



# Educational Facility Condition Assessment for Madison Metropolitan School District

Madison, WI

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## Acknowledgments

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## Acronyms

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

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## 2023 Educational Facility Condition Assessment for MMSD

### Executive Summary

#### Background

The 2016 Madison Metropolitan School District (MMSD) Referendum Team, as part of a long-range facility planning effort, commissioned a comprehensive report of current education facility conditions, entitled the MMSD Educational Facility Condition Assessment Report. Included in this report were necessary upgrades along with the associated costs to provide adequate facilities throughout the District. The report guided the development of the MMSD Long Range Facilities Plan, which then was used by the Board of Education to make decisions for the 2020 Referendum.

#### Updated 2023 Facilities Condition Report

An update of the MMSD Educational Facility Condition Assessment Report began in 2022. The Plunkett Raysich Architects (PRA) architect firm was again used as they have a deep understanding of MMSD's facilities and expertise in educational facilities. The 2023 updated MMSD Educational Facility Condition Assessment Report includes information on proposed strategies to achieve the goals in the Board of Education's [Renewable Energy Resolution](#) adopted in 2019.

The following MMSD facilities, including those currently under construction or recently completed, are not included in this updated report:

- East High School
- West High School
- Robert M. La Follette High School
- Vel Phillips Memorial High School
- Capital High School - Formerly Hoyt Elementary School
- Southside Elementary School with renovations to Badger Rock Middle School to serve the students previously attending Frank Allis Elementary School
- Holzman Learning Center
- Pflaum Road- Building Services
- Thompkins Drive- Fleet Repair Center
- School Forest
- Leased facilities

## Analysis

Each facility in this report is given an **overall composite facility letter grade**, which is drawn from 14 individual facility components. The individual facility component categories have been organized into two sections:

1. Projects to Meet Renewable Energy Resolution Goal (Mechanical, Electrical, Plumbing and Fire Suppression - MEPFS)
2. Architectural Components to Complete Facility-Specific Renovations

The Renewable Energy Resolution Goal costs are interconnected. Therefore, improvements made in one Renewable Energy sub-category without improvements in another Renewable Energy sub-category may result in increased overall costs and missed opportunities. The Architectural Components to Complete Facility-Specific Renovation costs are also connected to the Renewable Energy Resolution Goal (MEPFS) costs. Therefore, improvements made in one or more Architectural Component sub-categories will influence costs and needs within one or more of the Renewable Energy Resolution Goal (MEPFS) sub-categories. The facility improvement costs included in each of the sections represent a value of implementation in current market conditions without projections of future costs.

The proposed **Renewable Energy Costs** represent an estimate of investments needed to replace an existing Mechanical, Electrical, Plumbing, and Fire Suppression system and its associated distribution systems. This includes the costs of replacing ceilings, walls, floors, and all items associated with the dismantling, removing, and installing a new distribution system. It does not include the cost of architectural upgrades to the facility that will not be disturbed (or “not in the way”) of replacing the MEPFS systems. The new heating, ventilation and air conditioning (HVAC) systems will be consistent with the District's sustainability goals based on a central geothermal HVAC plant design coupled with fan coil units.

The **Architectural Components** to Complete Facility-Specific Renovations upgrade costs represent estimates for upgrading the associated building components to an excellent condition. The estimated Architectural costs are based on the implementation of the upgrades simultaneously with the upgrades of Mechanical, Electrical, Plumbing, and Fire Suppression systems. Completing the Architectural components upgrades separately will result in higher costs and may result in complexities for practical implementation.

It is important to note that the report provides a conditions “grade” to MMSD’s facilities that should be viewed as a guide to existing facilities’ conditions rather than a plan for renovations. The letter grading should be used as a guide

to the most critical needs and provides cost estimates to be used for future planning. Finally, although the summary table provides the costs of the individual facility component categories, the costs should be viewed in total for each school facility. In other words, the MMSD Educational Facilities Condition Assessment Report was created to determine the cost of improving an individual building and not to determine the costs to complete a districtwide upgrade renovation for one of the facility component categories.

The overall “letter” grades are defined as:

Letter Grade	Explanation of Grade
A - Excellent	No action needed
B - Good	General wear as expected
C - Adequate	Meets standard; functions as intended, may be nearing the end of its life expectancy
D - Poor	Below standard; exceeding life cycle expectancy
F - Extremely Poor	Inoperable and should be replaced; may pose a hazard

The 14 facility component categories are:

Projects to Meet Renewable Energy Resolution Goal (Mechanical, Electrical, Plumbing and Fire Suppression - MEPFS)	
Facility Component Category	Explanation of Category
Sustainability and Energy Efficiency	Air sealing, thermal insulation, distribution system Accommodations (demolition and rebuild of ceilings, walls, closets)
Plumbing	Distribution, terminal equipment, and fixtures
HVAC (Heating, Ventilation, and Air Conditioning)	Central plant, distribution system, and terminal equipment
Power	Main service, distribution, and associated equipment
Lighting	Assessment of all lighting
Technology	Infrastructure needed for data and Wi-Fi access
Fire Suppression	Fire sprinkler system

Architectural Components to Complete Facility-Specific Renovations	
Facility Component Category	Explanation of Category
Site Elements	Asphalt paving, concrete walks, grounds site prep work, fencing, steps, railings, ramps, playground equipment, sports fields, pick-up and drop-off locations, emergency vehicle access, and dumpsters
Building Envelope	Siding, entryways, entry columns and entablature, windows, louvers, soffits, trims and roofs
Life Safety	Fire suppression, life safety and emergency exit doors, access control, fire alarm detection and notification, intrusion detection
Accessibility	Elevators, lifts, ramps, boiler room access, automatic entrances, door clearances, hardware devices, casework, sink access, stairs, and stage access
Interior Finishes	Flooring, ceilings, walls, casework, doors, marker boards/chalkboards, corridor lockers, and shades
Specialty Areas/Needs	Secure entrances, classroom locks, security cameras, administration and reception, mail room, gym lockers, showers, staff lounge, nursing office, cafeteria, after-school program, art room, music, and library/LMC
Aesthetics	Basic landscaping

### Additional Information

- Building tours were used in 2022 to obtain updated information.
- A baseline standard was identified using Paul J. Olson Elementary School, which was built in 2008 and meets the District's standards.
- Some current components of a facility may be identified as "does not meet code." This typically represents a component that would not meet today's current building code, but which met the building code at the time of building or alteration.
- The letter grading is to be used as a guide to the most critical needs and provides cost estimates to be used for future planning.
- There have been significant cost increases in the 2022 and 2023 construction market. In years past, it would have been anticipated that an annual increase in construction costs would be 3-5%, while in the past two to three years, the construction industry has experienced increases of 15-40%. Many of the cost increases have been a result of supply chain issues for materials, equipment delivery, labor shortages, and labor cost increases. To offset paying the cost of a general contractor, MMSD Management and Trades teams were consulted at each phase for potential cost saving opportunities. In addition, J.H. Findorff & Son Inc. were asked by MMSD to provide a summary of item costs from the Referendum 2020, which was then used to benchmark cost projections for future construction. The estimated costs in this report include customary professional services of architecture and engineering to provide the identified upgrades.

- Other costs that are undetermined at this time will increase the final project costs and could include technology hardware, equipment, environmental services costs, move management, storage costs, consulting costs, and management services costs. Based on the projects currently undertaken by the District as part of the Referendum 2020, these additional costs are inevitable in major renovations.

## Report Organization

The 2023 MMSD Educational Facility Condition Assessment Report is organized into three main sections:

- Summary table of PRA cost analysis for selected MMSD facilities
- Summary of PRA facility condition and cost analysis by selected MMSD facility
- Appendix: Detailed PRA facility condition and cost analysis by selected MMSD facility

Plunkett Raych Architects, LLP (PRA) and Design Engineers Cost Analysis for Selected MMSD Facilities  
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Facility	Area (sq. Ft.) of Facility	Composite grade	Projects to Meet Renewable Energy Resolution Goal (Mechanical, Electrical, Plumbing and Fire Suppression - MEPSF)*				Architectural Components to Complete Facility-Specific Renovation**							Subtotal/Architectural Components	Total Cost		
			Sustainability and Energy Efficiency	Plumbing	HVAC	Power/Lighting/Technology	Fire Suppression	Site Elements	Building Envelope	Life Safety	Accessibility	Interior Finishes	Specialty Areas/Need			Aesthetics	Subtotal/Renewable Energy
Huerto Miranda Elementary School (MIS)	82,000	D	\$3,024,000	\$2,376,000	\$7,992,000	\$7,344,000	\$864,000	\$1,188,000	\$2,376,000	\$1,944,000	\$1,728,000	\$1,512,000	\$972,000	\$1,080,000	\$21,600,000	\$10,800,000	\$32,400,000
Millicé Chelusa Arias Elementary School (F&K)	66,525	C	\$1,442,000	\$1,133,000	\$3,811,000	\$3,502,000	\$412,000	\$372,000	\$468,000	\$442,000	\$390,000	\$416,000	\$260,000	\$372,000	\$10,300,000	\$2,600,000	\$12,900,000
Cesar Chavez Elementary School	88,000	B	\$3,184,000	\$2,545,000	\$8,083,000	\$7,444,000	\$44,000	\$117,000	\$1,170,000	\$1,108,000	\$1,108,000	\$1,198,000	\$1,108,000	\$1,144,000	\$21,300,000	\$900,000	\$22,200,000
Cleewood Elementary School	67,675	C	\$1,750,000	\$1,375,000	\$4,625,000	\$4,250,000	\$500,000	\$384,000	\$576,000	\$544,000	\$480,000	\$572,000	\$320,000	\$384,000	\$12,300,000	\$3,200,000	\$15,700,000
Conrad E. Eshelgem Elementary School	72,234	C	\$2,758,000	\$2,167,000	\$7,289,000	\$6,698,000	\$788,000	\$600,000	\$900,000	\$850,000	\$750,000	\$800,000	\$500,000	\$600,000	\$19,700,000	\$5,000,000	\$24,700,000
Emerson Elementary School	71,760	C	\$2,646,000	\$2,079,000	\$6,993,000	\$6,426,000	\$756,000	\$576,000	\$864,000	\$816,000	\$720,000	\$768,000	\$480,000	\$576,000	\$18,900,000	\$4,800,000	\$23,700,000
Franklin Elementary School	51,760	C	\$2,114,000	\$1,661,000	\$5,587,000	\$5,134,000	\$684,000	\$456,000	\$684,000	\$646,000	\$570,000	\$608,000	\$380,000	\$456,000	\$15,100,000	\$3,800,000	\$18,900,000
Hawthorne Elementary School	65,461	C	\$2,646,000	\$2,079,000	\$6,993,000	\$6,426,000	\$756,000	\$576,000	\$864,000	\$816,000	\$720,000	\$768,000	\$480,000	\$576,000	\$18,900,000	\$4,800,000	\$23,700,000
Dr. Virginia Henderson Elementary School (Glendale)	78,875	D	\$2,926,000	\$2,299,000	\$7,733,000	\$7,106,000	\$836,000	\$1,155,000	\$2,310,000	\$1,890,000	\$1,680,000	\$1,470,000	\$945,000	\$1,050,000	\$20,900,000	\$10,500,000	\$31,400,000
Ray W. Huegel Elementary School	64,000	C	\$2,380,000	\$1,870,000	\$6,290,000	\$5,780,000	\$680,000	\$516,000	\$774,000	\$731,000	\$645,000	\$688,000	\$430,000	\$516,000	\$17,000,000	\$4,300,000	\$21,300,000
Kennedy Elementary School	67,220	C	\$2,492,000	\$1,958,000	\$6,386,000	\$6,052,000	\$712,000	\$540,000	\$810,000	\$765,000	\$675,000	\$720,000	\$450,000	\$540,000	\$17,800,000	\$4,500,000	\$22,300,000
Lake View Elementary School	40,500	C	\$1,708,000	\$1,342,000	\$4,514,000	\$4,148,000	\$480,000	\$372,000	\$538,000	\$527,000	\$465,000	\$496,000	\$310,000	\$372,000	\$12,200,000	\$3,100,000	\$15,300,000
Latham Elementary School	74,774	D	\$2,856,000	\$2,244,000	\$7,548,000	\$6,936,000	\$816,000	\$560,000	\$1,122,000	\$918,000	\$816,000	\$714,000	\$459,000	\$510,000	\$20,400,000	\$5,100,000	\$25,500,000
Aldo Leopold Elementary School	86,396	C	\$3,150,000	\$2,475,000	\$8,325,000	\$7,650,000	\$900,000	\$684,000	\$1,026,000	\$969,000	\$855,000	\$912,000	\$570,000	\$684,000	\$22,300,000	\$5,700,000	\$28,000,000
Abraham Lincoln Elementary School	38,822	C	\$2,324,000	\$1,826,000	\$6,142,000	\$5,644,000	\$664,000	\$504,000	\$756,000	\$714,000	\$630,000	\$672,000	\$420,000	\$504,000	\$16,600,000	\$4,200,000	\$20,800,000
Charles Lindbergh Elementary School	34,475	C	\$1,530,000	\$1,209,000	\$3,991,000	\$3,670,000	\$300,000	\$324,000	\$466,000	\$459,000	\$405,000	\$432,000	\$270,000	\$324,000	\$10,700,000	\$2,700,000	\$13,400,000
Lowell Elementary School	68,896	C	\$2,548,000	\$2,022,000	\$6,734,000	\$6,188,000	\$778,000	\$552,000	\$828,000	\$782,000	\$690,000	\$736,000	\$460,000	\$552,000	\$18,200,000	\$4,600,000	\$22,800,000
Merceda Elementary School	49,400	D	\$2,030,000	\$1,595,000	\$5,365,000	\$4,930,000	\$580,000	\$803,000	\$1,606,000	\$1,314,000	\$1,168,000	\$1,022,000	\$657,000	\$730,000	\$14,500,000	\$3,300,000	\$17,800,000
Middleale Elementary School	72,349	C	\$2,887,500	\$2,287,500	\$7,487,500	\$6,887,500	\$450,000	\$1,800,000	\$2,700,000	\$2,250,000	\$2,400,000	\$1,500,000	\$1,500,000	\$1,800,000	\$20,000,000	\$15,000,000	\$35,000,000
John Muir Elementary School	69,000	C	\$2,660,000	\$2,090,000	\$7,030,000	\$6,460,000	\$760,000	\$348,000	\$522,000	\$493,000	\$435,000	\$464,000	\$290,000	\$348,000	\$19,000,000	\$2,900,000	\$21,900,000
Paul J. Olson Elementary School	86,396	B	\$1,834,500	\$1,465,500	\$4,663,500	\$4,294,500	\$42,000	\$91,000	\$91,000	\$84,000	\$84,000	\$154,000	\$84,000	\$112,000	\$12,300,000	\$700,000	\$13,000,000
Randall Elementary School	61,540	C	\$2,408,000	\$1,892,000	\$6,364,000	\$5,848,000	\$688,000	\$516,000	\$774,000	\$731,000	\$645,000	\$688,000	\$430,000	\$516,000	\$17,200,000	\$4,300,000	\$21,500,000
Carl Sandburg Elementary School	57,683	C	\$2,422,000	\$1,933,000	\$6,401,000	\$5,882,000	\$692,000	\$1,044,000	\$1,566,000	\$1,479,000	\$1,395,000	\$1,392,000	\$870,000	\$1,044,000	\$17,300,000	\$8,700,000	\$26,000,000
Storwood Hills Elementary School	60,950	C	\$2,869,500	\$1,865,500	\$6,233,500	\$5,729,500	\$602,000	\$1,008,000	\$1,517,000	\$1,428,000	\$1,260,000	\$1,344,000	\$840,000	\$1,008,000	\$16,800,000	\$8,400,000	\$25,200,000
Glen Stephens Elementary School	72,000	D	\$2,758,000	\$2,167,000	\$7,289,000	\$6,698,000	\$788,000	\$1,089,000	\$2,178,000	\$1,782,000	\$1,584,000	\$1,386,000	\$891,000	\$990,000	\$19,700,000	\$9,900,000	\$29,600,000
Henry David Thoreau Elementary School	58,500	C	\$2,310,000	\$1,815,000	\$6,105,000	\$5,610,000	\$660,000	\$504,000	\$756,000	\$714,000	\$630,000	\$672,000	\$420,000	\$504,000	\$16,500,000	\$4,200,000	\$20,700,000
<b>Subtotal (Elementary Schools)</b>			<b>\$63,157,500</b>	<b>\$49,720,500</b>	<b>\$166,174,500</b>	<b>\$152,737,500</b>	<b>\$16,110,000</b>	<b>\$16,620,000</b>	<b>\$27,224,000</b>	<b>\$24,496,000</b>	<b>\$21,688,000</b>	<b>\$21,944,000</b>	<b>\$13,796,000</b>	<b>\$16,232,000</b>	<b>\$447,900,000</b>	<b>\$142,000,000</b>	<b>\$589,900,000</b>

\* Renewable Energy Resolution Goal costs are interconnected costs and therefore improvements made in one Renewable Energy sub-category without improvements in another Renewable Energy sub-category may result in increased overall cost and missed opportunities. The assumption of the cost figures represent a value of implementation in current market conditions without projections of future costs.

\*\* Architectural Components to Complete Facility-Specific Renovation costs are connected to Renewable Energy Resolution Goal (MEPSF) costs and therefore improvements made in one or more Architectural Component sub-categories will influence cost and needs within one or more of the Renewable Energy Resolution Goal (MEPSF) sub-categories. The assumption of the cost figures represent a value of implementation in current market conditions without projections of future costs.

Punknett Raysch Architects, LLP (PRA) and Design Engineers Cost Analysis for Selected WMISD Facilities  
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Facility	Area (Sq. Ft.) of Facility	Composite grade	Projects to Meet Renewable Energy Resolution Goal (Mechanical, Electrical, Plumbing, and Fire Suppression - MEPFS)*					Architectural Components to Complete Facility-Specific Renovation**							Subtotal: Renewable Energy	Subtotal: Architectural Components	Total Cost
			Sustainability and Energy Efficiency	Plumbing	HVAC	Power/Lighting/Technology	Fire Suppression	Site Elements	Building Envelope	Life Safety	Accessibility	Interior Finishes	Specialty Areas/Need	Aesthetics			
<b>Combined Elementary/Middle Schools:</b>																	
Samuel Compers ES/Blackhawk MS	104,960	C	\$2,492,000	\$1,958,000	\$6,586,000	\$6,052,000	\$712,000	\$534,000	\$801,000	\$756,500	\$667,500	\$712,000	\$445,000	\$534,000	\$17,800,000	\$4,450,000	\$22,250,000
Marquette ES/George O'Leary MS	137,110	C	\$4,648,000	\$3,652,000	\$12,284,000	\$11,288,000	\$1,238,000	\$1,992,000	\$2,988,000	\$2,822,000	\$2,490,000	\$2,856,000	\$1,660,000	\$1,992,000	\$33,200,000	\$16,600,000	\$49,800,000
Orchard Ridge ES/Akira Toki MS	113,907	D	\$3,990,000	\$3,135,000	\$10,545,000	\$11,140,000	\$1,140,000	\$1,567,500	\$3,135,000	\$2,865,000	\$2,380,000	\$1,995,000	\$1,282,500	\$1,425,000	\$28,500,000	\$14,250,000	\$42,750,000
Herbert Schenk ES/Annie Greenrow Whitehorse MS	119,203	C	\$4,004,000	\$3,146,000	\$10,582,000	\$9,724,000	\$1,144,000	\$858,000	\$1,287,000	\$1,273,500	\$1,072,500	\$1,144,000	\$715,000	\$858,000	\$28,800,000	\$7,150,000	\$35,950,000
Van Hise ES/Hamilton MS	133,350	C	\$4,592,000	\$3,608,000	\$12,136,000	\$11,152,000	\$1,312,000	\$984,000	\$1,476,000	\$1,394,000	\$1,230,000	\$1,312,000	\$820,000	\$984,000	\$32,800,000	\$8,200,000	\$41,000,000
<b>Subtotal (Combined Elementary/Middle Schools)</b>			\$19,726,000	\$15,499,000	\$52,133,000	\$47,906,000	\$5,636,000	\$5,935,500	\$9,687,000	\$8,733,000	\$7,740,000	\$7,819,000	\$4,927,500	\$5,793,000	\$140,900,000	\$30,650,000	\$171,550,000
<b>Middle Schools:</b>																	
Cherokee Heights Middle School	89,390	C	\$3,248,000	\$2,552,000	\$8,384,000	\$7,888,000	\$928,000	\$696,000	\$1,044,000	\$986,000	\$870,000	\$928,000	\$380,000	\$696,000	\$23,200,000	\$5,800,000	\$29,000,000
Ezekiel Gillespie Middle School (Jefferson)	81,029	B	\$3,040,250	\$2,472,250	\$7,778,250	\$7,160,250	\$1,990,000	\$2,878,000	\$2,678,000	\$2,472,000	\$2,472,000	\$453,200	\$247,200	\$292,600	\$20,600,000	\$2,160,000	\$22,760,000
Ray F. Bennett Middle School	98,300	C	\$3,514,000	\$2,761,000	\$9,287,000	\$8,534,000	\$1,094,000	\$1,793,000	\$1,867,500	\$1,867,500	\$1,867,500	\$1,004,000	\$627,500	\$753,000	\$25,100,000	\$6,275,000	\$31,375,000
Spring Harbor Middle School	32,534	C	\$1,414,000	\$1,111,000	\$3,737,000	\$3,434,000	\$404,000	\$303,000	\$454,500	\$429,250	\$378,750	\$404,000	\$252,500	\$303,000	\$10,100,000	\$2,525,000	\$12,625,000
James C. Wright Middle School	55,150	C	\$2,226,000	\$1,749,000	\$5,883,000	\$5,406,000	\$636,000	\$190,800	\$286,200	\$270,300	\$238,500	\$254,400	\$159,800	\$190,800	\$15,900,000	\$1,590,000	\$17,490,000
<b>Subtotal (Middle Schools)</b>			\$13,442,250	\$10,595,250	\$35,269,250	\$32,422,250	\$3,171,000	\$2,210,600	\$3,182,000	\$2,999,500	\$2,675,700	\$3,043,600	\$1,866,200	\$2,272,400	\$94,900,000	\$18,250,000	\$113,150,000
<b>Combined Middle-High Schools:</b>																	
Sherman MS/Robazzi HS	131,490	D	\$3,932,000	\$3,103,000	\$10,201,000	\$9,382,000	\$692,000	\$1,501,500	\$3,003,000	\$2,457,000	\$2,184,000	\$1,911,000	\$1,228,500	\$1,365,000	\$27,300,000	\$3,650,000	\$30,950,000
<b>Subtotal (Combined Middle-High Schools)</b>			\$3,932,000	\$3,103,000	\$10,201,000	\$9,382,000	\$692,000	\$1,501,500	\$3,003,000	\$2,457,000	\$2,184,000	\$1,911,000	\$1,228,500	\$1,365,000	\$27,300,000	\$3,650,000	\$30,950,000
<b>Other:</b>																	
Doyle Administration	84,200	D	\$3,094,000	\$2,431,000	\$8,177,000	\$7,514,000	\$884,000	\$1,215,500	\$2,431,000	\$1,989,000	\$1,768,000	\$1,547,000	\$994,500	\$1,105,000	\$22,100,000	\$1,105,000	\$23,205,000
<b>Subtotal (Other)</b>			\$3,094,000	\$2,431,000	\$8,177,000	\$7,514,000	\$884,000	\$1,215,500	\$2,431,000	\$1,989,000	\$1,768,000	\$1,547,000	\$994,500	\$1,105,000	\$22,100,000	\$1,105,000	\$23,205,000
<b>Total</b>			\$40,184,250	\$31,628,250	\$97,224,250	\$90,383,000	\$10,663,100	\$18,303,000	\$16,198,500	\$14,567,700	\$14,320,600	\$9,011,700	\$10,535,400	\$285,200,000	\$93,600,000	\$378,800,000	

\*\* Renewable Energy Resolution Goal costs are interconnected costs and therefore improvements made in one Renewable Energy sub-category without improvements in another Renewable Energy sub-category may result in increased overall cost and missed opportunities. The assumption of the cost figures represents a value of implementation in current market conditions without projections of future costs.

\*\* Architectural Components to Complete Facility-Specific Renovation costs are connected to Renewable Energy Resolution Goal (MEPFS) costs and therefore improvements made in one or more Architectural Component sub-categories will influence cost and needs within one or more of the Renewable Energy Resolution Goal (MEPFS) sub-categories. The assumption of the cost figures represent a value of implementation in current market conditions without projections of future costs.

Punknett Raysch Architects, LLP (PRA) and Design Engineers Cost Analysis for Selected WMISD Facilities  
November 2023 | Madison Metropolitan School District

Facility	Projects to Meet Renewable Energy Resolution Goal (Mechanical, Electrical, Plumbing, and Fire Suppression - MEPFS)*					Architectural Components to Complete Facility-Specific Renovation**							Subtotal: Renewable Energy	Subtotal: Architectural Components	Total Cost		
	Sustainability and Energy Efficiency	Plumbing	HVAC	Power/Lighting/Technology	Fire Suppression	Site Elements	Building Envelope	Life Safety	Accessibility	Interior Finishes	Specialty Areas/Need	Aesthetics					
<b>Elementary Schools</b>																	
Combined Elementary/Middle Schools	\$19,726,000	\$15,499,000	\$52,133,000	\$47,906,000	\$5,636,000	\$5,935,500	\$9,687,000	\$8,733,000	\$7,740,000	\$7,819,000	\$4,927,500	\$5,793,000	\$140,900,000	\$30,650,000	\$171,550,000		
<b>Middle Schools</b>																	
Combined/Middle High Schools	\$3,932,000	\$3,103,000	\$10,201,000	\$9,382,000	\$692,000	\$1,501,500	\$3,003,000	\$2,457,000	\$2,184,000	\$1,911,000	\$1,228,500	\$1,365,000	\$27,300,000	\$3,650,000	\$30,950,000		
<b>Other</b>	\$3,094,000	\$2,431,000	\$8,177,000	\$7,514,000	\$884,000	\$1,215,500	\$2,431,000	\$1,989,000	\$1,768,000	\$1,547,000	\$994,500	\$1,105,000	\$22,100,000	\$1,105,000	\$23,205,000		
<b>Total</b>	\$103,341,750	\$81,348,750	\$271,954,750	\$249,961,750	\$26,493,000	\$27,483,100	\$40,694,500	\$36,655,700	\$36,264,600	\$22,807,700	\$26,767,400	\$733,100,000	\$235,600,000	\$968,700,000			

\*\* Renewable Energy Resolution Goal costs are interconnected costs and therefore improvements made in one Renewable Energy sub-category without improvements in another Renewable Energy sub-category may result in increased overall cost and missed opportunities. The assumption of the cost figures represents a value of implementation in current market conditions without projections of future costs.

\*\* Architectural Components to Complete Facility-Specific Renovation costs are connected to Renewable Energy Resolution Goal (MEPFS) costs and therefore improvements made in one or more Architectural Component sub-categories will influence cost and needs within one or more of the Renewable Energy Resolution Goal (MEPFS) sub-categories. The assumption of the cost figures represent a value of implementation in current market conditions without projections of future costs.



## NUESTRO MUNDO AT FRANK ALLIS COMMUNITY 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



## MILELE CHIKASA ANANA 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



## 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.....	D
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	F
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Aesthetics.....	D
Sustainability and Energy Efficiency.....	D
Plumbing.....	D
HVAC.....	B
Power.....	C
Lighting.....	C
Technology.....	B
<b>COMPOSITE GRADE.....</b>	<b>D</b>

<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$21,600,000</b>
<b>Architectural Components.....</b>	<b>\$10,800,000</b>
<b>TOTAL COST.....</b>	<b>\$32,400,000</b>

### SUMMARY

### GRADE

Site Elements.....	C
Building Envelope.....	C
Life Safety.....	B
Accessibility.....	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	B
Plumbing.....	D
HVAC.....	D
Power.....	C
Lighting.....	B
Technology.....	B
<b>COMPOSITE GRADE.....</b>	<b>C</b>

<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$10,300,000</b>
<b>Architectural Components.....</b>	<b>\$2,600,000</b>
<b>TOTAL COST.....</b>	<b>\$12,900,000</b>

### SUMMARY

### GRADE

Site Elements.....	B
Building Envelope.....	B
Life Safety.....	B
Accessibility.....	B
Interior Finishes.....	B
Specialty Areas/Needs.....	B
Aesthetics.....	B
Sustainability and Energy Efficiency.....	B
Plumbing.....	C
HVAC.....	C
Power.....	B
Lighting.....	C
Technology.....	B
<b>COMPOSITE GRADE.....</b>	<b>B</b>

<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$21,300,000</b>
<b>Architectural Components.....</b>	<b>\$900,000</b>
<b>TOTAL COST.....</b>	<b>\$22,200,000</b>



## 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



## 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



## 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 .....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing.....	D
HVAC.....	D
Power .....	C
Lighting .....	C
Technology .....	B
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$12,500,000</b>
<b>Architctural Components.....</b>	<b>\$3,200,000</b>
<b>TOTAL COST .....</b>	<b>\$15,700,000</b>

### SUMMARY

### GRADE

Site Elements .....	C
Building Envelope.....	C
Life Safety.....	D
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	D
Plumbing.....	D
HVAC.....	B
Power.....	D
Lighting .....	C
Technology .....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$19,700,000</b>
<b>Architctural Components.....</b>	<b>\$5,000,000</b>
<b>TOTAL COST .....</b>	<b>\$24,700,000</b>

### SUMMARY

### GRADE

Site Elements .....	B
Building Envelope.....	C
Life Safety.....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	D
Plumbing.....	C
HVAC.....	C
Power.....	B
Lighting .....	B
Technology .....	B
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$18,900,000</b>
<b>Architctural Components.....</b>	<b>\$4,800,000</b>
<b>TOTAL COST .....</b>	<b>\$23,700,000</b>

## 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



## 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



## DR. VIRGINIA HENDERSON 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.....	C
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing.....	D
HVAC.....	D
Power.....	B
Lighting .....	C
Technology .....	B
<b>COMPOSITE GRADE .....</b>	<b>C</b>

<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$15,100,000</b>
<b>Architectural Components.....</b>	<b>\$3,800,000</b>
<b>TOTAL COST .....</b>	<b>\$18,900,000</b>

### SUMMARY

### GRADE

Site Elements .....	C
Building Envelope.....	B
Life Safety.....	C
Accessibility .....	B
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing.....	D
HVAC.....	C
Power.....	C
Lighting .....	C
Technology .....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>

<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$18,900,000</b>
<b>Architectural Components.....</b>	<b>\$4,800,000</b>
<b>TOTAL COST .....</b>	<b>\$23,700,000</b>

### SUMMARY

### GRADE

Site Elements .....	C
Building Envelope.....	C
Life Safety.....	B
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing.....	D
HVAC.....	D
Power.....	B
Lighting .....	C
Technology .....	B
<b>COMPOSITE GRADE .....</b>	<b>D</b>

<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$20,900,000</b>
<b>Architectural Components.....</b>	<b>\$10,500,000</b>
<b>TOTAL COST .....</b>	<b>\$31,400,000</b>



## 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



## JOHN F. KENNEDY ELEMENTARY SCHOOL

221 Meadowlark Drive, Madison, WI 53714

### GENERAL

Site Size: 14.59 Acres  
 Building Area: 67,200 Sq. Ft.  
 Year Built: 1965 Additions: 1967 & 1991



## LAKE VIEW ELEMENTARY SCHOOL

1802 Tennyson Lane, Madison WI 53704

### GENERAL

Site Size: 8.01 Acres  
 Building Area: 50,500 Sq. Ft.  
 Year Built: 1960 Additions: 1963



### SUMMARY

### GRADE

Site Elements .....	C
Building Envelope .....	D
Life Safety .....	B
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	B
Plumbing .....	D
HVAC.....	C
Power .....	B
Lighting.....	B
Technology.....	B
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$17,000,000</b>
<b>Architctural Components.....</b>	<b>\$4,300,000</b>
<b>TOTAL COST .....</b>	<b>\$21,300,000</b>

### SUMMARY

### GRADE

Site Elements .....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing.....	C
HVAC.....	B
Power .....	C
Lighting.....	B
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$17,800,000</b>
<b>Architctural Components.....</b>	<b>\$4,500,000</b>
<b>TOTAL COST .....</b>	<b>\$22,300,000</b>

### SUMMARY

### GRADE

Site Elements .....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	B
Sustainability and Energy Efficiency .....	D
Plumbing.....	D
HVAC.....	D
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$12,200,000</b>
<b>Architctural Components.....</b>	<b>\$3,100,000</b>
<b>TOTAL COST .....</b>	<b>\$15,300,000</b>

## LAPHAM ELEMENTARY SCHOOL

1045 E. Dayton Street, Madison WI 53703

### GENERAL

Site Size: 3.59 Acres

Building Area: 73,744 Sq. Ft.

Year Built: 1940 Additions: 1967



## 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



## ABRAHAM 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.....	C
Accessibility.....	D
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing.....	D
HVAC.....	C
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>D</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$20,400,000</b>
<b>Architectural Components.....</b>	<b>\$5,100,000</b>
<b>TOTAL COST.....</b>	<b>\$25,500,000</b>

### SUMMARY

### GRADE

Site Elements.....	B
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C
Plumbing.....	C
HVAC.....	C
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$25,500,000</b>
<b>Architectural Components.....</b>	<b>\$5,700,000</b>
<b>TOTAL COST.....</b>	<b>\$28,200,000</b>

### SUMMARY

### GRADE

Site Elements.....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing.....	D
HVAC.....	D
Power.....	C
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$16,600,000</b>
<b>Architectural Components.....</b>	<b>\$4,200,000</b>
<b>TOTAL COST.....</b>	<b>\$20,800,000</b>



## 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



## 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 and 1991



## 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 .....	C
Building Envelope .....	C
Life Safety .....	D
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	D
Power .....	B
Lighting .....	C
Technology .....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>

<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$10,700,000</b>
<b>Architectural Components .....</b>	<b>\$2,700,000</b>
<b>TOTAL COST .....</b>	<b>\$13,400,000</b>

### SUMMARY

### GRADE

Site Elements .....	C
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	B
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	D
Plumbing .....	C
HVAC .....	D
Power .....	B
Lighting .....	C
Technology .....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>

<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$18,200,000</b>
<b>Architectural Components .....</b>	<b>\$4,600,000</b>
<b>TOTAL COST .....</b>	<b>\$22,800,000</b>

### SUMMARY

### GRADE

Site Elements .....	D
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	D
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	B
Power .....	C
Lighting .....	B
Technology .....	C
<b>COMPOSITE GRADE .....</b>	<b>D</b>

<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$14,500,000</b>
<b>Architectural Components .....</b>	<b>\$7,300,000</b>
<b>TOTAL COST .....</b>	<b>\$21,800,000</b>

## MIDVALE ELEMENTARY SCHOOL

502 Caromar Drive, Madison, WI 53704

### GENERAL

Site Size: 8.98 Acres

Building Area: 72,349 Sq. Ft.

Year Built: 1950 Additions: 2016



## JOHN MUIR ELEMENTARY SCHOOL

6602 Inner Drive, Madison, WI 53704

### GENERAL

Site Size: 6.87 Acres

Building Area: 69,000 Sq. Ft.

Year Built: 1967 Additions: 1989 and 1992



## PAUL J. OLSON ELEMENTARY SCHOOL

801 Redan Dr., Madison, WI 53593

### GENERAL

Site Size: 14.55 Acres

Building Area: 86,396 Sq. Ft.

Year Built: 2008 Additions: None



### SUMMARY

### GRADE

Site Elements .....	B
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	B
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing .....	C
HVAC .....	B
Power .....	C
Lighting .....	B
Technology .....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$20,000,000</b>
<b>Architectural Components .....</b>	<b>\$15,000,000</b>
<b>TOTAL COST .....</b>	<b>\$35,000,000</b>

### SUMMARY

### GRADE

Site Elements .....	B
Building Envelope .....	B
Life Safety .....	C
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	B
Aesthetics .....	B
Sustainability and Energy Efficiency .....	B
Plumbing .....	D
HVAC .....	D
Power .....	C
Lighting .....	C
Technology .....	B
<b>COMPOSITE GRADE .....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$19,000,000</b>
<b>Architectural Components .....</b>	<b>\$2,900,000</b>
<b>TOTAL COST .....</b>	<b>\$21,900,000</b>

### SUMMARY

### GRADE

Site Elements .....	B
Building Envelope .....	B
Life Safety .....	B
Accessibility .....	B
Interior Finishes .....	B
Specialty Areas/Needs .....	B
Aesthetics .....	B
Sustainability and Energy Efficiency .....	B
Plumbing .....	B
HVAC .....	B
Power .....	B
Lighting .....	B
Technology .....	B
<b>COMPOSITE GRADE .....</b>	<b>B</b>
<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$12,300,000</b>
<b>Architectural Components .....</b>	<b>\$700,000</b>
<b>TOTAL COST .....</b>	<b>\$13,000,000</b>



## RANDALL ELEMENTARY SCHOOL

1802 Regent Street, Madison, WI 53726

### GENERAL

Site Size: 1.32 Acres

Building Area: 61,540 Sq. Ft.

Year Built: 1906 Additions: 1907, 1912, 1925 & 1967



## 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



## 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

### GRADE

Site Elements .....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	C
Interior Finishes.....	D
Specialty Areas/Needs.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing.....	C
HVAC.....	C
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$17,200,000</b>
<b>Architectural Components.....</b>	<b>\$4,300,000</b>
<b>TOTAL COST.....</b>	<b>\$21,500,000</b>

### SUMMARY

### GRADE

Site Elements .....	C
Building Envelope.....	B
Life Safety.....	C
Accessibility.....	C
Interior Finishes.....	B
Specialty Areas/Needs.....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C
Plumbing.....	C
HVAC.....	C
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$17,300,000</b>
<b>Architectural Components.....</b>	<b>\$8,700,000</b>
<b>TOTAL COST.....</b>	<b>\$26,000,000</b>

### SUMMARY

### GRADE

Site Elements .....	D
Building Envelope.....	D
Life Safety.....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing.....	C
HVAC.....	C
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$16,800,000</b>
<b>Architectural Components.....</b>	<b>\$8,400,000</b>
<b>TOTAL COST.....</b>	<b>\$25,200,000</b>

### 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



### THOREAU ELEMENTARY SCHOOL

3870 Nakoma Road, Madison, WI 53711

#### GENERAL

Site Size: 5.70 Acres

Building Area: 58,500 Sq. Ft.

Year Built: 1970 Additions: 1991



### SAMUEL GOMPERS ELEMENTARY SCHOOL

1502 Wyoming Way, Madison, WI 53704

### BLACK HAWK 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.....	B
Accessibility .....	C
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing.....	D
HVAC.....	D
Power .....	C
Lighting.....	B
Technology.....	B
<b>COMPOSITE GRADE.....</b>	<b>D</b>

<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$19,700,000</b>
<b>Architectural Components.....</b>	<b>\$9,900,000</b>
<b>TOTAL COST .....</b>	<b>\$29,600,000</b>

#### SUMMARY

#### GRADE

Site Elements .....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility .....	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	B
Sustainability and Energy Efficiency .....	D
Plumbing.....	C
HVAC.....	D
Power .....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>

<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$16,500,000</b>
<b>Architectural Components.....</b>	<b>\$4,200,000</b>
<b>TOTAL COST .....</b>	<b>\$20,700,000</b>

#### SUMMARY

#### GRADE

Site Elements.....	B
Building Envelope.....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing .....	C
HVAC .....	D
Power .....	C
Lighting.....	B
Technology .....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>

<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$17,800,000</b>
<b>Architectural Components.....</b>	<b>\$4,450,000</b>
<b>TOTAL COST .....</b>	<b>\$22,250,000</b>



**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



**ORCHARD RIDGE ELEMENTARY SCHOOL**

5602 Russett Road, Madison, WI 53711

**AKIRA R. TOKI MIDDLE SCHOOL**

5606 Russett Road, Madison, WI 53711

**GENERAL**

Site Size: 18.06 Acres

Building Area: 133,360 Sq. Ft.

Year Built: 1958 Additions: 1959, 1961, 1963, 1967, 1968, & 2012



**HERBERT SCHENK ELEMENTARY SCHOOL**

203 Schenk Street, Madison WI 53714

**ANNIE GREENCROW WHITEHOUSE MS**

218 Schenk Street, Madison, WI 53714

**GENERAL**

Site Size: 14.5 Acres

Building Area: 119,203 Sq. Ft.

Year Built: 1952 Additions: 1954, 1958, 1969 & 2012



**SUMMARY**

**GRADE**

Site Elements .....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing.....	C
HVAC.....	C
Power.....	C
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$33,200,000</b>
<b>Architectural Components.....</b>	<b>\$16,600,000</b>
<b>TOTAL COST.....</b>	<b>\$49,800,000</b>

**SUMMARY**

**GRADE**

Site Elements .....	C
Building Envelope.....	D
Life Safety.....	C
Accessibility.....	D
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Aesthetics.....	D
Sustainability and Energy Efficiency.....	D
Plumbing.....	D
HVAC.....	D
Power.....	D
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>D</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$28,500,000</b>
<b>Architectural Components.....</b>	<b>\$14,250,000</b>
<b>TOTAL COST.....</b>	<b>\$42,750,000</b>

**SUMMARY**

**GRADE**

Site Elements.....	C
Building Envelope.....	B
Life Safety.....	C
Accessibility.....	D
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing.....	B
HVAC.....	D
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$28,600,000</b>
<b>Architectural Components.....</b>	<b>\$7,150,000</b>
<b>TOTAL COST.....</b>	<b>\$35,750,000</b>

**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



**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 Additions: 1969



**EZEKIEL GILLESPIE 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.....	D
Life Safety.....	C
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing.....	C
HVAC.....	D
Power.....	C
Lighting .....	C
Technology .....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$32,800,000</b>
<b>Architctural Components.....</b>	<b>\$8,200,000</b>
<b>TOTAL COST .....</b>	<b>\$41,000,000</b>

**SUMMARY**

**GRADE**

Site Elements.....	D
Building Envelope .....	B
Life Safety.....	C
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics .....	B
Sustainability and Energy Efficiency .....	D
Plumbing.....	D
HVAC.....	D
Power .....	B
Lighting .....	C
Technology .....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$23,200,000</b>
<b>Architctural Components.....</b>	<b>\$5,800,000</b>
<b>TOTAL COST .....</b>	<b>\$29,000,000</b>

**SUMMARY**

**GRADE**

Site Elements.....	C
Building Envelope.....	B
Life Safety.....	B
Accessibility .....	B
Interior Finishes .....	B
Specialty Areas/Needs .....	B
Aesthetics .....	B
Sustainability and Energy Efficiency .....	D
Plumbing.....	B
HVAC.....	B
Power.....	B
Lighting .....	B
Technology .....	B
<b>COMPOSITE GRADE .....</b>	<b>B</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$20,600,000</b>
<b>Architctural Components.....</b>	<b>\$2,060,000</b>
<b>TOTAL COST .....</b>	<b>\$22,660,000</b>



## RAY F. SENNETT MIDDLE SCHOOL

502 Pflaum Road, Madison, WI 53716

### GENERAL

Site Size: 56.71 Acres (same land parcel as LaFollette High School)

Building Area: 98,300sq. Ft.

Year Built: 1967 Additions: 1980 & 1992



### SUMMARY

	<b>GRADE</b>
Site Elements .....	B
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C
Plumbing.....	C
HVAC.....	D
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$25,100,000</b>
<b>Architctural Components .....</b>	<b>\$6,275,000</b>
<b>TOTAL COST .....</b>	<b>\$31,375,000</b>

## 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



### SUMMARY

	<b>GRADE</b>
Site Elements .....	C
Building Envelope.....	C
Life Safety.....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics.....	D
Sustainability and Energy Efficiency.....	D
Plumbing.....	D
HVAC.....	D
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$10,100,000</b>
<b>Architctural Components.....</b>	<b>\$2,525,000</b>
<b>TOTAL COST .....</b>	<b>\$12,625,000</b>

## 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

	<b>GRADE</b>
Site Elements.....	C
Building Envelope.....	C
Life Safety .....	C
Accessibility .....	B
Interior Finishes.....	B
Specialty Areas/Needs.....	C
Aesthetics.....	B
Sustainability and Energy Efficiency.....	B
Plumbing.....	C
HVAC.....	C
Power.....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE .....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal.....</b>	<b>\$15,900,000</b>
<b>Architctural Components .....</b>	<b>\$1,590,000</b>
<b>TOTAL COST .....</b>	<b>\$17,490,000</b>

**SHERMAN MIDDLE SCHOOL**

1610 Ruskin Street, Madison, WI 53704

**MALCOLM SHABAZZ CITY HIGH SCHOOL**

1601 N. Sherman, 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



**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 .....	D
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Aesthetics.....	D
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	D
Power .....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>D</b>
<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$27,300,000</b>
<b>Architctural Components.....</b>	<b>\$13,650,000</b>
<b>TOTAL COST.....</b>	<b>\$40,950,000</b>

**SUMMARY**

**GRADE**

Site Elements .....	C
Building Envelope .....	C
Life Safety .....	C
Accessibility.....	C
Interior Finishes.....	D
Specialty Areas/Needs.....	N/A
Aesthetics.....	C
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	D
Power .....	B
Lighting.....	C
Technology.....	C
<b>COMPOSITE GRADE.....</b>	<b>D</b>
<b>Upgrade MEPFS with Renewable Energy Goal .....</b>	<b>\$22,100,000</b>
<b>Architctural Components.....</b>	<b>\$11,050,000</b>
<b>TOTAL COST.....</b>	<b>\$33,150,000</b>

## Appendix A - Facility Assessments

### Elementary Schools

Nuestro Mundo at Frank Allis Community School.....	27
Milele Chikasa Anana Elementary School. ....	37
Cesar Chavez Elementary School .....	41
Crestwood Elementary School.....	49
Conrad E. Elvehjem Elementary School .....	52
Emerson Elementary School.....	61
Franklin Elementary School .....	71
Hawthorne Elementary School.....	80
Dr. Virginia Henderson Elementary School.....	88
Ray W. Huegel Elementary School.....	96
John F. Kennedy Elementary School.....	105
Lake View Elementary School .....	115
Lapham Elementary School.....	123
Aldo Leopold Elementary School .....	133
Abraham Lincoln Elementary School .....	141
Charles Lindbergh Elementary School.....	150
Lowell Elementary School.....	157
Mendota Elementary School .....	167
Midvale Elementary School.....	175
John Muir Elementary School .....	185
Paul J. Olson Elementary School.....	192
Randall Elementary School.....	200
Carl Sandburg Elementary School.....	210
Shorewood Hills Elementary School .....	217
Glenn Stephens Elementary School .....	225
Thoreau Elementary School.....	233

## Appendix A - Facility Assessments

### Combined Elementary/Middle Schools

Samuel Gompers ES/Black Hawk MS .....	241
Marquette ES/Georgia O’Keeffe MS .....	245
Orchard Ridge ES/Akira R. Toki MS .....	255
Herbert Schenk ES/Annie Greencrow Whitehorse MS .....	264
Van Hise ES/Velma Hamilton MS .....	273

### Middle Schools

Cherokee Heights Middle School .....	282
Ezekiel Gillespie Middle School .....	292
Ray F. Sennett Middle School.....	300
Spring Harbor Middle School .....	308
James C. Wright Middle School .....	318

### Combined Middle/High Schools

Sherman MS/Malcolm Shabazz City HS.....	326
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### Other

Doyle Administration .....	331
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**NUESTRO MUNDO AT FRANK ALLIS COMMUNITY 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
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	B
Power.....	C
Lighting .....	C
Technology .....	B
<b>Composite Grade .....</b>	<b>D</b>
<b>Upgrade MEPFS with Renewable Energy Goal...\$21,600,000</b>	
<b>Architectural Components .....</b>	<b>\$10,800,000</b>
<b>Total Cost .....</b>	<b>\$32,400,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** The asphalt paving is replaced in 2016 .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. In 2018 Building Services implemented improvement to storm water management to address the water infiltration problem, majority the problem has ben resolved with the implementation ..... **Grade B**
- **Concrete Walks:** The majority of the concrete walks have been repaired or replaced in 2022 being subjected to differential settlement causing major cracks and gaping holes. Front walk replaced in 2017. Front lot concrete replaced 2022 ..... **Grade B**
- **Landscaping:** Main entry steps replaced in 2017. Major concrete repairs in 2022 ..... **Grade B**
- **Fencing:** Front fence was replaced in 2019. The entire play area is enclosed by a wire fence..... **Grade B**
- **Steps:** Main entry steps replaced in 2017.Additional concrete work was performed in 2022..... **Grade B**
- **Railings:** In general, existing railings do not meet current codes. New railings at ramps do meet code ..... **Grade C**
- **Playground Equipment:** Playgrounds were replaced in 2022. All meet ADA standards ..... **Grade B**
- **Sports Fields:** Good condition..... **Grade B**
- **Site Accessibility (Ramps, Handicap Parking, Vans):** Main entry has a ramp. Playground is accessible..... **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 damage on lower part of some of the walls ..... **Grade C**
- **Main Entry Doors:** Main entry doors are the original painted wood doors and in poor condition ..... **Grade C**
- **Main Entry Columns & 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 screens are missing and in poor condition ..... **Grade C**
- **Louvers:** Good condition..... **Grade B**
- **Miscellaneous Soffit Trim & Gravel Stops:** Good condition..... **Grade B**
- **Roof:** Fully adhered EPDM with minimal insulation..... **Grade B**

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system ..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition ..... **Grade C**
- **Access Control:** Salto system installed in good condition ..... **Grade B**
- **Cameras:** Pelco cameras installed in good condition..... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices ..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code ..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed ..... **Grade D**

**ACCESSIBILITY**

- **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 B**
- **Ramp:** Existing ramp in corridor exceeds the maximum for ADA standards. Grade reflects completion of the ramp upgrade in 2017 renovation..... **Grade B**
- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **Casework:** Majority relaced in 2023 ..... **Grade B**
- **Sink Access at Casework:** Majority of the sinks do not meet ADA accessibility..... **Grade D**
- **Drinking Fountains:** Combination of the original porcelain drinking fountains and new drinking fountains installed in 20 and newer single EWC's ..... **Grade C**
- **Stairs:** Guard rails and hand rails do not meet current codes ..... **Grade F**
- **Stage:** Good condition. ADA accessible ..... **Grade B**

**INTERIOR FINISHES**

- **Flooring:** 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..... **Grade C**
- **Ceilings:** Generally in good shape. A few areas were noted to have some stains..... **Grade B**
- **Walls:** 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:** Majority was replaced in 2023. 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 B**
- **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:** Lockers (Painted Metal): A good portion of the lockers handles do not work properly and door is hard to open. 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 ... **Grade F**
- **Toilet Partitions:** (Painted Metal): Dated, some doors do not close or latch, and there is considerable rust forming on the bottoms. Two (2) main bathrooms have been renovated in 2012, Gender neutral bathroom built in 2012..... **Grade F**
- **Shades:** Approximately 40% of the shades have been updated. The remainder are poor condition ..... **Grade D**

## SPECIALTY AREAS/NEEDS

- **Secure Entrance:** Secure entrance upgrade completed in 2017 renovation ..... **Grade B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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 B**
- **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:** Utilize for storage ..... **Grade F**
- **Staff Lounge:** Adequate condition ..... **Grade C**
- **Nurse:** Space is inadequate. Should have three (3) beds, only one (1) 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 to 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**

## AESTHETICS

- **Site:** The grounds appear unkept ..... **Grade C**
- **Exterior Façade:** The building exterior is in adequate condition, however the main entry is in deteriorated condition ..... **Grade C**
- **Interior Spaces:** The interior in general is in poor condition ..... **Grade D**

**SUSTAINABILITY AND ENERGY EFFICIENCY ..... Grade D**

- Hot water central plant installed in 2008, Boilers 82% efficiency, terminal equipment was also replaced in 2008.

Total Wall Area	31,905	100.00%
Glazing-Glass Block	103	0.32%
Glazing-Double Pane	6,986	21.90%
Door-Glass	231	0.72%
Door-FRP	210	0.66%
Brick Veneer-No Weeps/Insulation	24,375	76.40%

**FORWARD LOOKING RECOMMENDATIONS**

- **Adjacencies of Rooms:**
  - ⇒ 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. ..

Nuestro Mundo at Frank Allis Community School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" service, 2" meter with bypass, 3" distribution	Staff Lounge 18	Entire Building	1936 (meter newer)	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Storage 19A	Domestic hot water	1999	Poor-to-Fair	D
Water Heater	75,100 Btu/h, 75 gallon, natural gas-fired	Boiler 16	Entire Building	2018	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler 16	Entire Building	2018	Fair-to-Good	B
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized and copper with fiberglass insulation	Entire Building	Entire Building	1936 to 2021	Poor-to-Fair	D
Hot Water	Galvanized and copper with fiberglass insulation	Entire Building	Entire Building	1936 to 2021	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall-hung lavatories with manual metered or automatic sensor faucets, floor-mounted urinal with automatic timed flush valve, floor-mounted water closets with manual or automatic sensor flush valve or tank, all vitreous china	Restrooms	N/A	1936 to 2020	Poor-to-Fair	D
Classrooms	Vitreous china or stainless steel drop-in sink with cold water and some with hot, with bubbler	Classrooms	N/A	1936 to 2014	Fair-to-Good	B
Drinking Fountains	Electric water coolers with bottle filler, some drinking fountains in classrooms	Entire Building	Entire Building	1936 to 2021	Good (electric water coolers), Poor-to-Fair (drinking fountains)	B
Other	Stainless sink drop-in with sediment trap	Art 10	N/A	1995	Fair	C
<b>Kitchen</b>						
3-compartment Sink	Stainless steel freestanding	Kitchen 15	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 15	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Cast iron interior primary, no secondary, fiberglass insulation	Entire Building	N/A	1936 to 1959	Poor-to-Fair	D
Sanitary	Galvanized and cast iron	Entire Building	N/A	1936 to 1959	Poor-to-Fair	D
Gas	Black steel, 4" main	Entire Building, Utility 17 (meter)	N/A	1936 to 2014	Fair-to-Good	B
Other	None	N/A	N/A	N/A	N/A	N/A

### Nuestro Mundo at Frank Allis Community School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 & B-2, natural gas fired hot water boilers, primary inline pumps, constant volume, glycol fill pump, redundant base-mounted end-suction secondary pumps, variable volume	Boiler 16	Entire Building	2007	Fair-to-Good	B
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-001, hot water coil, supply fan, constant volume	Storage 13	Cafeteria 14	2007	Fair-to-Good	B
Air Handling Units	AHU-101, hot water coil, supply fan, constant volume	Break Room 117	Gym 114 & Rooms 115 to 116	2007	Fair-to-Good	B
Air Handling Units	AHU-102, hot water coil, supply fan, constant volume	Storage 118	Gym 114	2007	Fair-to-Good	B
Air Handling Units	AHU-103, hot water coil, DX cooling coil with condensing unit, supply fan, constant volume	Stage 114A (AHU), Roof Above 213 (CU)	Office Suite 119	2007	Fair-to-Good	B
Air Handling Units	MAU-1, hot water coil, supply fan, 100% OA, boiler room make-up air	Boiler 16	Boiler 16	2007	Fair-to-Good	B
Terminal Units	Hot water unit ventilators	Classrooms	Classrooms	2007	Fair	C
Terminal Units	Hot water and DX cooling unit ventilators with condensing unit, qty 3	Media Center 212 & 214 (UVs), Roof Above 212 & 214 (CUs)	Media Center 212 & 214	2007	Fair	C
Terminal Units	Hot water fan coil unit	Stage 114A	Break room 117	2007	Fair-to-Good	B
Terminal Units	Hot water cabinet unit heaters	Vestibules, corridors	Vestibules, corridors	1990	Fair	C
Terminal Units	Hot water unit heater	Storage Rooms	Storage Rooms	2007	Fair	C
Terminal Units	Hot water fin tube	Classroom 22 & 26, Main Office Suite, Restrooms, Corridors	Classroom 22 & 26, Main Office Suite, Restrooms, Corridors	2007	Fair-to-Good	B
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1936 to 2007	Fair	C
Piping & Insulation	Heating hot water piping black steel and copper with fiberglass insulation	Entire Building	Entire Building	2007	Fair-to-Good	B
Ventilation						
Outside Air	Through unit ventilators or ducted to units	Entire Building	Entire Building	1936 to 2014	Fair	C
Exhaust Air	Distributed exhaust and fans	Entire Building	Entire Building	1936 to 2014	Fair	C
Kitchen	Type I exhaust hood with fan	Kitchen 15	Kitchen 15	1995	Fair, hood much larger than required	C
Art	No exhaust for kiln	Art 10	Art 10	N/A	Fair-to-Good	B
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC (Honeywell)	Entire Building	Entire Building	2007	Fair-to-Good	B
Building Limitations	Transfer air from classrooms to corridors	Entire Building	Entire Building	1936	Does not meet current code	D

### Nuestro Mundo at Frank Allis Community School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>Power</b>						
Service Entrance	Square-D 1600A 120/208V	Rm 16B	Entire Building		Rusted Exterior	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Not Present	N/A	N/A	N/A	N/A	D
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occupancy Sensors	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	LED at Egress, HID	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time/ Primex	Entire Building	Entire Building		Good	B
Paging	Bogen	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access Point/8 Port Patch per Classroom	Classrooms	Classrooms		Good	B

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**MILELE CHIKASA ANANA  
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



<b>SUMMARY</b>	<b>GRADE</b>
Site Elements .....	C
Building Envelope.....	C
Life Safety .....	B
Accessibility.....	B
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	B
Plumbing .....	D
HVAC .....	D
Power .....	C
Lighting.....	B
Technology.....	B
<b>Composite Grade.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal ..</b>	<b>\$10,300,000</b>
<b>Architectural Components .....</b>	<b>\$2,600,000</b>
<b>Total Cost.....</b>	<b>\$12,900,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Parking lot asphalt is in adequate condition with many cracks present. Basketball court paving in poor condition ..... **Grade D**
- **Concrete Walks:** Repairs and replacement have been implemented in 2022 ..... **Grade B**
- **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 visible at multiple locations ..... **Grade C**
- **Railings:** Original iron railing. No central railing at front concrete walkway. Paint chipped at multiple locations ..... **Grade B**
- **Playground Equipment:** Equipment replaced in 2023. All equipment is accessible..... **Grade B**
- **Sports Fields:** Fields in good condition with no drainage issues present at time of visit. Soccer goal framing is in good condition with no severe tears in netting..... **Grade B**
- **Site Accessibility (Ramps, Handicap parking, Van):** Playground equipment is 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 12' gates are located at both ends of drive ..... **Grade C**
- **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**
- **Corridor Lockers/Cubbies:** Painted in 2016. 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**

**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 B**
- **Fire Extinguisher:** Noted throughout building..... **Grade B**
- **Classroom in Lower Level (Adjusted to Area Well):** Not Applicable..... **N/A**

**ACCESSIBILITY**

- **Elevator/Lift:** Not applicable. .... **N/A**
- **Ramp:** Not applicable. .... **N/A**
- **Toilet Rooms:** All toilet rooms are accessible in addition. Two (2) toilet rooms near administration office are not accessible. .... **Grade C**
- **Automatic Entrances:** Main entrance complies with ADA accessibility. .... **Grade B**
- **Door Clearances:** Majority of doors have adequate clearances throughout facility..... **Grade B**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B.**
- **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 sink locations. Handle base faucet handle noted at addition classrooms..... **Grade C**
- **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 to previous water damage. Classroom tiling in poor condition ..... **Grade C**
- **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 adequate condition with some peeling and cracking occurring at corners and sink locations..... **Grade C**
- **Doors:** Some doors have been noted as damage with chips and scratches occurring on finish. No safety glass located in door lite..... **Grade C.**
- **Marker Boards:** Good condition. A few small marks and scratches. .... **Grade B**
- **Corridor Lockers/Cubbies:** Painted in 2006. 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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor..... **Grade B**
- **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 was noted as warmer then 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 then 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 (1) 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**

**SUSTAINABILITY AND ENERGY EFFICIENCY** ..... **Grade B**

Total Wall Area	17,673	100.00%
Glazing-Single Pane	2,071	11.72%
Glazing-Double Pane	1,631	9.23%
Door-Glass	368	2.08%
Door-Hollow Metal	359	2.03%
Brick Veneer-No Weeps/Insulation	3,206	18.14%
Brick Veneer-Cavity Wall	10,038	56.80%

## 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.

## CESAR CHAVEZ ELEMENTARY SCHOOL

3502 Maple Grove Drive, Madison, WI 53719

### GENERAL

Site Size: 14.32 Acres

Built in 2001, Building Area: 88,000 Sq. Ft.

Year Built: 2001 Additions: None



### SUMMARY

### GRADE

Site Elements.....	B
Building Envelope .....	B
Life Safety .....	B
Accessibility .....	B
Interior Finishes.....	B
Specialty Areas/Needs.....	B
Aesthetics .....	B
Sustainability and Energy Efficiency .....	B
Plumbing .....	C
HVAC .....	C
Power.....	B
Lighting .....	C
Technology .....	B
<b>Composite Grade .....</b>	<b>B</b>
<b>Upgrade MEPFS with Renewable Energy Goal...\$21,300,000</b>	
<b>Architectural Components .....</b>	<b>\$900,000</b>
<b>Total Cost .....</b>	<b>\$22,200,000</b>

### 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:** Good condition. .... **Grade B**
- **Sports Fields:** Good condition..... **Grade B**
- **Site Accessibility (Ramps, Handicap Parking, Van):** Good condition..... **Grade B**
- **Buses and Parent Drop-Off:** Good condition. .... **Grade B**
- **Fire Truck Access:** Good condition. .... **Grade B**
- **Dumpsters:** Good condition..... **Grade B**

### BUILDING ENVELOPE

- **Brick:** Good condition. .... **Grade B**
- **Main Entry Doors:** Good condition..... **Grade B**
- **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. Rood drainage leaving dark stains on brick (especially at Door 3). .... **Grade C**

**LIFE SAFETY**

- **Fire Suppression:** Wet system, 3” backflow prevent., three (3) zone control valves, serves entire bldg. .... **Grade C**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices. .... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code. .... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **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:** Good condition. .... **Grade B**
- **Automatic Entrances:** OT/PT automatic entrance is not functioning properly. .... **Grade C**
- **Door Clearances:** Good condition. .... **Grade B**
- **Door Hardware:** Good condition. .... **Grade B**
- **Casework:** Good condition. .... **Grade B**
- **Sink Access at Casework:** Good condition. .... **Grade B**
- **Drinking Fountains:** Good condition. .... **Grade B**
- **Stairs:** Good condition. .... **Grade B**
- **Stage:** Accessible. .... **Grade B**

**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:** Good condition. .... **Grade B**
- **Corridor Lockers/Cubbies:** Good condition. .... **Grade B**
- **Toilet Partitions:** Good condition. .... **Grade B**
- **Shades:** Good condition. .... **Grade B**

**SPECIALTY AREAS/NEEDS**

- **Secure Entrance:** Main entry is secure and connects directly to Administration. .... **Grade B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... **Grade B**
- **Security Cameras:** All but two (2) entrances, Stairs B & C have cameras. Playground also has cameras. .... **Grade B**
- **Administration:** Good condition. .... **Grade B**
- **Mail Room/Staff Work:** Good condition. .... **Grade B**
- **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 too damaged..... **Grade C**
- **Gym Locker/Shower:** Not applicable ..... **N/A**
- **Staff Lounge:** Good condition. .... **Grade B**
- **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**

**AESTHETICS**

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

Total Wall Area	37,162	100.00%
Glazing-Double Pane	3,312	8.91%
Door-Hollow Metal	294	0.79%
Door-FRP	14,820	39.88%
Brick Veneer-Cavity Wall	18,737	50.42%

**FORWARD LOOKING RECOMMENDATIONS**

- **Adjacent 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.

Chavez Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	6" service, ductile iron, 2" meter, pressure reducing valve	Receiving 108	Entire Building	2002	Fair	C
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	1.5" supply, large, simplex	Custodial 108A	Domestic hot water only	2002	Fair	C
Water Heater	250,000 Btu/h, 100 gallon, natural gas	Boiler 257	Entire Building	2014	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler 257	Entire Building	2002	Poor-to-Fair	D
Distribution Piping & Insulation						
Cold Water	Copper pipe with fiberglass insulation	Entire building	Entire Building	2002	Fair	C
Hot Water	Copper pipe with fiberglass insulation	Entire building	Entire Building	2002	Fair	C
Fixtures						
Restrooms	Manual metered or automatic sensed lavatories, automatic sensor flush valve floor-mount urinals and wall hung water closets, all vitreous china fixtures	Restrooms	N/A	2002	Fair	C
Classrooms	Stainless steel sink with faucet and bubbler, HW and CW	Classrooms	N/A	2002	Fair	C
Drinking Fountains	Electric water coolers and bottle fillers	Entire building	All	2002 (Water Coolers), 2015 (Bottle Fillers)	Fair	C
Other	Sediment or plaster trap at art sink	Art 222 and 228	Art 222 and 228	2002	Fair	C
Kitchen						
3-compartment Sink	4-compartment sink	Kitchen 109	N/A	N/A	N/A	N/A
Grease Interceptor	Recessed in floor in front of sink	Kitchen 109	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	N/A	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Interior primary, no secondary	Entire building	N/A	2002	Fair, couldn't observe piping	C
Sanitary	Couldn't observe pipe, below slab	Entire building	N/A	2002	Fair, couldn't observe piping	C
Gas	2 psi, 2.5" main, black steel	Outside Custodial 108A	N/A	2002	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A



Chavez Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
<b>Central Plant</b>						
Heating	2 x 1,855,000 Bth/h gas boilers, 2 base mounted end suction pumps, 6" mains, variable volume	Boiler 257	Entire Building	2002	Fair for boilers, poor for pumps (under repair)	D
Cooling	Air-cooled chiller, 185 tons, one base-mounted end-suction pump, glycol in chilled water, 6" main, variable volume	Boiler 257 & Cafeteria Roof	Entire Building	2013	Fair-to-Good for chiller and pump	B
<b>Distribution</b>						
Air Handling Units	AHU-1, HW with coil pump, CW, Supply fan, return fan, economizer, variable volume	Mechanical 206	Classroom wing	2002	Fair	C
Air Handling Units	AHU-3, HW with coil pump, CW, Supply fan, return fan, economizer, variable volume	Mechanical 206 & Cafeteria Roof	Media Center 110	2002	Fair	C
Air Handling Units	AHU-4, HW with coil pump, refrigerant cooling coil with ACCU-1 air cooled condensing unit, Supply fan, return fan, economizer, variable volume	Mechanical 256	Main Office Area	2002	Fair for AHU, Poor for condensing unit	D
Air Handling Units	AHU-5, HW with coil pump, CW, Supply fan, return fan, constant volume	Mechanical 256	Cafeteria 102	2002	Fair	C
Air Handling Units	AHU-6, HW with coil pump, CW, Supply fan, return fan, constant volume	Mechanical 256	Stage 102C	2002	Poor-to-Fair	D
Air Handling Units	AHU-7, HW with coil pump, CW, Supply fan, constant volume	Mechanical 256	Gym 104	2002	Fair	C
Air Handling Units	AHU-8, HW with coil pump, CW, Supply fan, constant volume	Mechanical 256	Kitchen area?	2002	Fair	C
Terminal Units	VAVs with HW reheat	Main Office Area	Main Office Area	2002	Fair	C
Terminal Units	Hot water cabinet unit heaters	Vestibules and stairs	Vestibules and stairs	2002	Fair	C
Terminal Units	Hot water unit heaters	Mechanical, Receiving	Mechanical, Receiving	2002	Fair	C
Ductwork & Insulation	Supply with rigid fiberglass insulation, return no insulation	Entire building	Entire Building	2002	Fair-to-Good	B
Piping & Insulation	Heating water system, black steel and copper, fiberglass insulation	Entire Building	Entire Building	2002	Fair, some insulation missing in mechanical rooms, possibly due to work on pumps	C
Piping & Insulation	Chilled water system, black steel and copper, fiberglass insulation	Entire Building	Entire Building	2002	Fair	C
<b>Ventilation</b>						
Outside Air	Ducted directly to units or return air	Entire building	AHUs	2002	Fair-to-Good	B

<b>Chavez Elementary School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>POWER</b>						
Service Entrance	GE, 3000A 120/208V	RM 107A	Entire Building		Good	B
Distribution		Entire Building	Entire Building		Good	B
Dry Type Transformer		N/A	N/A	N/A	N/A	N/A
Panelboard	GE	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	NOT PRESENT	N/A	N/A	N/A	N/A	D
GFI Receptacles	PRESENT	Entire Building	Entire Building		Good	B
Generator/ATS	125 KVA	Entire Building	Entire Building		Good	B
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 FLUORESCENT	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	No occupancy sensors in hallways	Entire Building	Entire Building		Acceptable- Dated	C
Exterior Light Fixtures	HID	Exterior	Exterior		Good	D
Emergency Light Fixtures	INTEGRAL GEN POWERED OUTSIDE OF GYM	Entire Building	Entire Building		N/A	N/A
Exit Signs	PRESENT	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	CAT5E	Entire Building	Entire Building		Good	B
Clocks	MIX WIRED AND WIRELESS	Entire Building	Entire Building		Acceptable- Dated	C
Paging	BOGEN HEADEND	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	8 PORT SWITCH IN CLASSROOMS	Entire Building	Entire Building		Good	B

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**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 .....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	D
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing .....	D
HVAC .....	D
Power .....	C
Lighting .....	C
Technology .....	B
<b>Composite Grade .....</b>	<b>C</b>

<b>Upgrade MEPFS with Renewable Energy Goal ..</b>	<b>\$12,500,000</b>
<b>Architectural Components .....</b>	<b>\$3,200,000</b>
<b>Total Cost .....</b>	<b>\$15,700,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Poor condition with many cracks. .... Grade D
- **Concrete Walks:** Majority of the concrete has been repaired. .... Grade B
- **Landscaping:** Grassy areas are balding in some spots 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):** Good condition..... 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 B
- **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 B
- **Roof:** Installed at different times, ranging from 1988 to 2013. .... Grade C

**LIFE SAFETY**

- **Fire Alarm and Fire Detection:** Installed in 2003 and has one (1) year of useful life remaining ..... **Grade C**
- **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:** Not applicable ..... **N/A**

**ACCESSIBILITY**

- **Elevator/Lift:** One (1) 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 (1) 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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade C**
- **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 in adequate shape. 10% don’t 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 welcome center for security purposes. .... **Grade F**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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 B**
- **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/LMC:** 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**

**SUSTAINABILITY AND ENERGY EFFICIENCY** ..... **Grade C**

Total Wall Area	30,063	100.00%
Glazing-Single Pane	4,269	14.20%
Glazing-Double Pane	2,561	8.52%
Door-Glass	518	1.72%
Door-Hollow Metal	315	1.05%
Brick Veneer-Cavity Wall	13,774	45.82%
Brick Veneer-No Weeps/Insulation	8,625	28.69%

**FORWARD LOOKING RECOMMENDATIONS**

- **Adjacencies of Rooms:** Admin should be adjacent to front entry.
- **Sizes of Rooms:** Nurse and Serving kitchen are too small.
- **Missing Spaces:** Storage for gym and the LMC.
- **Welcome Center:** Provide for a secure entrance.



## 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
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing.....	D
HVAC.....	B
Power.....	D
Lighting.....	C
Technology.....	C
<b>Composite Grade.....</b>	<b>C</b>

**Upgrade MEPFS with Renewable Energy Goal...\$19,700,000**

**Architectural Components .....\$5,000,000**

**Total Cost .....\$24,700,000**

### SITE ELEMENTS

- **Asphalt Paving:** Water damage on high traffic areas..... **Grade B**
- **Concrete Walks:** Uneven concrete throughout the site. Many sidewalk sections have been recently replaced ..... **Grade B**
- **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:** ADA accessible..... **Grade B**
- **Sports Fields:** Partially rusted fence at baseball diamond..... **Grade C**
- **Site Accessibility (Ramps, Handicap Parking, Van):** Yes..... **Grade B**
- **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 three (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. .... **Grade C**
  - ⇒ Vestibules in older portion of school are deep enough per code..... **Grade D**
  - ⇒ Entries located in newer portion of building..... **Grade B**

#### Main Entry Columns and Entablature:

- ⇒ **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 (1) area of roof leakage. Majority of roof is in good condition..... **Grade C**

## LIFE SAFETY

- **Fire Suppression:** The building does not have a fire suppression system..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition ..... **Grade C**
- **Access Control:** Salto system installed in good condition..... **Grade B**
- **Cameras:** Pelco cameras installed in good condition..... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code ..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

## ACCESSIBILITY

- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **Casework:** Some determination 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 such 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 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:** Secure entrance has been implemented with internal trades resources ..... **Grade B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... **Grade B**
- **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 three (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. 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**

• **AESTHETICS**

- **Site:** Landscaped areas 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** ..... **Grade D**

Total Wall Area	21,380	100.00%
Glazing-Double Pane	4,463	20.88%
Door-Glass	376	1.76%
Door-Hollow Metal	201	0.94%
Brick Veneer-No Weeps/Insulation	16,340	76.43%

### FORWARD LOOKING RECOMMENDATIONS

- **Adjacencies of Rooms:** Proximity of Administration and Work/Mail Room.
- **Sizes of Rooms:** Good sized classrooms. About 1,000 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.

Elvehjem Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" service, 2" meter with bypass, 3" main	Mechanical 10	Entire Building	1962	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Boiler 10B	Domestic hot water	2001	Poor-to-Fair	D
Water Heater	199,000 Btu/h, 100 gallon natural gas fired	Boiler 10B	Entire Building	2001	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator (Qty 2)	Boiler 10B	Entire Building	2001	Fair-to-Good	B
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized or copper pipe with fiberglass insulation	Entire Building	Entire Building	1962 to 1993	Poor-to-Fair	D
Hot Water	Galvanized or copper pipe with fiberglass insulation	Entire Building	Entire Building	1962 to 1993	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall-hung lavatories with manual metered faucets, floor-mounted urinals with automatic timer flush valves, floor-mounted water closets with manual flush valve, all vitreous china	Restrooms	N/A	1962 to 1993	Poor-to-Fair	D
Classrooms	Stainless steel sink, some with bubbler	Classrooms	N/A	1993	Poor-to-Fair	D
Drinking Fountains	Electric water coolers with bottle filler	Entire Building	Entire Building	2020	Fair-to-Good	B
Other	Stainless steel sink without sediment trap	Art 120	N/A	1993	Fair	C
<b>Kitchen</b>						
3-compartment Sink	2-compartment stainless steel drop-in	Kitchen 117	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	N/A	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Gutter and downspout	Entire Building	N/A	1962 to 1993	Fair	C
Sanitary	Cast iron piping, sewage ejector for boiler room drains	Entire Building, Boiler 10B (sewage ejector)	N/A	1962 to 1993	Fair	C
Gas	Black steel piping, 4" main	Tunnel South of 10 for Meter	N/A	1962	Poor-to-Fair, meter inside of building	D
Other	None	N/A	N/A	N/A	N/A	N/A



Elvehjem Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1, B-2, B-3, 1,229,000 Btu/h natural gas fired boiler, inline constant volume primary pumps, glycol fill tank and pump, base-mounted end suction secondary pumps, variable volume	Boiler 10B	Entire Building	2013	Fair-to-Good	B
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1, heating hot water coil, supply fan	Mezzanine Above 171C	Gym 171	2013	Fair	C
Air Handling Units	AHU-2, heating hot water coil, supply fan	Mechanical 10C	Gym 130	2018	Fair-to-Good	B
Terminal Units	Hot water unit ventilators	Classrooms	Classrooms	2013	Fair-to-Good	B
Terminal Units	Hot water cabinet unit heaters	Corridors, Vestibules	Corridors, Vestibules	2013	Fair-to-Good	B
Terminal Units	Hot water unit heaters	Mechanical Rooms	Mechanical Rooms	2013	Fair-to-Good	B
Terminal Units	Hot water fin tube	Offices, Restrooms, SW Wing Classrooms, Classrooms 100 and 110	Offices, Restrooms, SW Wing Classrooms, Classrooms 100 and 110	1993	Fair	C
Terminal Units	Hot water unit ventilators with DX coils and condensing units (Qty 3)	Media Center 163 (UVs), Roof Above 163 (CUs)	Media Center 163	2013	Fair-to-Good	B
Terminal Units	Hot water unit ventilator with DX coil and condensing unit	Classroom 153 (UV), Roof Above 153 (CU)	Classroom 153	2013	Fair-to-Good	B
Terminal Units	Blower coil unit with heating hot water coil and ventilation	Suite 159	Suite 159	2013	Fair-to-Good	B
Terminal Units	Blower coil unit with heating hot water coil and ventilation	Room 118, Suite 160	Room 118, Suite 160	2013	Fair-to-Good	B
Terminal Units	Blower coil unit with DX coil and condensing unit	Roof Above 164	Room 164	2013	Fair-to-Good	B
Terminal Units	Blower coil unit with DX coil and condensing unit	Roof Above 115	Room 115	2013	Fair-to-Good	B
Terminal Units	Blower coil unit with DX coil and condensing unit	Roof Above 116	Room 116	2013	Fair-to-Good	B
Terminal Units	FCU-3, blower coil unit with DX coil and condensing unit	Media Center Office 163A (UV), Roof Above 163 (CU)	Storage 162, Media Center Office 163A	2013	Fair-to-Good	B
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1962 to 2015	Fair	C
Piping & Insulation	Black steel piping with fiberglass insulation	Entire Building	Entire Building	2013	Fair-to-Good	B
Ventilation						
Outside Air	Through unit ventilators or ducted to units	Entire Building	Entire Building	1962 to 1993	Fair	C
Exhaust Air	Distributed dedicated exhaust and exhaust fans	Entire Building	Entire Building	1962 to 2015	Fair	C
Kitchen	General exhaust above oven	Kitchen 117	Kitchen 117	1993	Poor, code violation	F
Art	Exhaust hood and exhaust fan	Art 120	Art 120	1993	Poor-to-Fair, safety hazard since not in separate room	D
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC (Honeywell)	Entire Building	Entire Building	2005	Fair	C

Elvehjem Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square-D 1200A 120/208V	132	Entire Building		Good	B
Distribution	Kinney	10C	Entire Building		Obsolete	D
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D/Kinney	Entire Building	Entire Building		Mixed	D
Tamper Resistant Receptacles	Not Present	Entire Building	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	Mix T8/LED	Entire Building	Entire Building		Mixed	C
Interior Lighting Controls	Mix Manual Only/Occupancy Sensor	Entire Building	Entire Building		Mixed	C
Exterior Light Fixtures	Mix LED/HID	Exterior	Exterior		Mixed	C
Emergency Light Fixtures	Standalone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time	Entire Building	Entire Building		Good	B
Paging	Bogen Headend, Dated Speakers	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access Point Per Classroom	Classrooms	Classrooms		Good	B

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## 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.....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing.....	C
HVAC.....	C
Power.....	B
Lighting.....	B
Technology.....	B
<b>Composite Grade.....</b>	<b>C</b>

**Upgrade MEPFS with Renewable Energy Goal...\$18,900,000**

**Architectural Components .....\$4,800,000**

**Total Cost .....\$23,700,000**

### SITE ELEMENTS

- **Asphalt Paving:** Few minor to major cracking throughout parking area. Playground courts in good to adequate condition. .... **Grade B**
- **Concrete Walks:** Cracked and uneven walking surfaces resulting from differential settlement at several locations on site. .... **Grade B**
- **Landscaping:** Good condition and maintained..... **Grade B**
- **Fencing:** Good condition and maintained..... **Grade B**
- **Steps:** Missing sections at raisers at several entry/exit locations. Many concrete steps and sidewalks have been replaced ..... **Grade D**
- **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 parking in designated school lot. Three (3) designated ADA compliant stalls in parking. Only one (1) stall has side clearance..... **Grade C**
- **Fire Truck Access:** Fire apparatus access noted on playground area (south elevation). North elevation doesn't fully meet required access length..... **Grade B**
- **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 D**

**LIFE SAFETY**

- **Fire Suppression:** Wet system, 1-1/2" backflow preventer, serves S. Elevator Addition only ..... **Grade B**
- **Door Entry Station:** Typical devices installed and in working condition ..... **Grade C**
- **Access Control:** Salto system installed in good condition ..... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices ..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code ..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Installed 2012. Code based elevator. All floors are accessible. Elevator equipment room located on top floor. Security button issue with students ..... **Grade B**
- **Ramp:** Not applicable ..... **N/A**
- **Toilet Rooms:** Accessible, recently upgraded ..... **Grade B**
- **Automatic Entrances:** Good condition. .... **Grade B**
- **Door Clearances:** Good condition. Lounge area doesn't meet size requirements. .... **Grade B**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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 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 B**

**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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor..... **Grade B**
- **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). 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 inadequate 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 (2) 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**

**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 ..... Grade D**

Total Wall Area	27,954	100.00%
Glazing-Single Pane	7,388	26.43%
Door-Glass	390	1.40%
Door-FRP	42	0.15%
Brick Veneer-No Weeps/Insulation	20,134	72.02%

## 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).

Emerson Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	1-1/2" service, 1-1/2" meter	Storage 22	Entire Building	1990s	Fair	C
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	1-1/4" main, simplex	Boiler Room 12	Domestic Hot Water	2001	Fair	C
Water Heater	40,000 Btu/h, 50 gallon	Boiler Room 12	Entire Building	2012	Fair-to-Poor	D
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler Room 12	Entire Building	2012	Fair	C
Distribution Piping & Insulation						
Cold Water	Galvanized with some copper and fiberglass insulation	Entire Building	Entire Building	1920 to 2020	Fair-to-Poor	D
Hot Water	Galvanized with some copper and fiberglass insulation	Entire Building	Entire Building	1920 to 2020	Fair-to-Poor	D
Fixtures						
Restrooms	Automatic sensor lavatory and urinals, manual tank floor-mounted water closets, all vitreous china	Restrooms	N/A	2021	Good-to-Fair	B
Classrooms	Stainless steel sink with hot and cold water and bubbler	Classrooms	N/A	1990s	Fair-to-Poor	D
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2015	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A
Kitchen						
3-compartment Sink	2-compartment only	Kitchen 105A	N/A	N/A	N/A	N/A
Grease Interceptor	None observed inside	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Cast iron sink with three faucets	Art 15	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Cast iron primary, no secondary	Entire Building	N/A	1920	Fair-to-Poor	D
Sanitary	Cast-iron sanitary, galvanized vent, some PVC, sewage ejector for basement	Entire Building, Boiler Room 12 for sewage ejector	N/A	1920 to 2020, 1920 for sewage ejector	Fair-to-Poor	D
Gas	4" main, black steel pipe	Outside of Corridor 121	N/A	1920 to 2000s	Fair-to-Poor	D
Other	None	N/A	N/A	N/A	N/A	N/A

Emerson Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	2 x Steam boilers, capacity unknown, duplex steam condensate pump	Boiler Room 12	Entire Building	1967	Fair-to-Poor	D
Cooling	No central system	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1N, mixing box, air blender, steam coil, supply fan, variable volume	Mechanical Room 14	2nd Floor Southeast Classrooms, Cafeteria, Main Office	2018	Good-to-Fair	B
Air Handling Units	AHU-2N, mixing box (mech room used as plenum), air blender, steam coil, supply fan, variable volume	Mechanical Room 28	Basement, 1st, and 2nd Floor Southwest Classrooms	2018	Good-to-Fair	B
Air Handling Units	AHU-3N, steam coil, supply fan, variable volume	Mixing Room in Duct Room 19, AHU in Mechanical Room 20	Basement, 1st, and 2nd Floor North Classrooms and Gym	2018	Good-to-Fair	B
Terminal Units	Steam convector	Auditorium 102, Main Office Suite 108	Auditorium 102, Main Office Suite 108	1967	Poor	F
Terminal Units	Steam radiator	Classrooms, Corridors, Workroom 209	Classrooms, Corridors, Workroom 209	1967	Poor	F
Terminal Units	Steam unit heater	Boiler Room 12	Boiler Room 12	1967	Fair-to-Poor	D
Terminal Units	Steam cabinet unit heater	Vestibules, Corridors, Office 21, Classrooms, Cafeteria 105	Vestibules, Corridors, Office 21, Classrooms, Cafeteria 105	Various	Fair-to-Poor	D
Terminal Units	Window air conditioners	Main Office Suite 108	Main Office Suite 108	2010	Fair-to-Poor	D
Terminal Units	Fan coil with DX coil and condensing unit	Small Group 109 and Roof Above	Small Group 109	2008	Fair	C
Ductwork & Insulation	Galvanized, new near AHUs, otherwise original	Entire Building	Entire Building	1920 to 2018	Poor, dampers squeak	F
Piping & Insulation	Steam piping, black steel, fiberglass insulation	Entire Building	Entire Building	1920 to 2020	Fair-to-Poor	D
Ventilation						
Outside Air	Ducted through AHUs	AHUs	Entire Building	2018	Good-to-Fair	B
Exhaust Air	Distributed exhaust fans	Entire Building	Entire Building	1920 to 2020	Fair-to-Poor	D
Kitchen	No exhaust, no equipment would require a hood	Kitchen 105A and 109D	N/A	N/A	N/A	N/A
Art	Exhaust fan above kiln	Art 15	Art 15	1967	Poor, no hood or separate room	F
Specialty						
Controls	Pneumatic and DDC (Honeywell)	Entire Building	Entire Building	2002	Fair-to-Poor	D
Building Limitations	Transfer grilles in doors for corridor return	Entire Building	Entire Building	1920s	Fair-to-Poor	D



<b>Emerson Elementary School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>Power</b>						
Service Entrance	Siemens 1200A 120/208V	10	Entire Building	1993	Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Siemens/Square D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	B
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occ Sensors	Entire Building	Entire Building		Acceptable- Dated	B
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex Wireless	Entire Building	Entire Building		Good	B
Paging	TOA System	Entire Building	Entire Building		Acceptable- Dated	C
Classroom A/V	Access Point Per Room	Classrooms	Classrooms		Good	B

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## 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 .....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs .....	C
Aesthetics.....	D
Sustainability and Energy Efficiency.....	D
Plumbing .....	D
HVAC .....	D
Power .....	B
Lighting.....	C
Technology.....	B
<b>Composite Grade .....</b>	<b>C</b>

**Upgrade MEPFS with Renewable Energy Goal .. \$15,100,000**

**Architectural Components..... \$3,800,000**

**Total Cost..... \$18,900,000**

### SITE ELEMENTS

- **Asphalt Paving:** Paved parking in adequate condition..... **Grade C**
- **Concrete Walks:** Adequate condition..... **Grade C**
- **Landscaping:** Good condition. Drainage issues at the new playground..... **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:** Good condition..... **Grade B**
- **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 B**
- **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 out of school. Enclosure 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 condition..... **Grade B**
- **Roof:** Good condition..... **Grade B**

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system..... N/A
- **Door Entry Station:** Typical devices installed and in working condition..... Grade C
- **Access Control:** Salto system installed in good condition. .... Grade B
- **Cameras:** Pelco cameras installed in good condition. .... Grade B
- **Fire Alarm Detection:** Simplex manual devices..... Grade C
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code ..... Grade D
- **Intrusion Detection:** Outdated Optex system installed ..... Grade D

**ACCESSIBILITY**

- **Elevator/Lift:** Grade based upon completion of the lift and elevator installation as part of the 2017 renovation. .... Grade B
- **Ramp:** Grade based upon completion of the ramp installation as part of the 2017 renovation. .... Grade B
- **Toilet Rooms:** The majority are inaccessible and in poor condition. Two (2) new accessible toilet rooms 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 of clearances to each side of the door (inset doors)..... Grade D
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... Grade B
- **Casework:** Majority of casework is at standard height or child height. .... Grade C
- **Sink Access at Casework:** Majority are too high and only side access at sinks in casework. Two (2) sets of accessible casework were installed in rooms 115 and 24A as part of the 2017 renovation. .... Grade C
- **Drinking Fountains:** Good condition but some are not accessible. .... 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 D
- **Doors:** Approximately 50% need some form of refinishing. Knobs 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:** Good condition..... Grade B

**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 B
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor..... Grade B



- **Security Cameras:** Coverage at egress locations. .... **Grade B**
- **Administration:** Administration space on ground floor connected to secure entry as part of 2017 renovation. .... **Grade B**
- **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:** Adequate condition. .... **Grade C**
- **Nurse:** New nurse space completed as part of 2017 renovation. .... **Grade B**
- **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**

**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** ..... **Grade D**

Total Wall Area	28,009	100.00%
Glazing-Glass Block	134	0.48%
Glazing-Double Pane	6,608	23.59%
Door-Hollow Metal	194	0.69%
Brick Veneer-No Weeps/Insulation	21,072	75.23%

**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.

Franklin Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" water service, 2" meter with no bypass	Boiler 17B	Entire Building	1923 (meter newer)	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex with 1.5" connection	Boiler 17B	Domestic hot water	2018	Fair	C
Water Heater	199,000 Btu/h, 100 gallon, gas-fired water heater	Boiler 17B	Entire Building	2022	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler 17B	Entire Building	2000	Poor-to-Fair	D
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized steel and copper piping with asbestos and fiberglass insulation	Entire Building	Entire Building	1923 to 1995	Poor-to-Fair	D
Hot Water	Galvanized steel and copper piping with asbestos and fiberglass insulation	Entire Building	Entire Building	1923 to 2012	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Manual metered lavatories, floor-mounted urinals with automatic timed flush valve, wall-hung or floor-mounted water closets with manual flush valve or tank, all vitreous china	Restrooms	N/A	1940 to 1990	Poor-to-Fair	D
Classrooms	Stainless steel or vitreous china with hot and cold water	Classrooms	Classrooms	1990	Fair	C
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	Varies	Fair	C
Other	Stainless steel sink with sediment trap	Art 208	Art 208	1995	Fair	C
<b>Kitchen</b>						
3-compartment Sink	Stainless steel	Kitchen 16	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 16	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Cast iron with fiberglass insulation, interior primary, no secondary (overflow over side of roof)	Entire Building	N/A	1023 to 1995	Poor-to-Fair	D
Sanitary	PVC and cast iron piping, sewage ejector for boiler room floor drains	Entire Building	N/A	1923 to 1995	Poor-to-Fair	D
Gas	Galvanized and black steel piping, 3" main	Meter outside of X126	N/A	1923 to 2012	Poor-to-Fair	D
Other	None	N/A	N/A	N/A	N/A	N/A

Franklin Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 & B-2, 3,347,000 Btu/h gas-fired steam boiler, condensate tank and duplex return pumps	Boiler 17B	Entire Building	1965	Poor-to-Fair	D
Heating	Shell and tube heat exchanger with redundant inline constant volume heating water pumps with glycol	Boiler 17B	Entire Building	1995	Fair	C
Cooling	Air-cooled chiller, redundant inline constant volume chilled water pumps with glycol	Boiler 17B (pumps), Roof Above X125 (chiller)	All distribution equipment with cooling	1995	Poor-to-Fair	D
Distribution						
Air Handling Units	AU-Gym, steam coil and constant volume supply fan	Mechanical 114	Gym 18	1955	Poor	F
Terminal Units	AHU-1 blower coil unit, chilled water coil and supply fan, two duct-mounted reheat coils for each room	Mechanical 18A1	Kindergarten 18A and 19	2000	Poor-to-Fair	D
Terminal Units	BCU-1 blower coil unit, DX cooling coil and supply fan, condensing unit	Mechanical 113A (BCU-1), Roof Above (CU)	Main Office Suite 24	2017	Fair	C
Terminal Units	Steam unit ventilator	Classrooms	Classrooms	2000	Fair	C
Terminal Units	Hot water and chilled water unit ventilator	Media Center 108, Workroom 108A/B, Break Room 109	Media Center 108, Workroom 108A/B, Break Room 109	2000	Fair	C
Terminal Units	Steam radiator	Kitchen 16, Gym 18	Kitchen 16, Gym 18	1955	Poor-to-Fair	D
Terminal Units	Steam cabinet unit heater	Corridors, Small Group Rooms	Corridors, Small Group Rooms	1955 to 1995	Poor-to-Fair	D
Terminal Units	Window air conditioners	Classroom 207, 209	Classroom 207, 209	2015	Fair-to-Good	B
Terminal Units	Electric baseboard heater	Restroom 200A, 202A	Restroom 200A, 202A	2000	Poor-to-Fair	D
Terminal Units	Fin tube	Classroom 21, Office 24	Classroom 21, Office 24	2017	Fair	C
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1923 to 1995	Poor-to-Fair	D
Piping & Insulation	Black steel and copper with fiberglass insulation	Entire Building	Entire Building	1923 to 1995	Poor-to-Fair	D
Ventilation						
Outside Air	Direct to unit ventilators or ducted to units	Entire Building	Entire Building	1923 to 1995	Fair	C
Exhaust Air	Exhaust fans for relief and dedicated exhaust	Entire Building	Entire Building	1923 to 1995	Fair	C
Kitchen	No hood above ovens	Kitchen 16	N/A	N/A	Poor	F
Art	No exhaust hood or exhaust fan	Kiln 208A	N/A	N/A	Poor, no hood or separate room	F
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	Pneumatic (Johnson Controls), DDC (Honeywell)	Boiler 17B (air compressor)	Terminal Units (Pneumatic and DDC), Central Equipment (DDC)	1923 to 1955 (Pneumatic), 1995 (DDC)	Poor-to-Fair	D
Building Limitations	Transfer air to use corridors as a return air path	Entire Building	Entire Building	1923 to 1955	Poor-to-Fair	D

Franklin Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square-D 120/208V 1600A	x125	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	Cummins 35KW 3Phase	x124	Entire Building		Good	B
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorecent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Manual	Entire Building	Entire Building		Acceptable- Dated	C
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	Integral	N/A	N/A	N/A	N/A	N/A
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time	Entire Building	Entire Building		Good	B
Paging	Bogen Headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access point per room	Classrooms	Classrooms		Good	B

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## HAWTHORNE ELEMENTARY SCHOOL

3344 Concord Ave, Madison, WI 53714

### GENERAL

Site Size: 9.23 Acres

Building Area: 65,461Sq. Ft.

Year Built: 1958 Additions: 1961, 2001 & 2016



### SUMMARY

### GRADE

Site Elements.....	C
Building Envelope.....	B
Life Safety.....	C
Accessibility.....	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C
Plumbing.....	D
HVAC.....	C
Power.....	C
Lighting.....	C
Technology.....	C
<b>Composite Grade.....</b>	<b>C</b>

**Upgrade MEPFS with Renewable Energy Goal...\$18,900,000**

**Architectural Components .....\$4,800,000**

**Total Cost.....\$23,700,000**

### 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 condition..... **Grade B**
- **Railings:** Paint peeling from railings near garbage dumpster:..... **Grade B**
- **Playground Equipment:** Adequate condition, 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 B**
- **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 B**
- **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 B**

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

## LIFE SAFETY

- **Fire Suppression:** 4" backflow preventer, serves Art, Music, and Large Gym addition only. .... **Grade B**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices. .... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

## ACCESSIBILITY

- **Elevator/Lift:** Elevator was installed in 2001 and in good condition. .... **Grade B**
- **Ramp:** New ramp located in new addition. .... **Grade B**
- **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 B**
- **Door Clearances:** Mostly work well with few exceptions in the older portion of the building. .... **Grade B**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **Casework:** 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 Fountain:** 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 B**

## 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 condition. .... **Grade B**
- **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 B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**

- **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 condition. .... Grade B
- **Gymnasium:** Good condition..... Grade B
- **Parent Resource:** In process of being refurbished..... Grade B
- **Nurse:** Good condition. .... Grade B
- **Cafeteria:** Good condition..... Grade B
- **Kitchen:** Serving kitchen has newer finishes, space is adequate in size..... Grade B
- **After School Program:** Newer 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

**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 ..... Grade C**

Total Wall Area	34,164	100.00%
Glazing-Single Pane	235	0.69%
Glazing-Double Pane	4,699	13.75%
Door-Glass	366	1.07%
Door-Hollow Metal	63	0.18%
Metal Wall Panel	8,465	24.78%
Brick Veneer-Cavity Wall	13,983	40.93%
Brick Veneer-No Weeps/Insulation	6,352	18.59%

**FORWARD LOOKING RECOMMENDATIONS**

- **Adjacent of Rooms:** Adequate.
- **Sizes of Rooms:** Administration area is small; classrooms are adequate.
- **Missing Spaces:** Storage.

Hawthorne Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 2" meter with bypass	Boiler Room 13	Entire Building	1958 to 1961	Fair-to-Poor	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	1-1/4" main, simplex	Boiler Room 13	Domestic hot water	2000	Fair-to-Poor	D
Water Heater	75,100 Btu/h, 75 gallon, natural gas	Boiler Room 13	Entire Building	2019	Good-to-Fair	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler Room 13	Entire Building	2002	Fair-to-Poor	D
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized and some copper with fiberglass insulation	Entire Building	Entire Building	1958 to 1961	Fair-to-Poor	D
Hot Water	Galvanized and some copper with fiberglass insulation	Entire Building	Entire Building	1958 to 1961	Fair-to-Poor	D
<b>Fixtures</b>						
Restrooms	Manual metered lavatories, manual flush valve or no flush valve floor-mount urinals, manual tank floor-mounted water closets	Restrooms	N/A	1958 to 1961	Fair-to-Poor	D
Classrooms	Stainless steel sink with cold faucet (some also have hot) and bubbler	Classrooms	N/A	1958 to 1961	Fair-to-Poor	D
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2015	Fair	C
Other	Large stainless steel sinks with plaster trap	Art 136	N/A	2016	Good-to-Fair	B
<b>Kitchen</b>						
3-compartment Sink	Stainless steel	Kitchen 113J	N/A	N/A	N/A	N/A
Grease Interceptor	None observed inside	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 113J	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Exterior gutter/downspout mostly, some interior primary drains	Entire Building	N/A	1958 to 2001	Fair	C
Sanitary	Cast iron sanitary and galvanized vent, sewage ejector for boiler room drains	Entire Building	N/A	1958 to 1961	Fair-to-Poor	D
Gas	Black steel piping, 2 psi distribution	East Side of Building, Outside Maintenance 117	N/A	1958 to 1961	Fair-to-Poor	D
Other	None	N/A	N/A	N/A	N/A	N/A

Hawthorne Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	2 x hot water boilers, B-1 & B-2 are 2,408,000 Btu/h, constant primary, variable secondary pumping, glycol tank	Boiler Room 13	Entire Building	B-3 and secondary pumps from 2013	Good-to-Fair	B
Cooling	No central system	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	RTU-1, DX coil, supply fan, HW duct coils	Roof Above Media Center 133	Classroom 131 and Media Center 133	2001	Fair-to-Poor, condenser fins significantly bent	D
Air Handling Units	RTU-2, heating water coil, supply fan	Roof Above 113A	Cafeteria 113 through Kitchen 113J	2001	Fair	C
Air Handling Units	RTU-3, DX coil, supply fan, HW duct coils	Roof Above 138	Gym 134	2016	Good-to-Fair	B
Terminal Units	Boiler coil unit with DX coil and condensing unit and zone level HW coils	Maintenance 117 and Roof Above	Offices 115 and 118	2013	Fair	C
Terminal Units	Boiler coil unit with DX coil and condensing unit and zone level HW coils	Roof Above 111BA	Main Office Suite 111	2013	Fair	C
Terminal Units	Inline fan with HW coil	Tunnel Near Staff Lounge 10	Staff Lounge 10	2001	Fair-to-Poor	D
Terminal Units	Heating water unit ventilator	Classrooms	Classrooms	1990s & 2016	Fair-to-Poor	D
Terminal Units	Heating water cabinet unit heater	Vestibules, Maintenance	Vestibules, Maintenance	1958 to 1961	Fair-to-Poor	D
Terminal Units	Heating water unit heater	Boiler Room 13	Boiler Room 13	2013	Good-to-Fair	B
Terminal Units	Heating water fin tube	Some Classrooms, Main Office Suite	Classrooms, Main Office Suite	1958 to 2013	Fair	C
Ductwork & Insulation	Galvanized with fiberglass insulation	Various	Various	1958 to 2016	Fair	C
Piping & Insulation	Heating water is black steel and copper with fiberglass insulation	Entire Building	Entire Building	1958 to 2016	Fair-to-Poor	D
Ventilation						
Outside Air	Through unit ventilators or RTUs or ducted to blower coil unit	Entire Building	Entire Building	1958 to 2016	Fair	C
Exhaust Air	Distributed exhaust fans	Various	Entire Building	1958 to 1961	Fair-to-Poor	D
Kitchen	Type I hood with exhaust fan	Kitchen 113J	Kitchen 113J	2016	Good-to-Fair	B
Art	Exhaust hood above kiln	Kiln 136C	Kiln 136C	2016	Good-to-Fair, shares space with combustible storage	B
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC (Honeywell)	Entire Building	Entire Building	2002	Good-to-Fair	B
Building Limitations	Ceiling height limitations, transfer grilles in doors for corridor return	Entire Building	Entire Building	1958 to 1961	Fair-to-Poor	D



Hawthorne Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square D 1200A 120/208	13	Entire Building		Good	B
Distribution	Obsolete 120//240	12	Entire Building		Poor/Dated	D
Dry Type Transformer	Obsolete 120//240	12	Entire Building		Poor/Dated	D
Panelboard	Square D/GE	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	LED in classrooms, T8 in Corridors	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occupancy Sensor	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	HID parking lights, Mixture Building lights	Exterior	Exterior		Good	C
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time Wireless	Entire Building	Entire Building		Mix	C
Paging	Bogen Headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	8port Switch and Access point per classroom	Classrooms	Classrooms		Good	B

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## DR. VIRGINIA HENDERSON 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 .....	C
Building Envelope .....	C
Life Safety .....	B
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	D
Power.....	B
Lighting .....	C
Technology .....	B
<b>Composite Grade .....</b>	<b>D</b>
<b>Upgrade MEPFS with Renewable Energy Goal...\$20,900,000</b>	
<b>Architectural Components .....</b>	<b>\$10,500,000</b>
<b>Total Cost .....</b>	<b>\$31,400,000</b>

### SITE ELEMENTS

- **Asphalt Paving:** South side playground areas have had recent updates..... **Grade B**
- **Concrete Walks:** Some cracking was noted as well as differential settlement..... **Grade B**
- **Landscaping:** Recently upgraded. .... **Grade B**
- **Fencing:** Mix of new and older sections..... **Grade C**
- **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 C**
- **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 D**
- **Site Accessibility (Ramps, Handicap Parking, Vans):** Adequate..... **Grade C**
- **Buses and Parent Drop-Off:** Adequate .....
- **Fire Truck Access:** Adequate .....
- **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 .....
- **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 seven (7) years of useful life remaining. Remainder was installed 2003..... **Grade B**

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition..... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code. .... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Installed in 1963 and has exceeded project life expectancy..... **Grade D**
- **Ramp:** Not applicable..... **N/A**
- **Toilet Rooms:** One (1) 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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor..... **Grade B**
- **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**

**SUSTAINABILITY AND ENERGY EFFICIENCY** ..... **Grade D**

Total Wall Area	28,772	100.00%
Glazing-Double Pane	4,141	14.39%
Door-Glass	850	2.95%
Door-Hollow Metal	63	0.22%
Door-Overhead Sectional Door	90	0.31%
Precast Wall Panel	1,634	5.68%
Brick Veneer-No Weeps/Insulation	21,994	76.44%

**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.
- **Welcome Center:** Provide for a secure entrance.



Henderson Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 1-1/2" meter with bypass, 4" distribution	Tunnel Below Suite 18	Entire Building	1957	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Boiler 12	Domestic hot water, boiler make-up	2019	Fair-to-Good	B
Water Heater	75,100 Btu/h, 75 gallon, natural gas-fired	Boiler 12	Entire Building	2013	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Incline circulators (qty 4)	Boiler 12	Entire Building	1957 to 2013	Fair	C
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1957 to 2013	Poor-to-Fair	D
Hot Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1957 to 2013	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall-hung lavatories with manual or manual metered faucets, floor-mounted urinals with manual or automatic timer flush valve, floor-mounted water closets with manual flush valves, all vitreous china	Restrooms	N/A	1957 to 2007	Poor-to-Fair	D
Classrooms	Stainless steel or vitreous china drop-in, hot and cold water, some with bubbler	Classrooms	N/A	1957	Poor-to-Fair	D
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2015	Fair-to-Good	B
Other	Art stainless steel sink with sediment trap	Art 38	N/A	1957	Poor-to-Fair	D
<b>Kitchen</b>						
3-compartment Sink	Stainless steel freestanding	Kitchen 24A	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 24A	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Galvanized steel, cast iron piping, and PVC with fiberglass insulation, interior primary, no secondary	Entire Building	N/A	1957 to 1962	Poor-to-Fair	D
Sanitary	Galvanized, cast iron, and PVC piping, sewage ejector for boiler room drains	Boiler 12	N/A	1957	Poor-to-Fair	D
Gas	Black steel piping, 4" main	Entire Building	N/A	1957	Poor-to-Fair	D
Other	None	N/A	N/A	N/A	N/A	N/A

Henderson Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 & B-2, natural gas-fired steam boilers, condensate pumps	Boiler 12	Entire Building	1957	Poor-to-Fair	D
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-Gym, heating hot water coil, supply fan	Mechanical 27A	Gym 27	1957	Poor-to-Fair	D
Terminal Units	Steam unit ventilators	Classrooms	Classrooms	1957 to 1962	Poor-to-Fair	D
Terminal Units	Ducted steam unit ventilators	Storage 26 & 35	Classrooms 28 & 31	1957 to 1962	Poor-to-Fair	D
Terminal Units	Steam unit ventilators with DX cooling coils (qty 2)	Media Center 120	Media Center 120	2008	Fair-to-Good	B
Terminal Units	Steam unit ventilator with DX cooling coil	Classroom 21 (UV), Outside Classroom 21 (UV)	Classroom 21	2012	Fair	C
Terminal Units	Steam blower coil unit with steam heating coil,	Storage 24C	Cafeteria 24	1957	Poor-to-Fair	B
Terminal Units	Steam blower coil unit with steam heating coil, make-up air for boilers	Loading Dock 11	Boiler 12	1957	Poor-to-Fair	B
Terminal Units	Package terminal air conditioner heating and cooling	Office 115B	Office 115B	2001	Fair	C
Terminal Units	Package terminal air conditioner cooling only	Office 118A	Office 118A	2001	Fair	C
Terminal Units	Steam convectors	Vestibules, Corridors, Classroom 23, Kitchen 24A, Nurse 124, Small Group 125	Vestibules, Corridors, Classroom 23, Kitchen 24A, Nurse 124, Small Group 125	1957 to 1962	Poor-to-Fair	D
Terminal Units	Steam unit heaters	Loading Dock 11	Loading Dock 11	1957	Poor-to-Fair	D
Terminal Units	Blower coil unit with DX coil and duct-mounted steam heating coil	Closet 115	Main Office 118	2001 (Blower Coil), 2021 (CU)	Fair-to-Good	B
Terminal Units	Blower coil unit with DX coil and duct-mounted steam heating coil	Above Ceiling of 21 (BCU), Outside Electrical 21C (CU)	Classroom 21	2008 (Blower Coil), 2008 (CU)	Fair	C
Terminal Units	Portable dehumidifier	Music 40	Music 40	2010	Fair	C
Ductwork & Insulation	Galvanized with fiberglass duct wrap or liner	Entire Building	Entire Building	1957 to 2000	Fair	C
Piping & Insulation	Steam black steel piping with fiberglass insulation	Entire Building	Entire Building	1957 to 1962	Poor-to-Fair	D
Ventilation						
Outside Air	Through unit ventilators	Entire Building	Entire Building	1957 to 1962	Fair	C
Exhaust Air	Distributed exhaust and fans	Entire Building	Entire Building	1957 to 1962	Poor-to-Fair	D
Kitchen	Type II heat exhaust hood and fan	Kitchen 24A	Kitchen 24A	1995	Fair-to-Good, hood oversized	B
Art	Exhaust fan above kiln	Storage/Kiln 38A	Storage/Kiln 38A	1995	Poor-to-Fair, should have it's own room and hood	D
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	Pneumatic (Johnson Controls), DDC (Honeywell)	Entire Building	Entire Building (pneumatic), Central equipment (DDC)	1957 to 2002	Poor-to-Fair	D

<b>Henderson Elementary School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>POWER</b>						
Service Entrance	Square-D 1200A 120/208V	41A	Entire Building		Good	B
Distribution	Square-D 1200A 120/208V	21C	Entire Building		Good	B
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D 1200A 120/208V	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Microphonic Occupancy Sensors	Entire Building	Entire Building		Acceptable- Dated	C
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	Bugeyes	Entire Building	Entire Building		Dated	C
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex Headend	Entire Building	Entire Building		Good	B
Paging	Bogen	Entire Building	Entire Building	Old	Acceptable- Dated	C
Classroom A/V	Access Point Per Classroom	Classrooms	Classrooms		Good	B

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**RAY W. HUEGEL ELEMENTARY SCHOOL**

2601 Prairie Road, Madison, WI 53711

**GENERAL**

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



**SUMMARY**

**GRADE**

Site Elements .....	C
Building Envelope.....	D
Life Safety .....	B
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs .....	C
Aesthetics.....	C
Sustainability and Energy Efficiency.....	B
Plumbing .....	D
HVAC .....	C
Power .....	B
Lighting.....	B
Technology.....	B
<b>Composite Grade .....</b>	<b>C</b>

<b>Upgrade MEPFS with Renewable Energy Goal ..</b>	<b>\$17,000,000</b>
<b>Architectural Components.....</b>	<b>\$4,300,000</b>
<b>Total Cost.....</b>	<b>\$21,300,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Good condition. .... **Grade B**
- **Concrete Walls:** 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. .... **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 sleep slope..... **Grade B**
- **Dumpsters:** Easy access, but no enclosure. .... **Grade C**

**BUILDING ENVELOPE**

- **Brick:** Good condition. .... **Grade B**
- **Main Entry Doors:** Good condition..... **Grade B**
- **Main Entry Columns and Entablature:** Not applicable. .... **N/A**
- **Windows:** Grade based upon scheduled replacement of windows in 2017 renovation..... **Grade B**
- **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 Suppression:** The building does not have a fire suppression system. .... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Full notifier detection. .... **Grade B**
- **Fire Alarm Notification:** Notifier speaker strobe system. .... **Grade B**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

## ACCESSIBILITY

- **Elevator/Lift:** Not applicable. .... **N/A**
- **Ramp:** Railings need extensions. .... **Grade B**
- **Toilet Rooms:** Many bathrooms have accessible stalls. .... **Grade B**
- **Automatic Entrances:** Good condition. .... **Grade B**
- **Door Clearances:** Good. .... **Grade B**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **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:** Majority of the ceilings were replaced during a lighting upgrade project in 2021. .... **Grade B**
- **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:** Good condition. .... **Grade B**

- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... **Grade B**
- **Security Cameras:** Good condition..... **Grade B**
- **Administration:** Good condition. .... **Grade B**
- **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..... **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 damaged..... **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 condition. Space was renovated summer of 2016..... **Grade B**

**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 ..... Grade B**

Total Wall Area	17,141	100.00%
Glazing-Single Pane	1,786	10.42%
Door-Glass	436	2.54%
Door-Hollow Metal	231	1.35%
Brick Veneer-Cavity Wall	10,139	59.15%
Brick Veneer-No Weeps/Insulation	4,549	26.54%

**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.

Huegel Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" water service, 1-1/2" water meter with bypass	Boiler 13	Entire Building	1965	Poor	F
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	1-1/2" main , simplex	Boiler 13	Domestic hot water	2000	Fair-to-Poor	D
Water Heater	75,000 Btu/h, 75 gal, natural gas water heater	Boiler 13	Domestic hot water	2010	Fair-to-Poor	D
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Small inline circulator	Boiler 13	Domestic hot water	2010	Fair-to-Poor	D
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Some galvanized, some copper, fiberglass insulation	Entire Building	Entire Building	1965	Fair-to-Poor	D
Hot Water	Some galvanized, some copper, fiberglass insulation	Entire Building	Entire Building	1965	Fair-to-Poor	D
<b>Fixtures</b>						
Restrooms	Manual metered lavatories, Manual flush valve floor-mount urinals and wall hung water closets, manual tank floor mount water closets in kindergarten, all vitreous china fixtures	Restrooms	N/A	1965	Fair-to-Poor	D
Classrooms	Stainless steel with bubbler (kindergarten only) and hot and cold water (all)	Classrooms	N/A	1991	Fair	C
Drinking Fountains	Electric water cooler with bottle filler	Entire Building	Entire Building	2015	Fair	C
Other	Sediment or plaster trap at art sink	Art 174	Art 174	1991	Fair-to-Poor	D
<b>Kitchen</b>						
3-compartment Sink	Stainless steel with bubbler	Kitchen 116F	N/A	N/A	N/A	N/A
Grease Interceptor	None observed inside building	Kitchen 116F	N/A	N/A	Grease interceptor required by code	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 116F	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Interior primary in most locations, no secondary, cast iron, fiberglass insulation	Entire Building	N/A	1965	Poor-to-Fair	D
Sanitary	Sewage ejector for basement with galvanized piping, cast iron for most other areas	Boiler 13 & Entire Building	N/A	1965	Poor	F
Gas	2 psi, 2" distribution	Outside 129	N/A	1991	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Huegel Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	3 x 1,229,000 Btu/h gas boilers, base-mounted end suction pumps, constant primary, variable secondary	Boiler 13	Entire Building	2015	Good-to-Fair	B
Cooling	No central system	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-2, HW, supply fan, constant volume	Gym 180 Mechanical Mezzanine	Gym 180	1991	Poor-to-Fair	D
Air Handling Units	AHU-Gym, HW, supply fan, constant volume	Gym 116 West Mechanical Mezzanine	Gym 116	1965	Poor, unable to access or replace	F
Air Handling Units	AHU-2N, HW, refrigerant cooling coil, supply fan, relief fan in room, air cooled condensing unit	Mechanical 11 and Roof of Media Center 110	Media Center 110	2016	Good-to-Fair	B
Terminal Units	Unit ventilators	Classrooms	Classrooms	1991 (All Others), 2016 (Rooms 102-135)	Fair	C
Terminal Units	Fan unit with DX coil and condensing unit (cooling only)	Mechanical Closet 153, Roof above office	Main Office Area	1991	Fair-to-Poor	D
Terminal Units	Hot water cabinet unit heaters	Vestibules, corridors, restrooms, mechanical rooms, kitchen, main office area	Vestibules, corridors, restrooms, mechanical rooms, kitchen, main office area	1991	Fair	C
Ductwork & Insulation	Distribution in tunnels and mechanical rooms	Tunnels below building	Entire Building	1965	Poor-to-Fair	D
Piping & Insulation	Hot water is black steel and copper	Entire Building	Entire Building	1965 and 1991	Fair	C
Ventilation						
Outside Air	From unit ventilators or ducted direct to AHUs	Entire Building	Entire Building	1965 and 1991	Fair	C
Exhaust Air	Distrueted exhaust fans	Entire Building	Entire Building	1965 and 1991	Fair-to-Poor	D
Kitchen	Exhaust grille above stove only	Kitchen 116F	Kitchen 116F	1991	Poor	F
Art	Exhaust grille above kiln, room shared with storage	174A Kiln/Storage	174A Kiln/Storage	1991	Poor	F
Specialty						
Controls	Pneumatic (Johnson Controls) at zone level, DDC (Honeywell) for central systems	Entire Building	Entire Building	1958 for pneumatic, 2006 for DDC	Fair-to-Poor	D
Building Limitations	Very limited ceiling plenums, transfer grilles in doors for corridor return	Entire Building	Entire Building	1965	Fair-to-Poor	D

Huegel Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>Power</b>						
Service Entrance	ITE/Siemens 1200A	12	Entire Building	1991	Good	B
Distribution	ITE/Siemens	12	Entire Building	1991	Good	B
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	ITE, Square D Mix	Entire Building	Entire Building	1991	Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	LED	Entire Building	Entire Building		Good	B
Interior Lighting Controls	Full Occupancy Sensor	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	LED building light, HID Parking Lights	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex Wireless	Entire Building	Entire Building		Good	B
Paging	Bogen Headend, Atlas Amp	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access Point Per Classroom	Classrooms	Classrooms		Good	B

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**JOHN F. 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 .....	C
Interior Finishes .....	C
Specialty Areas/Needs.....	C
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing.....	C
HVAC.....	B
Power.....	C
Lighting .....	B
Technology .....	C
<b>Composite Grade.....</b>	<b>C</b>

**Upgrade MEPFS with Renewable Energy Goal...\$17,800,000**

**Architectural Components .....\$4,500,000**

**Total Cost .....\$22,300,000**

**SITE ELEMENTS**

- **Asphalt Paving:**..... **Grade C**
  - ⇒ Grade D - Front and Side of Buildings
  - ⇒ Grade B - Heaving and uneven asphalt back of building at playground
- **Concrete Walks:** Good condition. .... **Grade B**
- **Landscaping:** Landscaping is overgrown with some balding areas in grass, will need attention soon ..... **Grade C**
- **Fencing:** Not applicable..... **N/A**
- **Steps:** Good condition..... **Grade B**
- **Railings:** Exterior railings are rusting in areas. .... **Grade C**
- **Playground Equipment:** Majority of playground equipment is newer and in good condition. ADA accessible. .... **Grade B**
- **Sports Fields:** Grass and baseball diamond in good condition. Baseball diamond fencing is rusting..... **Grade C**
- **Site Accessibility (Ramps, Handicap Parking, Van):** Yes..... **Grade B**
- **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:** Good condition..... **Grade B**
- **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**
- **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 Suppression:** The building does not have a fire suppression system..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition..... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Grade based upon completion of elevator installation in 2016-2017 renovation. .... **Grade B**
- **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 B**
- **Door Clearance:** Good ..... **Grade B**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019..... **Grade B**
- **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 D**
- **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:** Good condition. Recently replaced..... **Grade B**
- **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 B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor..... **Grade B**
- **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 B**
- **Mail Room/Staff Work:** Grade based upon completion of renovation in 2016-2017..... **Grade B**
- **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 B**
- **Nurse:** Grade based upon completion of renovation in 2016-2017..... **Grade B**
- **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..... **Grade F**
- **Music:** Flooring is in adequate condition. Ceilings are in poor condition. Strings room is not located near the other music room..... **Grade B**
- **Library/IMC:** Carpet installed in 2003 and has exceeded projected life expectancy. Ceilings are in poor condition. Large book storage..... **Grade D**

**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..... **Grade C**

**SUSTAINABILITY AND ENERGY EFFICIENCY**..... **Grade D**

Total Wall Area	19,670	100.00%
Glazing-Double Pane	3,977	20.22%
Door-Hollow Metal	378	1.92%
Metal Wall Panel	720	3.66%
Brick Veneer-Cavity Wall	2,241	11.39%
Brick Veneer-No Weeps/Insulation	12,355	62.81%

## 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.

Kennedy Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	6" service, 2" meter with bypass, 4" main	Tunnel West of Boiler Room	Entire Building	1965	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Boiler 19	Domestic hot water	2001	Fair	C
Water Heater	Natural gas-fired, 38,000 Btu/h, 50 gallon	Boiler 19	Entire Building	2015	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler 19	Entire Building	2015	Fair-to-Good	B
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized or copper pipe with fiberglass insulation	Entire Building	Entire Building	1965 to 2017	Poor-to-Fair	D
Hot Water	Galvanized or copper pipe with fiberglass insulation	Entire Building	Entire Building	1965 to 2017	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall-hung lavatories with manual metered or manual faucets or wall-hung wash fountain with automatic faucet, floor-mounted urinals with automatic timer or sensor flush valve, wall-hung or floor-mounted water closets with manual flush valve or tank, all vitreous china	Restrooms	N/A	2015	Fair-to-Good	B
Classrooms	Stainless steel sink bubbler	Classrooms	N/A	2000	Fair	C
Drinking Fountains	Vitreous china drinking fountain or electric water cooler with bottle filler	Entire Building	Entire Building	2015	Fair-to-Good	B
Other	Stainless steel with sediment trap	Art 113	N/A	1990	Fair	C
<b>Kitchen</b>						
3-compartment Sink	Stainless steel, free standing	Kitchen 10	N/A	N/A	N/A	N/A
Grease Interceptor	Above ground	Kitchen 10	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 10	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Most is gutter and downspout, except north wing with interior primary piping, cast iron with fiberglass insulation	Entire Building	N/A	1965	Fair	C
Sanitary	Cast iron and PVC piping, sump pump for drains in basements	Entire Building, Mechanical 11A & 16 (sump pumps)	N/A	1965 to 2017	Fair (piping), Fair-to-Good (sump pump)	B
Gas	black steel piping	Entire Building, Meter is Outside Room 100	N/A	1965	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A



Kennedy Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1, B-2, B-3, 1,659,000 Btu/h natural gas-fired boilers, constant volume primary inline pumps, glycol fill tank, redundant base-mounted end-suction secondary pumps, variable volume	Boiler 19	Entire Building	2021	Good	A
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1, hot water heating coil, DX cooling coil, supply fan, variable volume, ACCU-1, DX condensing unit	Mechanical 11A (AHU), Roof Above 128B (CU)	North Wing	2021	Good	A
Air Handling Units	AHU-2, hot water heating coil, DX cooling coil, supply fan, variable volume, ACCU-2A and ACCU-2B, DX condensing units	Mechanical 11A (AHU), Roof Above 128B (CU)	Cafeteria 11, Music 11B	2021	Good	A
Air Handling Units	AHU-3, heating water coil, supply fan	Mechanical 206	Gym 106 to 106H	2021	Good	A
Air Handling Units	RTU-1, DX cooling, single zone	Roof Above 127	Main Office Suite	2016	Fair-to-Good	B
Terminal Units	Hot water unit ventilator	Classrooms	Classrooms	2021	Good	A
Terminal Units	Hot water fin tube	North Wing and Main Office Suite	North Wing and Main Office Suite	2021	Good	A
Terminal Units	VAVs with hot water reheat coil	Above ceilings or Mechanical Rooms	North Wing and Main Office Suite, Locker Rooms	2021	Good	A
Terminal Units	Hot water cabinet unit heater	Vestibules, Corridors	Vestibules, Corridors	2021	Good	A
Terminal Units	Hot water unit heater	Mechanical 16	Mechanical 16	2021	Good	A
Terminal Units	Ductless split with condensing unit	Roof Above 127	IT Room	2021	Fair	C
Terminal Units	Window air conditioner	Break Room 120B	Break Room 120B	2010	Fair	C
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1965 to 2021	Fair-to-Good	B
Piping & Insulation	Heating hot water black steel and copper piping, fiberglass insulation	Entire Building	Entire Building	2021	Good	A
Ventilation						
Outside Air	Through unit ventilators or ducted to units	Entire Building	Entire Building	2021	Good	A
Exhaust Air	Distributed dedicated exhaust fans	Entire Building	Entire Building	1965 to 2021	Fair	C
Kitchen	No exhaust hood or exhaust fan	Kitchen 10	N/A	N/A	Poor, code violation	F
Art	No exhaust hood or exhaust fan	Art 113	N/A	N/A	Poor, safety hazard	F
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC (Honeywell)	Entire Building	Entire Building	2021	Good	A
Building Limitations	Air from individual rooms is transferred to the corridors, which is used as a return air path	Entire Building	Entire Building	N/A	Fair	C

<b>Kennedy Elementary School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>POWER</b>						
Service Entrance	Square-D I-Line 800A 120/208V	Basement near 15	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	50/50	Entire Building	Entire Building		Not Code Compliant	D
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	LED	Entire Building	Entire Building		Good	B
Interior Lighting Controls	Occupancy Sensors	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	HID/LED Mix	Exterior	Exterior		Good	C
Emergency Light Fixtures	Defficient Bugeyes	Entire Building	Entire Building		Good	D
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time	Entire Building	Entire Building		Good	B
Paging	Wall Mount Seakers	Entire Building	Entire Building		Good	C
Classroom A/V	AP Per Classroom	Classrooms	Classrooms		Good	B

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**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



<b>SUMMARY</b>	<b>GRADE</b>
Site Elements.....	C
Building Envelope .....	C
Life Safety.....	C
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics .....	B
Sustainability and Energy Efficiency .....	D
Plumbing.....	D
HVAC.....	D
Power .....	B
Lighting .....	C
Technology .....	C
<b>Composite Grade.....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal ..</b>	<b>\$12,200,000</b>
<b>Architectural Components .....</b>	<b>\$3,100,000</b>
<b>Total Cost .....</b>	<b>\$15,300,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Newer parking lot..... **Grade B**
- **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:** Little congestion due to bus drop off but not really good areas 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:** Good condition..... **Grade B**
- **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**

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system. .... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices. .... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code .... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Good condition ..... **Grade B**
- **Ramp:** Not applicable. .... **N/A**
- **Toilet Rooms:** Grade based upon completion of accessible toilet rooms as part of 2017 renovation. .... **Grade B**
- **Automatic Entrances:** Grade based upon completion of automatic entrances installation as part of 2017 renovation. .... **Grade B**
- **Door Clearances:** Some doors are smaller than three (3) foot. Four (4) doors do not have adjacent clearances. .... **Grade C**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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:** Water filling stations have been installed in 2017 through 2022 ..... **Grade B**
- **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 B**
- **Walls:** CMU with mineral 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:** Good condition ..... **Grade B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**



- **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 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 pointing..... **Grade C**

**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** ..... **Grade D**

Total Wall Area	12,202	100.00%
Glazing-Single Pane	2,818	23.09%
Door-Glass	63	0.52%
Door-Hollow Metal	189	1.55%
Door-FRP	242	1.98%
Brick Veneer-No Weeps/Insulation	8,891	72.86%

**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.

Lake View Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" service to 2" water meter with bypass and 2-1/2" main to building	Maintenance Office 13	Entire Building	1960	Poor-to-Fair	D
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	1-1/4" main, simplex	Boiler Room 13B	Domestic Hot Water	2012	Fair	C
Water Heater	75,100 Btu/h, 75 gallon, natural gas	Boiler Room 13B	Entire Building	2012	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler Room 13B	Entire Building	2012	Good-to-Fair	B
Distribution Piping & Insulation						
Cold Water	Galvanized (some copper) with fiberglass insulation	Entire Building	Entire Building	1960 to 1963	Poor-to-Fair	D
Hot Water	Galvanized (some copper) with fiberglass insulation	Entire Building	Entire Building	1960 to 1963	Poor-to-Fair	D
Fixtures						
Restrooms	Manual lavatories, floor-mounted urinals with no flush valve, floor-mounted water closets with manual flush valves	Restrooms on Ground Floor	N/A	1960 to 1963	Poor-to-Fair	D
Restrooms	Manual lavatories, floor-mounted urinals and wall-hung water closets with automatic sensor flush valves	Restrooms on First Floor	N/A	1960 to 1963	Poor-to-Fair	D
Classrooms	Stainless steel or vitreous china cold water faucet (some with hot as well) and bubbler	Classrooms	N/A	1960 to 1963 with some newer	Poor-to-Fair	D
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2015	Good-to-Fair	B
Other	None	N/A	N/A	N/A	N/A	N/A
Kitchen						
3-compartment Sink	None, vitreous china 2-compartment sink	Kitchen 101A	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	N/A	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Exterior gutter/downspout	Entire Building	N/A	1960 to 1963	Fair	C
Sanitary	Cast iron	Entire Building	N/A	1960 to 1963	Poor-to-Fair	D
Gas	4" main distribution at 14" w.c.	West of Maintenance Office 13	N/A	1960 to 1963	Poor-to-Fair	D
Other	None	N/A	N/A	N/A	N/A	N/A

Lake View Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 and B-2, gas-fired steam boilers, size unknown, flash tank, duplex steam condensate pump, no boiler shutdown button	Boiler Room 13B	Entire Building	1960 for boilers, 2000s for condensate pump	Poor-to-Fair	D
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-Gym with steam coil and supply fan, separate relief fan	Mechanical Room 14 for AHU, Storage 101C for relief fan	Gym 101, Small Group 103 and 103A	1960	Poor-to-Fair	D
Air Handling Units	RTU-Office with steam convectors in each room	Roof above Nurse 105	Office 100, Office 100A, and Nurse 105	2007	Fair	C
Terminal Units	Unit ventilators with steam coil	Classrooms	Classrooms	2007 (All Others), 2020 (Rooms 26 & 27)	Poor-to-Fair	D
Terminal Units	Unit ventilators with steam coil and DX coil with condensing unit	Media Center 25	Media Center 25	2018	Good-to-Fair	B
Terminal Units	Steam cabinet unit heater	Storage 16, Gym Storage 101C	Storage 16 and 18, Gym Storage 101C	1960 to 1963	Poor-to-Fair	D
Terminal Units	Steam unit heater	Maintenance Office 13, Storage 101B	Maintenance Office 13, Storage 101B	1960 to 1963	Poor-to-Fair	D
Terminal Units	Steam convector with window air conditioner	Office 100A	Office 100A	1960 for convector, 2000s for window air conditioner	Poor-to-Fair	D
Terminal Units	Steam convector	Restrooms, Corridors, Kitchen	Restrooms, Corridors, Kitchen	1960 to 1963	Poor-to-Fair	D
Terminal Units	PTAC for heating and cooling	Gym Office 101E	Gym Office 101E	2010	Fair	C
Ductwork & Insulation	Galvanized, fiberglass insulation only on outdoor air	Entire Building	Entire Building	1960 to 1963	Poor-to-Fair	D
Piping & Insulation	Steam piping black steel with fiberglass insulation	Entire Building	Entire Building	1960 to 1963	Poor-to-Fair	D
Ventilation						
Outside Air	Through unit ventilators or AHU	Entire Building	Entire Building	1960 to 1963		
Exhaust Air	Distributed exhaust fans, relief fan	Various, relief fan in Corridor 124	Entire Building	1960 to 1963	Fair-to-Poor, relief fan very loud	D
Kitchen	General exhaust fan	Kitchen 101A	Kitchen 101A	1960 to 1963	Fair-to-Poor, no cooking appliances so no hood needed	D
Art	Kiln in corner of room with exhaust hood above	Art 26	Art 26	1960 to 1963	Poor-to-Fair, code and safety concern	D
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC (Honeywell)	Entire Building	Entire Building	2006	Good-to-Fair	B
Building Limitations	Ceiling height limitations	Entire Building	Entire Building	1960 to 1963	Fair-to-Poor	D

Lake View Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>ELECTRICAL</b>						
Service Entrance	Square D 1200A 120/208V	Service Equipment Rm	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	Square D	Service Equipment Rm	Mechanical Equipment		Good	B
Panelboard	Square D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Manual	Entire Building	Entire Building		Acceptable- Dated	C
Exterior Light Fixtures	Led Building, HID Parking	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Not Visible due to Beams	Entire Building	Entire Building		Good	D
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex Wireless	Entire Building	Entire Building		Good	B
Paging	Bogen headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access Point Per Room	Classrooms	Classrooms		Good	B

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**LAPHAM ELEMENTARY SCHOOL**  
1045 E. Dayton Street, Madison WI 53703

**GENERAL**

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



<b>SUMMARY</b>	<b>GRADE</b>
Site Elements .....	C
Building Envelope.....	C
Life Safety .....	C
Accessibility.....	D
Interior Finishes.....	D
Specialty Areas/Needs .....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing .....	D
HVAC .....	C
Power .....	B
Lighting.....	C
Technology.....	C
<b>Composite Grade .....</b>	<b>D</b>
<b>Upgrade MEPFS with Renewable Energy Goal ..</b>	<b>\$20,400,000</b>
<b>Architectural Components.....</b>	<b>\$5,100,000</b>
<b>Total Cost.....</b>	<b>\$25,500,000</b>

**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 B**
- **Landscaping:** Good condition .....
- **Fencing:** Mostly new, however there were a few areas that need addressing. .... **Grade C**
- **Steps:** Not applicable..... **N/A**
- **Railings:** Railing at south receiving ramp is rusting, needs to be repainted. .... **Grade D**
- **Playground Equipment:** Good condition; accessible. .... **Grade B**
- **Sports Fields:** Field is in good shape..... **Grade B**
- **Site Accessibility (Ramps, Handicap Parking, Van):** Good, with the exception of the play equipment. .... **Grade B**
- **Buses and Parent Drop-Off:** No issues noted. Parents and busses drop off on opposite sides of the school..... **Grade B**
- **Fire Truck Access:** Good..... **Grade B**
- **Dumpsters:** Facing the street without an enclosure .....
- **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 condition..... **Grade B**
- **Precast:** Good condition. An area on south side where a small piece is cracked off..... **Grade B**
- **Windows:** Approximately 50% do not stay open, springs are not working properly. Some screens are missing or damaged..... **Grade D**
- **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 Suppression:** The building does not have a fire suppression system..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition..... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

**ACCESSIBILITY**

- **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 (2) ramps, one (1) in the corridor and one (1) at the pool. Wood handrails are dated and don't appear to meet current graspability requirements. The ramp at the pool was upgraded in 2021 with new flooring and stainless steel handrails..... **Grade C**
- **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. Pool locker rooms, showers and toilet areas were upgraded in 2021 with new finishes..... **Grade C**
- **Automatic Entrances:** There are two (2) entries with automatic door openers. No issues reported..... **Grade B**
- **Door Clearances:** Majority of doors have knob hardware..... **Grade D**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019..... **Grade B**
- **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 through 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 (1) of the existing gym spaces has original floor tile and the rooms is not being utilized for it's original intent. Tile in toilet room is dated and the grout is stained. Gang toilet room walls are the original marble..... **Grade C**
- **Doors:** Majority are dated and delaminating. Vast majority of hardware are the knob type and classrooms do not gave 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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... **Grade B**
- **Security Cameras:** One (1) 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 any 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:** 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:** Pool was upgraded in 2021, new floor tile, drainage system and pool liner. All adjacent doors were replaced. .... **Grade B**
- **Pool Locker Room/Shower/Toilets:** Locker room and shower have been upgraded in 2021 with new doors and finishes. Existing lockers to remain. .... **Grade B**
- **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. .... **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 B**
- **Music:** Recently remodeled. .... **Grade B**
- **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**

**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, and nurses room should be considered for upgrading; along with locker/cubbies, windows and cabinetry. .... **Grade C**

**SUSTAINABILITY AND ENERGY EFFICIENCY** ..... **Grade D**

Total Wall Area	51,274	100.00%
Glazing-Single Pane	8,788	17.14%
Glazing-Glass Block	1,435	2.80%
Door-FRP	437	0.85%
Door-Overhead Coiling Door	64	0.12%
Brick Veneer-No Weeps/Insulation	40,549	79.08%

**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.
- **Welcome Center:** Provide for a secure entrance.

Lapham Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" service, 2" main, 1-1/2" meter	Storage 129	Entire Building	1940	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Boiler 128	Domestic hot water, make-up water	2018	Good-to-Fair	B
Water Heater	HX-4, shell and tube heat exchanger	Boiler 128	Entire Building	1940	Poor-to-Fair	D
Hot Water Storage Tank	119 gallon	Boiler 128	Entire Building	2005	Fair	C
Hot Water Circulating Pump	Inline circulator	Boiler 128	Entire Building	2005	Good-to-Fair	B
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized and copper with fiberglass insulation	Entire Building	Entire Building	1940 to 2020	Poor-to-Fair	D
Hot Water	Galvanized and copper with fiberglass insulation	Entire Building	Entire Building	1940 to 2020	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall-hung lavatories with manual metered or automatic sensor faucet, floor-mounted or wall-hung urinals with timed automatic flush valve, wall-hung or floor-mounted water closets with manual flush valves, all vitreous china	Restrooms	N/A	1939	Poor-to-Fair	D
Classrooms	Some have stainless steel, manual hot and cold water (but one with automatic sensor), some have none, no bubblers	Classrooms	N/A	1939	Poor-to-Fair	D
Drinking Fountains	Electric water coolers with bottle filler	Entire Building	Entire Building	2020	Fair-to-Good	B
Other	Stainless steel sinks, sediment trap only in 116	Art 116, 156, and 211	N/A	2000	Fair	C
<b>Kitchen</b>						
3-compartment Sink	Stainless steel drop-in sinks	Kitchen 236	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 236	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Interior primary, no secondary, cast iron piping with fiberglass insulation	Entire Building	N/A	1940	Poor-to-Fair	D
Sanitary	Cast iron and PVC piping	Entire Building	N/A	1940 to 2020	Poor-to-Fair	D
Gas	Black steel piping, 2-psi distribution, 4" main	Entire Building	N/A	1940 to 2001	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Lapham Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-2, B-3, B-4, natural gas fired steam boilers, condensate tank and pumps	Boiler 128	Entire Building	2001 (Boilers), 2001 (Condensate Pumps)	Fair	C
Heating	HX-1, shell and tube heat exchanger	Boiler 128	Heating hot water system	2000	Poor-to-Fair	D
Heating	HX-2, shell and tube heat exchanger	Boiler 128	Pool Locker Rooms	2000	Poor-to-Fair	D
Heating	HX-3, shell and tube heat exchanger	Boiler 128	Pool equipment	2000	Poor-to-Fair	D
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	RTU-Media Center, DX cooling coil, steam heating coil, constant volume	Roof Above Storage 200A	Media Center 200/201 and Classroom 200A	2003	Poor-to-Fair	D
Air Handling Units	AHU-1, exhaust fan, economizer, DX cooling coil, hot water heating coil with circulating pump, supply fan, variable volume, condensing unit	Mechanical 122D (AHU), Roof above 220A (CU)	Room 122 to 122C, 133, 156, 157, 158, & 235	2003	Fair (AHU), Poor-to-Fair (CU)	C
Air Handling Units	AHU-Gym 219, steam heating coil, supply fan, constant volume	Gym 219	Gym 219	2015?	Fair-to-Good	B
Air Handling Units	AHU-Gym 220, steam heating coil, supply fan, constant volume	Gym 220	Gym 220	2015?	Fair-to-Good	B
Air Handling Units	AHU-Pool, exhaust fan, runaround heat recovery coils and pump, steam heating coil, DX cooling coil, supply fan, condensing unit	Mechanical 151, Roof Above 151	Pool 151, Locker Rooms 132C and 132D	2021	Good-to-Fair	B
Terminal Units	VAV with hot water reheat coil	Above ceiling	All areas served by AHU-1	2003	Fair	C
Terminal Units	Hot water fin tube	Classrooms 156, 157, & 158	Classrooms 156, 157, & 158	2003	Fair	C
Terminal Units	Hot water cabinet unit heaters	Locker Rooms 132C and 132D	Locker Rooms 132C and 132D	2021	Fair-to-Good	B
Terminal Units	Steam unit ventilator with DX coil and condensing unit	Main Office 111 (UV), Immediately Outside on Grade (CU)	Main Office 111	2005	Fair-to-Good	B
Terminal Units	Steam unit ventilator	Classrooms, Main Office 301, Auditorium	Classrooms, Main Office 301, Auditorium	1967	Poor-to-Fair	D
Terminal Units	Steam convectors	Classrooms, Media Center, Office, Corridors, Restrooms	Classrooms, Media Center, Office, Corridors, Restrooms	1967	Poor-to-Fair	D
Terminal Units	Steam radiators	Corridors, Offices	Corridors, Offices	1940	Poor-to-Fair	D
Terminal Units	Ductless split and condensing unit	Principal 111A	Principal 111A	2009	Fair-to-Good	B
Terminal Units	Window air conditioner	Main Office 301, Classroom 100 and 102, Room 235	Main Office 301, Classroom 100 and 102, Room 235	1995 to 2005	Poor-to-Fair	D
Ductwork & Insulation	Galvanized with fiberglass insulation or liner	Entire Building	Entire Building	1940 to 2020	Fair	C
Piping & Insulation	Steam galvanized and black steel pipe with fiberglass insulation	Entire Building	Entire Building	1940 to 2020	Fair	C
Piping & Insulation	Heating hot water galvanized and black steel pipe with fiberglass insulation	Entire Building	Entire Building	1940 to 2020	Fair	C
Ventilation						
Outside Air	Through unit ventilators or ducted to units	Entire Building	Entire Building	1940 to 2020	Fair	C

<b>Lapham Elementary School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>POWER</b>						
Service Entrance	Square-D 2000A 120/208V		Entire Building			B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-d	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occupancy Sensors	Entire Building	Entire Building		Acceptable- Dated	B
Exterior Light Fixtures	LED at Egress, HID	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex/Simplex wired	Entire Building	Entire Building		Dated	C
Paging	Bogen Headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access point per room	Classrooms	Classrooms		Good	B

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**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.....	B
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	B
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing .....	C
HVAC .....	C
Power.....	B
Lighting .....	C
Technology .....	C
<b>Composite Grade .....</b>	<b>C</b>
<b>Upgrade MEPFS with Renewable Energy Goal..</b>	<b>\$22,500,000</b>
<b>Architectural Components.....</b>	<b>\$5,700,000</b>
<b>Total Cost .....</b>	<b>\$28,200,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** New lots and storm water management improvements have been implemented in 2022..... **Grade B**
- **Concrete Walks:** Good condition. .... **Grade B**
- **Landscaping:** Adequate condition. Most of the front looks good. Large light wells have saplings and trash in them. .... **Grade C**
- **Fencing:** Fences are in good condition. .... **Grade B**
- **Steps:** Good condition..... **Grade B**
- **Railings:** May need paint soon. .... **Grade B**
- **Playground Equipment:** Good condition. .... **Grade B**
- **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..... **Grade C**
- **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 Door:** Push-bar hardware should be replaced with panic hardware..... **Grade C**
- **Main Entry Columns and Entablature:** Adequate condition..... **Grade C**
- **Windows:** Approximately 20-30% of the window screens are missing or damaged..... **Grade B**
- **Louvers:** Good condition. .... **Grade B**
- **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 Suppression:** The building does not have a fire suppression system ..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Smoke Detection in corridors. .... **Grade B**
- **Fire Alarm Notification:** Notifier speaker strobe. .... **Grade B**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Good condition. .... **Grade B**
- **Ramp:** Good condition. .... **Grade B**
- **Toilet Rooms:** Non-compliant in older section of building. .... **Grade D**
- **Automatic Entrances:** Good condition. .... **Grade B**
- **Door Clearance:** Non-compliant at in-set classroom doors. .... **Grade D**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **Casework:** Standard height. .... **Grade C**
- **Sinks Access at Casework:** Need paddle handles at sinks and lowered. .... **Grade C**
- **Drinking Fountains:** Good condition. .... **Grade B**
- **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:** Good condition. .... **Grade B**

**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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... **Grade B**

- **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 & numbers of students. Storm drain leaking from above also leaking into OT/PT 1140 on the 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:** Good condition. .... Grade B
- **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 users. Smell permeating room next to choir room. .... Grade D
- **Library/IMC:** Overall in good condition. Carpet is worn, but well maintained. .... Grade B

**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** ..... Grade C

Total Wall Area	33,316	100.00%
Glazing-Single Pane	1,680	5.04%
Glazing-Double Pane	2,410	7.23%
Door-Glass	384	1.15%
Brick Veneer-Cavity Wall	9,993	30.00%
Brick Veneer-No Weeps/Insulation	18,848	56.57%

**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.

Leopold Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" water service, 1-1/2" water meter, 3" distribution	Electrical 10	Entire Building	1969	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Custodial 11	Domestic hot water	2021	Fair-to-Good	B
Water Heater	199,000 Btu/h, 100 gallon natural gas-fired	Custodial 11	Original 1969 Building	2001	Fair	C
Water Heater	150,000 Btu/h, 100 gallon natural gas-fired	Custodial 170A	2002 Addition	2006	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulators	Custodial 11 and 170A	Entire Building	2002	Fair	C
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized steel and copper piping with fiberglass insulation	Entire Building	Entire Building	1969 to 2017	Poor-to-Fair	D
Hot Water	Galvanized steel and copper piping with fiberglass insulation	Entire Building	Entire Building	1969 to 2017	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall-hung lavatories with manual or manual metered faucets, floor-mounted urinals with automatic timer or manual flush valves, wall-hung or floor-mounted water closets with manual flush valve or tank, all vitreous china	Restrooms	N/A	1969 or 2002	Fair	C
Classrooms	Most with no sinks, some with stainless steel drop-in sink with hot and cold, 2002 addition and Classrooms 115-117 also have bubblers	Classrooms	N/A	1969 or 2002	Poor-to-Fair (1969), Fair (2002)	D
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2015	Fair-to-Good	B
Other	Stainless steel drop-in sink with sediment trap	Art 119 & 121	N/A	1969	Fair	C
<b>Kitchen</b>						
3-compartment Sink	4-compartment stainless steel freestanding	Kitchen 171	N/A	N/A	N/A	N/A
Grease Interceptor	Below slab	Kitchen 171	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 171	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Cast iron and PVC piping, interior primary, scuppers or flow over edge of roof for secondary	Entire Building	N/A	1969 to 2002	Fair	C
Sanitary	Cast iron and PVC piping	Entire Building	N/A	1969 to 2002	Fair	C
Gas	3" distribution	Electrical 10A (meter)	N/A	1969	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Leopold Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 & B-2, 2,000,000 Btu/h gas-fired hot water boiler, inline minimum flow circulators, redundant base-mounted end-suction primary pumps, constant volume, redundant base-mounted end-suction secondary pumps, constant volume	Boiler 141B	Entire Building	1992	Fair (boilers), Poor-to-Fair (pumps)	C
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	RTU-1, supply fan, ventilation only	Roof Above Classroom 116	Classrooms 115-117	1992	Poor-to-Fair	D
Air Handling Units	RTU-2, supply fan, ventilation only	Roof Above Corridor 143 SW	Classrooms 108-112	1992	Poor-to-Fair	D
Air Handling Units	RTU-3, supply fan, ventilation only	Roof Above Corridor 143 NE	Classrooms 100-107	1992	Poor-to-Fair	D
Air Handling Units	RTU-4, DX cooling coil with condensing unit, supply fan	Roof Above 118G	Main Office Suite 118	1992	Poor-to-Fair	D
Air Handling Units	RTU-5, supply fan, ventilation only	Roof Above Classroom 123	Classrooms 119-120, 123-124	1992	Poor-to-Fair	D
Air Handling Units	RTU-6, supply fan, ventilation only	Roof Above Classroom 126	Classrooms 125-128	1992	Poor-to-Fair	D
Air Handling Units	RTU-7, gas heat, DX cooling coil and condenser fans, supply fan	Roof Above 129	Computer Lab 17 and Office 31	2006	Fair	C
Air Handling Units	RTU-8, supply fan, ventilation only	Roof Above Classroom 135	Classrooms 133-137	1992	Poor-to-Fair	D
Air Handling Units	RTU-9, supply fan, ventilation only	Roof Above 139E	Gym 139	1992	Poor-to-Fair	D
Air Handling Units	RTU-10, exhaust fan, economizer, supply fan	Roof Above 118J	Classrooms 12, 15-16, 18-19, 21, 23-24	1992	Poor-to-Fair	D
Air Handling Units	RTU-11, exhaust fan, economizer, supply fan	Roof Above 129	Center Core Interior Classrooms & Offices, 20-46, 121-138C	1992	Poor-to-Fair	D
Air Handling Units	RTU-12/HX-12, exhaust fan in energy recovery ventilator, supply fan, ventilation only	Roof Above 154A	Classrooms 50-51	2003	Fair	C
Air Handling Units	RTU-13/CU-13/HX-13, exhaust fan in energy recovery ventilator, DX cooling coil with condensing unit, supply fan	Roof Above 154	Computer Lab 153, LMC 154	2003	Fair (RTU and HX), Poor-to-Fair (CU)	D
Air Handling Units	RTU-14/HX-14, exhaust fan in energy recovery ventilator, supply fan, ventilation only	Roof Above Corridor 167	Classrooms 159-164 and Corridors 166-167	2003	Fair	C
Air Handling Units	RTU-15, exhaust fan, economizer, gas heating, DX cooling coil with condenser fans, supply fan	Roof Above Cafeteria 170	Cafeteria 170	2006	Fair	C
Air Handling Units	RTU-16, gas heating, DX cooling coil with condenser fan, supply fan	Roof Above Corridor 165	Kitchen 171	2006	Fair	C
Terminal Units	Duct-mounted hot water heating coils	Above Ceiling	All RTUs servicing Classrooms	1992 to 2003	Fair	C
Terminal Units	Variable air volume (VAV) boxes with hot water reheat coils	Above Ceiling	Computer Lab 153, LMC 154	2003	Fair	C
Terminal Units	Hot water cabinet unit heater	Vestibules, Entryways	Vestibules, Entryways	1969	Poor-to-Fair	D

Leopold Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square D 1600A 120/208V	10				B
Distribution		N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Mix of Manual and Occ Sensor	Entire Building	Entire Building		Acceptable- Dated	C
Exterior Light Fixtures	HID	Exterior	Exterior		Dated	C
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Mix of Simplex hard wire and American Time Wireless	Entire Building	Entire Building		Good/Dated	C
Paging	Bogen Headend, Old Speakers	Entire Building	Entire Building	Old	Dated Speakers	C
Classroom A/V	Typical	Classrooms	Classrooms		Good	B



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**ABRAHAM 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 .....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs .....	C
Aesthetics.....	C
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	D
Power .....	C
Lighting .....	C
Technology.....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$16,600,000
Architectural Components.....	\$4,200,000
<b>Total Cost.....</b>	<b>\$20,800,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Redone in 2004. Driveway asphalt and playground area in good condition. Staff parking area in adequate to good condition..... **Grade B**
- **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 B**
- **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:** Good condition, accessible..... **Grade B**
- **Sports Fields:** Fields in good condition with no drainage issues present. .... **Grade B**
- **Site Accessibility (Ramp, 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 ten (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 Suppression:** The building does not have a fire suppression system. .... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices. .... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

**ACCESSIBILITY**

- **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 (2) 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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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 (2) 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 (6) 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 doors breaking often.....**Grade C**
- **Marker Boards:** Adequate to good condition. Few small marks and scratches present. No major ghosting occurring. Two (2) slate boards left in facility.....**Grade B**
- **Corridor Lockers/Cubbies:** Newly painted. Hardware functions properly. Cubbies present in four (4) 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 adequate condition with visible stains. Shades have missing pull strings. ....**Grade D**

## SPECIALTY AREAS/NEEDS

- **Secure Entrance:** Push plate hardware at doors with keypads only. Mixture of hardware. Camera base visibility with no direct site clearance from main office. ....**Grade C**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor .....**Grade B**
- **Security Cameras:** Exterior of building has three (3) cameras (two (2) on doors and one (1) in courtyard). Interiors has cameras in three (3) of the main hallways. Cameras needed in other areas and none secured corridors of facility. ....**Grade B**
- **Administration:** Toilets aren't ADA accessible. Finishes in adequate condition. Original tiling with few cracks and stains. ....**Grade C**
- **Mail Room/Staff Work:** Some delamination on mail slots. Adequate amount of mail spaces for staff. Finishing in good condition. A/C window unit works properly. Countertop surfaces are not ADA accessible. ....**Grade B**
- **Stage:** Fire retardant curtains. No sprinkler system present. Smoke detectors adequate. Finishes in adequate condition. Lighting recently installed and is adequate for illumining space.....**Grade C**
- **Gymnasium:** Ceiling fans but no air conditioning present in space. Lighting adequate and in adequate to good condition. Original flooring has a few cracks at door threshold. Automatic partition functions properly, One (1) switch present for operation. Storage adequate for space .....**Grade B**
- **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. No lockers are present for staff personal storage.....**Grade C**
- **Nurse:** Handwashing sink outside of bathroom. Toilet not ADA accessible. Two (2) recovery couches are present additional storage shelves are needed for boxes and student folders. No washer or dryer in facility. Designated changing space not present near area. ....**Grade C**
- **Cafeteria:** Adequate for current student body. Film over lighting covers. Ceiling tiles have few stains. Typical wear and tear on surfaces.....**Grade C**
- **Kitchen:** Dishwasher currently doesn't work at time of evaluation. 3-bay sink meets sanitary requirements. Delivery 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.....**Grade C**
- **After School Program:** Majority of the facility is used for after school programs. Condition of spaces are noted in specialty areas/needs section of notes.....**Grade C**
- **Art Room:** Smell and ventilation concerns on art room kiln for first several hours. Power inadequate for venting. Kiln system is older. Storage adequate for space. Sinks aren't ADA accessible.....**Grade C**
- **Music:** Adequate storage for music equipment. Wall height cabinets are in adequate condition. Original floor tile. Knob base hardware with no interior locks. Acoustic paneling ceiling.....**Grade C**

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

Total Wall Area	21,571	100.00%
Glazing-Double Pane	4,704	21.81%
Door-Glass	606	2.81%
Door-Hollow Metal	157	0.73%
Brick Veneer-No Weeps/Insulation	16,104	74.66%

**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.

Lincoln Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 2" meter and bypass, 4" distribution	Boiler 19 Basement	Entire Building	1964	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Boiler 19 Basement	Domestic hot water, make-up	1994	Poor-to-Fair	D
Water Heater	Steam tank water heater exchanger	Boiler 19 Basement	Entire Building	1964	Poor-to-Fair	D
Water Heater	199,000 Btu/h, 100 gallon natural gas-fired water heater	Boiler 19 Basement	Entire Building	2000	Poor-to-Fair	D
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulators	Boiler 19 Basement	Entire Building	2000	Poor-to-Fair	D
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized and copper pipe with fiberglass insulation	Entire Building	Entire Building	1964 to 2000	Poor-to-Fair	D
Hot Water	Galvanized and copper pipe with fiberglass insulation	Entire Building	Entire Building	1964 to 2000	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall-hung lavatory with manual metered faucets, floor-mounted urinals with automatic timer or manual flush valves, wall-hung or floor-mounted water closets with manual flush valves, all vitreous china	Restrooms	N/A	1964	Fair	C
Classrooms	Most with no sink, some with stainless steel drop-in sink with hot and cold, some with bubbler	Classrooms	Classrooms	1964	Poor-to-Fair	D
Drinking Fountains	Electric water coolers with bottle filler	Entire Building	Entire Building	2021	Fair-to-Good	B
Other	Art stainless steel drop-in sinks with no sediment trap	Art 107	N/A	1964	Poor-to-Fair	D
<b>Kitchen</b>						
3-compartment Sink	Stainless steel freestanding	Kitchen 117	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	Yes, 120 hot water to it	Kitchen 117	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 117	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Cast iron and PVC pipe, interior primary, no secondary	Entire Building	N/A	1964	Poor-to-Fair	D
Sanitary	Cast iron and PVC pipe	Entire Building	N/A	1964 to 2000	Poor-to-Fair	D
Gas	4" main, 7,000 cfh meter, 6" distribution	Entire Building, Boiler 19 Basement (meter)	N/A	1964	Poor-to-Fair	D
Other	None	N/A	N/A	N/A	N/A	N/A

Lincoln Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 & B-2, 4,185,000 Btu/h (input) natural gas-fired steam boilers, condensate return pumps	Boiler 19 Basement	Entire Building	1964	Poor-to-Fair	D
Heating	Shell and tube heat exchanger, redundant heating hot water pumps, constant volume	Boiler 19 Basement	Entire Building	1964	Poor-to-Fair, pumps have been rebuilt in the past	D
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1, steam heating coil, supply fan, constant volume	Mechanical 207	Northwest Classrooms	1964	Poor-to-Fair	D
Air Handling Units	AHU-2, steam heating coil, supply fan, constant volume	Mechanical 207	Southeast Classrooms	1964	Poor-to-Fair	D
Air Handling Units	AHU-3, steam heating coil, supply fan, constant volume	Mechanical 207	Office Suites 100 and 104	1964	Poor-to-Fair	D
Air Handling Units	AHU-4, steam heating coil, supply fan, constant volume	Mechanical 207	Gym 112	1964	Poor-to-Fair	D
Air Handling Units	RTU-1/ERU-1, exhaust fan, energy recovery exchanger, DX cooling, supply fan, constant volume	Roof Above Corridor 151	2000 Addition (Classrooms 160-165)	2000	Poor-to-Fair	D
Air Handling Units	RTU-Media Center, exhaust fan, economizer, DX cooling coil, supply fan, cooling only	Roof Above Media Center 131	Media Center 131/139	2013	Fair	C
Air Handling Units	RTU-200, DX cooling coil, supply fan, cooling only	Roof Above Room 200	Room 200	2008	Fair	C
Air Handling Units	RTU-201, DX cooling coil, supply fan, cooling only	Roof Above Room 201	Room 201	2008	Fair	C
Terminal Units	Duct-mounted steam reheat coils	Above Ceilings	Classrooms	1964	Poor-to-Fair	D
Terminal Units	VAVs with hot water reheat	Above Ceilings	Areas served by RTU-1	2000	Fair	C
Terminal Units	Steam cabinet unit heaters	Vestibules, Main Office 100 & 104	Vestibules, Main Office 100 & 104	1964	Poor-to-Fair	D
Terminal Units	Steam convectors	All perimeter rooms of original building	All perimeter rooms of original building	1964	Poor-to-Fair	D
Terminal Units	Window air conditioners	Workroom 100I, Office 103	Workroom 100I, Office 103	2000	Poor-to-Fair	D
Ductwork & Insulation	Galvanized with fiberglass insulation or liner	Entire Building	Entire Building	1964 or 2000	Poor-to-Fair, significant leakage in mechanical rooms	D
Piping & Insulation	Steam black steel with fiberglass insulation	Entire Building	Entire Building	1964	Poor-to-Fair	D
Piping & Insulation	Heating hot water black steel and copper with fiberglass insulation	Entire Building	Entire Building	1964	Poor-to-Fair	D
Ventilation						
Outside Air	Ducted to AHUs or through RTUs	Entire Building	Entire Building	1964 or 2000	Fair	C
Exhaust Air	Distributed dedicated exhaust and fans or through ERU	Entire Building	Entire Building	1964 (EFs), 2000 (ERU)	Poor-to-Fair	D
Kitchen	General room exhaust	Kitchen 117	Kitchen 117	1964	Poor, hood needed above oven	F
Art	No exhaust hood or fan	Art 107	N/A	N/A	Poor, safety hazard	F
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	Pneumatic (Johnson Controls), DDC (Honeywell)	Entire Building	Entire Building	1964 (pneumatic), 2002 (DDC)	Poor-to-Fair	D



Lincoln Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square-D 800A 120/208V	Exterior	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D/Kinney	Entire Building	Entire Building		Mixed	C
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Mixed	Entire Building	Entire Building		Inadequate in Kitchen	D
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	t8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Manual Only	Entire Building	Entire Building		Acceptable- Dated	C
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Access Point + 8 Port Switch	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time	Entire Building	Entire Building		Good	B
Paging	Bogen Headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access point per room + 8 port Switch	Classrooms	Classrooms		Good	B

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**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 .....	C
Life Safety .....	D
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	D
Power .....	B
Lighting .....	C
Technology .....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$10,700,000
Architectural Components .....	\$2,700,000
<b>Total Cost .....</b>	<b>\$13,400,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Adequate condition with crackling and minor weeds. .... **Grade C**
- **Concrete Walks:** Adequate condition. .... **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:** Good condition; accessible. .... **Grade B**
- **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 (1) side. Stie open on three (3) 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 (1) 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 condition. .... **Grade B**
- **Roof:** Needs replacement in near future. .... **Grade C**
- **Window Headers:** Headers that extend out above the windows show staining and weather wear..... **Grade C**

**LIFE SAFETY**

- **Fire Suppression:** 2" distribution, serves rooms 114B-E and 114K-N only. .... **Grade C**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices. .... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code. .... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Not applicable. .... **N/A**
- **Ramp:** Not applicable. .... **N/A**
- **Toilet Rooms:** Not accessible. .... **Grade D**
- **Automatic Entrances:** Good condition. .... **Grade B**
- **Door Clearances:** Good condition. .... **Grade B**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **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**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... **Grade B**
- **Security Cameras:** Present at all major exits and hall intersections, and one (1) 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 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 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/cafeteria space..... **Grade C**
- **Art Room:** Cabinetry is 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**

**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 ..... Grade D**

Total Wall Area	9,910	100.00%
Glazing-Single Pane	882	8.90%
Door-Glass	168	1.70%
Door-Hollow Metal	126	1.27%
Brick Veneer-No Weeps/Insulation	8,734	88.13%

**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.

Lindbergh Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 2" meter with bypass, 3" distribution	Storage 114J	Entire Building	1967	Fair	C
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1" main	Mechanical 114F	Domestic hot water	2000	Poor-to-Fair	D
Water Heater	199,000 Btu/h, 100 gallon, natural gas fired	Mechanical 114F	Entire Building	2007	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Incline circulator	Mechanical 114F	Entire Building	2000	Poor-to-Fair	C
Distribution Piping & Insulation						
Cold Water	Galvanized and copper piping, fiberglass insulation	Entire building	Entire Building	1967	Poor-to-Fair	D
Hot Water	Galvanized and copper piping, fiberglass insulation	Entire building	Entire Building	1967	Poor-to-Fair	D
Fixtures						
Restrooms	Wall-hung lavatories with manual metered faucets, floor-mounted urinals with automatic timer flush valves, floor-mounted water closets with manual or automatic sensor flush valves, all vitreous china	Restrooms	N/A	1967	Poor-to-Fair	D
Classrooms	Shared sinks in corridors outside classrooms, hot and cold	Corridors	N/A	1967	Poor-to-Fair	D
Drinking Fountains	Electric water cooler with bottle filler	Entire Building	Entire Building	2015 to 2021	Fair-to-Good	B
Other	Stainless steel drop in sinks with no sediment trap	Art 106	N/A	2015?	Fair-to-Good	B
Kitchen						
3-compartment Sink	Stainless steel, drop in	Kitchen 114I	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 114I	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Cast iron, interior primary, no secondary (overflows side of roof)	Entire Building	N/A	1967	Fair	C
Sanitary	Cast iron and PVC piping	Entire Building	N/A	1967 to 2021	Fair	C
Gas	Black steel piping, 4" main into building, 14" w.c. distribution	Meter in SW corner	N/A	1967	Poor-to-Fair	D
Other	None	N/A	N/A	N/A	N/A	N/A

Lindbergh Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	None	N/A	N/A	N/A	N/A	N/A
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1 and AHU-2, large custom AHU with two halves, each with an integral gas-furnace and supply fan, constant volume	Mechanical 114F	Entire Building	1967	Poor-to-Fair	D
Air Handling Units	AHU-3, custom AHU with supply fan, room used as RA plenum and OA mixing, constant volume	Mezzanine Above Custodial 116	Center Core of Building (Stage, Media Center, Interior Classrooms)	1967	Poor-to-Fair	D
Air Handling Units	RTU-Office, DX cooling, electric heating, variable volume	Roof Above Office 101	Office 101 Suite and 102	2005	Fair	C
Terminal Units	Variable air volume (VAV) boxes with electric reheat	Office 101 Suite and 102	Office 101 Suite and 102	2005	Fair	C
Ductwork & Insulation	Galvanized, supply with fiberglass duct wrap, return uninsulated	Tunnels	Entire Building	1967	Poor-to-Fair	D
Piping & Insulation	None	N/A	N/A	N/A	N/A	N/A
Ventilation						
Outside Air	Direct to AHUs	Entire Building	Entire Building	1967	Fair	C
Exhaust Air	Distributed exhaust and fans	Entire Building	Entire Building	1967	Poor-to-Fair	D
Kitchen	No hood, general exhaust and fan	Storage 114J	Kitchen 114I	1967	Poor-to-Fair, hood needed over oven	D
Art	Exhaust hood and fan for kiln	Art 106	Art 106	1967	Poor-to-Fair, safety hazard no being in own room	D
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	Pneumatic (Johnson Controls), DDC (Honeywell)	Entire Building, Mechanical 114F (air compressor)	Entire Building, DDC for Central Equipment only	1967 (pneumatics), 2011 (DDC), 2011 (air compressor)	Fair	C
Building Limitations	Low ceilings, corridors used as a return air path	Entire building	Entire Building	1967	Renovations difficult, transfer air strategy no longer meets code	D



<b>Lindbergh Elementary School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>POWER</b>						
Service Entrance	Square-D 1200A 120/208V	131 Closet	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occupancy Sensors	Entire Building	Entire Building	Missing in Gym	Acceptable- Dated	B
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	Bugeye	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time	Entire Building	Entire Building		Good	B
Paging	Bogen Headend	Entire Building	Entire Building		Good	C
Classroom A/V	Access point per room	Classrooms	Classrooms		Good	B

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**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 and 1991



**SUMMARY**

**GRADE**

Site Elements .....	C
Building Envelope .....	C
Life Safety .....	C
Accessibility.....	B
Interior Finishes.....	C
Specialty Areas/Needs .....	C
Aesthetics.....	C
Sustainability and Energy Efficiency .....	D
Plumbing .....	C
HVAC .....	D
Power.....	B
Lighting .....	C
Technology.....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$18,200,000
Architectural Components.....	\$4,600,000
<b>Total Cost.....</b>	<b>\$22,800,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** The northeast parking lot is in poor condition, many cracks and disintegrating areas. Children’s playground is in good condition. .... **Grade D**
- **Concrete Walks:** Recent repairs have been done..... **Grade B**
- **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 B**
- **Buses and Parent Drop-Off:** Adequate but congested..... **Grade C**
- **Fire Truck Access:** Access along east and west sides..... **Grade B**
- **Dumpsters:** Located in the northeast parking area and are not endorsed. .... **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 B**
- **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:** Adequate condition. In some sections need maintenance. .... **Grade C**

**LIFE SAFETY**

- **Fire Suppression:** 1" main w/locked valve connected to domestic water; serves 101A only. .... **Grade C**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices ..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Grade based upon the completion of elevator work as part of the 2017 renovation. .... **Grade B**
- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **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..... **Grade F**

- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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 Rooms/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 B**
- **Kitchen:** Grade based upon completion of kitchen renovation as part of 2016-2017 renovation. .... **Grade B**
- **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**

**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 ..... Grade D**

Total Wall Area	35,584	100.00%
Glazing-Single Pane	6,304	17.72%
Door-FRP	783	2.20%
Brick Veneer-No Weeps/Insulation	28,497	80.08%

**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.
- **Welcome Center:** Provide for a secure entrance.

Lowell Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 2" water meter, 2" main	Mechanical 20	Entire Building	1916	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex with 2" main	Boiler 20B	Domestic hot water and make-up	2000	Poor-to-Fair	D
Water Heater	199,000 Btu/h, 100 gallon, natural gas fired water heater	Boiler 20B	Entire Building	2000	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler 20B	Entire Building	2010	Fair-to-Good	B
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1916 to 2020	Poor-to-Fair	D
Hot Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1916 to 2020	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	wall-hung lavatory with manual metered faucet, floor-mounted urinal with automatic timer flush valve, wall-hung and floor-mounted water closet with manual flush valve, all vitreous china	Restrooms	N/A	2021	Fair-to-Good	B
Classrooms	None	N/A	N/A	N/A	N/A	N/A
Drinking Fountains	Stainless steel and vitreous china drinking fountain (some), electric water cooler with bottle filler (some)	Entire Building	Entire Building	1991 to 2015	Fair	C
Other	Art stainless steel sinks with sediment trap	Art 101	N/A	1991	Fair	C
<b>Kitchen</b>						
3-compartment Sink	Stainless steel freestanding (100D) and drop in (11)	Kitchen 100D, Lunch Room 11	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 100D	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Interior primary, no secondary, cast iron and PVC piping with some fiberglass insulation	Entire Building	N/A	1916 to 1991	Poor-to-Fair	D
Sanitary	Galvanized, cast iron, and PVC piping	Entire Building	N/A	1916 to 2020	Fair	C
Gas	Black steel piping	Entire Building	N/A	1966 to 2005	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Lowell Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 & B-2, 6,275,000 Btu/h, natural gas fired steam boilers, large condensate pumps, small duplex condensate pump	Boiler 20B (boilers and large condensate pumps), Mechanical 20A (small condensate pumps)	Entire Building	1966 (boilers), 2005 (pumps)	Poor-to-Fair	D
Heating	HX-1, shell and tube heat exchanger, B-3, natural gas fired, ~500,000 Btu/h hot water supplemental boiler with inline constant volume pump, glycol tank and fill pump, redundant base-mounted end suction secondary pumps, variable volume	Boiler 20B	Entire Building	1994 (HX), 1998 (Pumps), 2005 (Boiler)	Fair	C
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1, return fan, economizer, DX cooling coil, heating water coil, supply fan, variable volume, CU-1 condensing unit	Mechanical Room 19 (AHU), Roof Above 208 (CU)	North wing of the building, Levels 1 & 2, 124 Suite	2004	Fair-to-Good	B
Air Handling Units	AHU-2, blower coil unit with DX cooling coil, supply fan, condensing unit	226B (AHU), Roof Above 124 (CU)	124 Suite (not Gym) and Room 226A	2004	Poor-to-Fair	D
Terminal Units	Steam unit ventilator	Cafeteria 100, Auditorium 119, Gym 124, Classrooms in SE & SW Wings	Cafeteria 100, Auditorium 119, Gym 124, Classrooms in SE & SW Wings	1990	Poor-to-Fair	D
Terminal Units	Steam cabinet unit heater	Office 105, Gym 124	Office 105, Gym 124	2005	Fair	C
Terminal Units	Steam radiators	Classrooms in SE and SW Wings, Cafeteria	Classrooms in SE and SW Wings, Cafeteria	1916 to 1927	Poor-to-Fair	D
Terminal Units	Steam convector	Vestibules, Corridors, Main Office 103, Storage 109B	Vestibules, Corridors, Main Office 103, Storage 109B	1991	Poor-to-Fair	D
Terminal Units	VAVs with hot water reheat coils	Mechanical Rooms and Above Ceilings	Areas associated with AHU-1	2004	Fair-to-Good	B
Terminal Units	Condensing unit, likely served old unit ventilator	Roof Above 218	Classroom 218	1980s	Poor, abandoned, not operational	F
Terminal Units	Window air conditioners	Main Office 103 and 105, Classroom 218	Main Office 103 and 105, Classroom 218	2000 (Main Office), 2018 (218)	Poor-to-Fair	D
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1916 to 2010	Poor-to-Fair	D
Piping & Insulation	Steam, galvanized and black steel piping with fiberglass insulation	Entire Building	Entire Building	1916 to 1966	Poor-to-Fair	D
Piping & Insulation	Heating hot water, black steel and copper piping with fiberglass insulation	Entire Building	Entire Building	2005	Fair	C
Ventilation						
Outside Air	Ducted to units	Entire Building	Entire Building	1916 to 2015	Poor-to-Fair	D

<b>Lowell Elementary School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>POWER</b>						
Service Entrance	Square D 1600A 120/208v	20B	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occupancy sensors	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	Mix	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time/Primex Wireless	Entire Building	Entire Building		Good	B
Paging	Dated	Entire Building	Entire Building		Good	C
Classroom A/V	Access Point per Classroom	Classrooms	Classrooms		Good	B



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**MENDOTA ELEMENTARY SCHOOL**  
4002 School Road, Madison, WI 53704

**GENERAL**

Site Size: 10.16 Acres  
Building Area: 49,400 Sq. Ft.



<b>SUMMARY</b>	<b>GRADE</b>
Site Elements .....	D
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing.....	D
HVAC.....	B
Power.....	C
Lighting .....	B
Technology .....	C
<b>Composite Grade .....</b>	<b>D</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$14,500,000
Architectural Components .....	\$7,300,000
<b>Total Cost .....</b>	<b>\$21,800,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Replaced the summer of 2022..... **Grade B**
- **Concrete Walks:** Good condition .....
- **Landscaping:** Updated..... **Grade B**
- **Fencing:** Older, rusting and bent areas noted. .... **Grade D**
- **Steps:** Cracking and damaged areas noted..... **Grade C**
- **Railings:** Good condition .....
- **Playground Equipment:** Good condition .....
- **Sports Fields:** Basketball backstops are dated, rusty and missing hoops. Asphalt pavement has numerous cracks..... **Grade D**
- **Site Accessibility (Ramps, Handicap Parking, Van):** .....
- **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 D**

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system..... **N/A**

- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Notifier manual devices. .... **Grade B**
- **Fire Alarm Notification:** Notifier speaker strobe ..... **Grade B**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Grade based upon completion of a new elevator in 2017. .... **Grade B**
- **Ramp:** New ramp installed to playground area in 2016. .... **Grade B**
- **Toilet Rooms:** No gang toilet rooms meet ADA standards. There is 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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires Card access in lieu of the use of a key from the corridor. .... **Grade B**
- **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 ..... **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**

**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 ..... Grade D**

Total Wall Area	25,189	100.00%
Glazing-Glass Block	1,035	4.11%
Glazing-Double Pane	2,404	9.54%
Door-Glass	189	0.75%
Door-Hollow Metal	192	0.76%
Door-Overhead Sectional	72	0.29%
Metal Wall Panel	1,920	7.62%
Brick Veneer-Cavity Wall	525	2.08%
Brick Veneer-No Weeps/Insulation	18,852	74.84%

**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.
- **Welcome Center:** Provide for a secure entrance.

Mendota Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	2" main to building with 2" water meter and no bypass	Boiler Room 18	Entire Building	1948	Fair-to-Poor	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	1-1/2" main, simplex	Boiler Room 18	Domestic Hot Water	2019	Good-to-Fair	B
Water Heater	75,100 Bth/h, 75 gallon, natural gas	Boiler Room 18	Entire Building	2020	Good-to-Fair	B
Water Heater	Steam shell-and-tube heat exchanger	Boiler Room 18	Entire Building	1948	Fair-to-Poor	D
Hot Water Storage Tank	80 gallon tank	Boiler Room 18	Domestic Hot Water Heat Exchanger	1990s	Fair-to-Poor	D
Hot Water Circulating Pump	Inline circulator	Boiler Room 18	Entire Building	2020	Good-to-Fair	B
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized steel with some copper piping, fiberglass insulation	Entire Building	Entire Building	1948 to 1963	Fair-to-Poor	D
Hot Water	Galvanized steel with some copper piping, fiberglass insulation	Entire Building	Entire Building	1948 to 1963	Fair-to-Poor	D
<b>Fixtures</b>						
Restrooms	Manual metered lavatories, floor-mount urinals with no flush valve, manual tank floor-mounted water closets, all fixtures vitreous china	Restrooms	N/A	1948 to 1963	Fair-to-Poor	D
Classrooms	Manual metered faucet with hot and cold water with wall-hung vitreous china sink or stainless steel drop in sinks and manual non-metered faucets, kindergarten has bubblers	Classrooms	N/A	1948 to 1963	Fair-to-Poor	D
Drinking Fountains	Electric water cooler with bottle filler	Entire Building	Entire Building	2015	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A
<b>Kitchen</b>						
3-compartment Sink	Stainless steel	Kitchen 139	N/A	N/A	N/A	N/A
Grease Interceptor	None observed inside	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 139	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Cast iron with fiberglass insulation	Entire Building	N/A	1948 to 1963	Poor-to-Fair	D
Sanitary	Cast iron, some PVC	Entire Building	N/A	1948 to 1963	Fair-to-Poor, significant rusting and deterioration	D
Gas	2" 4 psi distribution from meter, black steel piping	North side of Cafeteria 142	N/A	1948	Fair	C
Other	Fuel oil, black steel piping	Boiler Room 18	Boilers	1948 to 1963	Poor-to-Fair	D



Mendota Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	2 x 2,070 lbs/hr steam boilers, steam condensate tank and triplex pumps	Boiler Room 18	Entire Building	2016 for boilers, 1948 for steam condensate pumps	Good-to-Fair	B
Cooling	No central system	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	RTU-1, heating and ventilating unit	Roof above Corridor 144	Gym 102	2016	Good-to-Fair	B
Terminal Units	Unit ventilator	Cafeteria, classrooms	Cafeteria, classrooms	2006 (Most), 2015 (A Few)	Fair-to-Poor	D
Terminal Units	Steam convector	Vestibules, corridors, restrooms	Vestibules, corridors, restrooms	1948 to 1963	Fair-to-Poor	D
Terminal Units	Steam cabinet unit heater	Gym Office 102A	Gym Office 102A	1948 to 1963	Fair-to-Poor	D
Terminal Units	Steam unit heater	Kitchen	Kitchen	1948 to 1963	Fair-to-Poor	D
Terminal Units	2 x Unit ventilator with steam and DX coil and condensing unit	Media Center 203 and Roof Above	Media Center	2016	Good-to-Fair	B
Terminal Units	Unit ventilator with steam and DX coil and condensing unit	Main Office 12 and Roof Above Media Center 203	Main Office 12	2016	Good-to-Fair	B
Terminal Units	Unit ventilator with steam and DX coil and condensing unit	Storage 14 and Roof Above Media Center 203	Storage 14	2016	Good-to-Fair	B
Terminal Units	PTACs	Office 12B and 12C	Office 12B and 12C	2016	Good-to-Fair	B
Terminal Units	Ductless split system	Telecom 125B and roof above	Telecom 125B	2000s	Fair-to-Poor, not cooling and the room was warm	D
Ductwork & Insulation	Galvanized with exterior fiberglass insulation	Entire Building	Entire Building	1948 to 1963	Poor-to-Fair, Minimal amounts of ductwork	D
Piping & Insulation	Steam piping black steel	Entire Building	Entire Building	1948 to 1963	Fair-to-Poor	D
Ventilation						
Outside Air	Through unit ventilators or RTU	Entire Building	Entire Building	1948 to 1963	Fair	C
Exhaust Air	Distributed exhaust fans	Entire Building	Entire Building	1948 to 1963	Fair-to-Poor	D
Kitchen	Type II hood	Kitchen 139	Kitchen 139	1948 to 1963	Fair-to-Poor, not appropriately sized	D
Art	Kiln in corner of room with exhaust hood above	Art 202	Art 202	1948 to 1963	Poor-to-Fair, code and safety concern	D
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC (Honeywell)	Entire Building	Entire Building	2002	Fair	C
Building Limitations	Ceiling height limitations, transfer grilles in doors for corridor return	Entire Building	Entire Building	1965	Fair-to-Poor	D

Mendota Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square D 1600A 120/208	Exterior	Entire Building		Good	B
Distribution	MDP/Westinghouse	18	Entire Building		Dated	D
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square D/Westinghouse Mix	Entire Building	Entire Building		Mixed	C
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present					B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	LED	Entire Building	Entire Building		Good	B
Interior Lighting Controls	Occupancy Sensors	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time	Entire Building	Entire Building		Good	B
Paging	Old Speakers, Bogen Headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	8 Port Switch and Access Point Per Classroom	Classrooms	Classrooms		Good	B

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**MIDVALE ELEMENTARY SCHOOL**  
502 Caromar Drive, Madison, WI 53704

**GENERAL**

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



<b>SUMMARY</b>	<b>GRADE</b>
Site Elements .....	B
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	B
Interior Finishes.....	C
Specialty Areas/Needs .....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing .....	C
HVAC .....	B
Power .....	C
Lighting .....	B
Technology .....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$20,000,000
Architectural Components .....	\$15,000,000
<b>Total Cost .....</b>	<b>\$35,000,000</b>

**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:** Adequate condition. .... **Grade B**
- **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:** Installed in 1950 and has exceeded projected life expectancy. .... **Grade C**
- **Railings:** Installed in 1950 and has exceeded projected life expectancy. .... **Grade C**
- **Playground Equipment:** Good condition. Some of the equipment is accessible. .... **Grade B**
- **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 B**
- **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 Suppression:** 2-1/2" backflow preventer, serves west wing addition only..... **Grade B**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition..... **Grade B**
- **Cameras:** Pelco cameras installed in good condition..... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices. .... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Installed in 2017 renovation. .... **Grade B**
- **Ramp:** Installed in 2017 renovation. .... **Grade B**
- **Toilet Rooms:** Wheelchair accessible and tile upgrades. .... **Grade B**
- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **Casework:** Majority of the casework is lower in height. New areas are ADA compliant..... **Grade C**
- **Sink Access at Casework:** Majority of the facets 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 ADA accessible. .... **Grade B**
- **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 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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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 condition. .... **Grade B**
- **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 as 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**

**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 n 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** ..... **Grade C**

Total Wall Area	32,431	100.00%
Glazing-Single Pane	266	0.82%
Glazing-Double Pane	4,401	13.57%
Door-Hollow Metal	201	0.62%
Door-FRP	510	1.57%
Door-Overhead Sectional	32	0.10%
Precast Veneer	2,451	7.56%
Concrete Wall	613	1.89%
Metal Wall Panel	1,795	5.54%
Brick Veneer-Cavity Wall	15,183	46.82%
Brick Veneer-No Weeps/Insulation	6,980	21.52%

**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.



Midvale Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service with 2" meter and bypass	Water Service 10B	Entire Building	1950 (water meter newer)	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	2" main, simplex	Boiler Room 11D	Domestic hot water and steam make-up	2000	Fair	C
Water Heater	199,000 Btu/h, 100 gallon gas-fired water heater	Boiler Room 11D	Entire Building	2005	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler Room 11D	Entire Building	2000	Fair	C
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1950 to 2022	Poor-to-Fair	D
Hot Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1950 to 2022	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall-hung lavatories with manual meter faucets, floor-mounted urinals with single automatic timed flush valve, wall-hung and floor-mounted water closets with manual flush valves, all vitreous china	Restrooms	N/A	1990 to 2022	Poor-to-Fair, some basement and 1st floor restrooms being renovated during visit	A
Classrooms	Vitreous china and stainless steel drop in sinks with hot and cold water and some with bubbler	Classrooms	N/A	2010	Fair	C
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2015	Fair	C
Other	Stainless steel sink, no sediment trap	Art Room 23	Art Room 23	2010	Fair-to-Good	B
Other	Showers in Former Locker Rooms	Shower Rooms 27 and 28	N/A	1950	Poor	F
<b>Kitchen</b>						
3-compartment Sink	Stainless steel	Kitchen 140	N/A	N/A	N/A	N/A
Grease Interceptor	Interior flush with floor	Kitchen 140	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 140	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Large simplex storm pump (drain tile), cast iron with fiberglass insulation, interior primary, no secondary (flows over side of roof)	Entire Building	N/A	1950	Poor-to-Fair (piping), Good (pumps)	C
Sanitary	Large duplex sewage ejector pumps, small simplex sewage ejector pump, cast iron and PVC piping with fiberglass insulation	Storage/IT 14 (large pump), Boiler 11B (small pump)	N/A	2022 (pumps)	Poor-to-Fair (piping), Good (pumps)	C
Gas	Black steel	Entire Building	N/A	1950 to 2022	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Midvale Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 and B-2, dual fuel natural gas and fuel oil fired steam boilers, duplex condensate pump with receiver	Boiler Room 11D	Entire Building	1950 (B-2), 1999 (B-1 and condensate pumps)	Poor-to-Fair	D
Cooling	No central system	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-3, vertical AHU, steam coil, supply fan	121A Mezzanine	Gym 121 East	1950	Poor-to-Fair	D
Air Handling Units	AHU-Gym West, vertical AHU, steam coil, supply fan	121B Mezzanine	Gym 121 West	1950	Poor-to-Fair	D
Air Handling Units	RTU-1 with DX cooling coil	Roof Above Cafeteria 142	Cafeteria 142	2015	Fair-to Good	B
Air Handling Units	RTU-2 with DX cooling and duct-mounted steam heating coil, variable volume	Roof	Main Office Suite	2022	Good, system being installed during visit	A
Terminal Units	Steam unit ventilator (ducted and non-ducted)	Classrooms	Classrooms	2004 to 2022	Fair-to-Good, basement units being installed during visit	B
Terminal Units	Steam unit ventilator with DX coil and condensing unit	UV in room with Lounge CU in areaway and Media CU on Roof	Staff Lounge 11 and Media Center 216	2004	Fair-to-Good	B
Terminal Units	VAVs with steam reheat coil	Main Office and Nurse 115 to 119C	Main Office and Nurse 115 to 119C	2022	Good, prior to renovation, cooling provided via window air conditioners and heat by steam convectors	A
Terminal Units	Steam radiator	Shower Rooms	Shower Rooms	1950	Poor-to-Fair	D
Terminal Units	Steam unit heaters	Storage Rooms, Vestibule	Storage Rooms, Vestibule	1950	Poor-to-Fair	D
Terminal Units	Steam fin tube	Cafeteria 142	Cafeteria 142	2015	Fair-to-Good	B
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1950 to 2022	Fair	C
Piping & Insulation	Galvanized and black steel steam piping with fiberglass insulation	Entire Building	Entire Building	1950	Poor-to-Fair	D
Ventilation						
Outside Air	Ducted to units	Entire Building	Entire Building	1950 to 2022	New unit being installed in Room 22 during visit	C
Exhaust Air	Distributed exhaust fans	Entire Building	Entire Building	1950 to 2022	Fair-to-Good	B
Kitchen	Grease exhaust fan serving hood	Roof Above Kitchen 140	Kitchen 140	2015	Fair-to-Good	B
Art	Exhaust fan with hood above kiln	Kiln 28C	Kiln 28C	2022	Good	A
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	Pneumatic (Johnson Controls, most terminal units), DDC (Honeywell, central equipment and newer terminal units)	Entire Building	Entire Building	1950 (Pneumatic), 2004 (air compressor), 2022 (DDC)	Poor-to-Fair, DDC in process of being installed in areas of renovation	D
Building Limitations	Transfer grilles for corridor return	Most of the Building	Most of the Building	1938 to 2022	Poor-to-Fair	D

Midvale Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square-D 1600A 120/208V	12	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occupancy Sensors	Entire Building	Entire Building		Acceptable- Dated	B
Exterior Light Fixtures	HID Wallpack, LED Egress	Exterior	Exterior		Good	B
Emergency Light Fixtures	Bugeye	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex	Entire Building	Entire Building		Good	B
Paging	Bogen Headend	Entire Building	Entire Building		Good	C
Classroom A/V	Access point per room	Classrooms	Classrooms		Good	B

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**JOHN MUIR ELEMENTARY SCHOOL**

6602 Inner Drive, Madison, WI 53704

**GENERAL**

Site Size: 6.87 Acres

Building Area: 69,000 Sq. Ft.

Year Built: 1967 Additions: 1989 and 1992



**SUMMARY**

**GRADE**

Site Elements.....	B
Building Envelope.....	B
Life Safety.....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	B
Aesthetics.....	B
Sustainability and Energy Efficiency.....	B
Plumbing.....	D
HVAC.....	D
Power.....	C
Lighting.....	C
Technology.....	B
<b>Composite Grade.....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$19,000,000
Architectural Components.....	\$2,900,000
<b>Total Cost.....</b>	<b>\$21,900,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** New asphalt installed in 2023 ..... **Grade B**
- **Concrete Walks:** Repairs have been done in 2022 and 2023..... **Grade B**
- **Landscaping:** Good condition. Well maintained..... **Grade B**
- **Fencing:** Good condition, no rust..... **Grade B**
- **Steps:** Good 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:** Newer equipment, 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. Two (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:** Majority of the existing roof has been replaced/repared in 2020/2021. Some in need of replacing..... **Grade B**

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system. .... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition..... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex devices with coverage in corridors..... **Grade B**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code ..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **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 Entrance:** Main entrance and entrance to playground have automatic openers..... **Grade B**
- **Door Clearances:** Approximately 90% of the doors have the correct clearances. Four (4) - Five (5) doors that lead to mechanical or storage areas do not meet clearances..... **Grade C**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019..... **Grade B**
- **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 B**
- **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 does have the office immediately adjacent..... **Grade D**



- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **Security Cameras:** New entry and corridor cameras..... **Grade B**
- **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 through 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 eight (8) to ten (10) years old with wear starting to show. Casework and shelving in like new condition ..... **Grade C**

**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 ..... Grade B**

Total Wall Area	23,415	100.00%
Glazing-Single Pane	992	4.24%
Glazing-Double Pane	1,464	6.25%
Door-Glass	468	2.00%
Door-Hollow Metal	294	1.26%
EIFS Veneer	8,413	35.93%
Concrete Wall	335	1.43%
Brick Veneer-Cavity Wall	8,433	36.01%
Brick Veneer-No Weeps/Insulation	3,017	12.88%

**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.

## Muir Elementary School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" water service to 2" meter and 3" distribution	Custodial 106	Entire building	1992	Fair	C
Central Equipment						
Booster Pump	None in building	N/A	N/A	N/A	N/A	N/A
Softener	Simplex	Mech 122F	Hot water	~2010	Fair	C
Softener	Simplex	Mech 140E	Hot water	~2017	Good-to-Fair	B
Water Heater	Gas-fired tank, 75,100 Btu/h, 75 gallon	Mech 122F	All except for East Wing	2019	Good-to-Fair	B
Water Heater	Electric, 20 gallon	Mech 140E	Classrooms 140 & 141	Inaccessible	Good-to-Fair	B
Water Heater	Electric, 20 gallon	Mech 142E	Classrooms 142 & 143	Inaccessible	Good-to-Fair	B
Hot Water Storage Tank	None in building	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Small, inline circulators	Mech 122F	All except for East Wing	2019	Good-to-Fair	B
Distribution Piping & Insulation						
Cold Water	Galvanized in original building, Copper in additions, original insulation	Entire building	Entire building	1967, 1989, 1992	Fair-to-Poor	D
Hot Water	Galvanized in original building, Copper in additions, original insulation	Entire building	Entire building	1967, 1989, 1992	Fair-to-Poor	D
Fixtures						
Restrooms	Manual metered lavatories, floor-mounted urinals with no flush valve, manual wall-hung water closets	Entire building	N/A	1967, 1989, 1992	Fair	D
Classrooms	Shared sinks in corridors outside classrooms, hot and cold; art sink large with clay trap	Corridors	N/A	1967, 1989, 1992	Fair	D
Drinking Fountains	EWCs with bottle-fillers	Corridors	Entire building	1967, 1989, bottle fillers newer	Some are removed or in repair	D
Other	None in building	N/A	N/A	N/A	N/A	N/A
Kitchen						
3-compartment Sink	None, 2-compartment only	Kitchen 122I	Kitchen	1967	Fair	D
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	N/A	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Interior, Cast iron	North addition	N/A	1989	Good-to-Fair	C
Sanitary	PVC	Entire building	N/A	1967	Good-to-Fair	C
Gas	2 psi distribution, black steel	Entire building	N/A	1967	Fair	D
Other	None in building	N/A	N/A	N/A	N/A	N/A

## Muir Elementary School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	3 boilers, 2 inline pumps	Mech 001	North addition	1989	Boilers Good-to-Fair, Pumps Poor	D
Cooling	Condensing units	Roof above office	Office	~1992	Unable to observe	D
Distribution						
Air Handling Units	Large Custom AHU with 2 integral gas-furnace and multiple supply fans	Mech 122F	Original Building	1967	Poor, both furnaces in failure mode	F
Air Handling Units	AHU-1, hot water coil, mixing box for OA/RA	Mech 135	North addition, except gym	1989	Fair-to-Poor	D
Air Handling Units	AHU-2, hot water coil, mixing box for OA/RA	Mech 135	North addition gym	1989	Fair-to-Poor	D
Terminal Units	Cabinet unit heaters, unit heaters, and fin tube, hot water	Entire building	Circulation areas	1967	Fair-to-Poor	D
Terminal Units	Furnaces	140E and 142E	Kindergarten and 1st grade wing	~2015	Fair	C
Terminal Units	Fan coil units	Main office above ceiling	Main Office	1992	Fair-to-Poor	D
Terminal Units	Booster/reheat coils	North addition	North addition classrooms	1989	Fair-to-Poor	D
Ductwork & Insulation	Supply with fiberglass duct wrap, return uninsulated	Tunnels	Original Building	Original	Fair	D
Piping & Insulation	Heating hot water, no glycol	North addition	North addition	1989	Fair	C
Ventilation						
Outside Air	Direct to AHUs	N/A	N/A	1967	Good-to-Fair	D
Exhaust Air	Exhaust fans on roof	Roof	Various	1967	Unable to observe	D
Kitchen	No hood over warming oven	Kitchen 122I	Kitchen	N/A	Kitchen slightly warm	C
Art	Hood over kiln is too small	Kiln 170B	Kiln	1989	Room very warm, fan undersized	F
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC, air compressor abandoned in place	Entire building	Entire building	1992	Fair-to-Poor	D
Building Limitations	Low ceilings	Entire building	Entire Building	1967, 1989, 1992	Renovations difficult	D

### Muir Elementary School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	120/208V, GE, 2000A	Exterior	Entire building	2007	Good	B
Distribution	Seimens	Entire building	Entire building		Good	B
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Kinney/Seimens	Entire building	Entire building	2007	Seimens Panels are in good condition Kinney Panels are dated and not serviceable	C
Tamper Proof Receptacles	NO	Entire building	Entire building		N/A	D
GFCI Receptacles	YES	Entire building	Entire building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire building	Entire building	Old	Acceptable	C
Interior Lighting Controls	Manual	Entire building	Entire building	Old	Acceptable - Outdated	C
Exterior Light Fixtures	LED	Exterior	Exterior	Newish	Good	B
Emergency Light Fixtures	Stand Alone	Entire building	Entire building	Various	Newer lights are acceptable, Older lights are poor	C
Exit Signs	Present	Entire building	Entire building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire building	Entire building	2007	Good	B
Clocks	American Time	Classrooms	Classrooms		Good	B
Paging	Aiphone	Classrooms	Classrooms	Old	Fair to Poor	D
Classroom A/V	Mobile TVs	Classrooms	Classrooms		Good	N/A

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**PAUL J. OLSON ELEMENTARY SCHOOL**

801 Redan Dr., Madison, WI 53593

**GENERAL**

Site Size: 14.55 Acres

Building Area: 86,396 Sq. Ft.

Year Built: 2008 Additions: None



**SUMMARY**

**GRADE**

Site Elements .....	B
Building Envelope.....	B
Life Safety .....	B
Accessibility.....	B
Interior Finishes.....	B
Specialty Areas/Needs .....	B
Aesthetics.....	B
Sustainability and Energy Efficiency.....	B
Plumbing .....	B
HVAC .....	B
Power .....	B
Lighting.....	B
Technology.....	B
<b>Composite Grade .....</b>	<b>B</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$12,300,000
Architectural Components.....	\$700,000
<b>Total Cost.....</b>	<b>\$13,000,000</b>

**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 B**
- **Landscaping:** Site’s landscaping has been maintained. .... **Grade B**
- **Fencing:** Fencing along playground fields in good to excellent condition ..... **Grade B**
- **Steps:** Not applicable. .... **N/A**
- **Railings:** Not applicable. .... **N/A**
- **Playground Equipment:** In good condition. .... **Grade B**
- **Sports Fields:** In good condition. Maintained with no major issues with field equipment. .... **Grade B**
- **Site Accessibility (Ramps, Handicap Parking, Van):** Site is overall accessible..... **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 B**
- **Dumpsters:** Enclosure with bollards. Concrete slab is in adequate condition with several minor cracks. .... **Grade B**

**BUILDING ENVELOPE**

- **Brick:** In good condition. No major tuck pointing occurring at brick veneer. .... **Grade B**
- **Main Entry Doors:** In good condition. Security hardware works. .... **Grade B**
- **Main Entry Columns and Entablature:** Not applicable. .... **N/A**
- **Windows:** Window cranks missing on interior side on window. Overall in good condition..... **Grade B**

**LIFE SAFETY**

- **Fire Suppression:** 8” water service, 6” BFP, each floor has ZCV. .... **Grade B**
- **Door Entry System:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**

- **Cameras:** Pelco and Axis devices, Milestone VMS in IT room in good condition. .... **Grade B**
- **Fire Alarm Detection:** Genetex and Simplex smoke detection in corridors..... **Grade B**
- **Fire Alarm Notification:** Simplex horn/strobe devices do not meet current code. .... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

#### ACCESSIBILITY

- **Elevator/Lift:** Access to each floor. .... **Grade B**
- **Ramp:** Not applicable..... **N/A**
- **Toilet Rooms:** Toilet rooms accessible throughout facility. No vertical bars present. .... **Grade B**
- **Automatic Entrances:** Functions properly..... **Grade B**
- **Door Clearances:** Doors have adequate clearances throughout facility. .... **Grade B**
- **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. .... **Grade B**
- **Sink Access at Casework:** Sinks comply with front approach knee clearance. Handle base hardware. .... **Grade B**
- **Drinking Fountains:** Accessible throughout facility..... **Grade B**
- **Stairs:** Complies with accessibility. .... **Grade B**
- **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 B**
- **Walls:** Paint in good condition. Minor marks and stains throughout facility..... **Grade B**
- **Casework:** Few minor marks. Overall in good condition..... **Grade B**
- **Doors:** Minor marks at kick plates. Overall finish in good condition..... **Grade B**
- **Marker Boards:** In good condition. No major marks present..... **Grade B**
- **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 B**

#### SPECIALTY AREAS/NEEDS

- **Secure Entrance:** Working properly. Unable to buzz into facility for visitors during afterhours from exterior set of doors..... **Grade B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor..... **Grade B**
- **Security Cameras:** Functions properly..... **Grade B**
- **Administration:** Finishes in good to excellent condition..... **Grade B**
- **Mail Room/Staff Work:** Finishes in good condition. Adequate in size..... **Grade B**
- **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 condition. Nothing additionally required..... **Grade B**
- **Nurse:** Both recovery couches have privacy curtains. Office used as additional storage. Temporary cot in nurse bathroom used for changing ..... **Grade B**
- **Cafeteria:** Finishes in good condition. Typical wear and tear on surfaces..... **Grade B**
- **Kitchen:** Finishes in good condition, and adequate storage..... **Grade B**
- **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 condition..... **Grade B**
- **Library/IMC:** Finishes in good condition. .... **Grade B**

**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 B**
- **Interior Spaces:** Good appearance with no apparent damage. Spaces have been maintained ..... **Grade B**

**SUSTAINABILITY AND ENERGY EFFICIENCY ..... Grade B**

Total Wall Area	42,419	100.00%
Glazing-Double Pane	10,484	24.72%
Door-Glass	785	1.85%
Door-Hollow Metal	220	0.52%
Brick Veneer-Cavity Wall	30,930	72.91%

**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.



## Olson Elementary School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" meter and 3" distribution, copper	Mech 121	Entire building	2008	Good-to-Fair	B
Central Equipment						
Booster Pump	None in building	N/A	N/A	N/A	N/A	N/A
Softener	Duplex, large, insulated	WSs: Mech 114 Brine Tank: Mech 121	Entire building	2008	Good-to-Fair	B
Water Heater	DHP-1, Geothermal	Mech 200E	C wing	2008	Poor, not functioning and in need of repair	F
Water Heater	DHP-2, Geothermal	Mech above A wing	A wing	2008	Poor-to-Fair	D
Water Heater	DHP-3, Geothermal	Mech above B wing	B wing	2008	Poor-to-Fair	D
Hot Water Storage Tank	119 gallon, typical of 3	Mech 200E, Mech above A wing, Mech above B wing	Entire building	2008	Fair	C
Hot Water Circulating Pump	Inline circulators, one for buiding return, one for tank recirculation at each water heater location	Mech 200E, Mech above A wing, Mech above B wing	Entire building	2008	Fair	C
Distribution Piping & Insulation						
Cold Water	Copper	Entire building	Entire building	2008	Good-to-Fair	B
Hot Water	Copper	Entire building	Entire building	2008	Good-to-Fair	B
Fixtures						
Restrooms	Manual metered lavatories, hardwired floor-mounted urinals, manual wall-hung water cclosets	Entire building	N/A	2008	Fair, urinal sensors may be too high to detect some kids	C
Drinking Fountains	EWCs with bottle-fillers	Corridors	Entire building	2008, bottle fillers newer	Most are removed or in repair	F
Classrooms	Hot and cold water with bubbler	Entire building	N/A	2008	Good-to-Fair	B
Other	N/A	N/A	N/A	N/A	N/A	N/A
Kitchen 117						
3-compartment Sink	4-compartment sink	Kitchen 117	Kitchen	2008	Good-to-Fair	B
Grease Interceptor	Recessed in floor	Kitchen 117	Kitchen	2008	Good-to-Fair	B
Dishwasher	None in building	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	N/A	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Gutter and downspout	Entire building	N/A	2008	Good-to-Fair	B
Sanitary	PVC	Entire building	N/A	2008	Good-to-Fair	B
Gas	2.5" black steel, 2 psi distribution	Exterior Generator Enclosure	Entire building	2008	Good	B
Other	None in building	N/A	N/A	N/A	N/A	N/A

## Olson Elementary School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	2 Boilers with circulating pumps	Mech 200E	Entire building	2008	Boilers are Fair, one in alarm during visit; Pumps are Fair	C
Heating	Shell-and-Tube Heat Exchanger, completely insulated	Mech 200E	Entire building	2008	Good-to-Fair	B
Heating	Water-to-Water Heat Pump, supplement heating hot water system	Mech 200E	Entire building	2008	Fair	C
Heating & Cooling	Geothermal, 5 circuits, 2 pumps	Mech 200E	Entire building	2008	Fair	C
Distribution						
Air Handling Units	ERU-1	Mech above A wing	A wing	2007	Fair	C
Air Handling Units	ERU-2	Mech above B wing	B wing	2008	Good-to-Fair	B
Air Handling Units	ERU-3	Mech 200D	Commons / Café	2008	Good-to-Fair	B
Air Handling Units	ERU-4	Mech 200D	Gym	2008	Fair	B
Terminal Units	Heat pumps with hot water reheat coils in ductwork (non-classrooms) and low return air; classrooms share units	In mech rooms	Entire building	2008	Fair	B
Terminal Units	Cabinet unit heaters & unit heaters	Entire building	Circulation areas	2008	Good-to-Fair	B
Ductwork & Insulation	Rigid fiberglass in mech rooms, minor abrasions	Entire building	Entire building	2008	Good	B
Piping & Insulation	Geothermal	Entire building	Entire building	2008	Good-to-Fair	B
Piping & Insulation	Heating hot water	Entire building	Entire building	2008	Good	B
Ventilation						
Outside Air	See ERUs above	N/A	N/A	N/A	N/A	N/A
Exhaust Air	See ERUs above	N/A	N/A	N/A	N/A	N/A
Kitchen	Type II hood over warming ovens	Kitchen 117	Kitchen	2008	Good-to-Fair	B
Art	Hood over kiln		Kiln	2008	Good-to-Fair	B
Specialty	N/A	N/A	N/A	N/A	N/A	N/A
Controls	DDC	Entire building	Entire building	2008	Good-to-Fair	B
Building Limitations	Poor circulation/access in Mech 200D	N/A	N/A	N/A	N/A	N/A

## Olson Elementary School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	120/208, 3000A, GE	M.E.R.	Entire building	2008	Good	B
Distribution	GE	Entire building	Entire building	2008	Good	B
Dry Type Transformer	N/A			2008	Good	B
Panelboard	GE	Entire building	Entire building	2008	Good, Code required access violations in Level 2 Mechanical Room	C
Tamper Proof Receptacles	Not Present	Entire building	Entire building			D
GFCI Receptacles	Present	Entire building	Entire building	2008	Good	B
Generator/ATS	Cummins	Entire building	Entire building	2008	Good	B
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire building	Entire building	2008	Acceptable, Many light fixtures have had lenses removed, occasional lamp failure.	C
Interior Lighting Controls	Auto, Single pole switches in line with Occ. Sensors.	Entire building	Entire building	2008	Good	B
Exterior Light Fixtures	LED/HID Mix	Exterior	Exterior	2008	Good	B
Emergency Light Fixtures	Integral	Entire building	Entire building	2008	Good	B
Exit Signs	Deficient	Entire building	Entire building	2008	Fair Central core level 1 and 2 missing 2 exit signs each.	C
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire building	Entire Building	2008	Good	B
Clocks	Primex	Classrooms	Classrooms	2008	Good	B
Paging	Present, Speakers in all classrooms and corridors	Classrooms	Classrooms	2008	Good	B
Classroom A/V	Promethian Mobile TVs	Classrooms	Classrooms	2008	Good	B

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**RANDALL ELEMENTARY SCHOOL**

1802 Regent Street, Madison, WI 53726

**GENERAL**

Site Size: 1.32 Acres

Building Area: 61,540 Sq. Ft.

Year Built: 1906 Additions: 1907, 1912, 1925 & 1967



**SUMMARY**

**GRADE**

Site Elements .....	C
Building Envelope.....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes .....	D
Specialty Areas/Needs .....	C
Aesthetics .....	C
Sustainability and Energy Efficiency.....	D
Plumbing .....	C
HVAC .....	C
Power .....	B
Lighting.....	C
Technology.....	C
<b>Composite Grade.....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$17,200,000
Architectural Components.....	\$4,300,000
<b>Total Cost.....</b>	<b>\$21,500,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Poor condition. Water pools in staff parking lot. .... **Grade C**
- **Concrete Walks:** 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..... **Grade B**
- **Steps:** Adequate condition..... **Grade C**
- **Railings:** Rail extensions needed for ADA accessibility..... **Grade C**
- **Playground Equipment:** Good condition. 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 three (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 stairs 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:** Not many are operable ..... **Grade D**

- **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 seven (7) years of useful life remaining. Roof is in good condition but the state of the soffits and trim will have detrimental effect on the roof. .... **Grade B**

## LIFE SAFETY

- **Fire Suppression:** The building does not have a fire suppression system. .... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices. .... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code. .... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

## ACCESSIBILITY

- **Elevator/Lift:** Grade based upon installation of elevator as part of the 2017 renovation. .... **Grade B**
- **Ramp:** Not applicable. .... **N/A**
- **Toilet Rooms:** ADA accessible toilet rooms through renovation projects in 2021. .... **Grade B**
- **Automatic Entrances:** New automatic entrance at elevator lobby, to be installed as part of the 2017 renovation and will allow direct entry at first floor. .... **Grade B**
- **Door Clearances:** Majority of classrooms have wide enough doors but many of the auxiliary spaces do not. .... **Grade D**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **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:** Some bathrooms have been remodeled. .... **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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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 room 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 (1) are of ceiling work 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**

**AESTHETICS**

- **Site:** Adequate condition. The school owned property is small and landscaping adequately maintain. 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 ..... Grade D**

Total Wall Area	22,787	100.00%
Glazing-Double Pane	6,363	27.92%
Door-Glass	423	1.86%
Door-FRP	21	0.09%
Brick Veneer-Cavity Wall	1,080	4.74%
Brick Veneer-No Weeps/Insulation	14,900	65.39%



## 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.

Randall Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	Unable to observe	Water Room 25	Entire Building	Unknown	Unable to observe	Unable to observe
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/4" main	Boiler 14	Domestic hot water and steam make-up	2016	Fair-to-Good	B
Water Heater	Gas water heater, 75,100 Btu/h, 75 gallons	Boiler 14	Entire Building	2016	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler 14	Entire Building	2016	Fair-to-Good	B
Distribution Piping & Insulation						
Cold Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1906 to 2016	Fair	C
Hot Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1906 to 2016	Fair	C
Fixtures						
Restrooms	Wall-hung lavatories with manual or metered faucet, floor-mounted urinal with timed automatic or manual flush valves, floor-mounted water closets with manual flush valves or tank, all vitreous china	Entire Building	N/A	Various	Poor-to-Fair	D
Classrooms	Only Classroom 104 and 105 have one, no bubbler, some rooms have attached restrooms with lavatories	Classroom 104 and 105	Classroom 104 and 105	2000	Fair	C
Drinking Fountains	Vitreous china drinking fountains, Stainless steel electric water coolers with bottle fillers	Entire Building	Entire Building	1990 (drinking fountains), 2015 (water coolers)	Fair	C
Other	Stainless steel sink with sediment trap	Art 22	N/A	2015	Fair-to-Good	B
Kitchen						
3-compartment Sink	Stainless steel, drop-in	Kitchen 21	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	F
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 21	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Gutter and downspout	Entire Building	N/A	1906 to 1967	Fair	C
Sanitary	Galvanized steel, cast iron, and PVC	Entire Building	N/A	1906 to 2015	Poor-to-Fair	D
Gas	Black steel	Entire Building	N/A	2017	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Randall Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 & B-2, steam boilers, 2,760 lbs/hr at 15 psi, duplex condensate pumps	Boiler 14	Entire Building	2017 (Boilers), 2017 (Condensate Pump)	Fair-to-Good	B
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1A & AHU-1B, steam heating coil, supply fan, constant volume, tunnels and room used as return air path	Mechanical 19	All other spaces	2001	Fair	C
Air Handling Units	AHU-2, steam heating coil, supply fan, constant volume	Mechanical 16	SW Wing Classrooms	2001	Fair-to-Good	B
Air Handling Units	AHU-3, steam heating coil, supply fan, constant volume	Mechanical 20	NW Wing Classrooms	2001	Fair-to-Good	B
Terminal Units	Ducted steam reheat coils	Varies	Areas served by AHU-1A and AHU-1B	2001	Fair	C
Terminal Units	Unit ventilators (ducted)	Music 23	Music 23	2001	Fair	C
Terminal Units	Steam convectors	Classrooms, Cafeteria, Office, Corridors, Restrooms	Classrooms, Cafeteria, Office, Corridors, Restrooms	1967	Fair	C
Terminal Units	Steam unit heaters	Custodial Office 12	Custodial Office 12	2010	Fair-to-Good	B
Terminal Units	Window air conditioners	Office 116 and 116C	Office 116 and 116C	1991	Poor-to-Fair	D
Terminal Units	Portable dehumidifier	Orchestra 10, Music 23	Orchestra 10	2000	Poor-to-Fair	D
Ductwork & Insulation	Galvanized steel with fiberglass insulation or liner	Entire Building	Entire Building	1906	Poor-to-Fair	D
Piping & Insulation	Steam piping black steel and galvanized with fiberglass insulation	Entire Building	Entire Building	1906 to 2017	Poor-to-Fair	D
Ventilation						
Outside Air	Ducted direct to AHUs	Entire Building	Entire Building	Varies	Fair	C
Exhaust Air	Dedicated exhaust fans	Entire Building	Entire Building	Varies	Fair	C
Kitchen	Residential exhaust hood and fan in Kitchen	Kitchen 21, Cafeteria 111	Kitchen 21, Cafeteria 111	1990	Poor, not large enough over kitchen oven, no hood over cafeteria oven	F
Art	Hood with exhaust fan	Art 22	Art 22	1990	Poor-to-Fair, hood too small for kiln and not in dedicated room	D
Specialty						
Controls	Pneumatic (Johnson Controls), DDC (Honeywell)	Entire Building	Entire Building	1906 to 2017	Poor-to-Fair	D
Building Limitations	High ceilings	Much of the Building	N/A	N/A	Fair-to-Good	B

Randall Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	GE Spectra 1600A 120/208V	13	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	GE	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Manual	Entire Building	Entire Building		Good	C
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	Standalone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time/Primex	Entire Building	Entire Building		Good	B
Paging	Bogen	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access Point Per Classroom	Classrooms	Classrooms		Good	B

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**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**

**GRADE**

Site Elements .....	C
Building Envelope.....	B
Life Safety .....	C
Accessibility.....	C
Interior Finishes.....	B
Specialty Areas/Needs .....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	C
Plumbing .....	C
HVAC .....	C
Power .....	B
Lighting.....	C
Technology.....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$17,300,000
Architectural Components.....	\$8,700,000
<b>Total Cost.....</b>	<b>\$26,000,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Driveways are cracking. New parking was added recently to the east side. The parking lot creates flooding condition..... **Grade D**
- **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:** New equipment in adequate condition. ADA accessible..... **Grade B**
- **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 off 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 Suppression:** The building does not have a fire suppression system ..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices ..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

## ACCESSIBILITY

- **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 B**
- **Door Clearances:** The majority of classrooms in the existing building do not have adequate clearances..... **Grade D**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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 B**

## 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 B**
- **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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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 B**
- **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 two (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 servery ..... **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**

**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 ..... Grade C**

Total Wall Area	16,334	100.00%
Glazing-Double Pane	2,441	14.95%
Door-Glass	23	0.14%
Door-Hollow Metal	189	1.16%
Brick Veneer-Cavity Wall	5,312	32.52%
Brick Veneer-No Weeps/Insulation	8,368	51.23%

**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.
- **Welcome Center:** Provide for a secure entrance.

Sandburg Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	2-1/2" service, 1-1/2" water meter, with bypass	Basement Boiler Room	Entire Building	1967	Fair-to-Poor	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	1-1/4" main, simplex	Basement Boiler Room	Domestic Hot Water	1995	Fair-to-Poor, custodian noted it has constant problems	D
Water Heater	75,100 Btu/h, 75 gallon, natural gas	Basement Boiler Room	Entire Building	2020	Good-to-Fair	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Basement Boiler Room	Entire Building	2010	Fair	C
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized with some copper, fiberglass insulation	Entire Building	Entire Building	1967	Fair-to-Poor	D
Hot Water	Galvanized with some copper, fiberglass insulation	Entire Building	Entire Building	1967	Fair-to-Poor	D
<b>Fixtures</b>						
Restrooms	Manual metered lavatories, floor-mounted urinals with no flush valves or automatic sensor flush valves, wall-hung water closets with manual flush valves	Restrooms	N/A	1983 and 2010s	Fair	C
Classrooms	Stainless steel with cold water faucet and bubbler	4K Classrooms 100 and 101	N/A	1967	Fair-to-Poor	D
Classrooms	Stainless steel with hot and cold water	Classrooms 128 to 163	N/A	1967 and 1991	Fair, faucets have been replaced	C
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2015	Fair	C
Other	Stainless steel art sink with plaster trap	Art 127	Art 127	1967	Fair-to-Poor	D
<b>Kitchen</b>						
3-compartment Sink	Stainless steel drop-in	Kitchen 122	N/A	N/A	N/A	N/A
Grease Interceptor	Above ground	Basement Boiler Room	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 122	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Mostly exterior gutter/downspout, Interior is PVC with fiberglass	Entire Building	N/A	1967 for exterior, 1991 for interior	Fair	C
Sanitary	Cast iron sanitary, galvanized vent, some newer PVC, duplex sump pump for basement sanitary	Entire Building	N/A	1967	Fair-to-Poor	D
Gas	3" main, black steel piping	In grass near playground	N/A	1967	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Sandburg Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	3 x hot water boilers, B-1 & B-2 are 1,718,000 Btu/h, B-3 is 1,659,000 Btu/h, constant primary, variable secondary pumping, glycol tank	Basement Boiler Room	Entire Building	B-1 and B-2 from 2006, B-3 and secondary pumps from 2016	Good-to-Fair	B
Cooling	No central system	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-Gym, HW coil, supply fan	Basement Boiler Room	Gym 121 and Adjacent Rooms	1967	Fair-to-Poor	D
Air Handling Units	RTU-1, DX coil, supply fan	Roof Above Main Office 117	Main Office Suite 117	2006	Fair-to-Poor	D
Air Handling Units	Fan coil unit with DX coil and condensing unit on roof	Roof Above Classroom 111	Classroom 111	2003	Fair-to-Poor	D
Air Handling Units	RTU-2, DX coil, supply fan, energy recovery option	Roof Above Classroom 129	Media Center 126, Music 128, Small Group 141, Classroom 143, Small Group 155	2006	Fair-to-Poor	D
Air Handling Units	RTU-Gym (AHU-1), DX coil, supply fan, HW heating coil in duct	Roof Above Corridor 148	Gym 164	2015	Fair, very noisy and rattling	C
Terminal Units	Heating water unit ventilator	Classrooms	Classrooms	2006	Fair-to-Poor	D
Terminal Units	Heating water unit ventilator (ducted)	Roof Above Music 128	Music 128	2006	Fair	C
Terminal Units	Hot water cabinet unit heater	Room 118, Music 128, Classroom 143, Small Group 155	Room 118, Music 128, Classroom 143, Small Group 155	2000s	Fair	C
Terminal Units	Hot water unit heater	Boiler Room, Maintenance Office 121 F	Boiler Room, Maintenance Office 121F	2000s	Fair	C
Terminal Units	Hot water fin tube	Main Office Suite 117, Restrooms, 4K Classrooms, Small Group 141	Main Office Suite 117, Restrooms, 4K Classrooms, Small Group 141	1967	Fair-to-Poor	D
Terminal Units	Ductless split system	IT 124A with condensing unit on roof	IT 124A	2004	Fair-to-Poor	D
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1967 and 1991	Fair	C
Piping & Insulation	Heating water is black steel and copper with fiberglass insulation	Entire Building	Entire Building	1967	Fair-to-Poor	D
Ventilation						
Outside Air	Through unit ventilators, AHU, or RTU	Entire Building	Entire Building	1967	Fair	C
Exhaust Air	Distributed exhaust fans	Various	Entire Building	1967	Fair	C
Kitchen	General exhaust fan	Roof Above Kitchen 122	Kitchen 122	1967	Poor, hood needed over oven	F
Art	Kiln in corner of room with exhaust hood above	Art 127	Art 127	1967	Poor-to-Fair, code and safety concern	D
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC (Honeywell)	Entire Building	Entire Building	2002 to 2006	Good-to-Fair	B
Building Limitations	Transfer grilles in doors for corridor return	Entire Building	Entire Building	1967	Fair-to-Poor	D

<b>Sandberg Elementary School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>POWER</b>						
Service Entrance	Eaton Pow-R-Line 800A 120/208V	12	Entire Building		Good	B
Distribution		12	Entire Building		Good	B
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Eaton/Cutler Hammer	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	80% T8 Fluorescent	Entire Building	Entire Building		Good/Dated Mix	C
Interior Lighting Controls	Occupancy Sensors	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	HID parking lights, Mix building Lights	Exterior	Exterior		Good	C
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex	Entire Building	Entire Building		Good	B
Paging	Bogen Amp	Entire Building	Entire Building	Old	Dated Speakers	C
Classroom A/V	Access Point per Classrooms	Classrooms	Classrooms		Good	B

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**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**

**GRADE**

Site Elements .....	D
Building Envelope .....	D
Life Safety .....	C
Accessibility.....	C
Interior Finishes.....	C
Specialty Areas/Needs .....	D
Aesthetics.....	C
Sustainability and Energy Efficiency .....	D
Plumbing .....	C
HVAC .....	C
Power .....	B
Lighting .....	C
Technology.....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$16,800,000
Architectural Components.....	\$8,400,000
<b>Total Cost.....</b>	<b>\$25,200,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Newer parking lot and driveway asphalt. Water is leaking down through pavement into rooms below as result of repaving the lot. Paved play area in good condition..... **Grade C**
- **Concrete Walks:** Good condition, cracking and salt damaged at some areas. .... **Grade B**
- **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:** Good condition..... **Grade B**
- **Playground Equipment:** Good condition; accessible..... **Grade B**
- **Sports Fields:** Shows wear .....
- **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, 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 .....
- **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. Most areas have exceeded projected life expectancy .....

### LIFE SAFETY

- **Fire Suppression:** 4" backflow preventer installed 1990, serves Gym Wing and SW Wing only..... **Grade C**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition..... **Grade B**
- **Cameras:** Pelco cameras installed in good condition..... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

### ACCESSIBILITY

- **Elevator/Lift:** Good condition installed in 2017 renovation..... **Grade B**
- **Ramp:** Good condition installed in 2017 renovation. .... **Grade B**
- **Toilet Rooms:** Recently renovated in 2023..... **Grade B**
- **Automatic Entrances:** Main entries have automatic access. Ramp to doors installed as part of 2017 renovation..... **Grade B**
- **Door Clearances:** Classrooms are accessible but toilet rooms are not. .... **Grade F**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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:** Oly 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**

**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 ..... Grade D**

Total Wall Area	25,223	100.00%
Glazing-Glass Block	270	1.07%
Glazing-Double Pane	4,931	19.55%
Door-Hollow Metal	137	0.54%
Door-FRP	985	3.90%
Brick Veneer-Cavity Wall	1,372	5.44%
Brick Veneer-No Weeps/Insulation	17,528	69.49%

**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.

Shorewood Hills Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	2-1/2" service to 2" meter and 2" bypass	Mechanical Room 24	Entire Building	1938 (service), 2006 (meter)	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex	Mechanical Room 24	Domestic Hot Water	2000	Fair	C
Water Heater	70,000 Btu/h, 75 gallon, natural gas	Mechanical Room 24	Entire Building	2006	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Mechanical Room 24	Entire Building	2006	Fair	C
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1938 to 2006	Poor-to-Fair	D
Hot Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1938 to 2006	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall hung lavatories with manual metered faucets, floor-mount urinals with shared automatic flush valve, wall-hung and floor-mounted water closets with manual flush valve, all vitreous china fixtures	Entire Building	N/A	Varies with many from 1990s	Fair	C
Classrooms	Vitreous china and stainless steel drop in sinks with hot and cold water and some with bubbler	Classrooms	N/A	1990 to 2010	Fair	C
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2015	Fair	C
Other	Stainless steel sink, no sediment trap	Art Room 28	Art Room 28	1990	Fair	C
<b>Kitchen</b>						
3-compartment Sink	Stainless steel	Kitchen 144D	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 144D	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Cast iron with fiberglass insulation, interior primary, no secondary (overflow over side of roof)	Entire Building	N/A	1938 to 1990	Poor-to-Fair	D
Sanitary	Cast iron and copper pipe	Entire Building	N/A	1938 to 1990	Poor-to-Fair	D
Gas	Black steel pipe	Entire Building	N/A	1938 to 2010	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Shorewood Hills Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 and B-2, 2,191,000 Btu/h gas fired boilers, constant volume primary, variable secondary, base-mounted end suction hot water pumps	Mechanical Room 24	Entire Building	2006	Good-to-Fair	B
Cooling	No central plant	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1 with hot water coil, DX cooling coil connected to CU-1, and constant volume supply fan	Mechanical 145 (AHU), Roof above Media Center (CU)	Media Center 116	1990 for AHU, 2006 for CU	Poor-to-Fair	D
Air Handling Units	AH-2 with hot water coil and constant volume supply fan	Storage 31A	Gym 115	2006	Good-to-Fair	B
Air Handling Units	AHU-3, heating coil with constant volume supply fan	Mechanical 144B	Gym 144	1990	Fair	C
Air Handling Units	AH-1 with hot water coil and constant volume supply fan	Storage 31	Classrooms 23-30	2006	Good-to-Fair	B
Terminal Units	Hot water unit blower coil unit	Custodial 46	Kindergarten 44	2006	Fair	C
Terminal Units	PTACs	Main Office 108, 109, 110	Main Office 108, 109, 110	2006	Fair	C
Terminal Units	Hot water unit ventilators (ducted and non-ducted)	Classrooms, Stage	Classrooms, Stage	1990	Fair	C
Terminal Units	Hot water cabinet unit heaters	Corridors, Vestibules, Small Group, Kitchen	Corridors, Vestibules, Small Group, Kitchen	1990	Fair	C
Terminal Units	Hot water fin tubes	Elevator Lobbies, Offices, Restrooms	Elevator Lobbies, Offices, Restrooms	2006	Good-to-Fair	B
Terminal Units	Transfer fan	IT 118	IT 118	1990	Fair-to-Poor, room was warm	D
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1938 to 2010	Fair	C
Piping & Insulation	Black steel and copper hot water piping with fiberglass insulation	Entire Building	Entire Building	1938 to 2010	Poor-to-Fair	D
Ventilation						
Outside Air	Through unit ventilators or ducted to units	Entire Building	Entire Building	1938 to 1990	Fair	C
Exhaust Air	Distributed exhaust fans	Entire Building	Entire Building	Various	Fair	C
Kitchen	Sidewall exhaust fan	Kitchen 144D	Kitchen 144D	1990	Poor, hood needed over oven	F
Art	Exhaust fan above kiln	Art Room 28	Art Room 28	1990	Poor, no hood or separate room	F
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC (Honeywell)	Entire Building	Entire Building	2002 to 2006	Fair	C
Building Limitations	Transfer grilles in doors for corridor return	Entire Building	Entire Building	1938 to 1990	Fair-to-Poor	D

Shorewood Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	GE 2000A 120/208V	Rm 30	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	GE	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Manual	Entire Building	Entire Building		Acceptable- Dated	C
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex	Entire Building	Entire Building		Good	B
Paging	Bogen Headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access point per room	Entire Building	Entire Building		Good	B

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**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
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing .....	D
HVAC .....	D
Power .....	C
Lighting .....	B
Technology .....	B
<b>Composite Grade .....</b>	<b>D</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$19,700,000
Architectural Components .....	\$9,900,000
<b>Total Cost .....</b>	<b>\$29,600,000</b>

**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 .....
- **Steps:** Only one (1) step was observed on site at an entry..... **Grade B**
- **Railings:** Not applicable..... **N/A**
- **Playground Equipment:** Good condition; 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 an creates congestion at side entry. Buses load from building side of street. Parents load on other side of street but there is only one (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 (2) 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 Suppression:** The building does not have a fire suppression system. .... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco and Axis devices in fair to poor conditions. .... **Grade D**
- **Fire Alarm Detection:** Simplex headend, no smoke detection, fully manual system..... **Grade D**
- **Fire Alarm Notification:** Simplex Horn/Strobe devices, deficient coverage, doesn't meet code. .... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

**ACCESSIBILITY**

- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **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 Fountain:** 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 ..... **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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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: (Cafenadium)** Vinyl tile/sheet transition cracking at doors. Operable wall in adequate condition but the door is damaged. Painted floor lines are wearing off. 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 (Cafenadium)** 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. .... **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**

**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 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** .....Grade C

Total Wall Area	24,169	100.00%
Glazing-Single Pane	3,247	13.43%
Glazing-Double Pane	2,808	11.62%
Door-Glass	848	3.51%
Door-Hollow Metal	231	0.96%
Brick Veneer-Cavity Wall	12,083	50.00%
Brick Veneer-No Weeps/Insulation	4,951	20.48%

**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.

## Stephens Elementary School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	2" meter with 3" service and distribution	Mech 10 (under 126B)	Entire building	1960	Fair	D
Central Equipment						
Booster Pump	None in building	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, serves hot water only	Mech 10 (under 126B)	Domestic hot water and steam makeup	~2017	Good-to-Fair	B
Water Heater	Steam-to-water heat exchanger, insulated	Mech 10 (under 126B)	Entire building	1960	Fair-to-Poor	D
Water Heater	Gas-fired tank heater, 199,000 Btu/h, 100 gallon	Mech 10 (under 126B)	Entire building	2003	Fair	D
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Small, inline circulator	Mech 10 (under 126B)	Entire building	1960	Poor	F
Distribution Piping & Insulation						
Cold Water	Galvanized and copper	Entire building	Entire building	1960	Poor	D
Hot Water	Galvanized and copper	Entire building	Entire building	1960	Poor	D
Fixtures						
Restrooms	Manual metered lavatories, floor-mounted urinals with manual or no flush valve, manual wall-hung water closets	Entire building	N/A	1960, 1989, 1993	Fair, urinal sensors may be too high to detect some kids	D
Drinking Fountains	EWCs with bottle-fillers	Corridors	Entire building	1976	Poor-to-Fair, some have been removed	D
Classrooms	Cold water stainless steel sink with bubbler; hot and cold in art room	Classrooms	N/A	1960, 1964, 1989, 1993	Fair, art sink needs replaced	D
Other	None	N/A	N/A	N/A	N/A	N/A
Kitchen						
3-compartment Sink	None, 2-compartment only	Kitchen 158C	Kitchen	1960	Poor-to-Fair	D
Grease Interceptor	None in building	N/A	N/A	N/A	N/A	N/A
Dishwasher	None in building	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	N/A	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Gutter and downspout, but not extended to ground so creates divots in ground; cast iron for newest addition (gym)	Entire building	Entire building	1960, 1964, 1989, 1993	Poor-to-fair, cast iron is in fair shape	D
Sanitary	Cast iron	Entire building	N/A	1960, 1964, 1989, 1993	Fair-to-Poor	D
Gas	3" distribution, 5,000 cfh	Outside 140A	N/A	1989	Good-to-fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

## Stephens Elementary School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	Redundant gas-fired steam boilers	Mech 10 (under 126B)	1960 and 1964 buildings	1960	Fair-to-Poor	D
Heating	Steam-to-water heat exchanger, redundant inline system pumps	Mech 10 (under 126B)	1989 and 1993 additions	1989	Heat exchanger in fair condition, pumps original except motors replaced and in fair-to-poor condition	D
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	Trane ClimateChanger	Mech 10A (under 126B)	Main office area	1960	Poor, functional, but needs replaced	F
Air Handling Units	AHU-1, hot water coil	Gym Mezzanine	Gym	1993	Poor-to-Fair	D
Air Handling Units	AHU-2, hot water coil	Gym Mezzanine	Gym	1993	Poor-to-Fair	D
Terminal Units	Unit ventilators	Perimeter walls	Classrooms	1960	Poor-to-Fair	D
Terminal Units	Cabinet unit heaters, unit heaters, and fin tube, steam	Entire building	Circulation areas	1960	Poor-to-Fair	D
Ductwork & Insulation	Supply and outside air with external insulation, return uninsulated	Areas with ducted units	Entire building	1960	Fair	D
Piping & Insulation	Steam piping with fiberglass insulation	Tunnels	Original building	1960	Poor-to-Fair	D
Piping & Insulation	Heating hot water piping with fiberglass insulation	Addition	Addition	1989	Fair	D
Ventilation						
Outside Air	From unit ventilators or ducted to AHUs	Entire building	Entire building	1960, 1964, 1989, 1993	Fair	B
Exhaust Air	Individual roof fans for each area	Roof	Restrooms	1960, 1964, 1989, 1993	Mech 10 needs exhaust, temperature over 100 deg F,	D
Kitchen	No hood over warming oven	Kitchen 158C	Kitchen	N/A	Kitchen lacks cooling	F
Art	Hood over kiln	Art 134	Kiln	Newish	Good	B
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	Pneumatic sensors with DDC front end		Entire building	DDC in 2000, Pneumatic 1960	Poor-to-Fair	D
Building Limitations	Low ceilings, minimal plenum space; pipe tunnels are accessible with lots of space and good access; hoist to move equipment in gym mezzanine	Entire building	Entire building	1960, 1964, 1989, 1993		D

## Stephens Elementary School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	120/208V, 800A, Square-D			1976	Good, Water meter not bonded.	C
Distribution	Square-D I-Line	Entire building	Entire building	1976	Acceptable	C
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Westinghouse/Square-D	Entire building	Entire building	1976	Acceptable	C
Tamper Proof Receptacles	None	Entire building	Entire building			D
GFI Receptacles	N/A	N/A	N/A	N/A	N/A	N/A
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8- Fluorescent replaced with LED	Entire building	Entire building	1960-1993	Poor, color temperature is inconsistent, fixture lenses are heavily yellowed.	D
Interior Lighting Controls	Manual, New Gym has motion sensors.	Entire building	Entire building		Acceptable	C
Exterior Light Fixtures	HID	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand-Alone	Entire building	Entire building		Intermittent	C
Exit Signs	Present	Entire building	Entire building		Acceptable	C
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire building	Entire building	2001	Good	B
Clocks	American Time/Simplex/ITC Clocks, Simplex Headend	Entire building	Entire building		Good	B
Paging	Original 1976 Atlas Headend, Bogen also Present. Speakers present in classrooms	Entire building	Entire building	1993	Poor	D
Classroom A/V	N/A	N/A	N/A	N/A	N/A	N/A

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**THOREAU ELEMENTARY SCHOOL**  
3870 Nakoma Road, Madison, WI 53711

**GENERAL**

Site Size: 5.70 Acres  
Building Area: 58,500 Sq. Ft.  
Year Built: 1970 Additions: 1991



<b>SUMMARY</b>	<b>GRADE</b>
Site Elements .....	C
Building Envelope.....	C
Life Safety .....	C
Accessibility.....	B
Interior Finishes .....	C
Specialty Areas/Needs .....	C
Aesthetics.....	B
Sustainability and Energy Efficiency.....	D
Plumbing .....	C
HVAC .....	D
Power .....	B
Lighting.....	C
Technology.....	C
<b>Composite Grade.....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$16,500,000
Architectural Components.....	\$4,200,000
<b>Total Cost.....</b>	<b>\$20,700,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Cracking and deterioration of pavement..... **Grade C**
- **Concrete Walks:** Large gaps between concrete pavers..... **Grade B**
- **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:** Newer equipment and poor drainage in the playground areas..... **Grade B**
- **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..... **N/A**

**BUILDING ENVELOPE**

- **Brick:** Good condition. Drains properly..... **Grade B**
- **Main Entry Doors:** New secure entrance. No rust or deterioration present. .... **Grade B**
- **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 Suppression:** The building does not have a fire suppression system ..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices. .... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code. .... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **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 (1) 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 n 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 B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**



- **Security Cameras:** Installed in 2013. All main entries covered. .... **Grade B**
- **Administration:** Flooring 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 B**
- **Kitchen:** Serving counter access is small. Casework is delaminating. Floor 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**

**AESTHETICS**

- **Site:** Much of the site is wooded and natural. Asphalt has major cracking. .... **Grade C**
- **Exterior Façade:** Good condition. .... **Grade B**
- **Interior Spaces:** Good condition. .... **Grade B**

**SUSTAINABILITY AND ENERGY EFFICIENCY ..... Grade D**

Total Wall Area	27,153	100.00%
Glazing-Single Pane	2,006	7.39%
Glazing-Double Pane	1,723	6.35%
Door-Glass	460	1.69%
Door-Hollow Metal	93	0.34%
Door-Overhead Sectional	64	0.24%
Brick Veneer-Cavity Wall	4,755	17.51%
Brick Veneer-No Weeps/Insulation	18,052	66.48%

**FORWARD LOOKING RECOMMENDATIONS**

- **Adjacencies of Rooms:** No adjacency issues noted.
- **Sizes of Rooms:** Not enough storage.
- **Missing Spaces:** None noted.

Thoreau Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service with 2" meter and 1-1/2" bypass	Storage 29A	Entire Building	1970 (meter is newer)	Poor-to-Fair	D
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	1" main, simplex	Mechanical Room 119	Domestic Hot Water	2000	Poor-to-Fair	D
Water Heater	75,100 Btu/h, 75 gallon natural gas water heater	Mechanical Room 119	Entire Building	2020	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Mechanical Room 119	Entire Building	2020	Fair-to-Good	B
Distribution Piping & Insulation						
Cold Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1970 to 1991	Poor-to-Fair	D
Hot Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1970 to 2020	Poor-to-Fair	D
Fixtures						
Restrooms	Wall-hung lavatories with manual meter faucets, floor-mounted urinals with single automatic timed flush valve, floor-mounted water closets with manual flush valves, all vitreous china	Restrooms	N/A	1990 to 2022	Poor-to-Fair, some basement and 1st floor restrooms being renovated during visit	C
Classrooms	Stainless steel drop in sink with hot and cold water, some with bubblers	Some classrooms	N/A	1970	Poor-to-Fair, some classrooms do not have sinks	D
Drinking Fountains	Electric water coolers, some with bottle fillers	Entire Building	Entire Building	1991 to 2020	Fair	C
Other	Stainless steel sink with sediment trap	Art Room 19	N/A	1991	Fair	C
Kitchen						
3-compartment Sink	Stainless steel	Kitchen 18	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 18	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Galvanized piping with no insulation, about 2/3 with interior primary, no secondary (overflow over side of roof), some 1/3 with gutter and downspout	Entire Building	N/A	1970	Poor-to-Fair	D
Sanitary	Galvanized piping	Entire Building	N/A	1970 to 2022	Fair	C
Gas	Black steel piping	Entire Building	N/A	1970 to 2020	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Thoreau Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 to B-4, gas fired small hot water boilers, constant volume primary, redundant inline variable volume secondary pumps	Mechanical Room 119	Entire Building	1970 (B-1 & B-2), 1999 (B-3 & B-4 and secondary pumps)	Fair	C
Cooling	No central system	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	RTU-1, supply fan, economizer, return fan, constant volume	Roof above Room 117	Gym 28	1991	Poor-to-Fair	D
Air Handling Units	RTU-2, supply fan, economizer, return fan, constant volume	Roof above Room 111	Classrooms 19-22 and 110-113	1991	Poor-to-Fair	D
Air Handling Units	RTU-3, supply fan, economizer, return fan, constant volume	Roof above Room 107	Classrooms 10-18	1991	Poor-to-Fair	D
Air Handling Units	RTU-4, supply fan, economizer, return fan, constant volume	Roof above Room 104	Classrooms 100-109 and Media Center 108	1991	Poor-to-Fair	D
Air Handling Units	Blower coil unit and condensing unit	Above ceiling (BCU), Roof above 111 (CU)	Main Office and Nurse 114 Suite	2013	Fair	C
Terminal Units	Ducted hot water reheat coil	Above ceilings	Classrooms, Media Center	1991	Poor-to-Fair	D
Terminal Units	Hot water unit ventilator	Some classrooms, Break Room	Classrooms, Break Room	1970?	Poor-to-Fair, many were under repair during visit	D
Terminal Units	Hot water cabinet unit heaters	Vestibules, Stairwells, Conference 115	Vestibules, Stairwells, Conference 115	1970	Fair	C
Terminal Units	Electric baseboard heater	Office 114G	Office 114G	1991	Poor-to-Fair	D
Terminal Units	Electric radiant ceiling panel	Office 114D	Office 114D	2020	Good	A
Ductwork & Insulation	Galvanized with exterior fiberglass insulation	Entire Building	Entire Building	1970 to 1991	Fair	C
Piping & Insulation	Black steel and copper piping with fiberglass insulation	Entire Building	Entire Building	1970 to 1991	Fair	C
Ventilation						
Outside Air	Through rooftop units or unit ventilators	Entire Building	Entire Building	1970 to 1991	Fair	C
Exhaust Air	Distributed exhaust fans	Roof	Entire Building	1970 to 1991	Fair	C
Kitchen	Residential exhaust hood above oven with exhaust fan	Kitchen 18 with fan on roof	Kitchen 18	2011	Fair, hood much too small for oven	D
Art	Exhaust hood above kiln	Art Room 19	Art Room 19	1991	Poor-to-Fair, kiln not in enclosed room, safety hazard	D
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	Pneumatic (Johnson Controls, some terminal units), DDC (Honeywell, central equipment and some terminal units)	Mechanical Room 119 (air compressor)	Entire Building	1970 (pneumatic), 2002 (DDC)	Poor-to-Fair	D
Building Limitations	Transfer grilles in doors for corridor return	Most of the Building	Most of the Building	1938 to 1990	Poor-to-Fair	D

Thoreau Elementary School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	GE Spectra 1200A 120/208V	23	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	B
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	GE, Square D	Entire Building	Entire Building		Good	C
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Manual only	Entire Building	Entire Building		Acceptable- Dated	C
Exterior Light Fixtures	HID	Exterior	Exterior		Acceptable- Dated	C
Emergency Light Fixtures	Insufficient	Entire Building	Entire Building		Insufficient	D
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Mix	Entire Building	Entire Building		Good	B
Paging	Old Speakers, Bogen Headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Typical	Classrooms	Classrooms		Good	B

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**SAMUEL GOMPERS ELEMENTARY SCHOOL**

1502 Wyoming Way, Madison, WI 53704

**BLACK HAWK 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 .....	B
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	D
Aesthetics .....	C
Sustainability and Energy Efficiency .....	D
Plumbing .....	C
HVAC .....	D
Power .....	C
Lighting .....	B
Technology .....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$17,800,000
Architectural Components .....	\$4,450,000
<b>Total Cost .....</b>	<b>\$22,250,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Recently completed. .... **Grade B**
- **Concrete Walks:** Repairs made, adequate condition. Concrete bike path needed ..... **Grade B**
- **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:** Adequate condition..... **Grade B**
- **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**

- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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. 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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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:** Must 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 (1) 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 signs 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**

**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 Façade:** 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** ..... **Grade D**

Total Wall Area	29,980	100.00%
Glazing-Single Pane	6,935	23.13%
Door-Glass	848	2.83%
Door-Hollow Metal	189	0.63%
Brick Veneer-No Weeps/Insulation	22,008	73.41%

**FORWARD LOOKING RECOMMENDATIONS**

- **Adjacencies of Rooms:** No known.
- **Sizes of Rooms:** Sufficient classroom size.
- **Missing Spaces:** Stage and designated changing area.
- **Portable Classrooms:** Need to be removed and additions to the building need to be considered.

**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**

**GRADE**

Site Elements .....	C
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	D
Plumbing .....	C
HVAC .....	C
Power .....	C
Lighting .....	C
Technology .....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$33,200,000
Architectural Components .....	\$16,600,000
<b>Total Cost .....</b>	<b>\$49,800,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Some parking surfaces are worn and cracking..... **Grade C**
- **Concrete Walks:** Some cracking was noted at the secondary entry on Thornton and Jenifer Street. 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 have been repaired..... **Grade B**
- **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 B**
- **Buses and Parent Drop-Off:** School is surrounded by city streets. Elementary bus drop off 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..... **Grade B**
- **Dumpsters:** Dumpsters are facing the playfields and are not endorsed..... **Grade B**

**BUILDING ENVELOPE**

- **Brick:** Older brick on the 1939 original building. A few areas were noted to have some grout deterioration..... **Grade C**
- **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 Suppression:** The building does not have a fire suppression system. .... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices. .... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

**ACCESSIBILITY**

- **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 Clearance:** More than half the classrooms, majority of the toilet rooms, and locker room entries do not have adequate clearances ..... **Grade C**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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 inadequate 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 inadequate 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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... **Grade B**
- **Security Cameras:** Noted at entries and corridors. .... **Grade B**
- **Administration:**..... **Grade C**
  - ⇒ 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**
  - ⇒ Elementary School is small.
  - ⇒ Middle School is part of the entry/waiting areas.
- **Stage:** Not applicable. .... **N/A**
- **Gymnasium:** ..... **Grade C**
  - ⇒ 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 good condition. .... **Grade B**
- **Cafeteria:** Good condition ..... **Grade B**
- **Kitchen:** Good condition. Space is small and in need of storage. .... **Grade B**
- **After School Program:** Not applicable. .... **N/A**
- **Multipurpose Room:** VCT flooring in 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**

**AESTHETICS**

- **Site:** Adequate condition but needs attention. .... **Grade C**
- **Exterior Façade:** Original portion of the building is inadequate condition..... **Grade C**
- **Interior Spaces:** Original portion of the building is inadequate condition..... **Grade C**

**SUSTAINABILITY AND ENERGY EFFICIENCY** .....Grade D

Total Wall Area	44,744	100.00%
Glazing-Single Pane	1,004	2.24%
Glazing-Glass Block	1,213	2.71%
Glazing-Double Pane	6,063	13.55%
Door-Glass	220	0.49%
Door-Hollow Metal	434	0.97%
Metal Wall Panel	6,428	14.37%
Brick Veneer-Cavity Wall	3,288	7.35%
Brick Veneer-No Weeps/Insulation	26,094	58.32%

**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.
- **Welcome Center:** Provide for a secure entrance.

Marquette Elementary and O'Keefe Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 2" meter, 4" distribution	Storage 124	Entire Building	1940	Poor-to-Fair	D
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Boiler 117	Domestic hot water, steam make-up	2000	Poor-to-Fair	D
Water Heater	Natural gas-fired, 75,100 Btu/h, 75 gallons	Boiler 117	Entire Building	2018	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler 117	Entire Building	2018	Fair-to-Good	B
Distribution Piping & Insulation						
Cold Water	Galvanized and copper with fiberglass insulation	Entire Building	Entire Building	1940 to 2020	Poor-to-Fair	D
Hot Water	Galvanized and copper with fiberglass insulation	Entire Building	Entire Building	1940 to 2020	Poor-to-Fair	D
Fixtures						
Restrooms	Wall-hung lavatories with manual metered faucets, floor-mounted urinals with timer automatic flush valves, wall-hung or floor-mounted water closets with manual flush valves or tank, all vitreous china	Restrooms	N/A	1940 to 2006	Fair	C
Classrooms	Stainless steel with hot and cold water, some with bubbler	Classrooms	N/A	1940 to 2006	Fair	C
Drinking Fountains	Electric water coolers with bottle filler	Entire Building	Entire Building	2020	Fair-to-Good	B
Other	Stainless steel sink with sediment trap (207) and garbage disposer (224)	Art 207 and Art 224	N/A	2006	Fair-to-Good	B
Other	Gas turrets	Science 140, 141	Science 140, 141	2006	Fair	C
Other	Area used for storage	Locker Room 162 & 164	N/A	1998	Fair	C
Kitchen						
3-compartment Sink	Stainless steel	Kitchen 185	N/A	N/A	N/A	N/A
Grease Interceptor	Interior, but piped to be bypassed and will be removed in near future	Kitchen 185	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 185	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Interior primary, no secondary, cast iron with fiberglass insulation	Entire Building	N/A	1940 to 1998	Poor-to-Fair	D
Sanitary	Cast iron and PVC piping, sewage ejector for boiler room drains	Entire Building	N/A	1940 to 2020	Poor-to-Fair	D
Gas	Black steel piping, 4" main, 2-psi distribution	Entire Building	N/A	1940 to 2018	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A



Marquette Elementary and O'Keefe Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1, B-2, & B-3, natural gas fired steam boilers, 2,760 lbs/hr at 15 psi, condensate tank and pumps	Boiler 117	Entire Building	2010 (Boilers), 2000 (Pumps)	Fair-to-Good	B
Heating	HX-1, shell and tube heat exchanger, redundant base-mounted end suction pumps	Boiler 117	Entire Building	1998	Fair-to-Good	B
Heating	HX-2, shell and tube heat exchanger, inline pump	Boiler 117	No longer used	N/A	N/A	N/A
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1, exhaust fan, economizer, heating hot water coil with coil pump, supply fan, variable volume	Mechanical 252	Rooms 172 to 183, Cafeteria 186	1998	Fair	C
Air Handling Units	AHU-2, exhaust fan, economizer, heating hot water coil with coil pump, DX cooling coil, supply fan, variable volume, condensing unit on roof	Mechanical 225 (AHU), Roof Above Mechanical 225 (CU)	OT/PT 106, Media Center 108, Multipurpose 129, Music 143, Classroom 137, 139, 144, Computer Lab 167, Science 195	1998 (AHU), 2022 (CU)	Fair (AHU), Fair-to-Good (CU)	C
Air Handling Units	AHU-3, exhaust fan, economizer, heating hot water coil with coil pump, supply fan, variable volume	Mechanical 254	Fieldhouse 160	1998	Fair	C
Air Handling Units	AHU-Boilers, steam heating coil, supply fan	Boiler 117	Boiler 117, make-up air for boilers	1940	Poor	F
Air Handling Units	RTU-Reading/ESL, DX cooling, supply fan	Roof Above 220C	ESL 220 and Reading 221	1998	Fair, Compressor replaced in 2022	C
Air Handling Units	VAHU-Gym, two units, steam coil, supply fan	Gym 215	Gym 215	1961	Poor-to-Fair	D
Terminal Units	Steam unit ventilator	O'Keefe Classrooms	O'Keefe Classrooms	1993	Fair-to-Poor	D
Terminal Units	Hot water unit ventilator	Marquette Classrooms	Marquette Classrooms	1993	Fair-to-Poor	D
Terminal Units	Hot water unit ventilator with DX cooling coil and condensing unit	Pre-School 105 and 107 (UVs), Roof Above 209 (CUs)	Pre-School 105 & 107	1993 (UVs), 2007 (CUs)	Fair-to-Poor	D
Terminal Units	VAV with hot water reheat coil	Above ceilings	Areas associated with AHU-1	1998	Fair-to-Good	B
Terminal Units	Steam cabinet unit heaters	Vestibules, Corridors, Classrooms 168, 201, Main Office 132	Vestibules, Corridors, Classrooms 168, 201, Main Office 132	1961 to 1998	Poor-to-Fair	D
Terminal Units	Ductless split with condensing unit	Main Office 172 to 175, Workroom 253 (FCUs), Roof Above 173 (CU)	Main Office 172 to 175, Workroom 253	1993	Poor-to-Fair	D
Terminal Units	Ductless split with condensing unit	Main Office 132 (FCU), Roof Above 224 (CU)	Main Office 132	1993	Poor-to-Fair	D
Terminal Units	Steam radiators	Room 114, Counselor 128, Nurse 134, Restrooms, Corridors	Room 114, Counselor 128, Nurse 134, Restrooms, Corridors	1940	Poor	F
Terminal Units	Hot water unit heater	Mechanical Rooms	Mechanical Rooms	Varies	Fair	C



<b>Marquette Elementary and O'Keefe Middle School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>Power</b>						
Service Entrance	Square-D 3000A 120/208V	123	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D/Kinney/Bryant	Entire Building	Entire Building		Good/Dated Mix	C
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Not Present	N/A	N/A	N/A	N/A	D
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Manual	Entire Building	Entire Building		Acceptable- Dated	C
Exterior Light Fixtures	Sparse	Exterior	Exterior		Good	D
Emergency Light Fixtures	Bugeye/Integral Battery	Entire Building	Entire Building		Sparse in Gym	C
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex	Entire Building	Entire Building		Good	B
Paging	Bogen Headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access point + 8 Port Patch Panel	Classrooms	Classrooms		Good	B

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**ORCHARD RIDGE ELEMENTARY SCHOOL**

5602 Russett Road, Madison, WI 53711

**AKIRA R. TOKI MIDDLE SCHOOL**

5606 Russett Road, Madison, WI 53711

**GENERAL**

Site Size: 18.06 Acres

Building Area: 133,360 Sq. Ft.

Year Built: 1958 Additions: 1959, 1961, 1963, 1967, 1968, & 2012



**SUMMARY**

**GRADE**

Site Elements .....	C
Building Envelope .....	D
Life Safety .....	C
Accessibility .....	D
Interior Finishes.....	D
Specialty Areas/Needs.....	D
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	D
Power .....	D
Lighting .....	C
Technology .....	C
<b>Composite Grade .....</b>	<b>D</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$28,500,000
Architectural Component .....	\$14,250,000
<b>Total Cost .....</b>	<b>\$42,750,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Good condition. .... **Grade B**
- **Concrete Walks:** Good condition .....
- **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:** Good condition. .... **Grade B**
- **Sports Fields:** Good condition..... **Grade B**
- **Site Accessibility (Ramps, Handicap Parking, Van):** Single step into several entries. Main entry has ramp. Play areas have accessibility. Overall site is flat/level .....
- **Buses and Parent Drop-Off:** Insufficient parking. Parents drop off on three (3) sides of building and only have one (1) 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 Suppression:** The building does not have a fire suppression system..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition..... **Grade B**
- **Cameras:** Pelco cameras installed in good condition..... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

**ACCESSIBILITY**

- **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:** Good condition. .... **Grade B**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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 (1) board in each classroom. .... **Grade D**

- **Corridor Lockers/Cubbies:**..... Grade D
  - ⇒ 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. Shared Welcome Center between two (2)schools..... Grade B
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor..... Grade B
- **Security Cameras:** Installed in 2011 and have five (5) ears 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 area 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 B
- **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 C
- **Cafeteria:** Adequate condition..... Grade B
- **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 is 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

**AESTHETICS**

- **Site:** Adequate condition. Playfields and landscaping in good condition. Walks have been widened with asphalt, cracked and worn..... **Grade C**
- **Exterior Façade:** Brick work itself is in good condition but windows, louvers, and roof flashing are old, worn, dated and rusting down onto the brick. The entry is not well defined and signage is small. .... **Grade D**
- **Interior Spaces:** Adequate condition but looks worn, tired and dated. .... **Grade C**

**SUSTAINABILITY AND ENERGY EFFICIENCY ..... Grade D**

Total Wall Area	50,683	100.00%
Glazing-Single Pane	14,505	28.62%
Glazing-Double Pane	582	1.15%
Door-FRP	1,445	2.85%
Door-Overhead Sectional	42	0.08%
Metal Wall Panel	8,378	16.53%
Brick Veneer-Cavity Wall	1,752	3.46%
Brick Veneer-No Weeps/Insulation	23,980	47.31%

**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.



Orchard Ridge Elementary School and Toki Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 2" water meter with bypass	Maintenance Office 148	Entire Building	1958	Fair-to-Poor	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Maintenance Office 148	Domestic hot water	2001	Fair-to-Poor	D
Water Heater	199,000 Btu/h with 100 gal, natural gas	Maintenance Office 148	Entire Building	2001	Fair-to-Poor	D
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Maintenance Office 148	Entire Building	2001	Fair-to-Poor	D
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized pipe with some copper pipe, fiberglass or asbestos insulation	Entire Building	Entire Building	1958 to 1968	Poor	F
Hot Water	Galvanized pipe with some copper pipe, fiberglass or asbestos insulation	Entire Building	Entire Building	1958 to 1968	Poor	F
<b>Fixtures</b>						
Restrooms	Manual metered lavatories, floor-mount uninals with no operators, manual flush valve wall-hung water closets (except floor-mounted in kindergarten), all vitreous china	Entire Building	N/A	1958 to 1968	Poor-to-Fair	D
Classrooms	Stainless steel with cold water faucet and bubbler	Classrooms	N/A	1958 to 1968	Poor-to-Fair	D
Drinking Fountains	Electric water cooler with bottle filler	Entire Building	Entire Building	2015	Fair	C
Other	Column showers	Shower Rooms 132C and 144C	N/A	2000	Fair, no longer used	C
<b>Kitchen</b>						
3-compartment Sink	Stainless steel	Kitchen 147	N/A	N/A	N/A	N/A
Grease Interceptor	Above ground under sink	Kitchen 147	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 147	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Galvanized primary, no secondary, some replaced with PVC	Entire Building	N/A	Various	Fair-to-Poor	D
Sanitary	Cast iron sanitary, galvanized vent	Entire Building	N/A	1958 to 1968	Fair-to-Poor	D
Gas	2 meters, possibly for 2 pressures? 2" main off low pressure meter, 5" main off other meter, black steel piping	Entire Building	N/A	2012	Good-to-Fair	B
Other	Fuel oil piping and pumps	Boiler Room 148A	Boilers	1958	Fair-to-Poor	D

Orchard Ridge Elementary School and Toki Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	3 x 3,400,000 Btu/h steam boilers dual fuel (natural gas and fuel oil), duplex condensate pumps with receiver	Boiler Room 148A	Entire Building	2012 for boilers, 1958 for condensate pump	Fair for boiler, Fair-to-Poor for Condensate pump	C
Cooling	No central system	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-Gym-West, steam coil, supply fan, duct inline return fan, economizer	Mechanical 147B	Gym 127	1958 to 1968	Fair-to-Poor	D
Air Handling Units	AHU-Gym-East, steam coil, supply fan, duct inline return fan, economizer	Mechanical 147B	Gym 127	1958 to 1968	Fair-to-Poor	D
Air Handling Units	AHU-Cafeteria, steam coil, supply fan, duct inline return fan, economizer	Mechanical 147B	Cafeteria 121	1958 to 1968	Fair-to-Poor	D
Air Handling Units	AHU-Wrestling, steam coil, supply fan	Wrestling Storage 134A Mezzanine	Wrestling 134	1958 to 1968	Fair-to-Poor, poor access and ability to maintain	D
Air Handling Units	RTU-Media Center, packaged DX with gas heat	Roof above Media Center 169	Media Center 169	2006	Fair-to-Poor	D
Air Handling Units	RTU-Media Center Classroom, packaged DX with gas heat	Roof above Media Center 169	Media Center Classroom 170	2006	Fair-to-Poor	D
Air Handling Units	Energy Recovery Unit	Roof above Media Center 169	RTU-Media Center and RTU-Media Center Classroom	2006	Poor	F
Terminal Units	Fan coil units with steam and DX and shared condensing unit	Main Office 118 to 122 and Roof	Main Office 118 to 122	2020	Good-to-Fair	B
Terminal Units	2x unit ventilator with air cooled condensing unit	Media Center 200 and Roof Above	Room 200	2020	Good-to-Fair	B
Terminal Units	Unit ventilator with air cooled condensing unit	Band 215 and Roof	Band 215	2008	Good-to-Fair	B
Terminal Units	Unit ventilator with air cooled condensing unit	Orchestra 215 and Roof	Orchestra 215	2008	Good-to-Fair	B
Terminal Units	Blower coil with heat pump condensing unit	Office/Storage 133 and Roof	Office/Storage 133	1997	Fair-to-Poor	D
Terminal Units	Steam unit ventilator	Classrooms	Classrooms	2020	Good-to-Fair	B
Terminal Units	Steam cabinet unit heaters	Vestibules, stairs, corridors, maintenance office, mechanical rooms	Vestibules	1958 to 1968	Poor-to-Fair	D
Terminal Units	Hot water fin tube	Elevator lobby	Elevator lobby	2012	Good-to-Fair	B
Ductwork & Insulation	Galvanized, some liner, some wrap	Mechanical Rooms	Various	1958 to 1968	Poor-to-Fair	D
Piping & Insulation	Steam black steel with fiberglass insulation	Entire Building	Entire Building	1958 to 1968	Poor-to-Fair	D
Ventilation						
Outside Air	Through unit ventilator or ducted direct to AHUs	Entire Building	Entire Building	1958 to 1968	Fair	C
Exhaust Air	Distributed exhaust fans	Various	Entire Building	1958 to 1968	Poor-to-Fair	D
Kitchen	Type 1 hood, undersized	Kitchen 147	Kitchen 147	2003	Poor-to-Fair, due to undersizing	D
Art	Kiln in corner of room with exhaust hood above	Art 117	Art 117	1958 to 1968	Poor-to-Fair, code and safety concern	D
Specialty	Duct collector and filtration units, both recirculating in room	Industrial Technology 146	Industrial Technology 146	2010	Fair	C

Orchard Ridge Elementary and Toki Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square D 3000A 120/208V	Exterior	Entire Building		Good	B
Distribution	Splices in original Main Service	Entire Building	Entire Building		Dated	D
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Westinghouse/Square D	Entire Building	Entire Building		Mix Good and Obsolete	F
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	D
Generator/ATS	Cummins 35KW	Entire Building	Entire Building		Good	B
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occupancy Sensors	Entire Building	Entire Building		Good	C
Exterior Light Fixtures	HID	Exterior	Exterior		Good	B
Emergency Light Fixtures	Integral	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Simplex	Entire Building	Entire Building		Good	B
Paging	Bogen Head End, Old Amps	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	8 Port Switch and Access Point Per Classroom	Classrooms	Classrooms		Good	B

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**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: 119,203 Sq. Ft.

Year Built: 1952 Additions: 1954, 1958, 1969 & 2012



**SUMMARY**

**GRADE**

Site Elements .....	C
Building Envelope.....	B
Life Safety .....	C
Accessibility.....	D
Interior Finishes.....	C
Specialty Areas/Needs .....	D
Aesthetics.....	C
Sustainability and Energy Efficiency.....	D
Plumbing .....	B
HVAC .....	D
Power .....	B
Lighting.....	C
Technology.....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$28,600,000
Architectural Components.....	\$7,150,000
<b>Total Cost.....</b>	<b>\$35,750,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Paving in good condition. Paved areas at doors to playgrounds are too small. Paved play area on the South side of the play area is damaged..... **Grade B**
- **Concrete Walks:** Recent repairs to the walks .....
- **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:** Good condition; accessible. .... **Grade B**
- **Sports Fields:** Good condition. One (1) of the baseball fields seem 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 two (2) sides open areas on other sides. .... **Grade B**
- **Dumpsters:** No enclosure..... **Grade C**

**BUILDING ENVELOPE**

- **Brick:** Good condition. .... **Grade B**
- **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 Suppression:** The building does not have a fire suppression system..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition..... **Grade B**
- **Cameras:** Pelco cameras installed in good condition..... **Grade B**
- **Fire Alarm Detection:** Notifier manual devices, Smoke detection at elevator. .... **Grade C**
- **Fire Alarm Notification:** Notifier Speaker Strobe ..... **Grade B**
- **Intrusion Detection:** Outdated Optex system installed. .... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Good condition, installed in 2012. .... **Grade B**
- **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 (3) 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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... **Grade B**
- **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**
  - ⇒ 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 C**
  - ⇒ Flooring at 199B VCT surrounding tiled areas is buckling, damaged, and missing in some cases ..... **Grade F**
- **Ceilings:** Approximately 75% of ceiling tile systems are of the spline stile installed sometime in the 1950’s,, in poor condition, damaged, and difficult to maintain ..... **Grade D**

- **Walls:** Ceramic wall tile and grout in poor condition in both corridors and toilet rooms. Other walls are overall in good condition with normal wear and tear..... **Grade C**
- **Casework:** Casework is in poor condition, delaminating and counter tops are damaged. Plumbing fixtures within 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**
  - ⇒ Elementary School, poor condition and rusting. No stalls are accessible ..... **Grade D**
  - ⇒ Middle School, good condition ..... **Grade B**
- **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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **Security Camera's:** At all the main entrances, some of the corridors and three (3) exterior doors. .... **Grade C**
- **Administration-Elementary School:** Ceiling tile is of the spline stile installed sometime in the 1950's, 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. Airconditioned (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 1950's, 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. Floor is dated small ceramic but in good condition..... **Grade C**
- **Staff Lounge:** Poor condition. Original floor tile 2x4 acoustical ceiling stained, damaged, and starting to sag. Cabinetry and kitchenette appliances in poor condition ..... **Grade C**
- **Nurse:** The door into the attached bathroom door is not accessible. Sink is also not accessible. Ceiling tile is of the spline stile installed sometime in the 1950's, is in poor condition and difficult to maintain. Not air-conditioned. The spaces are small and confined..... **Grade F**



- **Cafeteria:** Entire cafeteria was upgraded with new flooring, ceiling, lighting, finishes and furniture in 2018. Existing stage area was removed to provide more space for seating. Visibility to the corridor was also added ..... **Grade B**
- **Kitchen:** Kitchen was fully upgraded with new flooring, sink and equipment layout in 2018. .... **Grade B**
- **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 1950's, is in poor condition, damaged, and difficult to maintain. Cabinetry is in poor condition. Sinks are heavily worn and not accessible..... **Grade D**
- **Music (2 rooms):** Poor condition. Original floor tile. Ceiling tile is of the spline stile installed sometime in the 1950's, is in poor condition, damaged, and difficult to maintain..... **Grade D**
- **Library/IMC 130 (Elementary School):** Adequate condition. No Air-conditioning. Carpet and cabinetry in good condition. Ceiling tile is of the spline stile installed sometime in the 1950's, is in poor condition, damaged, and difficult to maintain..... **Grade C**
- **Library/IMC 180 (Middle School):** Poor condition. Air-conditioned space. Carpet is worn. Bump in floor not carpet, assuming difference in sections of slab. Ceiling in poor condition. Light fixture layout not evenly distributed creates darker areas in the room ..... **Grade D**
- **Family & Consumer Science:** Poor condition. Original floor tile. Ceiling tile is of the spline stile installed sometime in the 1950's, is in poor condition and difficult to maintain. Cabinetry is also in poor condition and delaminating. There is an accessible work station and sink ..... **Grade D**

**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 1950's spline stile system. Casework is in poor condition and delaminating. Counter tops are damaged..... **Grade C**

**SUSTAINABILITY AND ENERGY EFFICIENCY ..... Grade D**

Total Wall Area	46,720	100.00%
Glazing-Double Pane	15,023	32.16%
Door-Glass	1,121	2.40%
Door-Hollow Metal	126	0.27%
Concrete Stem Wall	3,468	7.42%
EIFS Veneer	4,183	8.95%
Metal Wall Panel	438	0.94%
Brick Veneer-Cavity Wall	1,031	2.21%
Brick Veneer-No Weeps/Insulation	21,330	45.66%

**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.

Schenk Elementary and Whitehorse Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 2" meter with bypass, 4" distribution	Boiler 120E	Entire Building	1952	Poor-to-Fair	D
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex with 1-1/2" main	Loading Dock 120	Domestic hot water and make-up water	2022	Good	A
Water Heater	75,100 Btu/h, 75 gallon, natural gas water heater	Boiler 120E	Entire Building	2016	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulators, quantity 3	Boiler 120E	Entire Building	2016	Fair-to-Good	B
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1952 to 2020	Fair	C
Hot Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1952 to 2020	Fair	C
<b>Fixtures</b>						
Restrooms	Wall-hung lavatories with manual metered or manual faucets, wall-hung or floor-mounted urinals with manual flush valve, wall-hung or floor-mounted water closets with manual flush valve or tank, all vitreous china	Restrooms	N/A	2013	Fair-to-Good	B
Classrooms	Some with stainless steel or vitreous china, some with bubbler, some with no sink	Generally Schenk has sinks and Whitehorse does not	N/A	1952 to 1958	Fair	C
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2015 to 2020	Fair-to-Good	B
Other	Stainless steel sink without sediment trap	Art 101	N/A	1952	Poor-to-Fair	D
Other	Stainless steel sink with sediment trap	Art 166	N/A	1952	Fair	C
<b>Kitchen</b>						
3-compartment Sink	Stainless steel	Kitchen 121B	N/A	N/A	N/A	N/A
Grease Interceptor	Recessed in floor	Kitchen 121B	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 121B	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Interior primary, no secondary, galvanized steel, cast iron, and PVC with fiberglass insulation	Entire Building	N/A	1952 to 1969	Fair	C
Sanitary	Galvanized, cast iron, and PVC piping	Entire Building	N/A	1952 to 2020	Fair	C
Gas	4-psi distribution, 3" main, black steel piping	Entire Building, Meter Outside 121E	N/A	1952 to 1969	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Schenk Elementary and Whitehorse Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1, B-2, B-3, 3,400,000 Btu/h, 15 psi steam, natural gas boilers, condensate pumps	Boiler 120E	Entire Building	2012 (boilers), 2003 (pumps)	Fair-to-Good	B
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	RTU-Whitehorse, gas heating, DX cooling, supply fan, variable volume	Roof Above Media Center 180	Break Room 177, Media Center 180, Middle School Office Suite 181 & 185 Suite	1996	Fair	C
Air Handling Units	AHU-165E, steam heating coil, supply fan, constant volume	Mechanical 141H	Gym 165 East	1952	Poor-to-Fair	D
Air Handling Units	AHU-165W, steam heating coil, supply fan, constant volume	Mechanical 143H	Gym 165 West	1952	Poor-to-Fair	D
Air Handling Units	AHU-142, steam heating coil, supply fan, constant volume, two units	Mechanical 141H and Mechanical 143H	Gym 142	1952	Poor-to-Fair	D
Air Handling Units	AHU-Cafeteria, steam heating coil, supply fan	Mezzanine Above 120	Cafeteria 121	1952	Poor-to-Fair	D
Terminal Units	Steam unit ventilators	Classrooms	Classrooms	1952 to 1958	Poor-to-Fair	D
Terminal Units	Steam unit ventilators with DX cooling (two units)	Media Center 130	Media Center 130	2017	Fair-to-Good	B
Terminal Units	Steam cabinet unit heaters	Corridors, Elevator Lobby 199E	Corridors, Elevator Lobby 199E	1952 to 1958	Fair	C
Terminal Units	Steam unit heaters	Locker Rooms	Locker Rooms	1969	Poor-to-Fair	D
Terminal Units	Steam convectors	Media Center 180, Middle School Office Suite 181 & 185 Suite, Restrooms, Schenk Classrooms, Cafeteria 121, Elementary Office 102	Media Center 180, Middle School Office Suite 181 & 185 Suite, Restrooms, Schenk Classrooms, Cafeteria 121	1952 to 1958	Fair	C
Terminal Units	Steam fin tube	Elevator Lobby 218	Elevator Lobby 218	2012	Fair-to-Good	B
Terminal Units	VAVs with steam reheat coils	Above ceilings	All areas served by RTU-Whitehorse	1996	Fair	C
Terminal Units	Ductless split with condensing unit	Classroom 189 (FCU), Roof Above 209 (CU)	Classroom 189	2000	Fair	C
Terminal Units	Window air conditioner	Office 102	Office 102	2000	Poor-to-Fair	D
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1952 to 2019	Fair	C
Piping & Insulation	Steam galvanized and black steel piping with fiberglass insulation	Entire Building	Entire Building	1952 to 2019	Poor-to-Fair	D
Ventilation						
Outside Air	Through unit ventilators or ducted to units	Entire Building	Entire Building	1952 to 2015	Fair	C
Exhaust Air	Distributed dedicated exhaust fans	Entire Building	Entire Building	Varies	Poor-to-Fair	D
Kitchen	Type I hood with grease exhaust fan	Kitchen 121B and Roof Above	Kitchen 121B	2019	Fair-to-Good, additional equipment added so hood undersized	B

<b>Schenk Elementary School/Whitehorse Middle School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>POWER</b>						
Service Entrance	(2) Schenk Siemens 120/208V 1600A, WH SquareD 120/208V 1600A	120B 199B	Entire Building	1995	Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	208V Cummins Onan 75KVA	Entire Building	Entire Building		Good	B
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	Majority T8	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Manual only	Entire Building	Entire Building		Good	C
Exterior Light Fixtures	LED Retrofit/HID	Exterior	Exterior		Good	B
Emergency Light Fixtures	Integral	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Dated	D
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time	Entire Building	Entire Building		Good	B
Paging	Bogen Headend	Entire Building	Entire Building		Good	C
Classroom A/V	Access Point Per Room	Classrooms	Classrooms		Good	B

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**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.



<b>SUMMARY</b>	<b>GRADE</b>
Site Elements .....	C
Building Envelope .....	D
Life Safety .....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing .....	C
HVAC .....	D
Power .....	C
Lighting .....	C
Technology .....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$32,800,000
Architectural Components .....	\$8,200,000
<b>Total Cost .....</b>	<b>\$41,000,000</b>

**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:** Newer equipment, accessible and functional. .... **Grade B**
- **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 B**

**BUILDING ENVELOPE**

- **Brick:** Adequate condition with some minimal tuck-pointing needed. .... **Grade C**
- **Main Entry Doors:** Two (2) 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 with some rust starting at the threshold. Majority of entries throughout the building have rust at the thresholds and not secure..... **Grade D**

- **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:** Adequate condition. Gutters and downspouts need to be replaced.....Grade C

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system.....N/A
- **Door Entry Station:** Typical devices installed and in working condition. ....Grade C
- **Access Control:** Salto system installed in good condition.....Grade B
- **Cameras:** Pelco cameras installed in good condition.....Grade B
- **Fire Alarm Detection:** Simplex manual devices .....Grade C
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code.....Grade D
- **Intrusion Detection:** Outdated Optex system installed.....Grade D

**ACCESSIBILITY**

- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. ....Grade B
- **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 D
- **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 B

**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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor .....Grade B
- **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::All new finishes throughout.....Grade B
  - ⇒ Hamilton MS: New ceiling. Original floor tile. Carpeting appears new. Casework is dated and worn; and in need of replacement.....Grade C
- **Mail Room/Staff Work:** Insufficient number of mailboxes. Finishes are adequate.....Grade D
- **Stage:** New stage.....Grade B
- **Gymnasium:** .....Grade B
  - ⇒ Van Hise ES: New ACT ceiling and like new rubber flooring.....Grade C
  - ⇒ Hamilton MS: Wood flooring and recently painted exposed ceiling. Acoustical block looks to be in pristine condition.....Grade B
- **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: Casework is dated and worn. Ceiling is new. Original floor tile .....Grade C
  - ⇒ Hamilton MS: New finishes throughout. Like new casework.....Grade B
- **Nurse:** Good condition with new finishes.....Grade B
- **Cafeteria:** Newer finishes. Operable partition to close off kitchen.....Grade B
- **Kitchen:** Newer 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

## 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** ..... **Grade C**

Total Wall Area	55,012	100.00%
Glazing-Single Pane	20,638	37.51%
Glazing-Double Pane	1,665	3.03%
Door-Glass	1,002	1.82%
Door-Hollow Metal	105	0.19%
Door-FRP	632	1.15%
Door-Overhead Sectional	80	0.15%
Concrete Wall	651	1.18%
Brick Veneer-Cavity Wall	23,810	43.28%
Brick Veneer-No Weeps/Insulation	6,431	11.69%

**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.

Van Hise Elementary and Hamilton Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 2" meter, three PRVs in parallel, 4" distribution	Boiler 1	Entire Building	1957, meter is new	Poor-to-Fair	D
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Duplex, 2" main	Boiler 1	Domestic hot water, steam make-up	2001	Poor-to-Fair	D
Water Heater	199,000 Btu/h, 100 gallon, natural gas fired water heater	Boiler 1	Van Hise	2006	Fair	C
Water Heater	70,000 Btu/h, 75 gallon, natural gas fired water heater	Basement Mechanical Under 24C	Hamilton	2006	Fair	C
Water Heater	4,500 W, 80 gallon, electric water heater	Tunnel Under 24C	Hamilton	2021	Good	A
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler 1	Van Hise	2006	Fair	C
Hot Water Circulating Pump	Inline circulator	Basement Mechanical Under 24C	Hamilton	2006	Poor-to -Fair	D
Distribution Piping & Insulation						
Cold Water	Galvanized and copper with fiberglass insulation	Entire Building	Entire Building	1957 to 2015	Poor-to-Fair	D
Hot Water	Galvanized and copper with fiberglass insulation	Entire Building	Entire Building	1957 to 2015	Poor-to-Fair	D
Fixtures						
Restrooms	Wall-hung lavatories with manual metered faucets, floor-mounted urinals with automatic timer flush valves, wall-hung or floor-mounted water closets with manual flush valves, all vitreous china	Entire Building	N/A	Varies	Fair	C
Classrooms	Stainless steel drop-in sink with cold water (some also with hot and some with bubbler)	Van Hise	N/A	1957 to 1963	Fair	C
Classrooms	Most with stainless steel drop-in sink with cold and hot water	Hamilton	N/A	1957 to 1963	Fair	C
Drinking Fountains	Electric water coolers, some with bottle fillers, one vitreous china drinking fountain in Corridor 46	Entire Building	Entire Building	2015 to 2022	Fair-to-Good	B
Other	Art room stainless steel drop-in sink with sediment trap	Art 14 & 114	N/A	1989 to 1992	Fair	C
Other	Individual shower heads with central mixing valve	Shower Rooms 136A and 139A	N/A	1957 to 1992	Poor-to-Fair	D
Kitchen						
3-compartment Sink	Stainless steel freestanding	Kitchen 140	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 140	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Gutter and downspout	Van Hise	N/A	1957 to 1992	Fair	C
Roof Drainage	Cast iron and PVC piping, interior primary, no secondary (except media center has secondary)	Hamilton	N/A	1957 to 1992	Fair	C

Van Hise Elementary and Hamilton Middle School Assessment					
System and Equipment	Description	Location	Areas Served	Year Installed	Condition
<b>HVAC</b>					
Central Plant					
Heating	B-1, B-2, and B-3, 2,780 lbs/hr, dual fuel natural gas-fired and fuel oil steam boilers, distributed condensate pumps	Boiler 1 (boilers, main condensate pumps), Custodial 107 & 121 and Basement Under 24C (distributed condensate pumps)	Entire Building except Gym 142	1957 to 2020 (condensate pumps), 2013 (boilers)	Fair-to-Good
Heating	B-3, 550,000 Btu/h, natural gas-fired heating water boiler, redundant inline pumps, constant volume	Mezzanine Above 142B/C	Gym 142	1989	Fair
Heating	Steam-to-hot water heat exchanger and inline pumps	Basement Below Stair 48	AHU-1 (Hamilton West), Classrooms 50 to 53 Unit Ventilators, Classrooms 166 to 169 VAVs	1992	Fair
Cooling	None	N/A	N/A	N/A	N/A
Distribution					
Air Handling Units	AHU-1, steam coil, supply fan	Mezzanine Above Corridor 178	Gym 137 North	1957 to 1963	Poor-to-Fair
Air Handling Units	AHU-2, steam coil, supply fan	Mezzanine Above Corridor 178	Cafeteria 138 North	1957 to 1963	Poor-to-Fair
Air Handling Units	AHU-3, steam coil, supply fan	Mezzanine Above Corridor 178	Cafeteria 138 South	1957 to 1963	Poor-to-Fair
Air Handling Units	AHU-4, steam coil, supply fan	Mezzanine Above Corridor 178	Gym 137 South	1957 to 1963	Poor-to-Fair
Air Handling Units	AHU-1 (Gym 142), heating water coil, supply fan	Mezzanine Above 142B/C	Gym 142 South	1989	Poor-to-Fair
Air Handling Units	AHU-2 (Gym 142), heating water coil, supply fan	Mezzanine Above 142B/C	Gym 142 North	1989	Poor-to-Fair
Air Handling Units	AHU-1 (Hamilton West), heating water coil, DX cooling coil with condensing unit, supply fan	Mechanical 167A (AHU), Ground Outside 51B (CU)	Classrooms 166 to 169	1992	Poor-to-Fair
Air Handling Units	RTU-1, DX coil with condenser fans, supply fan	Roof Above Library 190	Library 190 and 194	2016	Fair-to-Good
Air Handling Units	RTU-2, DX coil with condenser fans, supply fan	Roof Above 134A	Van Hise Main Office Suite 132, 133, 134	2015	Fair
Terminal Units	Steam unit ventilator	Classrooms, Break Room 130, Office Suite 159, 161	Classrooms, Break Room 130, Office Suite 159, 161	2007	Fair
Terminal Units	Steam unit ventilator, ducted	Locker Rooms 136 and 139	Locker Rooms 136 and 139	1957	Poor-to-Fair
Terminal Units	Steam unit ventilator with DX coil and condensing unit	Computer 21, Classrooms 111, 113, 117 (UVs) Roofs Above 21, 111, 113, 117 (CUs)	Computer 21, Classrooms 111, 113, 117	2007	Fair
Terminal Units	Blower coil unit with DX coil and condensing unit	Above Ceiling (BCU), Roof Above Office 149 Suite (CU)	Van Hise Office Suite 149	2007	Fair
Terminal Units	Steam unit ventilator with DX coil and condensing unit	Computer 21 (UV), Roof Above Computer 21 (CU)	Computer 21	2007	Fair
Terminal Units	Steam cabinet unit heater	Vestibules, Office 132B, Restrooms	Vestibules, Office 132B, Restrooms	2007	Fair
Terminal Units	Steam unit heater	Loading Dock 3, Storage, Mechanical	Loading Dock 3, Storage, Mechanical	1957	Poor-to-Fair
Terminal Units	Steam convectors	Small Group 129, Office 132, 133, 149, Corridors	Small Group 129, Office 132, 133, 149, Corridors	1957 to 1959	Poor-to-Fair
Terminal Units	Steam reheat coils	Roof Above Library 190	Library 190 and 194	2016	Fair-to-Good
Terminal Units	Hot water unit heater	Mezzanine Above 142B/C	Mezzanine Above 142B/C	1989	Fair

Van Hise Elementary and Hamilton Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	GE Spectra 2500A 120/208V	Lower Level Below Gym	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D/GE	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Not Present	N/A	N/A	N/A	N/A	D
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	Mix T8/LED	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Mix Manual/Occupancy Sensor	Entire Building	Entire Building		Good	C
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time/Primex	Entire Building	Entire Building		Good	B
Paging	Bogen Headend	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access Point per Classroom	Classrooms	Classrooms		Good	B

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**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 Additions: 1969



**SUMMARY**

**GRADE**

Site Elements .....	D
Building Envelope .....	B
Life Safety .....	C
Accessibility .....	C
Interior Finishes.....	C
Specialty Areas/Needs.....	C
Aesthetics .....	B
Sustainability and Energy Efficiency .....	D
Plumbing .....	D
HVAC .....	D
Power .....	B
Lighting .....	C
Technology .....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$23,200,000
Architectural Components .....	\$5,800,000
<b>Total Cost .....</b>	<b>\$29,000,000</b>

**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:** Newer equipment installed. Accessible..... **Grade B**
- **Sports Fields:** Good condition except for one (1) 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 30% 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**
- **Miscellaneous Soffit Trim and Gravel Stops:** Adequate condition. Minor damage to metal soffit..... **Grade C**
- **Roof:** Flat asphalt roof..... **Grade C**



**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system. .... N/A
- **Door Entry Station:** Typical devices installed and in working condition. .... Grade C
- **Access Control:** Salto system installed in good condition. .... Grade B
- **Cameras:** Pelco cameras installed in good condition. .... Grade B
- **Fire Alarm Detection:** Simplex manual devices ..... Grade C
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code. .... Grade D
- **Intrusion Detection:** Outdated Optex system installed. .... Grade D

**ACCESSIBILITY**

- **Elevator/Lift:** Poor condition ..... Grade D
- **Ramp:** Not applicable, no interior ramps. .... N/A
- **Toilet Rooms:** Toilet rooms have be converted to contain an ADA accessible stall. .... Grade B
- **Automatic Entrances:** Only one (1) 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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019 ..... Grade B
- **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. Some drinking fountains are original, some have been replaced ..... 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 inadequate 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:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **Security Cameras:** System installed in 2011. Security cameras are only at the two (2) 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:** Adequate condition. Used for after school activities. .... **Grade B**
- **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 ..... **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**

### 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 .....Grade D**

Total Wall Area	30,296	100.00%
Glazing-Single Pane	9,631	31.79%
Glazing-Double Pane	46	0.15%
Door-FRP	887	2.93%
Door-Overhead Sectional	80	0.26%
Metal Wall Panel	4,003	13.21%
Brick Veneer-Cavity Wall	1,258	4.15%
Brick Veneer-No Weeps/Insulation	14,391	47.50%

**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.

Cherokee Heights Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" service, 2" meter with bypass	Storage 11D	Entire Building	1954	Fair-to-Poor	D
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Boiler Room 100	Domestic hot water	1998	Fair-to-Poor	D
Water Heater	80 gallon, 4,500/4,500 W, electric	Tunnel near Kitchen 11A	Kitchen 11A	2008	Fair	C
Water Heater	199,000 Btu/h with 100 gal, natural gas	Boiler Room 100	Entire Building except Kitchen	2015	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Boiler Room 100	Entire Building	2008	Fair	C
Distribution Piping & Insulation						
Cold Water	Galvanized piping at meter, the copper, fiberglass insulation	Entire Building	Entire Building	1954	Fair-to-Poor	D
Hot Water	Copper with fiberglass insulation	Entire Building	Entire Building	1954	Fair-to-Poor	D
Fixtures						
Restrooms	Automatic sensor lavatory and flush valves, floor-mount urinals, and wall-hung water closets, all vitreous china	Restrooms	N/A	2000	Fair	C
Classrooms	None	N/A	N/A	N/A	N/A	N/A
Drinking Fountains	Most electric water coolers with bottle fillers, some drinking fountains	Entire Building	Entire Building	1954 and 2015	Fair-to-Poor Electric water coolers; Poor, non-functional drinking fountains	D
Other	Sediment or plaster trap at art sink	Art 104	Art 104	1954	Fair-to-Poor	D
Kitchen						
3-compartment Sink	4-compartment sink	Kitchen 11A	N/A	N/A	N/A	N/A
Grease Interceptor	Not interior	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	Kitchen 11A	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Interior, primary only, original cast iron most places, some PVC	Entire Building	N/A	1954	Fair-to-Poor	D
Sanitary	Cast iron, duplex sewage ejector for boiler room drains	Entire Building	N/A	1954	Fair-to-Poor	D
Gas	4 psi service with 3" distribution	South side of SE corner of building	N/A	1954	Fair-to-Poor	D
Other	Fuel oil piping and pump	Boiler Room 100	Boilers	1954	Poor	F

Cherokee Heights Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-2 and B-3 steam boilers (dual fuel), Steam condensate pumps	Boiler Room 100	Entire Building	2002 and 2008 for boilers, 1980s for condensate pumps	Fair	C
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	RTU-Media Center, steam coil, DX coil, multizone	Roof above Media Center 129	Media Center 129	1997	Fair-to-Poor	D
Air Handling Units	AHU-Cafeteria, steam coil, supply fan	Storage 11D	Cafeteria 11	1954	Poor	F
Air Handling Units	2 x AHU-Gym, steam coil, supply fan	Suspended in Gym 113	Gym 113	2008	Good-to-Fair	B
Air Handling Units	AHU-121 and 122 Classrooms, steam coil, supply fan, inline return fan, economizer	Mechanical 218	121 and 122 Classrooms	1954	Fair-to-Poor	D
Terminal Units	Steam unit ventilator	Classrooms	Classrooms	2008	Fair	C
Terminal Units	Steam cabinet unit heaters	Vestibules, Corridors	Vestibules, Corridors	1954	Fair-to-Poor	D
Terminal Units	Steam convectors	Stairwells, Restrooms, Main Office	Stairwells, Restrooms, Main Office	1954	Fair-to-Poor	D
Terminal Units	Steam unit heaters	Receiving, Mechanical Rooms	Receiving, Mechanical Rooms	1954	Fair-to-Poor	D
Terminal Units	Window Air Conditioner	Science 222, Classroom 137	Science 222, Classroom 137	2000s	Fair	C
Terminal Units	Fan coil with condensing unit	Fan Coil in Closet 130A, Condensing Unit on Grade	Office Suite 123 and Classroom 130	1990s	Fair-to-Poor	D
Terminal Units	Unit ventilator with steam coil and condensing unit	Condensing Unit on Grade	Classroom 130	2008	Fair	C
Terminal Units	Steam fan coil unit	Corridor 143	Corridor 143	1954	Fair-to-Poor	D
Terminal Units	Steam fan coil unit	Boiler Room 100	Boiler Room 100	1954	Fair-to-Poor	D
Ductwork & Insulation	Galvanized with rigid fiberglass for supply and outdoor air	Near air handling equipment	Entire Building	1954	Fair-to-Poor	D
Piping & Insulation	Steam piping black steel with fiberglass insulation	Mechanical Rooms and Tunnels	Entire Building	1954	Fair-to-Poor	D
Ventilation						
Outside Air	Unit ventilators or ducted direct to air handling equipment	Entire Building	Entire Building	1954	Fair-to-Poor	D
Exhaust Air	Distributed exhaust fans	Various	Entire Building	Various	Fair	C
Kitchen	Type II hood	Kitchen 11A	Kitchen 11A	1990s	Fair-to-Poor, undersized	D
Art	Kiln in corner of room with exhaust hood above	Art 117	Art 117	1954	Poor-to-Fair, code and safety concern	D
Specialty	Range hoods not present, no extra exhaust	Home Economics 112	Home Economics 112	1954	Poor-to-Fair, safety concern due to cabinets less than 18" above range	D
Controls	Pneumatic (Johnson Controls), DDC (Honeywell)	Entire Building	Entire Building	2000s Air compressor and DDC	Fair	C
Building Limitations	Doors with transfer grilles to corridor for return air	Entire Building	Entire Building	1958 to 1968	Poor-to-Fair	D

Cherokee Heights Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	GE Spectra Series 2000A 120/208	110E	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square D	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Restrooms upgraded to LED	C
Interior Lighting Controls	Full Occ sensors	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	HID	Exterior	Exterior		Acceptable- Dated	C
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Exit sign on first floor obstructed by mechanical equipment	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Mix of wireless and hard wired	Entire Building	Entire Building		Good	C
Paging	Bogen Headend	Entire Building	Entire Building		Dated Speakers	D
Classroom A/V	Typical	Classrooms	Classrooms		Good	B

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**EZEKIEL GILLESPIE 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 .....	B
Accessibility.....	B
Interior Finishes.....	B
Specialty Areas/Needs .....	B
Aesthetics.....	B
Sustainability and Energy Efficiency.....	D
Plumbing .....	B
HVAC .....	B
Power .....	B
Lighting.....	B
Technology.....	B
<b>Composite Grade .....</b>	<b>B</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$20,600,000
Architectural Components.....	\$2,060,000
<b>Total Cost.....</b>	<b>\$22,660,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Good condition. .... **Grade B**
- **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:** New and accessible ..... **Grade B**
- **Sports Fields:** Sufficient amount of sports fields. Sports fields are shared with Memorial High School. .... **Grade B**
- **Site Accessibility (Ramps, Handicap Parking, Van):** Site is accessible. .... **Grade B**
- **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 B**
- **Main Entry Columns and Entablature:** Not applicable. .... **N/A**
- **Windows:** Renovated in 2017..... **Grade B**
- **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 Suppression:** 6" water service, 6" BFP, each floor has ZCV and dry system for canopy..... **Grade B**
- **Door Entry Station:** Typical devices installed and in working condition. .... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Outdated Interlogix cameras installed in working condition. .... **Grade C**
- **Fire Alarm Detection:** Notifier/Honeywell devices installed with smoke detection in corridors..... **Grade B**
- **Fire Alarm Notification:** Notifier/Honeywell Voice Strobe notification system installed..... **Grade B**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Renovated in 2017..... **Grade B**
- **Ramp:** Not applicable. .... **N/A**
- **Toilet Rooms:** Renovated in 2017..... **Grade B**
- **Automatic Entrances:** Auto entrances at both exterior entrances. .... **Grade B**
- **Door Clearances:** Majority appear to be sufficient..... **Grade B**
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... **Grade B**
- **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 B**
- **Stairs:** Handrails are not ADA compliant. .... **Grade C**
- **Stage:** Not applicable ..... **N/A**

**INTERIOR FINISHES**

- **Flooring:** Approximately 60% of flooring were 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 were scheduled to be replaced as part of 2017 renovation; the remaining 40% of existing ceilings are in good condition ..... **Grade B**
- **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 art of 2017 renovation..... **Grade B**
- **Corridors 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:** Renovated in 2017..... **Grade B**
- **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 B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **Security Cameras:** New cameras have been installed for both entries and corridors. .... **Grade B**
- **Administration:** Renovated in 2017..... **Grade B**

- **Mail Room/Staff Work:** Renovated in 2017..... **Grade B**
- **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:** Renovated in 2017..... **Grade B**
- **Nurse:** Renovated in 2017..... **Grade B**
- **Cafeteria:** Renovated in 2017 ..... **Grade B**
- **Kitchen:** Kitchen is small. Rolling shutter does not currently operate. Stove is old. Fans do not operate properly. .... **Grade D**
- **After School Program:** Not applicable. .... **N/A**
- **Art Room:** Renovated in 2017. .... **Grade B**
- **Music:** Separate room designated to music and appears to be sufficient. .... **Grade C**
- **Library/IMC:** Renovated in 2017. .... **Grade B**

**AESTHETICS**

- **Site:** Site is in good condition. .... **Grade B**
- **Exterior Façade:** Façade is in good condition and well designed. .... **Grade B**
- **Interior Spaces:** Renovated in 2017..... **Grade C**

**SUSTAINABILITY AND ENERGY EFFICIENCY ..... Grade D**

Total Wall Area	23,862	100.00%
Glazing-Single Pane	2,310	9.68%
Door-Hollow Metal		0.17%
Door-FRP	2,022	8.47%
Metal Wall Panel		3.31%
Brick Veneer-No Weeps/Insulation	18,701	78.37%

**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.

## Ezekiel Gillespie Middle School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	2" water meter, 3" distribution	Mech 113	Entire Building	2017	Good	A
<b>Central Equipment</b>						
Booster Pump	None in building	N/A	N/A	N/A	N/A	N/A
Softener	Simplex	Mech 119	Hot water only	2017	Good-to-Fair	B
Water Heater	Gas-fired tank, 199,999 Btu/h, 100 gallon	Mech 119	Entire Building	2017	Fair	C
Hot Water Storage Tank	350 gallon	Mech 119	Entire Building	2017	Good	A
Hot Water Circulating Pump	Small, inline circulators	Mech 119	Entire Building	2017	Good	A
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Copper with fiberglass insulation	Entire building	Entire Building	1969, 2017	Good-to-Fair	B
Hot Water	Copper with fiberglass insulation	Entire building	Entire Building	1969, 2017	Good-to-Fair	B
<b>Fixtures</b>						
Restrooms	Manual metered lavatories, floor-mounted sensor urinals, manual wall-hung water closets	Restrooms	N/A	2017	Good-to-Fair	B
Lockerrooms	Manual metered lavatories, floor-mounted urinals with no flush valve, manual wall-hung water closets, group showers	Lockerrooms 102 and 120	N/A	1969, Showers newer	Fair	C
Classrooms	Hot and cold water at stainless steel sink	Classrooms	N/A	2017	Good, art classroom sinks in good-to-fair condition	B
Drinking Fountains	EWCs with bottle-fillers	Corridors	Entire building	~2010	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A
<b>Kitchen</b>						
3-compartment Sink	Yes	Kitchen 118	Kitchen 118	2017	Good	A
Grease Interceptor	Recessed in floor under sink	Kitchen 118	Kitchen 118	2017	Good	A
Dishwasher	None in building	N/A	N/A	N/A	N/A	N/A
Fuel	Electric	N/A	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Interior, cast iron, exterior insulation	Entire building	N/A	1969, 2017	Fair	C
Sanitary	Cast iron, some PVC	Entire building	N/A	1969, 2017	Fair	C
Gas	Black steel, 5 psi distribution, 4" main, couldn't get to meter (behind locked fence)	Entire building	N/A	2017	Good	A
Other	None	N/A	N/A	N/A	N/A	N/A

Ezekiel Gillespie Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	2 boilers, 3,100 MBH, redundant base-mounted pumps, glycol mix	Mech 119	Entire Building	2017	Good	A
Cooling	CU-1, condensing unit	NE Roof	AHU-1	2017	Good	B
Cooling	CU-2, condensing unit	SE Roof	AHU-2	2017	Good	B
Distribution						
Air Handling Units	AHU-1 (AHU-UL), variable volume, heating coil, refrigerant coil, economizer	Mech 235A	Level 2	2017	Good	A
Air Handling Units	AHU-2 (AHU-LL), variable volume, heating coil, refrigerant coil, economizer	Mech 235A	Level 1	2017	Good	A
Air Handling Units	AHU-3, constant volume, heating coil, economizer	Mech 235A	Gym 100A and 100B	2017	Good	A
Terminal Units	VAVs with hot water reheat	Above Ceilings	Entire Building	2017	Good	A
Terminal Units	Cabinet unit heaters & unit heaters, hot water	Entire building	Circulation areas	2017	Good-to-Fair	B
Ductwork & Insulation	Galvanized, supply with external fiberglass insulation, return with no insulation	Entire building	Entire Building	2017	Good	A
Piping & Insulation	Heating water, black steel and copper, fiberglass insulation	Entire building	Entire Building	2017	Good	A
Piping & Insulation	Refrigerant, copper, uninsulated	CUs to AHUs	AHU-1/CU-1 and AHU-2/CU-2	2017	Good	A
Ventilation						
Outside Air	Through AHUs	N/A	N/A	2017	Good	A
Exhaust Air	Roof exhaust fans	Roof	Entire Building	2017	Good	A
Kitchen	No hood above warming ovens	N/A	N/A	N/A	Room was able to stay conditioned	C
Art	Hood above kiln	Kiln 112A	Kiln 112A	2017	Good	A
Specialty	Home Economics has ducted residential hoods over electric ranges	110A	110A	2017	Good	B
Controls	DDC, maybe some pneumatics left	Entire building	Entire Building	2017	Good	B
Building Limitations	Nothing of note	N/A	N/A	N/A	N/A	N/A

## Ezekiel Gillespie Middle School Assessment

System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square-D, 120/208V 2500A	External, South Entrance		1969	Acceptable, Surface damage to enclosure	B
Distribution	Modern	Entire building	Entire Building	1969	Good Condition	B
Dry Type Transformer	N/A			1969		
Panelboard	Square-D	Entire building	Entire Building	1969	Good Condition	B
Tamper Proof Receptacles	NO	Entire building	Entire Building		No Tamper proof receptacles present	D
GFI Receptacles	N/A	N/A	N/A	N/A	N/A	N/A
Generator/ATS	Panel EA fed from High School generator across the parking lot	James Madison Memorial HS	Fire alarm, Data room, Emergency lighting		No Sign on Emergency Panel to indicate Dual Sources. Sign should be present for safety purposes and Code compliance.	
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	LED	Entire building	Entire building	2017	Several led panel failures	B
Interior Lighting Controls	Automatic	Entire building	Entire building		Multiple occupancy sensors damaged	C
Exterior Light Fixtures	LED	Exterior	Exterior		Good	B
Emergency Light Fixtures	None Observed.	Entire building	Entire building		Generator expected to come up to speed in less than 10 seconds. If this does not occur, lights are not up to code	
Exit Signs	Present	Entire building	Entire building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire building	Entire Building	2017	Good	B
Clocks	Salto	Classrooms	Classrooms	1969	Good	B
Paging	Bogan intercom, 2 Speakers present in each Classroom	Classrooms	Classrooms	1990	Good Coverage	B
Classroom A/V	Mobile TVs	Classrooms	Classrooms		Good	B

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**RAY F. SENNETT MIDDLE SCHOOL**

502 Pflaum Road, Madison, WI 53716

**GENERAL**

Site Size: 56.71 Acres (same land parcel as LaFollette High School)  
 Building Area: 98,300sq. 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
Aesthetics .....	C
Sustainability and Energy Efficiency .....	C
Plumbing .....	C
HVAC .....	D
Power .....	B
Lighting .....	C
Technology .....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$25,100,000
Architectural Components .....	\$6,275,000
<b>Total Cost .....</b>	<b>\$31,375,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Good condition. .... **Grade B**
- **Concrete Walks:** Cracking noted at some areas..... **Grade B**
- **Landscaping:** Some grassy areas are worn and balding at the front entry. .... **Grade B**
- **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:** New and accessible ..... **Grade B**
- **Sports Fields:** Good condition..... **Grade B**
- **Site Accessibility (Ramps, Handicap Parking, Van):** Yes..... **Grade B**
- **Buses and Parent Drop-Off:** Good, no issues reported. .... **Grade B**
- **Fire Truck Access:** Noted on three (3) sides of the building. Pflaum Road is a far as it exceeds 30 feet..... **Grade B**
- **Dumpsters:** Screened by fencing. .... **Grade B**

**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 condition. .... **Grade B**

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system. .... N/A
- **Door Entry Station:** Typical devices installed and in working condition. .... Grade C
- **Access Control:** Salto system installed in good condition. .... Grade B
- **Cameras:** Pelco cameras installed in good condition. .... Grade B
- **Fire Alarm Detection:** Simplex manual devices. .... Grade C
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code. .... Grade D
- **Intrusion Detection:** Outdated Optex system installed. .... Grade D

**ACCESSIBILITY**

- **Elevator/Lift:** Located in newer addition. .... Grade B
- **Ramp:** Located between old and new addition. No handrails, assumed slope is 1:20. .... Grade B
- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... Grade B
- **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:** Has secure entrance. .... Grade B
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... Grade B

- **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 inworking 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 B**
- **Kitchen:** Warming kitchen is in good condition, part of new addition. .... **Grade B**
- **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**
- **Classroom:** 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 C**
- **Library/IMC:** Carpet and ceiling are dated and worn. .... **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 ..... Grade C**

Total Wall Area	25,701	100.00%
Glazing-Glass Block	103	0.40%
Glazing-Double Pane	1,583	6.16%
Door-Hollow Metal	758	2.95%
Brick Veneer-Cavity Wall	7,119	27.70%
Brick Veneer-No Weeps/Insulation	16,138	62.79%

**FORWARD LOOKING RECOMMENDATIONS**

- **Adjacencies of Rooms:** No issues reported.
- **Sizes of Rooms:** Nurse’s area is small.
- **Missing Spaces:** Storage is lacking.

<b>Sennett Middle School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>PLUMBING</b>						
Water Service	4" service, 2" meter with bypass, 4" distribution	Boiler 117D	Entire Building	1967	Poor-to-Fair	B
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Boiler 117D	Domestic hot water, heating hot water make-up	2020	Fair-to-Good	B
Water Heater	Steam heat exchanger	Boiler 117D	Entire Building	1992	Fair	C
Water Heater	399,000 Btu/h, 125 gallon, natural gas-fired	Boiler 117D	Entire Building	2000	Poor-to-Fair	D
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulators	Boiler 117D	Entire Building	2020	Fair-to-Good	B
Distribution Piping & Insulation						
Cold Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1967 to 2021	Poor-to-Fair	D
Hot Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1967 to 2021	Poor-to-Fair	D
Fixtures						
Restrooms	Wall-hung lavatories with manual or manual metered faucets, floor-mounted urinals with automatic timer flush valve, wall-hung water closets with manual flush valves, all vitreous china	Restrooms	N/A	1967 to 2018	Fair	C
Classrooms	None	N/A	N/A	N/A	N/A	N/A
Drinking Fountains	Electric water cooler with bottle filler	Entire Building	Entire Building	2018 to 2021	Fair-to-Good	B
Other	Stainless steel drop-in sinks	Art 101	Art 101	1967	Poor-to-Fair	D
Other	Stainless steel wall shower columns	Showers 114B and 116C	Showers 114B and 116C	1992	Fair, areas used for storage	C
Other	Gas turrets	Science 208 to 2011	N/A	1997	Fair-to-Good	B
Kitchen						
3-compartment Sink	4-compartment stainless steel sink, freestanding	Kitchen 114	N/A	N/A	N/A	N/A
Grease Interceptor	Below slab	Kitchen 114	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Electric (gas is roughed-in)	Kitchen 114	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Galvanized steel, cast iron piping, and PVC with fiberglass insulation, interior primary, no secondary	Entire Building	N/A	1967 (galvanized and cast iron) to 1992 (PVC)	Fair	C
Sanitary	Galvanized steel, cast iron, and PVC piping	Entire Building	N/A	1967 to 2021	Fair	C
Gas	Black steel piping	Outside west of 117D	N/A	1967	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Sennett Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1, B-2, B-3, natural gas fired boilers, inline primary pumps, constant volume, inline secondary pumps, constant volume, redundant heating hot water tertiary (AHU coil) pumps, constant volume	Boiler 177D (boilers, primary pumps), Custofial Office 117 (secondary pumps), Mechanical 215A (tertiary pumps)	Entire Building	1997	Fair	C
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1, heating hot water coil, supply fan, inline return fan, constant volume, single zone	Mechanical 215A	First Floor North	1967	Poor-to-Fair	D
Air Handling Units	AHU-2, heating hot water coil, supply fan, inline return fan, constant volume, single zone	Mechanical 215A	Second Floor North	1967	Poor-to-Fair	D
Air Handling Units	AHU-3, heating hot water coil, supply fan, inline return fan, constant volume, single zone	Mechanical 215A	Second Floor South	1967	Poor-to-Fair	D
Air Handling Units	AHU-4, heating hot water coil, supply fan, inline return fan, constant volume, single zone	Mechanical 215A	First Floor South	1967	Poor-to-Fair	D
Air Handling Units	AHU-5, heating hot water coil, supply fan, constant volume, single zone	Mechanical 215A	Gym 115	1967	Poor-to-Fair	D
Air Handling Units	AHU-6, supply fan, constant volume	Boiler Room 117D	NW corner of building?	1992	Poor-to-Fair	D
Air Handling Units	AHU-9, heating hot water coil with coil pump, supply fan, constant volume	Mechanical 153	East Wing Addition Classrooms	1992	Fair	C
Terminal Units	AHU-7, blower coil unit with heating hot water coil and supply fan	Mechanical 215A	Boys Locker Room 116	1967	Poor-to-Fair	D
Terminal Units	AHU-8, blower coil unit with heating hot water coil and supply fan	Mechanical 215A	Girls Locker Room 114	1967	Poor-to-Fair	D
Terminal Units	Duct hot water reheat coils	Above Ceilings	Areas Served by AHU-6 and AHU-9	1992	Fair	C
Terminal Units	Ductless split with condensing unit	Classroom 220 (FCU), Roof Above 220 (CU)	Classrooms	1980	Poor-to-Fair	D
Terminal Units	Ducted fan coil unit with DX coil and condensing unit	Main Office Suite (FCU), Roof Above 211 (CU)	Main Office 112, 112A, 112B, and 113	2008	Fair	C
Terminal Units	Hot water fin tube	Restrooms	Restrooms	1967 to 1992	Fair	C
Terminal Units	Window air conditioner	Office 112E	Office 112E	2000	Poor-to-Fair	D
Ductwork & Insulation	Galvanized with fiberglass wrap or liner	Entire Building	Entire Building	1967 to 1992	Poor-to-Fair	D
Piping & Insulation	Hot water black steel and copper piping with fiberglass insulation	Entire Building	Entire Building	1967 to 1992	Poor-to-Fair	D
Ventilation						
Outside Air	Ducted to AHUs	Entire Building	Entire Building	1967	Fair	C
Exhaust Air	Distributed exhaust and fans	Entire Building	Entire Building	1967	Poor-to-Fair	D

<b>Sennett Middle School Assessment</b>						
<b>System and Equipment</b>	<b>Description</b>	<b>Location</b>	<b>Areas Served</b>	<b>Year Installed</b>	<b>Condition</b>	<b>Grade</b>
<b>POWER</b>						
Service Entrance	Square-D 1600A 120/208V	117E	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D/Siemens	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occupancy Sensor	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	Parking LED, Building HID	Exterior	Exterior		Good	C
Emergency Light Fixtures	Stand Alone	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex	Entire Building	Entire Building		Good	B
Paging	Bogen	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access Point Per Classroom	Classrooms	Classrooms		Good	B

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**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



**SUMMARY**

**GRADE**

Site Elements.....	C
Building Envelope .....	C
Life Safety .....	C
Accessibility .....	C
Interior Finishes .....	C
Specialty Areas/Needs.....	C
Aesthetics .....	D
Sustainability and Energy Efficiency .....	D
Plumbing.....	D
HVAC.....	D
Power.....	B
Lighting .....	C
Technology .....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$10,100,000
Architectural Components .....	\$2,525,000
<b>Total Cost .....</b>	<b>\$12,625,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Good condition ..... **Grade B**
- **Concrete Walks:** Adequate condition..... **Grade B**
- **Landscaping:** Some erosion has also made the sidewalks sink in some areas..... **Grade C**
- **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 D**
- **Buses and Parent Drop-Off:** Grade based upon completion of drive through parking being altered as part of the 2016 - 2017 renovation..... **Grade B**
- **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 condition..... **Grade B**

**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:** Good condition..... **Grade B**
- **Main Entry Columns and Entablature:** Grade based upon completion of 2016 - 2017 renovation..... **Grade B**
- **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. Woodpeckers 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:** Replaced in 2018..... **Grade B**

## LIFE SAFETY

- **Fire Suppression:** The building does not have a fire suppression system..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition..... **Grade C**
- **Access Control:** Salto system installed in good condition..... **Grade B**
- **Cameras:** Pelco cameras installed in good condition..... **Grade B**
- **Fire Alarm Detection:** Simplex manual devices..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

## ACCESSIBILITY

- **Elevator/Lift:** Good condition..... **Grade B**
- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019..... **Grade B**
- **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**
- **Classroom Ceilings:** Ceiling tile is of the spline style installed in 1958, poor condition, difficult to maintain and has exceeded projected life expectancy..... **Grade D**
- **Hallway Ceilings:** Ceilings were installed in 1997 and have one (1) year of useful life remaining..... **Grade B**
- **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:** Good condition..... **Grade B**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor ..... **Grade B**
- **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 B**
- **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:** Accessible completed space as part of 2016 - 2017 renovation..... **Grade B**
- **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**

### 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 ..... **Grade D**

Total Wall Area	12,957	100.00%
Glazing-Single Pane	5,821	44.93%
Glazing-Glass Block	12	0.09%
Glazing-Double Pane	272	2.10%
Door-Glass	336	2.59%
Door-Hollow Metal	63	0.49%
Door-FRP	113	0.87%
Brick Veneer-Cavity Wall	932	7.20%
Brick Veneer-No Weeps/Insulation	5,407	41.73%

## 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.

Spring Harbor Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	4" service, 1-1/2" meter, 3" distribution	Boiler 10	Entire Building	1997	Fair, missing insulation	C
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 1-1/2" main	Boiler 10	Domestic hot water, make-up	2009	Fair	C
Water Heater	Steam domestic hot water heat exchanger/tank	Boiler 10	Entire Building	1958	Poor-to-Fair	D
Water Heater	75,100 Btu/h, 75 gallon, natural gas-fired water heater	Boiler 10	Entire Building	2009	Fair	C
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulators	Boiler 10	Entire Building	2009	Fair	C
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1958 to 2017	Poor-to-Fair	D
Hot Water	Galvanized and copper piping with fiberglass insulation	Entire Building	Entire Building	1958 to 2017	Poor-to-Fair	D
<b>Fixtures</b>						
Restrooms	Wall-hung lavatory with manual metered faucet, floor-mounted urinals with automatic timer flush valves, wall-hung or floor-mounted water closets with manual flush valve or tank, all vitreous china	Restrooms	N/A	1958 to 2017	Poor-to-Fair	D
Classrooms	Stainless steel drop-in sink with cold water, some with bubblers	Classrooms	N/A	1997	Fair	C
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	2020	Fair-to-Good	B
Other	Art room stainless steel sinks with cold water only and sediment traps	Art 203	Art 203	1958	Poor-to-Fair	D
Other	Natural gas turrets	Science 207	Science 207	2000	Fair-to-Good	B
Other	Wall showers	Locker Rooms 105 & 107	N/A	1958	Poor-to-Fair, no longer used as locker rooms	D
<b>Kitchen</b>						
3-compartment Sink	Stainless steel freestanding	Kitchen 103C	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Natural gas	Kitchen 103C	N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Gutter and downspout except Main Office Addition, which has interior primary and secondary piping	Entire Building	N/A	1958 and 2017	Fair	C
Sanitary	Cast iron and PVC piping	Entire Building	N/A	1958 to 2017	Poor-to-Fair	D
Gas	Black steel piping, 5 psi, 2" distribution	Entire Building, Meter outside east of 113A	N/A	1958	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Spring Harbor Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1, B-2, natural gas-fired steam boilers, 15-psi distribution, condensate pump	Boiler 10	Entire Building	1958	Poor-to-Fair, one boiler repaired in 2021	D
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-Gym, steam heating coil, supply fan	Kitchen Office 103B	Gym 103	1958	Poor-to-Fair	D
Terminal Units	BCU-1, DX cooling coil with condensing unit, supply fan	Mechanical 109B	Office Suite 109	2017	Fair-to-Good	B
Terminal Units	BCU-2, DX cooling coil with condensing unit, supply fan	Above Ceiling of 202B	200 and 202 Suite	2006	Poor-to-Fair, leaking condensate	D
Terminal Units	Steam duct-mounted reheat coils	Above Ceilings	Office Suite 109	2017	Fair-to-Good	B
Terminal Units	Steam unit ventilators	Classrooms, Break Room 200	Classrooms, Break Room 200	1958	Poor-to-Fair	D
Terminal Units	Steam convectors	Some classrooms, 202C, 202D, 217A, 229, Media Center 223	Some classrooms, 202C, 202D, 217A, 229, Media Center 223	1958	Poor-to-Fair	D
Terminal Units	Steam cabinet unit heater	Kitchen Office 103B	Kitchen Office 103B	1958	Poor-to-Fair	D
Terminal Units	Steam unit heater	Custodial Office 108	Custodial Office 108	1958	Poor-to-Fair	D
Terminal Units	Window air conditioner	Classroom 212	Classroom 2012	2015	Fair	C
Ductwork & Insulation	Galvanized with fiberglass insulation or liner	Entire Building	Entire Building	1958 to 2017	Fair	C
Piping & Insulation	Steam black steel piping with fiberglass insulation	Entire Building	Entire Building	1958	Poor-to-Fair	D
Ventilation						
Outside Air	Through unit ventilators or ducted to units	Entire Building	Entire Building	1958 to 2017	Fair	C
Exhaust Air	Distributed dedicated exhaust and fans	Entire Building	Entire Building	1958 to 2017	Poor-to-Fair	D
Kitchen	Type I exhaust hood and fan	Kitchen 103C	Kitchen 103C	1997	Poor-to-Fair, significantly undersized	D
Art	Kiln exhaust hood and fan	Storage 100C	Storage 100C	1997	Fair	C
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	Pneumatic, (Johnson Controls), DDC (Honeywell)	Entire Building	Entire Building	1958 to 2017	Poor-to-Fair	D
Building Limitations	Cooridors used for return air, many exhaust ducts routed to a single fan room (200B), very high ceilings on 2nd floor with high internal glazing	Entire Building	Entire Building	1958 to 2017	Using corridors for return air no longer meets code, high ceilings that could be lowered allow options for system upgrades, exhaust being ducted to a central location allows opportunity for energy recovery	C

Spring Harbor Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	Square-D 800A 120/208V	10	Entire Building		Good	B
Distribution	N/A	N/A	N/A	N/A	N/A	N/A
Dry Type Transformer	N/A	N/A	N/A	N/A	N/A	N/A
Panelboard	Square-D/ Cutler Hammer/Westinghouse	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Occupancy Sensor	Entire Building	Entire Building		Good	B
Exterior Light Fixtures	Egress LED, HID remainder	Exterior	Exterior		Good	C
Emergency Light Fixtures	Bugeye	Entire Building	Entire Building		Good	B
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	Primex	Entire Building	Entire Building		Good	B
Paging	Bogen	Entire Building	Entire Building	Old	Dated Speakers	D
Classroom A/V	Access Point	Classrooms	Classrooms		Good	B



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**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



<b>SUMMARY</b>	<b>GRADE</b>
Site Elements.....	C
Building Envelope .....	C
Life Safety .....	C
Accessibility.....	B
Interior Finishes.....	B
Specialty Areas/Needs .....	C
Aesthetics.....	B
Sustainability and Energy Efficiency.....	B
Plumbing .....	C
HVAC .....	C
Power .....	B
Lighting.....	C
Technology.....	C
<b>Composite Grade .....</b>	<b>C</b>
Upgrade MEPFS with Renewable Energy Goal.....	\$15,900,000
Architectural Components.....	\$1,590,000
<b>Total Cost.....</b>	<b>\$17,490,000</b>

**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:** New and accessible .....
- **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 B**
- **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 B**
- **Dumpsters:** No enclosures present. Located near back of building at loading dock. Asphalt in good condition. .... **Grade B**

**BUILDING ENVELOPE**

- **Brick:** Minor brick tuckpointing throughout brick veneer. Flashings and control joints need immediate attention..... **Grade C**
- **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 B**
- **Louvers:** Good condition. No major damage..... **Grade B**
- **Miscellaneous Soffit Trim and Gravel Stops:** All gravel stops noted as in good condition with no known water damage..... **Grade B**
- **Roof:** Two years of useful life remaining, however all seams on flat roof have been patched, immediate attention needed..... **Grade D**

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system. .... N/A
- **Door Entry Station:** Typical devices installed and in working condition. .... Grade C
- **Access Control:** Salto system installed in good condition. .... Grade B
- **Cameras:** Pelco cameras installed in good condition. .... Grade B
- **Fire Alarm Detection:** Simplex manual devices. .... Grade C
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code. .... Grade D
- **Intrusion Detection:** Outdated Optex system installed. .... Grade D

**ACCESSIBILITY**

- **Elevator/Lift:** Access to each floor. Five (5) foot turn radius in cab. Push buttons accessible. .... Grade B
- **Ramp:** Not applicable. .... N/A
- **Toilet Rooms:** Toilet rooms accessible throughout facility. No vertical bars present. .... Grade B
- **Automatic Entrances:** Good condition. .... Grade B
- **Door Clearances:** Door have adequate clearances throughout facility. .... Grade B
- **Door Hardware:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019. .... 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 B
- **Stairs:** Complies with accessibility. Few steps with finishing peeling off at toe. .... Grade B
- **Stage:** Not applicable. .... N/A

**INTERIOR FINISHES**

- **Flooring:** Inadequate condition. A few cracked tiles at door thresholds and settlement crack issues. Carpet areas are worn. .... Grade D
- **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
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... Grade B
- **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 inadequate 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**

**AESTHETICS**

- **Site:** Overall site in good condition. Landscaping has been maintained..... **Grade B**
- **Exterior Façade:** Exterior envelope in inadequate condition. .... **Grade C**
- **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 ..... Grade B**

Total Wall Area	29,402	100.00%
Glazing-Double Pane	5,329	18.12%
Door-Glass	483	1.64%
Door-Hollow Metal	21	0.07%
Brick Veneer-Cavity Wall	23,569	80.16%

**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.

Wright Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" water service with 2-1/2" water meter	Water Service 1430	Entire Building	1997	Fair	C
<b>Central Equipment</b>						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Simplex, 3" connection	Mechanical 2400	All cold and hot water	1997	Poor-to-Fair	D
Water Heater	75,100 Btu/h, 75 gallon, gas-fired water heater	Mechanical 2400	Entire Building	2016	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Mechanical 2400	Entire Building	1997	Fair	C
<b>Distribution Piping &amp; Insulation</b>						
Cold Water	Copper piping with fiberglass insulation	Entire Building	Entire Building	1997	Fair	C
Hot Water	Copper piping with fiberglass insulation	Entire Building	Entire Building	1997	Fair	C
<b>Fixtures</b>						
Restrooms	Some manual metered and automatic sensed faucets, floor-mounted manual flush valve urinals, wall-mounted manual flush valve water closets, all vitreous china fixtures	Restrooms	N/A	1997	Fair	C
Classrooms	Stainless steel sink with hot and cold water, no bubbler	Classrooms	N/A	1997	Fair	C
Drinking Fountains	Electric water coolers with bottle fillers	Entire Building	Entire Building	1997	Fair	C
Other	Stainless steel with sediment trap	Art Room 2300	Art Room 2300	1997	Fair	C
Other	Column showers	Locker Rooms	Locker Rooms	1997	Fair (no longer used)	C
Other	Gas turrets	Science Classroom 1210	Science Classroom 1210	1997	Fair-to-Good	B
<b>Kitchen</b>						
3-compartment Sink	Stainless steel with pre-wash	Kitchen 1405	N/A	N/A	N/A	N/A
Grease Interceptor	Above ground	Kitchen 1405	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	Gas turrets		N/A	N/A	N/A	N/A
<b>Other</b>						
Roof Drainage	Cast iron and PVC with fiberglass insulation, interior primary, no secondary (overflow over side of roof)	Entire Building	N/A	1997	Fair-to-Good	B
Sanitary	Cast iron and PVC with fiberglass insulation	Entire Building	N/A	1997	Fair-to-Good	B
Gas	3" main with 2-psi distribution, black steel piping	Meter outside of Kitchen 1405	N/A	1997	Fair	C
Other	None	N/A	N/A	N/A	N/A	N/A

Wright Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1 and B-2, 2,452,000 Btu/h gas-fired boilers, inline primary pumps, constant volume, redundant base-mounted end suction secondary pumps, constant volume	Mechanical 2400	Entire Building	1997	Poor-to-Fair	D
Cooling	None	N/A	N/A	N/A	N/A	N/A
Distribution						
Air Handling Units	AHU-1, heating hot water coil with coil pump, DX cooling coil, and variable speed supply fan with CU-1 DX condensing unit, variable speed exhaust fan ER-1	Mechanical 2400 (AHU-1) roof above Music 1410 (CU-1)	Classrooms, Offices	1997	Fair	C
Air Handling Units	AHU-2, heating hot water coil with coil pump, constant speed supply fan, constant speed exhaust fan ER-2	Mechanical 2400	Gym 1400	1997	Fair	C
Air Handling Units	AHU-3, heating hot water coil with coil pump, constant speed supply fan, constant speed exhaust fan ER-3	Mechanical 2400	Locker Rooms	1997	Fair	C
Air Handling Units	RTU-1, DX cooling with gas-fired heating	Roof Above Kitchen 1405	Rooms 1401 to 1406	1997	Fair	C
Terminal Units	VAV with hot water reheat coil	Classrooms	Classrooms	1997	Fair	C
Terminal Units	Hot water cabinet unit heater	Vestibules, Stairs	Vestibules, Stairs	1997	Fair	C
Terminal Units	Hot water unit heater	Mechanical 2400	Mechanical 2400	1997	Fair	C
Ductwork & Insulation	Galvanized with fiberglass ductwrap or liner insulation	Entire Building	Entire Building	1997	Fair-to-Good	B
Piping & Insulation	Heating hot water black steel and copper with fiberglass insulation	Entire Building	Entire Building	1997	Fair	C
Ventilation						
Outside Air	Ducted direct to AHUs	Entire Building	Entire Building	1997	Fair-to-Good	B
Exhaust Air	Ducted from AHU or direct from space					
Kitchen	Type I grease hood with grease exhaust fan	Kitchen 1405 and Roof Above	Kitchen 1405	1997	Poor-to-Fair, fan appears to be too close to screenwall	D
Art	Exhaust hood with exhaust fan	Kiln 2301	Kiln 2301	1997	Fair-to-Good	B
Specialty	None	N/A	N/A	N/A	N/A	N/A
Controls	DDC (Honeywell)	Entire Building	Entire Building	1997	Fair	C
Building Limitations	Corridors used for return air path, generator exhaust too close to outdoor air intake	Entire Building	Entire Building	1997	Poor-to-Fair	D



Wright Middle School Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	GE Spectra 2000A 4870/277V	1429	Entire Building		Good	B
Distribution	GE	2400	Entire Building		Good	B
Dry Type Transformer	GE	2400	Entire Building		Good	B
Panelboard	GE	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	Not Present	N/A	N/A	N/A	N/A	D
GFI Receptacles	Mix	Entire Building	Entire Building		Room 1210 Missing GFI	C
Generator/ATS	Detroit Deisel Spectra 35KW	Screened Roof	Entire Building		Dated	C
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Acceptable- Dated	C
Interior Lighting Controls	Sonic Occupancy Sensors	Entire Building	Entire Building		Good	C
Exterior Light Fixtures	HID Parking, LED Building	Exterior	Exterior		Good	B
Emergency Light Fixtures	Integral	Entire Building	Entire Building		Good	N/A
Exit Signs	Present	Entire Building	Entire Building		Good	B
<b>TECHNOLOGY</b>						
Network	Cat5E	Entire Building	Entire Building		Good	B
Clocks	American Time	Entire Building	Entire Building		Good	B
Paging	Bogen Headend	Entire Building	Entire Building		Good	C
Classroom A/V	Access point + 8 port switch	Classrooms	Classrooms		Good	B

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**SHERMAN MIDDLE SCHOOL**

1610 Ruskin Street, Madison, WI 53704

**MALCOLM SHABAZZ CITY HIGH SCHOOL**

1601 N. Sherman, 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
Aesthetics.....	D
Sustainability and Energy Efficiency.....	D
Plumbing.....	D
HVAC.....	D
Power.....	B
Lighting.....	C
Technology.....	C
<b>Composite Grade.....</b>	<b>D</b>

Upgrade MEPFS with Renewable Energy Goal .....\$27,300,000

Architectural Components .....\$13,650,000

**Total Cost .....\$40,950,000**

**SITE ELEMENTS**

- **Asphalt Paving:** Good condition. .... **Grade B**
- **Concrete Walks:** Some uneven concrete and cracking around perimeter of building. Many repaired or replaced areas..... **Grade B**
- **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**
  - ⇒ Fence at courtyard area is falling apart and is rusted..... **Grade D**
  - ⇒ Perimeter fencing is rusted and leaning in areas ..... **Grade D**
- **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:** Good condition; accessible ..... **Grade B**
- **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 B**
- **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 (3) 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**

- **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**
- **Classroom Locks:** In 2019 all classroom doors had the door lockset replaced with a lever style handle and requires card access in lieu of the use of a key from the corridor. .... **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 (1) 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**

**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. Life expectancy till 2036..... **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 F**

**LIFE SAFETY**

- **Fire Alarm and Fire Detection:** Installed in 2002 and has six (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**

- **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:** The majority of doors throughout the school have had the knob style door handle replaced with a lever style door handle in 2019..... **Grade B**
- **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 (1) newer fixture with bottle filling function noted in High School area. Some old porcelain fixtures noted in older areas of building such as gymnasium. Many new stations installed as well in 2017—2023..... **Grade B**
- **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**

- **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 is 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. Three bay sink is in good condition. 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:** 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**

**SUSTAINABILITY AND ENERGY EFFICIENCY ..... Grade D**

Total Wall Area	49,092	100.00%
Glazing-Single Pane	500	1.02%
Glazing-Double Pane	11,672	23.78%
Door-Glass	680	1.39%
Door-Hollow Metal	189	0.38%
Brick Veneer-Cavity Wall	976	1.99%
Brick Veneer-No Weeps/Insulation	35,075	71.45%

## 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.
- **Welcome Center:** Provide secure entrance.

## EXCLUSIONS

The Plumbing, HVAC, Power, Lighting and Technology costs and scopes of work are excluded from this report as they are currently under construction. All architectural, structural, and civil costs associated with the Mechanical, Electrical and Plumbing systems design are also excluded from this assessment.



**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
Aesthetics .....	C
Sustainability and Energy Efficiency .....	D
Plumbing.....	D
HVAC.....	D
Power.....	B
Lighting .....	C
Technology .....	C
<b>Composite Grade.....</b>	<b>D</b>
Upgrade MEPFS with Renewable Energy Goal .....	\$22,100,000
Architectural Components .....	\$11,050,000
<b>Total Cost .....</b>	<b>\$33,150,000</b>

**SITE ELEMENTS**

- **Asphalt Paving:** Is old, cracking was noted. Patches are present. .... **Grade C**
- **Concrete Walks:** Perimeter is city owned..... **Grade B**
- **Landscaping:** Mostly grass with a few trees and overgrown bushes. .... **Grade C**
- **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:** Good condition. .... **Grade B**
- **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 tuckpointing. .... **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 1 year of useful life remaining..... **Grade D**

**LIFE SAFETY**

- **Fire Suppression:** The building does not have a fire suppression system..... **N/A**
- **Door Entry Station:** Typical devices installed and in working condition..... **Grade C**
- **Access Control:** Salto system installed in good condition. .... **Grade B**
- **Cameras:** Pelco cameras installed in good condition. .... **Grade B**

- **Fire Alarm Detection:** Simplex manual devices ..... **Grade C**
- **Fire Alarm Notification:** Simplex Horn Strobe devices do not meet current code..... **Grade D**
- **Intrusion Detection:** Outdated Optex system installed..... **Grade D**

**ACCESSIBILITY**

- **Elevator/Lift:** Elevator was replaced with new hydraulic system in 2021..... **Grade B**
- **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 inadequate 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 inadequate 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**

**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 Tuckpointing..... **Grade B**
- **Interior Spaces:** Interior is dated, floors, ceilings and doors for the most part need replacing. .... **Grade D**

**SUSTAINABILITY AND ENERGY EFFICIENCY ..... Grade D**

Total Wall Area	29,525	100.00%
Glazing-Single Pane	7,983	27.04%
Door-Hollow Metal	182	0.62%
Door-FRP	231	0.78%
Brick Veneer-No Weeps/Insulation	21,128	71.56%

**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.

Doyle Administration Building Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>PLUMBING</b>						
Water Service	3" service with 2" meter and bypass	Boiler 11	Entire Building	1940		
Central Equipment						
Booster Pump	None	N/A	N/A	N/A	N/A	N/A
Softener	Duplex with 1-1/2" main	Water 11	Domestic hot water	2000	Poor-to-Fair	D
Water Heater	Gas water heater, 75,100 Btu/h, 75 gallons	Water 11	Entire Building	2016	Fair-to-Good	B
Hot Water Storage Tank	None	N/A	N/A	N/A	N/A	N/A
Hot Water Circulating Pump	Inline circulator	Water 11	Entire Building	2016	Fair-to-Good	B
Distribution Piping & Insulation						
Cold Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1940 to 2020	Poor-to-Fair	D
Hot Water	Galvanized steel and copper with fiberglass insulation	Entire Building	Entire Building	1940 to 2020	Poor-to-Fair	D
Fixtures						
Restrooms	Wall-mounted lavatories with manual metered or manual faucets, floor-mounted urinals with timed automatic flush valves, wall-mounted water closets with manual flush valves	Entire Building	N/A	1940 to 2020	Poor-to-Fair	D
Classrooms	N/A	N/A	N/A	N/A	N/A	N/A
Drinking Fountains	Electric water coolers, only some with bottle fillers	Entire Building	Entire Building	2015	Fair-to-Good	B
Other	None	N/A	N/A	N/A	N/A	N/A
Kitchen						
3-compartment Sink	None	N/A	N/A	N/A	N/A	N/A
Grease Interceptor	None	N/A	N/A	N/A	N/A	N/A
Dishwasher	None	N/A	N/A	N/A	N/A	N/A
Fuel	None	N/A	N/A	N/A	N/A	N/A
Other						
Roof Drainage	Cast iron with fiberglass insulation, interior primary, no secondary (overflow over side of roof)	Entire Building	N/A	1940	Poor-to-Fair	D
Sanitary	Galvanized, cast iron and PVC, sewage ejector pump for boiler room floor drains	Entire Building	N/A	1940 to 2020, 1996 (sewage ejector)	Poor-to-Fair	D
Gas	3" main, 2-psi distribution, black steel	Entire Building	N/A	1940 to 2004	Fair	C
Other	Fuel oil, black steel	Entire Building	Boilers	2004	Fair	C

Doyle Administration Building Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>HVAC</b>						
Central Plant						
Heating	B-1, B-2, & B-3, 1,658,000 Btu/h, natural gas boiler, inline primary pumps, redundant base-mount end suction secondary pumps, constant volume	Boiler 15B	Entire Building	2004 (Boilers), 2004 (Pumps)	Fair	C
Cooling	CH-1 & CH-2, 80 ton rotary chillers, base-mounted end-suction chilled water pumps, constant volume, cooling tower, base-mounted end-suction condenser water pumps, constant volume	Chiller 11A (Chiller and Pumps), Parking Lot (Cooling Tower)	Entire Building	2003 (Chiller and Pumps), 1990 (Cooling Tower)	Fair (Chillers), Fair (Pumps), Poor-to-Fair (Cooling Tower), noise pollution from cooling tower onto adjacent property due to cooling tower being too close to property line	C
Distribution						
Air Handling Units	AHU-1, blower coil unit with hot water coil and chilled water coil, supply fan, constant volume	Mechanical 15	Corridor 32	1970	Poor-to-Fair	D
Air Handling Units	AHU-2, blower coil unit with hot water coil and chilled water coil, supply fan, constant volume	Mechanical 15	No zone plan available, Basement?	1970	Poor-to-Fair	D
Air Handling Units	AHU-2, hot water coil and chilled water coil, supply fan, constant volume	Office Storage 124F	No zone plan available	1970	Poor-to-Fair	D
Air Handling Units	AHU-3, hot water coil, chilled water coil, supply fan, constant volume	Mechanical 118	East Wing of 1st Floor	1970	Poor, leaking and damaging floor	F
Air Handling Units	AHU-4, chilled water coil, supply fan, constant volume, room used as return air plenum	Mechanical 126	No zone plan available, West Wing of 1st Floor?	1970	Poor-to-Fair	D
Air Handling Units	AHU-5, chilled water coil, supply fan, constant volume	Mechanical 210	No zone plan available, East Wing of 2nd Floor?	1970	Poor-to-Fair	D
Air Handling Units	AHU-6, chilled water coil, supply fan, constant volume, room used as return air plenum	Mechanical 223	No zone plan available, West Wing of 2nd Floor?	1970	Poor-to-Fair	D
Air Handling Units	AHU-7, hot water coil, chilled water coil, supply fan, constant volume	Mechanical 118	Auditorium	1970	Poor-to-Fair	D
Air Handling Units	AHU-8, chilled water coil, supply fan, constant volume	Office 116 Above Ceiling	Office 116	1970	Poor-to-Fair	D
Terminal Units	Two in rack cooling units with two air cooled condensing units	Server Room 13 (Cooling Units), Roof Above Room 200 (Condensing Units)	Server Room 13	2009	Fair	C
Terminal Units	Duct-mounted reheat coils	Most of the Building	Most of the Building	1970	Poor-to-Fair	D
Terminal Units	Ductless split with condensing unit	Elevator Machine Room & on Roof	Elevator Machine Room	2022	Good	A
Terminal Units	Hot water cabinet unit heaters	Corridors	Corridors	1965	Fair	C
Terminal Units	Hot water fin tube	Perimeter Spaces		1940	Poor-to-Fair	D
Ductwork & Insulation	Galvanized with fiberglass insulation	Entire Building	Entire Building	1940	Poor-to-Fair	D
Piping & Insulation	Heating hot water piping, black steel and copper with fiberglass insulation	Entire Building	Entire Building	1970 to 2004	Fair	C
Piping & Insulation	Chilled water piping, black steel and copper with fiberglass insulation	Entire Building	Entire Building	1970 to 2003	Poor-to-Fair	D
Piping & Insulation	Condenser water piping, galvanized and PVC	Exterior, Buried	Chillers	1990	Poor-to-Fair	D
Ventilation						
Outside Air	Ducted to units	Entire Building	Entire Building	1940	Fair	C
Exhaust Air	Dedicated exhaust and fans	Entire Building	Entire Building	Varies	Poor-to-Fair	D
Kitchen	N/A	N/A	N/A	N/A	N/A	N/A

Doyle Administration Building Assessment						
System and Equipment	Description	Location	Areas Served	Year Installed	Condition	Grade
<b>POWER</b>						
Service Entrance	GE 2000A 120/208V	15	Entire Building		Good	B
Distribution	Square-D	Entire Building	Entire Building		Good	B
Dry Type Transformer	Square-D Step up	Entire Building	Entire Building		Good	B
Panelboard	Square-D/GE	Entire Building	Entire Building		Good	B
Tamper Resistant Receptacles	N/A	N/A	N/A	N/A	N/A	N/A
GFI Receptacles	Present	Entire Building	Entire Building		Good	B
Generator/ATS	Cummins 150KW Standby	11A	Entire Building		Good	B
Other	N/A	N/A	N/A	N/A	N/A	N/A
<b>LIGHTING</b>						
Interior Light Fixtures	T8 Fluorescent	Entire Building	Entire Building		Dated	C
Interior Lighting Controls	Manual	Entire Building	Entire Building		Dated	C
Exterior Light Fixtures	LED	Entire Building	Entire Building		Good	B
Emergency Light Fixtures	Integral	Entire Building	Entire Building		N/A	N/A
Exit Signs	Present	Entire Building	Entire Building		Dated/ Poorly Illuminated	C
<b>TECHNOLOGY</b>						
Network	Cat5E	19	Entire Building		Good	B
Clocks	None	N/A	N/A	N/A	N/A	D
Paging	Bogen	Entire Building	Entire Building		Good	C
Classroom A/V	N/A	N/A	N/A	N/A	N/A	N/A

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