Grade - C

Sink Access at Casework: Side access was noted in most classroom areas. Hardware type not accessible at sink locations Grade - C

Drinking Fountains: Newer drinking fountain with bottle filler on first floor main entry. Fountain at gym location didn't function at time of assessment. No drinking fountains present on middle floor for student use. Grade - D

Stairs: Stairs are in adequate condition. Tiling noted at stair runners. Replacement patching present at risers and landings. No extensions and guardrails are located on stairs. Grade - C

Stage: Not Applicable N/A

INTERIOR FINISHES

Flooring: VCT flooring in corridors have patching/replacement visible throughout facility. Flooring shows sign of wear and tear. Cracking present at door thresholds and structural flooring joints. Several classrooms flooring along western portion of building have structural leveling issues noticed at the interior wall partitions. The VCT flooring has uneven structural floor in these locations. Grade - D

Ceilings: Spline and wood systems at corridors are in adequate condition. Missing portions and discoloration present on ceiling tile throughout facility. Grade - C

Walls: Major settlement cracking issues present on western portion of the building along classrooms. A few areas of tile were observed with cracking in toilet room locations. Paint in adequate condition. Grade - C

Casework: Display casework in corridors doesn't have safety glass. Casework was noted as delaminated with paint chipped at multiple locations. Countertops are in adequate condition with some peeling and cracking occurring at corners and sink locations. Grade - D

Doors: Some doors have been noted as damaged with chips and scratches occurring on finish. Closures needed on most doors. Doors swell up in the summer making it difficult to close properly. Grade - D

Marker Boards: Good condition with few scratches and marks. Grade - B

Corridor Lockers/Cubbies: Approximately 25% of lockers are currently being used by students. Lockers are in need of paint. Few lockers noted with minor dents and scratches. Grade - C

Toilet Partitions: Floor mounted base partitions. Rust present at bottom location of toilet separation partitions. Partition doors are harder to close in some areas with significant noise during operation. Grade - D

Shades: Shades are operable and are in adequate condition. Approximately 50% of windows are missing shades. Grade - D

SPECIALTY AREAS/NEEDS

Secure Entrance: Doors are always open at main entry during class hours. All other doors are locked at all times. One keypad present on exterior door. Security is a concern. Grade - F

Classroom Locks: Not present on interior portion of doors. Knob base hardware. Grade - D

Security Cameras: Security cameras are located on main and middle floors at corridors. No cameras are present at lower level. Camera is needed at back entry. Grade - B

Administration: Size is adequate. Carpet is worn and in adequate condition. Ceiling tiling are stained at exhaust vents. Grade - B

Mail Room/Staff Work: Size is adequate. Located in administration office on first floor. Mail slots have minor finish wear and tear. Grade - B

Stage: Not Applicable N/A

Gymnasium: VCT flooring is marked and cracked at several locations. Some newer lighting has been recently installed. Ceiling is original and in adequate condition. Grade - C

Gym Locker/Shower: Finishes in adequate condition. Grade - C

Staff Lounge: Casework is in adequate condition with delamination occurring on finish. Ceiling stained. Several lighting fixtures were not working at time of assessment. Flooring tile separation noted throughout room. Grade - C

Nurse: Not Applicable N/A

Cafeteria: Used in junction with gymnasium Grade - C

Kitchen: Casework is delaminating. 3-way sink present for proper sanitation needs. Stained ceiling tiles and outdated lighting with yellow film on covers. Grade - C

After School Program: Majority of facility is used for after school programs. Condition of spaces are noted in specialty areas/ needs section of notes. Grade - C

Art Room: Spline tile ceiling noted as in adequate condition. Flooring is composed of VCT that is in good condition. Lighting is adequate for space function. Stainless steel sink is outdated with older hardware faucet Grade - C

Music: VCT flooring finish damaged at central area of room from typical wear and tear. Lighting covers are older with yellow film. Ceiling discolored at vent locations. Grade - C

Library/IMC: Not Applicable N/A

MECHANICAL SYSTEMS

Boiler: Installed in 1958 and has exceeded projected life expectancy.	Grade - D
Air Handlers: Installed in 2002 and has 11 years of useful life remaining. Central packaged based sub system.	Grade - B
Power Roof Ventilator: Not Applicable	N/A
Cabinet Unit heaters, Convectors and Baseboard Radiation: Cabinet unit heaters and fan coil units have been installed in various years and have exceeded projected life expectancy. Baseboard radiation have been installed in various years and have exceeded projected life expectancy. Electric based sub system.	Grade - D
HVAC Pumps and Valves: Good condition	Grade - C
Air Conditioning: Installed in 1987 and has exceeded projected life expectancy. Window mounted base units.	Grade - D
Temperature Controls: DDC System installed in 2002 and has 1 year useful life remaining.	Grade - B
Plumbing Fixtures: Installed in various years. Older toilets and sinks at corridor restrooms. Outdated hardware. No visible severe chips or cracks.	Grade - C
Water Heater: Installed recently and has exceeded projected life expectancy. Gas fired sub system.	Grade - C
Water Softener: Installed recently and has 4 years of useful life remaining.	Grade - B
Plumbing Pumps and Piping: Piping and pumps installed in various years and have exceeded projected life expectancy.	Grade - C
Domestic Hot Water Piping: Piping installed in various years and have exceeded projected life expectancy.	Grade - C

ELECTRICAL SYSTEMS

Switchgear: Piping installed in various years.	Grade - C
Panels: Installed in 1993 and has 2 years of useful life remaining	Grade - B
Transformer: Not Applicable	N/A
Generator: Not Applicable	N/A
Lighting: Lighting fixtures installed over various years. Majority of lighting have yellow film issue with covers. Approximately 40% of facility have T12 lighting fixtures. All lighting has exceeded projected life expectancy.	Grade - D
Power Outlets: Receptacles are older base and have exceeded projected life expectancy.	Grade - D

TECHNOLOGY SYSTEMS (Phone, Data, Communications)

PA System: Installed in 1991 and has exceeded projected life expectancy.	Grade - D
Phone: Installed in 2001 and has exceeded projected life expectancy. Analog phone used with power outage.	Grade - C
Data Outlet: Recently installed and adequate for facility	Grade - C
Wireless: Good coverage throughout facility	Grade - B

AESTHETICS

Site: Overall landscape has been maintained. Attention is needed for accessibility and fire truck access.	Grade - D
Exterior Façade: Exterior envelope is in poor to adequate condition. Much of buildings facades and windows need to be replaced due to rot from water damage.	Grade - C
Interior Spaces: Facility is in poor to adequate condition. Most areas show signs of wear and tear. Delamination present on majority of surfaces. Cracking due to structural issues show in multiple areas of building.	Grade - D

SUSTAINABILITY AND ENERGY EFFICIENCY

Windows: Single pane glazing Grade - D

Wall Types: Original composition of CMU blocking. Grade - C

Roof: Original composition. Roofing has exceeded projected life expectancy. Grade - D

Energy Efficiency of MEP Systems: Most equipment is original. Life expectancy has been exceeded. Grade - D
Approximately 40% of facility have T12 lighting fixtures.

FORWARD LOOKING RECOMMENDATIONS

Adjacencies of Rooms: No known concerns or issues with room adjacencies.

Sizes of Rooms: Sufficient classroom size.

Missing Spaces: Stage, library, designated nurse area and innovation room. Elevator also needed to make entire building accessible. Accessible toilets are needed at main corridors.

MMSD / PRA Grade Comparison and Cost Chart

MMSD / PRA Grade Comparison and Cost Chart

Facility	MMSD FCI Grade	PRA Composite Grade	Facility Upgrade Cost to C	Facility Upgrade Cost to B
Elementary Schools:				
Cesar Chavez Elementary School	A	B	\$576,400	\$1,961,740
Conrad E. Elvehjem Elementary School	B	C	\$3,889,919	\$8,476,687
Philip H. Falk Elementary School	C	C	\$2,010,306	\$8,035,358
Glendale Elementary School	B	D	\$5,273,763	\$9,234,822
Ray W. Huegel Elementary School	C	C	\$2,342,400	\$8,221,565
Lake View Elementary School	C	C	\$3,590,010	\$8,795,264
Aldo Leopold Elementary School	B	C	\$4,983,435	\$10,972,718
Charles Lindbergh Elementary School	C	C	\$1,092,858	\$5,634,268
Mendota Elementary School	B	D	\$3,721,680	\$7,522,558
John Muir Elementary School	C	B	\$1,184,022	\$5,356,080
Randall Elementary School	B	C	\$4,455,185	\$8,916,068
Shorewood Hills Elementary School	B	C	\$4,142,965	\$9,032,005
Henry David Thoreau Elementary School	B	C	\$1,302,600	\$6,231,135

MMSD / PRA Grade Comparison and Cost Chart

Facility	MMSD FCI Grade	PRA Composite Grade	Facility Upgrade Cost to C	Facility Upgrade Cost to B
Combined Elementary/Middle Schools				
Samuel Gompers ES/Blackhawk MS	D	C	\$4,945,600	\$16,668,112
Marquette ES/Georgia O'Keeffe MS	C	D	\$6,298,075	\$17,921,759
Orchard Ridge ES/Akira Toki MS	C	D	\$10,289,746	\$19,272,156
Herbert Schenk ES/Annie Greencrow Whitehorse MS	C	C	\$5,480,577	\$9,754,276
Van Hise ES/Hamilton MS	C	C	\$4,318,680	\$15,459,656
Middle Schools				
Cherokee Heights Middle School	B	C	\$3,790,668	\$9,322,070
Thomas Jefferson Middle School	F	B	\$1,910,189	\$4,061,808
Ray F. Sennett Middle School	C	C	\$4,050,620	\$12,716,911
Spring Harbor Middle School	F	C	\$2,462,661	\$4,869,760
James C. Wright Middle School	A	B	\$551,500	\$4,035,656
Combined Middle/High Schools				
Sherman MS/Shabazz HS	C	D	\$6,554,691	\$11,607,533
High Schools				
East High School	C	D	\$23,404,398	\$41,082,206
Robert M. La Follette High School	D	C	\$21,640,101	\$50,478,061
James Madison Memorial High School	C	C	\$6,818,065	\$31,148,588
West High School	B	C	\$15,932,818	\$32,082,317
Other				
Doyle Administration	C	D	\$4,643,560	\$10,195,154
Madison School & Community Recreation - Hoyt School	F	D	\$2,392,400	\$4,648,700
Total			\$205,485,574	\$490,420,465

Facility Grade Summaries

FRANK ALLIS ELEMENTARY SCHOOL

4201 Buckeye Road, Madison WI 53716

GENERAL

Site Size: 8.78 Acres
 Building Area: 82,000 Sq. Ft.
 Year Built: 1936 Additions: 1948, 1952, 1955 & 1959



SUMMARY

GRADE

Site Elements	D
Building Envelope	C
Life Safety	C
Accessibility	F
Interior Finishes	D
Specialty Areas/Needs	D
Mechanical Systems	B
Electrical Systems	B
Technology Systems	C
Aesthetics	D
Sustainability and Energy Efficiency	C

COMPOSITE GRADE D

TOTAL COST TO GRADE C - B..... \$4,793,614 - \$8,861,674

CESAR CHAVEZ ELEMENTARY SCHOOL

3502 Maple Grove Drive, Madison WI 53719

GENERAL

Site Size: 14.32 Acres
 Building Area: 88,000 Sq. Ft.
 Year Built: 2001 Additions: None



SUMMARY

GRADE

Site Elements.....	B
Building Envelope.....	B
Life Safety.....	A
Accessibility.....	B
Interior Finishes.....	B
Specialty Areas/Needs.....	B
Mechanical Systems.....	B
Electrical Systems.....	B
Technology Systems.....	C
Aesthetics.....	B
Sustainability and Energy Efficiency.....	B

COMPOSITE GRADE B

TOTAL COST TO GRADE C - B..... \$576,400 - \$1,961,740

CRESTWOOD ELEMENTARY SCHOOL

5930 Old Sauk Road, Madison WI 53705

GENERAL

Site Size: 8.89 Acres
 Building Area: 67,675 Sq. Ft.
 Year Built: 1943 Additions: 1950, 1955, 1963, 1991 & 1992



SUMMARY

GRADE

Site Elements	C
Building Envelope.....	B
Life Safety.....	B
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	D
Electrical Systems.....	D
Technology Systems.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B \$4,189,928 - \$11,158,563

CONRAD E. ELVEHJEM ELEMENTARY SCHOOL

5106 Academy Drive, Madison WI 53716

GENERAL

Site Size: 11.74 Acres
 Building Area: 72,234 Sq. Ft.
 Year Built: 1962 Additions: 1964, 1967 & 1993



SUMMARY

GRADE

Site Elements	C
Building Envelope.....	C
Life Safety.....	D
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	A
Electrical Systems.....	D
Technology Systems.....	B
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B \$3,889,919 - \$8,476,687

EMERSON ELEMENTARY SCHOOL

2421 E Johnson Street, Madison WI 53704

GENERAL

Site Size: 3.9 Acres
 Building Area: 71,760 Sq. Ft.
 Year Built: 1920 Additions: 1925, 1959, and 2012



SUMMARY

GRADE

Site Elements	B
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	C
Electrical Systems.....	C
Technology Systems.....	B
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B \$2,991,846 - \$7,966,370

PHILIP H. FALK ELEMENTARY SCHOOL

6323 Woodington Way, Madison WI 53711

GENERAL

Site Size: 8.45 Acres
 Building Area: 66,525 Sq. Ft.
 Year Built: 1962 Additions: 1967 and 1995



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	C
Life Safety	B
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	D
Electrical Systems	C
Technology Systems	C
Aesthetics.....	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B..... \$2,010,306 - \$8,035,358

FRANKLIN ELEMENTARY SCHOOL

305 W. Lakeside Street, Madison WI 53715

GENERAL

Site Size: 2.19 Acres

Building Area: 51,760 Sq. Ft.

Year Built: 1923 Additions: 1930, 1955 & 1995



SUMMARY

GRADE

Site Elements	D
Building Envelope	C
Life Safety	B
Accessibility	B
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems	D
Electrical Systems	C
Technology Systems.....	C
Aesthetics	D
Sustainability and Energy Efficiency	C

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B:\$3,562,510 - \$7,003,638

GLENDALE ELEMENTARY SCHOOL

1201 Tompkins Drive, Madison WI 53716

GENERAL

Site Size: 10.73 Acres

Building Area: 78,875 Sq. Ft.

Year Built: 1957 Additions: 1958, 1959 & 1962



SUMMARY

GRADE

Site Elements.....	D
Building Envelope	C
Life Safety	B
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	D
Electrical Systems	B
Technology Systems	B
Aesthetics	D
Sustainability and Energy Efficiency	D

COMPOSITE GRADE D

TOTAL COST TO GRADE C - B..... \$5,273,763 - \$9,234,822

HAWTHORNE ELEMENTARY SCHOOL

3344 Concord Ave, Madison WI 53714

GENERAL

Site Size: 9.23 Acres

Building Area: 65,461 Sq. Ft.

Year Built: 1958 Additions: 1961, 2001 & 2016



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	B
Life Safety	B
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	B
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B..... \$677,834 - \$4,788,829

RAY W. HUEGEL ELEMENTARY SCHOOL

2601 Prairie Road, Madison WI 53711

GENERAL

Site Size: 10.81 Acres

Building Area: 64,000 Sq. Ft.

Year Built: 1965 Additions: 1991



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	D
Life Safety	B
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	D
Electrical Systems	D
Technology Systems	D
Aesthetics	C
Sustainability and Energy Efficiency	D

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B..... \$2,342,400 - \$8,221,565

KENNEDY ELEMENTARY SCHOOL

221 Meadowlark Drive, Madison WI 53714

GENERAL

Site Size: 14.59 Acres

Building Area: 67,220 Sq. Ft.

Year Built: 1965 Additions: 1967 & 1991



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	C
Life Safety	C
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	D
Electrical Systems	D
Technology Systems	C
Aesthetics	D
Sustainability and Energy Efficiency	C

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B..... \$4,544,534 - \$9,599,483

LAKE VIEW ELEMENTARY SCHOOL

1802 Tennyson Lane, Madison WI 53704

GENERAL

Site Size: 8.01 Acres
 Building Area: 40,500 Sq. Ft.
 Year Built: 1960 Additions: 1963



SUMMARY

GRADE

Site Elements	C
Building Envelope	B
Life Safety	C
Accessibility	B
Interior Finishes	B
Specialty Areas/Needs	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	C
Aesthetics	B
Sustainability and Energy Efficiency	D

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B..... \$3,590,010 - \$8,795,264

LAPHAM ELEMENTARY SCHOOL CAPITAL HIGH SCHOOL-Eastside Campus

1045 E. Dayton Street, Madison WI 53703

GENERAL

Site Size: 3.59 Acres
 Building Area: 73,744 Sq. Ft.
 Year Built: 1940 Addition: 1967



SUMMARY

GRADE

Site Elements	C
Building Envelope	B
Life Safety	C
Accessibility	D
Interior Finishes	D
Specialty Areas/Needs	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	B
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B..... \$4,628,259 - \$7,783,818

ALDO LEOPOLD ELEMENTARY SCHOOL

2602 Post Road, Madison WI 53713

GENERAL

Site Size: 13.98 Acres
 Building Area: 86,396 Sq. Ft.
 Year Built: 1969 Additions: 2002 & 2007



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	C
Life Safety	D
Accessibility	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	D
Electrical Systems	D
Technology Systems	D
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B..... \$4,983,435 - \$10,972,718

LINCOLN ELEMENTARY SCHOOL

909 Sequoia Trail, Madison WI 53713

GENERAL

Site Size: 8.54 Acres
 Building Area: 58,822 Sq. Ft.
 Year Built: 1964 Additions: 2000



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	C
Life Safety	B
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B..... \$893,245 - \$6,215,289

CHARLES LINDBERGH ELEMENTARY SCHOOL

4500 Kennedy Road, Madison WI 53704

GENERAL

Site Size: 11.9 Acres
 Building Area: 34,475 Sq. Ft.
 Year Built: 1967 Additions: None



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	B
Life Safety	D
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	C
Electrical Systems	B
Technology Systems	C
Aesthetics	B
Sustainability and Energy Efficiency	C

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B..... \$1,092,858 - \$5,634,268

LOWELL ELEMENTARY SCHOOL

401 Maple Ave, Madison WI 53704

GENERAL

Site Size: 2.46 Acres
 Building Area: 68,896 Sq. Ft.
 Year Built: 1916 Additions: 1927 & 1991



SUMMARY

GRADE

Site Elements.....	C
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems.....	C
Electrical Systems.....	B
Technology Systems.....	B
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B..... \$4,907,741 - \$8,253,093

MENDOTA ELEMENTARY SCHOOL

4002 School Road, Madison WI 53704

GENERAL

Site Size: 10.16 Acres
 Building Area: 49,400 Sq. Ft.
 Year Built: 1948 Additions: 1950, 1954, 1956, 1960 & 1963



SUMMARY

GRADE

Site Elements.....	D
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Mechanical Systems.....	C
Electrical Systems.....	C
Technology Systems.....	D
Aesthetics.....	D
Sustainability and Energy Efficiency.....	C

COMPOSITE GRADED

TOTAL COST TO GRADE C - B..... \$3,721,680 - \$7,522,558

MIDVALE ELEMENTARY SCHOOL

502 Caromar Drive, Madison WI 53711

GENERAL

Site Size: 8.98 Acres
 Building Area: 72,349 Sq. Ft.
 Year Built: 1950 Additions: 2016



SUMMARY

GRADE

Site Elements.....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems.....	D
Electrical Systems.....	C
Technology Systems.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B..... \$4,339,122 - \$9,584,479

JOHN MUIR ELEMENTARY SCHOOL

6602 Inner Drive, Madison WI 53705

GENERAL

Site Size: 6.87 Acres
 Building Area: 69,000 Sq. Ft.
 Year Built: 1967 Additions: 1989 & 1992



SUMMARY

GRADE

Site Elements.....	B
Building Envelope	B
Life Safety	B
Accessibility	C
Interior Finishes.....	B
Specialty Areas/Needs.....	B
Mechanical Systems	C
Electrical Systems	C
Technology Systems	B
Aesthetics	B
Sustainability and Energy Efficiency	D

COMPOSITE GRADEB

TOTAL COST TO GRADE C - B..... \$1,184,022 - \$5,356,080

PAUL J. OLSON ELEMENTARY SCHOOL

801 Redan Drive, Verona WI 5359

GENERAL

Site Size: 14.55 Acres
 Building Area: 86,396 Sq. Ft.
 Year Built: 2008 Additions: None



SUMMARY

GRADE

Site Elements.....	B
Building Envelope	A
Life Safety	A
Accessibility	A
Interior Finishes.....	B
Specialty Areas/Needs.....	B
Mechanical Systems	A
Electrical Systems	A
Technology Systems	B
Aesthetics	A
Sustainability and Energy Efficiency	A

COMPOSITE GRADE.....B

TOTAL COST TO GRADE C - B..... \$0.00 - \$0.00

RANDALL ELEMENTARY SCHOOL

1802 Regent Street, Madison WI 5372

GENERAL

Site Size: 1.32 Acres
 Building Area: 61,540 Sq. Ft.
 Year Built: 1906 Additions: 1907, 1912, 1925 & 1967



SUMMARY

GRADE

Site Elements.....	D
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	D
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B..... \$4,455,185 - \$8,916,068

CARL SANDBURG ELEMENTARY SCHOOL

4114 Donald Drive, Madison WI 53704

GENERAL

Site Size: 8.24 Acres
 Building Area: 57,683 Sq. Ft.
 Year Built: 1967 Additions: 1991, 1998 & 2016



SUMMARY

Site Elements	C
Building Envelope	B
Life Safety	C
Accessibility	C
Interior Finishes.....	B
Specialty Areas/Needs.....	D
Mechanical Systems	B
Electrical Systems	C
Technology Systems.....	C
Aesthetics	C
Sustainability and Energy Efficiency	B

GRADE

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B.....\$1,297,034 - \$4,751,728

SHOREWOOD HILLS ELEMENTARY SCHOOL

1105 Shorewood Blvd, Madison WI 53705

GENERAL

Site Size: 8.34 Acres
 Building Area: 60,950 Sq. Ft.
 Year Built: 1938 Additions: 1950, 1962 & 1990



SUMMARY

Site Elements.....	D
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Mechanical Systems	C
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	C

GRADE

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B..... \$4,142,965 - \$9,032,005

GLENN STEPHENS ELEMENTARY SCHOOL

120 S Rosa Road, Madison WI 53705

GENERAL

Site Size: 9.89 Acres
 Building Area: 72,000 Sq. Ft.
 Year Built: 1960 Additions: 1964, 1989 & 1993



SUMMARY

Site Elements.....	C
Building Envelope	C
Life Safety	B
Accessibility	C
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Mechanical Systems	D
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D

GRADE

COMPOSITE GRADE D

TOTAL COST TO GRADE C - B..... \$4,610,015 - \$10,738,510

HENRY DAVID THOREAU ELEMENTARY SCHOOL

3870 Nakoma Road, Madison WI 53711

GENERAL

Site Size: 5.70 Acres
 Building Area: 58,500 Sq. Ft.
 Year Built: 1970 Addition: 1991



SUMMARY	GRADE
Site Elements.....	C
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems.....	C
Electrical Systems.....	C
Technology Systems.....	C
Aesthetics.....	B
Sustainability and Energy Efficiency.....	B
COMPOSITE GRADE	C
TOTAL COST TO GRADE C - B.....	\$1,302,600 - \$6,231,135

SAMUEL GOMPERS ELEMENTARY SCHOOL

1502 Wyoming Way, Madison WI 53704

BLACKHAWK MIDDLE SCHOOL

1402 Wyoming Way, Madison WI 53704

GENERAL

Site Size: 19.84 Acres
 Building Area: 104,960 Sq. Ft.
 Year Built: 1959 Additions: 1964, 1965, 1967 & 1972



SUMMARY	GRADE
Site Elements.....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Mechanical Systems.....	D
Electrical Systems.....	C
Technology Systems.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C
COMPOSITE GRADE	C
TOTAL COST TO GRADE C - B.....	\$4,945,600 - \$16,668,112

MARQUETTE ELEMENTARY SCHOOL

1501 Jenifer Street, Madison WI 53703

GEORGIA O'KEEFE MIDDLE SCHOOL

510 S Thornton Ave, Madison WI 53703

GENERAL

Site Size: 5.96 Acres
 Building Area: 137,110 Sq. Ft.
 Year Built: 1940 Additions: 1961, 1970, 1972 & 1998



SUMMARY

GRADE

Site Elements	C
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	C
Interior Finishes	C
Specialty Areas/Needs	C
Mechanical Systems.....	D
Electrical Systems.....	D
Technology Systems.....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D

COMPOSITE GRADE.....D

TOTAL COST TO GRADE C - B \$6,298,075 - \$17,921,759

ORCHARD RIDGE ELEMENTARY SCHOOL

5602 Russett Road, Madison WI 53711

AKIRA TOKI MIDDLE SCHOOL

5606 Russett Road, Madison WI 53711

GENERAL

Site Size: 18.06 Acres
 Building Area: 113,907 Sq. Ft.
 Year Built: 1958 Additions: 1959, 1961, 1963, 1967, 1968 & 2012



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	D
Life Safety	D
Accessibility	D
Interior Finishes.....	D
Specialty Areas/Needs	D
Mechanical Systems	D
Electrical Systems	D
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D

COMPOSITE GRADE.....D

TOTAL COST TO GRADE C - B... \$10,289,746 - \$19,272,156

HERBERT SCHENK ELEMENTARY SCHOOL

203 Schenk Street, Madison WI 53714

ANNIE GREENCROW WHITEHORSE MIDDLE SCHOOL

218 Schenk Street, Madison WI 53714

GENERAL

Site Size: 14.5 Acres
 Building Area: 119,2032 Sq. Ft.
 Year Built: 1952 Additions: 1954, 1958, 1969 & 2012



SUMMARY **GRADE**

Site Elements.....	D
Building Envelope	B
Life Safety	C
Accessibility	D
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B.....\$5,480,577 - \$9,754,276

VAN HISE ELEMENTARY SCHOOL

4801 Waukesha Street, Madison WI 53705

HAMILTON MIDDLE SCHOOL

4747 Waukesha Street, Madison WI 53705

GENERAL

Site Size: 22.11 Acres
 Building Area: 133,350 Sq. Ft.
 Year Built: 1957 Additions: 1959, 1963, 1989, 1992 & 2016



SUMMARY **GRADE**

Site Elements.....	C
Building Envelope	D
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	C
Electrical Systems	C
Technology Systems	D
Aesthetics	C
Sustainability and Energy Efficiency	D

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B.....\$4,318,680 - \$15,459,656

CHEROKEE HEIGHTS MIDDLE SCHOOL

4301 Cherokee Drive, Madison WI 53711

GENERAL

Site Size: 12.57 Acres
 Building Area: 89,390 Sq. Ft.
 Year Built: 1954 Addition: 1969



SUMMARY

GRADE

Site Elements.....	D
Building Envelope	B
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems	C
Electrical Systems	B
Technology Systems	B
Aesthetics	B
Sustainability and Energy Efficiency	D

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B..... \$3,790,668 - \$9,322,070

THOMAS JEFFERSON MIDDLE SCHOOL

101 S Gammon, Madison WI 53717

GENERAL

Site Size: 69.48 Acres
 Building Area: 81,029 Sq. Ft.
 Year Built: 1969 Additions: None



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	B
Life Safety	A
Accessibility	B
Interior Finishes.....	B
Specialty Areas/Needs.....	B
Mechanical Systems	A
Electrical Systems	B
Technology Systems	B
Aesthetics	B
Sustainability and Energy Efficiency	B

COMPOSITE GRADE..... B

TOTAL COST TO GRADE C - B..... \$1,910,189 - \$4,061,808

RAY F. SENNETT MIDDLE SCHOOL

502 Pflaum Road, Madison WI 53716

GENERAL

Site Size: 56.71 Acres (same land parcel as La Follette High School)
 Building Area: 98,300 Sq. Ft.
 Year Built: 1967 Additions: 1980 & 1992



SUMMARY

GRADE

Site Elements.....	B
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Mechanical Systems	C
Electrical Systems	C
Technology Systems	B
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE C

TOTAL COST TO GRADE C - B..... \$4,050,620 - \$12,716,911

SPRING HARBOR MIDDLE SCHOOL

1110 Spring Harbor Drive, Madison WI 53705

GENERAL

Site Size: 7.25 Acres

Building Area: 32,534 Sq. Ft.

Year Built: 1958 Additions: 1959 & 1997



JAMES C. WRIGHT MIDDLE SCHOOL

1717 Fish Hatchery Road, Madison WI 53713

GENERAL

Site Size: 5.98 Acres

Building Area: 55,150 Sq. Ft.

Year Built: 1997 Additions: None



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	C
Life Safety	B
Accessibility	C
Interior Finishes.....	C
Specialty Areas/Needs	C
Mechanical Systems	D
Electrical Systems	B
Technology Systems	B
Aesthetics	D
Sustainability and Energy Efficiency	D

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B..... \$2,462,661 - \$4,869,760

SUMMARY

GRADE

Site Elements.....	C
Building Envelope	B
Life Safety	A
Accessibility	B
Interior Finishes.....	B
Specialty Areas/Needs	C
Mechanical Systems	B
Electrical Systems	B
Technology Systems	C
Aesthetics	B
Sustainability and Energy Efficiency	B

COMPOSITE GRADE..... B

TOTAL COST TO GRADE C - B..... \$551,500 - \$4,035,656

SHERMAN MIDDLE SCHOOL

1610 Ruskin Street, Madison WI 53704

SHABAZZ HIGH SCHOOL

1601 N Sherman Ave, Madison WI 53704

GENERAL

Site Size: 10.89 Acres

Building Area: 131,490 Sq. Ft.

Year Built: 1928 Additions: 1952, 1959, 1968, 1972, 1973 & 2003



SUMMARY

GRADE

Site Elements.....	D
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Mechanical Systems	D
Electrical Systems	D
Technology Systems	C
Aesthetics	D
Sustainability and Energy Efficiency	C

COMPOSITE GRADED

TOTAL COST TO GRADE C - B.....\$6,554,691 - \$11,607,533

EAST HIGH SCHOOL

2222 E Washington Ave, Madison WI 53704

GENERAL

Site Size: 11.07 Acres

Building Area: 460,388 Sq. Ft.

Year Built: 1922 Additions: 1923, 1925, 1932, 1939, 1963, 1970, 1971 & 2006



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	C
Life Safety	C
Accessibility	B
Interior Finishes.....	D
Specialty Areas/Needs.....	C
Mechanical Systems	D
Electrical Systems	D
Technology Systems	C
Aesthetics	C
Sustainability and Energy Efficiency	D

COMPOSITE GRADE.....D

TOTAL COST TO GRADE C - B.....\$23,404,398 - \$41,082,206

ROBERT M. LA FOLLETTE HIGH SCHOOL

702 Pflaum Road, Madison WI 53716

GENERAL

Site Size: 56.71 Acres (same parcel as Sennett Middle School)
 Building Area: 330,861 Sq. Ft.
 Year Built: 1962 Additions: 1965, 1969 & 2003



SUMMARY

GRADE

Site Elements.....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	C
Interior Finishes.....	D
Specialty Areas/Needs.....	C
Mechanical Systems.....	D
Electrical Systems.....	D
Technology Systems.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B.....\$21,640,101 - \$50,478,061

JAMES MADISON MEMORIAL HIGH SCHOOL

201 S Gammon Road, Madison WI 53717

GENERAL

Site Size: 69.48 Acres
 Building Area: 365,868 Sq. Ft.
 Year Built: 1966 Additions: 1967, 1970, 1988, 1992, 1998 & 2001



SUMMARY

GRADE

Site Elements.....	C
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Mechanical Systems.....	C
Electrical Systems.....	C
Technology Systems.....	B
Aesthetics.....	B
Sustainability and Energy Efficiency.....	C

COMPOSITE GRADEC

TOTAL COST TO GRADE C - B.....\$6,818,065 - \$31,148,588

WEST HIGH SCHOOL

30 Ash Street, Madison WI 53726

GENERAL

Site Size: 9.13 Acres

Building Area: 362,112 Sq. Ft.

Year Built: 1930 Additions: 1960, 1968 & 1975



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	C
Life Safety	C
Accessibility	D
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Mechanical Systems	C
Electrical Systems	B
Technology Systems	B
Aesthetics	C
Sustainability and Energy Efficiency	C

COMPOSITE GRADE..... C

TOTAL COST TO GRADE C - B.....\$15,932,818 - \$32,082,317

DOYLE ADMINISTRATION BUILDING

545 W Dayton Street, Madison WI 53703

GENERAL

Site Size: 2.65 Acres

Building Area: 84,200 Sq. Ft.

Year Built: 1940 Additions: None



SUMMARY

GRADE

Site Elements.....	C
Building Envelope	C
Life Safety	C
Accessibility	C
Interior Finishes.....	D
Specialty Areas/Needs.....	N/A
Mechanical Systems	D
Electrical Systems	B
Technology Systems	B
Aesthetics	C
Sustainability and Energy Efficiency	D

COMPOSITE GRADE D

TOTAL COST TO GRADE C - B..... \$4,643,560 - \$10,195,154

MADISON SCHOOL COMMUNITY RECREATION - HOYT SCHOOL

3802 Regent Street, Madison WI 53705

GENERAL

Site Size: 3.17 Acres

Building Area: 33,900 Sq. Ft.

Year Built: 1956 Additions: 1958 & 1967



SUMMARY

GRADE

Site Elements.....	D
Building Envelope.....	D
Life Safety.....	B
Accessibility.....	C
Interior Finishes.....	D
Specialty Areas/Needs.....	C
Mechanical Systems.....	D
Electrical Systems.....	C
Technology Systems.....	C
Aesthetics.....	D
Sustainability and Energy Efficiency.....	D

COMPOSITE GRADED

TOTAL COST TO GRADE C - B..... \$2,392,400 - \$4,648,700

Appendix



Date (site visit)
PRA Project No. 160209-01

Prepared by: _____

<school name>
<street address>
Madison, WI <zip code>

Site Size: <#> Acres
Building Area: <#> Sq. Ft.



Grade	Item	Comments
SITE ELEMENTS - Average Grade		
	Asphalt Paving	
	Concrete Walks	
	Landscaping	
	Fencing	
	Steps	
	Railings	
	Playground Equipment	
	Sports Fields	
	Site Accessibility	
	Buses and Parent Drop off	
	Fire Truck Access	
	Dumpsters	
BUILDING ENVELOPE - Average Grade		
	Brick	
	Main Entry Doors	
	Main Entry Columns and Entablature	
	Windows	
	Louvers	
	Misc. Soffit Trim and Gravel stops	
	Roof Type	
LIFE SAFETY - Average Grade		
	Fire Alarm & Fire Detection	
	Fire Protection, Sprinkler System	
	Egress	
	Fire Extinguishers	



Grade	Item	Comments
	Classroom in Lower Level (Adj. to area well)	
ACCESSIBILITY - Average Grade		
	Elevator/lift	
	Ramp	
	Toilet Rooms	
	Auto entrances	
	Door Clearances	
	Door Hardware	
	Casework	
	Sink access at casework	
	Drinking fountains	
	Stairs	
	Stage	
INTERIOR FINISHES - Average Grade		
	Flooring	
	Ceilings	
	Walls	
	Casework	
	Doors	
	Marker Boards	
	Corridor Lockers/Cubbies	
	Toilet Partitions	
	Shades	
SPECIALTY AREAS/NEEDS - Average Grade		
	Secure Entrance	
	Classrooms Locks	
	Security Cameras	
	Administration	
	Mail Rm/Staff Work	
	Stage	
	Gymnasium	
	Gym Locker/Shower	
	Staff Lounge	
	Nurse	
	Cafeteria	
	Kitchen	



<school name>
 MMSD Long Range Facilities Plan
 PRA Project No. 160209-01

Grade	Item	Comments
	After School Program	
	Art Room	
	Music	
	Library/IMC	
MECHANICAL SYSTEMS (when installed, manuf. Name, concerns/issues) - Average Grade		
	Boiler	
	Air Handlers	
	Power Roof Ventilator	
	Cabinet Unit Heaters, Convector and Baseboard Radiation	
	HVAC Pumps and Valves	
	Air conditioning	
	Temperature Controls	
	Plumbing Fixtures	
	Water Heater	
	Water Softener	
	Plumbing, Pumps and Piping	
	Domestic Hot Water Piping	
ELECTRICAL SYSTEMS (when installed, manuf. Name, concerns/issues) - Average Grade		
	Switchgear	
	Panels	
	Transformer	
	Generator	
	Lighting	
	Power outlets	
TECHNOLOGY SYSTEMS(Phone, Data, Communications)- Average Grade		
	PA System	(installed, concerns/issues)
	Phone	(installed, concerns/issues)
	Data Outlet	(quantity adequate)
	Wireless	(installed, concerns/issues)



<school name>
 MMSD Long Range Facilities Plan
 PRA Project No. 160209-01

Grade	Item	Comments
AESTHETICS - Average Grade		
	Site	
	Exterior Façade	
	Interior Spaces	
SUSTAINABILITY AND ENERGY EFFICIENCY - Average Grade		
	Windows	
	Wall types	
	Roof Type	
	Energy Efficiency of MEP Systems	
PRIORITY ACTION ITEMS (MMSD to provide)		
FORWARD LOOKING RECOMMENDATIONS		
	Adjacencies of rooms	
	Sizes of rooms	
	Missing Spaces	

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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