

2021 School District of Onalaska Long Range Planning Study

October 20, 2021



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2021 School District of Onalaska Long Range Planning Study

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PART 1 - Facilities Condition Assessment



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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY FACILITIES CONDITION ASSESSMENT

FACILITIES CONDITION ASSESSMENT

School District of Onalaska

Onalaska, WI 54650

The intent of the 2021 Facilities Condition Assessment is to:

1. Complete an updated comprehensive survey audit of current conditions of each of the School District's main and auxiliary buildings.
2. Provide an itemized list of recommended capital improvement repairs, replacements, maintenance and upgrades
3. Cost estimates for each capital improvement item
4. Assign a 'priority level' to each item to help establish a timeline for the recommended work to be completed.

The Facilities Condition Assessment does not involve an analysis of space needs or changes to program requirements. The emphasis of this report is to evaluate current conditions of each facility with recommended capital improvements determined to be necessary to maintain the building quality for each of the various facilities.

The *Assessment* included a review of the following School District facilities:

Onalaska High School
Onalaska Middle School
Eagle Bluff Elementary
Irving Pertzsch Elementary
Northern Hills Elementary
Central Kitchen
Riders Club Road Site & Activities Building
District Office & Annex

The survey of these various facilities followed a structured format and involved visual observations along with input from the District's maintenance staff.

Building Envelope: Complete a review of the roofs, exterior walls, doors and window components that comprise the 'envelope' enclosure for the building. Develop list of repairs, replacements or general maintenance to ensure water tightness and thermal efficiency aspects of the building surfaces and fenestration. In addition, the Assessment includes a 'Roofing Summary' that establishes a data base of roof areas, ages of various roofs, roof types, and roof warranties. The intent is to establish a schedule for future roof repairs and replacements based on establishing a level of roofing priorities.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY FACILITIES CONDITION ASSESSMENT

Site work: Review conditions of site improvements that surround each of the facilities, which include concrete and asphalt pavement conditions, sidewalks, site drainage and athletic amenities (fields, track surfaces).

Plumbing: Inspect condition of existing plumbing systems and components including fixtures, piping, water heating and water conditioning equipment.

HVAC Systems: Observe condition and review deficiencies of the mechanical systems serving each of the buildings with emphasis on improving efficiencies and controls.

Electrical Systems: Review existing electrical systems that include panelboards and switchgear, emergency lighting, door lighting fixtures, clock systems, data system infrastructure, building security and access control.

Handicap Accessibility: Each building was evaluated for compliance with the current ADA guidelines starting with accessible parking areas, accessible routes to the building, interior circulation accessibility, toilet room facilities and ADA compliant signage. The conditions review is accompanied with recommended improvements that enhance the handicap accessibility at each of the individual schools, Central Kitchen and District Office buildings.

Priority Levels

The schedule of recommended facility improvements includes a column for designated 'Priority Levels' that will be assigned by the District. The intent is to maintain an ongoing list of potential work items that can be added to on an annual basis. Priority levels are subject to change depending on changing conditions that warrant re-assignment. The three Priority Levels are as follows:

Level 1

Building upgrades under this priority should receive attention as soon as practical. Further deterioration may affect weather resistance, building operations and/or immediate maintenance costs.

Level 2

Remodeling/replacement work under this level could be included within a scheduled timetable or phased in as funding is available. Improvements may be justified by increased energy efficiency.

Level 3

Proposed work under this level can be indefinitely deferred or addressed on an 'as-needed' basis. Repair or replacement work may be necessary for general improvements to the interior environments but will not generate any appreciable level of building operational savings.

2021 School District of Onalaska Facilities Condition Assessment

ARCHITECTURAL | ENGINEERING CONSULTANTS

ARCHITECTS



Jerrel Schomberg, AIA

Principal | Project Manager
js@vantagearchitects.com

Jessica Wang, Assoc. AIA
608-784-2729

Architectural Designer
jw@vantagearchitects.com

CIVIL ENGINEERING



Jeff Moorhouse, LSA
608-781-3110 | 608-781-3197

PLUMBING & FIRE PROTECTION ENGINEER



Bob Novak
608-773-5800

rnovak@ringdu.com

MECHANICAL ENGINEER



Randy All, P.E.
262-243-9090

randyA@fei.hvac.com

ELECTRICAL ENGINEER



Pat Popowich
608-797-9106

ppopowich@Galileo-Group.us

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Onalaska, WI 54650

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2021 School District of Onalaska Onalaska High School

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

ONALASKA HIGH SCHOOL

700 Hilltopper Place

Onalaska, WI 54650

BUILDING DATA:

Building Area

1960 Original Building	31,020 SF
1968 Addition	57,871 SF
<u>1988 Addition</u>	<u>134,503 SF</u>
Total	223,394 SF

Building Occupancy Classification

Educational Group – E

Construction Type

Type II-B

Fire Protection

Non-Sprinklered

Construction Projects/Dates

1960	Original Construction
1968	Additions and remodeling
1988	Additions and remodeling



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

ARCHITECTURAL

The following report is the result of a site visit by Jerry Schomberg and Jessica Wang, Vantage Architects, Inc. that occurred on April 1st & 5th, 2021. Site observations were used in the preparation of this report.

BUILDING ENVELOPE: EXTERIOR WALLS

A. Existing Data

1. The exterior walls were constructed of masonry bearing walls comprised of modular and Norman face brick over concrete block. The original 1960 building and 1968 additions were constructed as solid masonry without any rigid cavity or surface applied insulation. The exterior masonry walls of the 1988 high school addition were constructed as a multi-wythe, 14" thick cavity wall with modular face brick, 2" cavity insulation and an 8" concrete block backer.



Multiple control joints demonstrate signs of aging and cracking

B. Observations

1. In general, the exterior face brick remains in very good condition. Two locations on the west end of the building exhibit minor cracking that could easily be repaired. Mortar joints appear to be in satisfactory condition with various locations requiring re-pointing.
2. The brick walls constructed as part of the 1988 addition utilized a particular plastic tube weep vent at the bottom of the wall, which appear to be partially (if not totally) plugged limiting the moisture weep capabilities. There were no indications that the plugged weep vents are problematic but may warrant a future project to clean out the weep vents.
3. Overall, control joints are in good condition. A number of brick expansion joints demonstrate aging and cracking. At some of the expansion joints, the caulking has been partially 'squeezed' out of the brick head joints likely due to brick expansion.



Tuck point and joint repair required at stone band above windows



Soft joint replacement is required at various existing joints

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4. Metal roof edge fascia, flashings and wall caps also appear to be in relatively good condition and do not warrant any immediate action.
5. Limited wall areas of the 1988 addition were clad with an exterior acrylic stucco surface. The surface appears to be functioning as a weather barrier but shows some signs of aging, to be expected. A couple of hairline cracks were observed that may be a result of seasonal expansion and shrinkage cycles.
6. South entrance 'P' displays ongoing moisture leaks from open joints in stone and lack of flashing. Interior water damage has occurred in adjacent classroom ceilings.

C. Recommendations

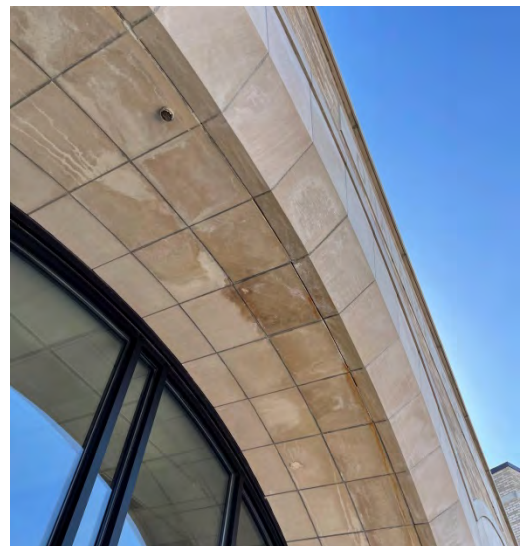
1. Various control joints should be cut out and re-caulked. Control joints that display brick expansion should be monitored on an annual basis to ensure they maintain a waterproof joint.
2. The District may want to consider re-coating the acrylic stucco with a new flexible elastomeric coating that will reinforce the weather-tightness of these wall areas.
3. Flashing above arches or sealant in head stones need to be considered at South entrance 'P' in order to minimize ongoing water damage.



Control joint displays brick expansion



Multiple breakages in EIFS surface



Moisture leakage at South entry 'P'

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BUILDING ENVELOPE: WINDOWS

A. Existing Data

1. A building wide window replacement project was completed between 2012 and 2017. The high school presently utilizes all aluminum windows.

B. Observations

1. Aluminum thermal pane windows remain in good condition.

C. Recommendations

1. No recommendations at this time.



Updated aluminum thermal pane windows

BUILDING ENVELOPE: DOORS

A. Existing Data

1. All aluminum entrance doors and hollow metal doors and frames were replaced in 2018.
2. All gym doors and the Building & Grounds entry door were replaced with fiberglass doors and frames.
3. O.H. Doors and accompanying man doors outside Tech Ed. have not been updated.

B. Observations

1. Aluminum entrances remain in good condition.
2. Fiberglass doors 'I' & 'G' show wear on lower portion of doors.

C. Recommendations

1. The age and efficiency of existing O.H. Doors and man doors should be considered for future replacement.



Updated aluminum entrance doors

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Existing O.H. door & man door

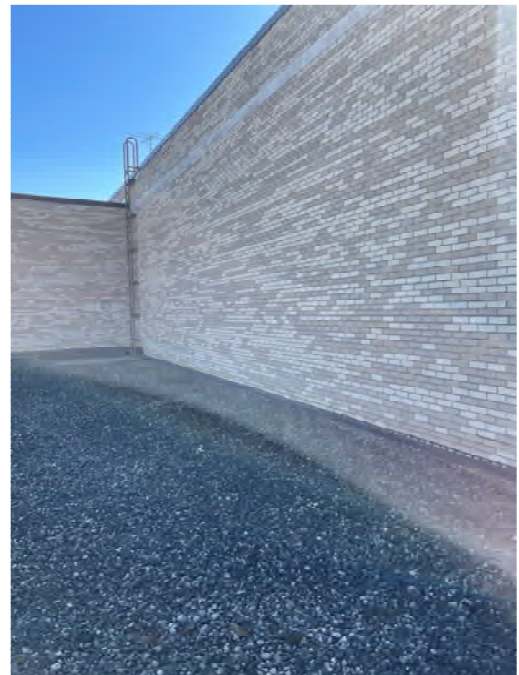


Fiberglass doors 'I' & 'G' show wear

BUILDING ENVELOPE: ROOF

A. Existing Data

1. 1960 Original Building: The roof structure includes multiple framing types. The original 1960 building was constructed with a combination of Tectum decking bearing on a bulb tee system. The original gymnasium was constructed with laminated wood frames and purlins. The original roofing was specified as built-up roofing, which has since been reroofed.
2. 1968 Addition: The roof framing for the 1968 additions consisted of steel open web "bar joists" coupled with a poured gypsum deck system that was pitched for drainage to the internal roof drains.
3. 1988 Addition: Roof framing was comprised of steel bar joists with steel decking.
4. The high school roofing is separated by multiple parapets, raised mechanical penthouses, and roofs of different elevations. With exception of a small sloped shingle area on the west end of the school, the individual roof areas are of a ballasted and fully-adhered single-



Ballasted roof area with fully adhered single-ply rubber roofing

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ply rubber roofing over various thicknesses of rigid insulation. In 2006, selected areas were re-roofed with a fully-adhered 60 mil single-ply rubber membrane, including the sloped roof above the auditorium. The balance of the roofing from the 1988 additions is comprised of a ballasted rubber membrane.

B. Observations

1. Based on discussions with the District's roofing consultant, Bechtel LLC, it was noted that in general, the existing rubber roofing is in satisfactory condition with an indefinite remaining life-span.
2. The typical shrinkage of the single-ply membrane roofing was noted to be expected for a roof approaching 27 years of age. The shrinkage primarily shows up where the rubber membrane is pulling away ('tenting') from the vertically flashed face of the wall.

C. Recommendations

1. The primary areas of focus should be directed at the ballasted roof membrane seams and perimeter roof edge conditions. It was recommended that the perimeter membrane be cut and re-flashed with a reinforced perimeter strip.
2. Roof curbs for mechanical equipment and skylights should also be re-flashed.
3. Properly maintained, the lifespan of the existing roofs could be extended indefinitely or at least added to the list of deferred maintenance projects. The decision to re-roof areas of the high school may be evaluated on a cost basis that compares the cost to repair the perimeter flashings and seams versus tear-off and replacement of the entire rubber membrane.



Perimeter membrane



Skylights above commons

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ONALASKA HIGH SCHOOL

BUILDING ENVELOPE: MISCELLANEOUS

A. Existing Data

1. Hose bibs are original.
2. All planters are original.
3. Soffits at entry are original tectum panels.

B. Observations

1. A number of hose bibs show ongoing leakage or separation from exterior walls.
2. Stone planter caps have shifted in areas and begun separating from the building. Aluminum covers show age and wear.
3. Grade at multiple areas have washed away from building perimeter.
4. Various areas show separation between exterior walls and concrete stoops.

C. Recommendations

1. Hose bibs require sealant and monitoring to prevent continuing water damage to exterior masonry.
2. Planter maintenance does not require immediate repair and could be addressed over time. Stone planter caps need mortar removed and need to be re-caulked. Aluminum covers could be replaced or rust removed and re-painted.
3. Areas where grade is low does not require immediate attention. Grade could be raised to cover exposed insulation or membrane.
4. Tectum panels are recommended to be repainted.



Sealant required at various hose bibs



Existing aluminum planter covers



Grade washed away from building



Tectum panels above entry 'B'

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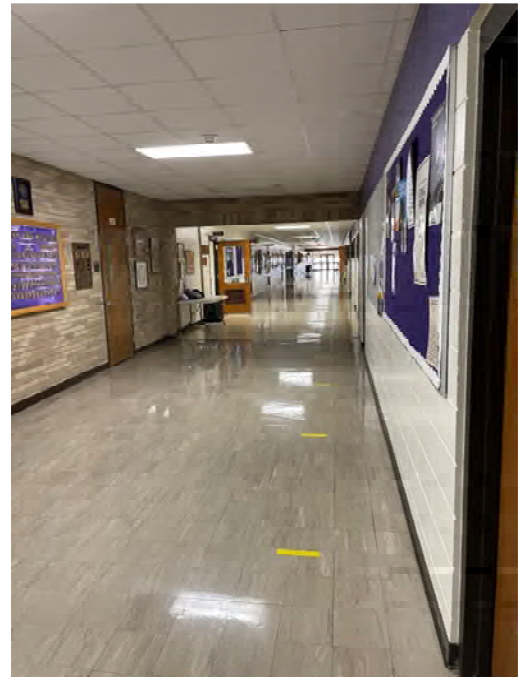
BUILDING INTERIOR: FLOORING

A. Existing Data

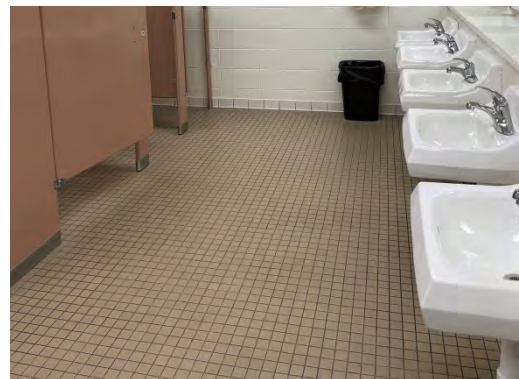
1. The high school includes multiple flooring materials including the following:
 - a. Vinyl asbestos tile (VAT)
 - b. Vinyl composition tile (VCT)
 - c. Fritztile
 - d. Carpet
 - e. Ceramic Tile
 - f. Quarry Tile
 - g. Maple Gym Flooring
2. The Fritztile was used in the main lobby and commons/cafeteria as part of the 1988 addition. Fritztile was described as a terrazzo tile; however, the material is an epoxy based substrate with stone aggregate of various sizes.
3. The maple gymnasium flooring was also installed as part of the 1988 addition.
4. Carpeting is used throughout classrooms, LMC, computer labs, school offices, band room and auditorium.

B. Observations

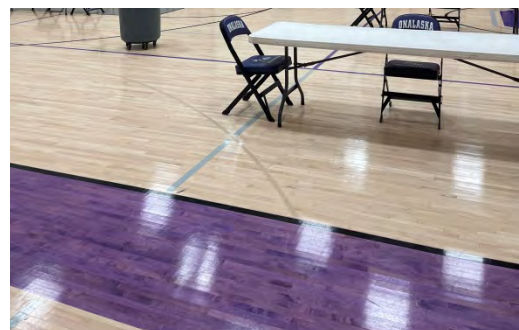
1. In general, the various floorings are well maintained, including the remaining vinyl asbestos tile from the original construction.
2. The vinyl composition tile shows typical minor signs of cracking or telegraphing of imperfections in the concrete slab substrate.
3. The fritztile tile appears to be well maintained and maintenance staff is satisfied with the performance of the tile in these high traffic areas.
4. Overall, carpet is in good condition. The PAC has multiple areas showing wear and detachment that requires replacement.
5. The maple gymnasium flooring was fully sanded, painted and sealed in 2020.



VCT and VAT in hallway



Ceramic tile in toilet rooms



Maple gymnasium flooring

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C. Recommendations

1. At vinyl composition tile, various floor expansion joints need to be inspected for potential trip hazards.
2. PAC carpet should be replaced entirely.



PAC: Area where carpet is detached

BUILDING INTERIOR: WALLS

A. Existing Data

1. The majority of interior walls are of concrete block. Rooms are created by demountable wall partitions that terminate at the acoustical ceiling.
2. Demountable partitions lack insulation above walls. Previous insulation has been slowly removed during miscellaneous projects within the school causing acoustical issues. Sound barrier was extended above drop ceiling. Insulation laying over tile was not sufficient.



Student Services – Demountable partitions

B. Observations

1. Overall, concrete block walls are in satisfactory condition.
2. Fabric on demountable walls shows wear and tears in multiple areas.
3. Demountable partitions do not provide adequate sound control between rooms.

C. Recommendations

1. Demountable walls are recommended to be replaced with standard wall construction and sound insulation to minimize noise bleeds between classrooms and hallways.



Demountable partitions are aged and worn

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

BUILDING INTERIOR: DOORS & FRAMES

A. Existing Data

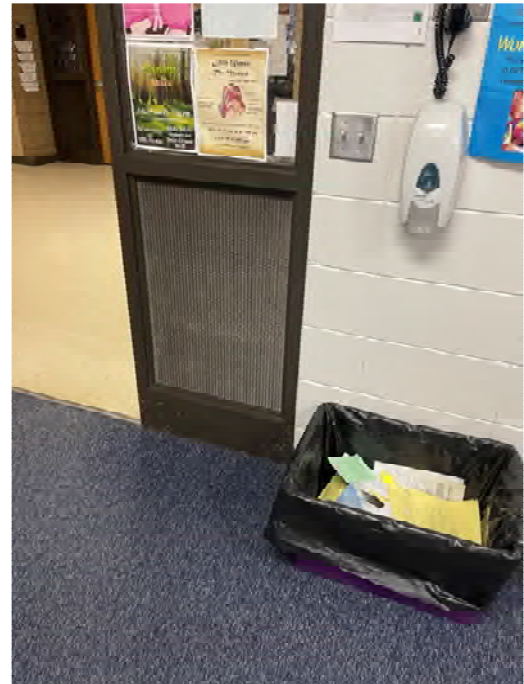
1. Interior doors are generally solid core oak veneer wood doors in hollow metal frames. Fire rated door assemblies include wire glass lites.

B. Observations

1. Wood doors exhibit normal deterioration from the years of service.
2. Latch sets have been changed out to ADA compliant lever handles.

C. Recommendations

1. Wood doors can generally continue to be used and replaced on a case by case basis; however, a select number of wood doors are damaged to the point of requiring replacement.
2. Hollow metal door frames should be repaired and repainted as needed.
3. Wire glass should be removed and replaced with new fire-rated safety glass.



Hollow metal door frames show wear

BUILDING INTERIOR: TOILET PARTITIONS

A. Existing Data

1. There is a mixture of solid plastic and metal toilet stall partitions throughout the school.

B. Observations

1. Metal toilet stall partitions show typical age and wear.
2. Solid plastic toilet partitions are in good condition.

C. Recommendations

1. Remaining metal partitions can continue to be used but can be changed out to solid plastic as part of any toilet room remodeling project.



Metal toilet partitions

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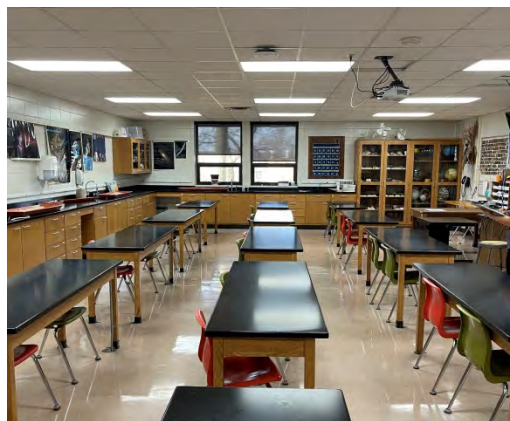
BUILDING INTERIOR: SCIENCE LAB EQUIPMENT & BOTANY

A. Existing Data

1. The high school science department was included under the 1988 project and consists of six (6) lab/classrooms located in the lower level at the west end. Each of the science labs has wood cabinetry with epoxy resin work surfaces. The two chemistry labs have demonstration type fume hoods. Both chemistry labs also have emergency eyewash sinks and overhead emergency drench showers.
2. Chemistry room 119 was updated approximately 18 years ago with new faucets and gas turrets. All other gas turrets and gooseneck faucets are original (1989) and appear to be in good condition with a couple of exceptions.
3. The instructor's demonstration tables were salvaged at the time of the 1989 construction from the previous school's laboratories.



Chemistry room



Fixed tables in science rooms

B. Observations

1. Island and peninsula chemistry work stations appear to be in good condition with minimal signs of damage. Salvaged storage cabinets are also used in the science prep rooms. These cabinets appeared to be well built and should have several years of service left.
2. The perimeter countertop work surfaces and student tables in the three biology and physics lab also appear to be in satisfactory condition given their age of 27 years. The student tables were originally movable and positioned in conjunction with floor pedestal type electrical receptacles. The tables were then anchored to the floor and conduit routed to the table aprons with receptacles.
3. Botany shows sign of moisture damage at walls and ceiling grid system rusting.



Shared workroom between two classes

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

C. Recommendations

1. In Chemistry room 119, it is recommended that the eyewash sinks and showers be re-plumbed to add mixing valves to the water service to temper the water temperature.
2. Instructor demonstration tables could be changed out with new ADA compliant demonstration tables.
3. Conduct a detailed study of the high school lab facilities to update for current trends, ADA compliance, AV equipment, HVAC (fume hoods), plumbing, and electrical systems.
2. Botany block walls could be repainted. Moisture is causing paint to peel.



Botany adjacent to Science

BUILDING INTERIOR: MISCELLANEOUS FINISHES

A. Existing Data

1. Finishes throughout the building are aged but in good condition overall.
2. Acoustical wall carpet is used in multiple rooms.
3. Acoustical ceilings, asbestos tile and tectum ceiling panels are used throughout the building.
4. Plastic Laminate and wood casework show minimal wear. Areas with plastic laminate counters, backsplash and sinks are worn.
5. Fire gates in the building are aged.
6. Gym partition wall is aged.



Acoustical wall carpet

B. Observations

1. Some rooms display more wear on finishes than others.
2. Minimal sagging of 2x4 acoustical ceiling tiles occurring. Moisture damage can be found near Entry 'R', within the field house and miscellaneous areas in the school.
4. Acoustical wall carpet is detaching and adhesive is bleeding through in various areas.



Aged finishes and worn areas

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C. Recommendations

1. Selected finishes could be slowly replaced over time based on priority level.
2. Damaged acoustical ceiling tiles shall be replaced.
3. Acoustical wall carpet should be replaced with acoustical wall panels.



Damaged ceiling tiles to be replaced

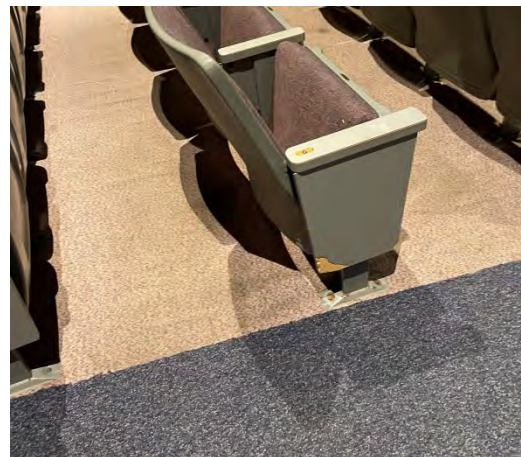
BUILDING SPACES: PERFORMING ARTS CENTER (PAC)

A. Existing Data

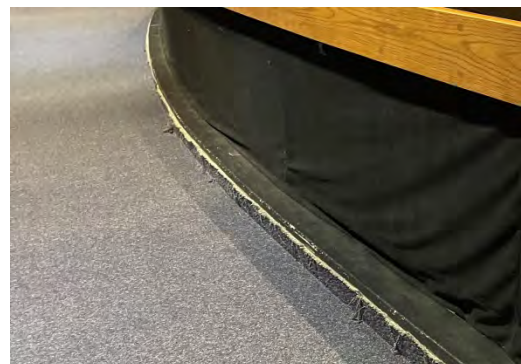
1. The performing arts center has multiple types of finishes; floor carpet, wall carpet, block walls, acoustical panels, wood and fabric covered chairs. PAC is not properly acoustically treated.
2. The PAC currently holds 598 students. The school is approximately 940 ± students.

B. Observations

1. Overall, finishes in the PAC are aged and worn. Floor carpet is pulling up and detached in areas. Wall carpet displays moisture damage.
2. Mezzanine is accessed by stairs. Space is used for storage of props and scenery. Movability of materials appears difficult due to size of items and access to space.
3. ADA access to the stage is limited to the rear hallway and non-existent to the orchestra pit. Sound booth is not ADA accessible.
4. Stage does not have sufficient wing space or fly space for theater performances.
5. Full band of 130 students does not fit on the stage.



Seats show damage and wear

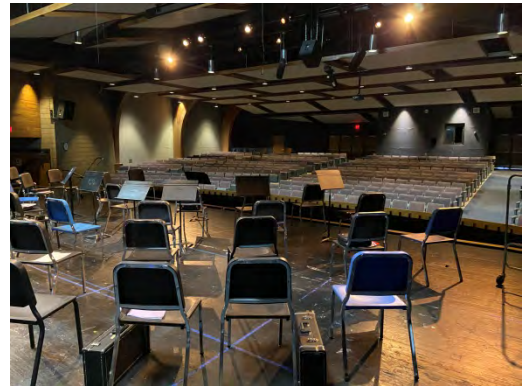


Carpet detaching in multiple areas

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

C. Recommendations

1. All finishes need updating. Carpet needs full replacement. Acoustical wall carpet should be replaced with proper acoustical panels.
2. Shortcomings of this area will be reviewed with the overall design study for the high school.



View from PAC stage

BUILDING SPACES: BAND /ORCHESTRA

A. Existing Data

1. Classroom is located adjacent to choir and the PAC. Practice rooms and instrument storage supplement these spaces.
2. There are currently 130 band students.

B. Observations

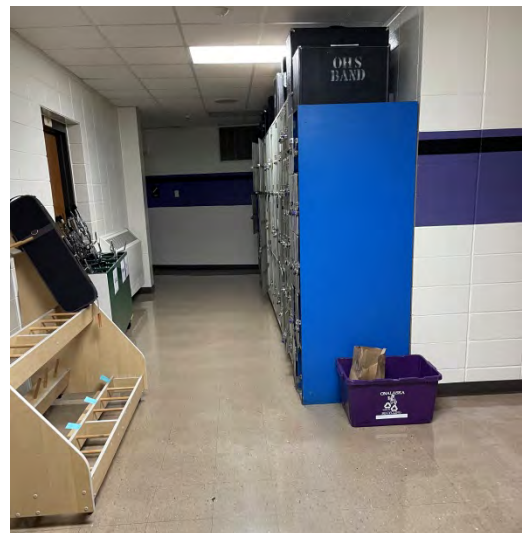
1. Classroom is undersized for the amount of students in the program. The perimeter of the room is utilized for instruments or storage of chairs/stands.
2. Instrument storage is inadequate in both the classroom and separate storage room. Instruments overflow into the hallways.
3. Room does not have appropriate acoustical treatment or height to accommodate proper sound distribution.

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the high school.



Band/Orchestra room



Overflow of instrument storage in hallway

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

BUILDING SPACES: CHOIR

A. Existing Data

1. Classroom is located adjacent to Band/Orchestra and the PAC. Practice rooms supplement these spaces.
2. There are currently 80 choir students.

B. Observations

1. Classroom is undersized for the amount of students in the program.
2. All practice rooms are currently filled with storage.
3. Room does not have appropriate acoustical treatment or height to accommodate proper sound distribution.

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the high school.



Choir room

BUILDING SPACES: LOCKER ROOMS

A. Existing Data

1. Locker rooms can be found on both levels. Team locker rooms are on the lower level and P.E. locker rooms are on the upper level adjacent to the Field House.

B. Observations

1. Toilet rooms are non-ADA compliant.
2. Lockers and finishes are outdated.
2. Team showers have been converted to individual. Entry to showers remains non-ADA with curb. P.E. showers remain group showers with two individual showers provided in the women's.

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the high school.



Team locker room

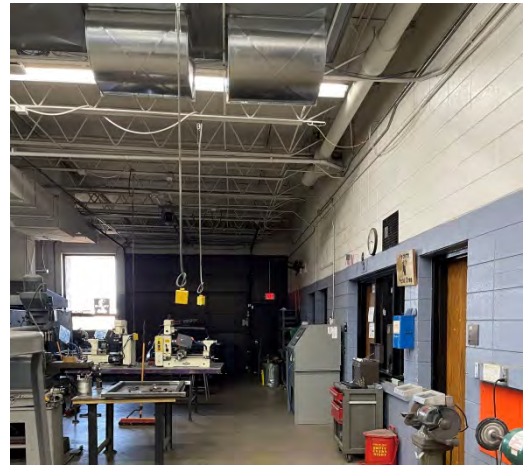
2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

BUILDING SPACES: TECH ED DEPARTMENT

A. Existing Data

1. The Tech Ed Department is series of rooms adjacent to each other: Metal shop and wood shop with two shared classrooms in between and a separate Tech Ed lab with a classroom adjacent. Storage and workrooms supplement these spaces.
2. The metal shop, shared classrooms and wood shop are surrounded by load bearing walls with exposed metal joist roof structure.
3. The Tech Ed lab and adjacent rooms are surrounded by load bearing walls and interior block walls.



Metal Shop

B. Observations

1. Finishes are aged and general areas are dated in both shops and shared classrooms.
2. Finishes in the Tech Ed lab with classroom and workrooms are a mix of older and newer. Finishes are in satisfactory condition.
3. Sink areas are worn from general use.
4. General equipment is dated and does not meet the full needs of the current program.



Shared classroom between shops

C. Recommendations

1. Spaces need to be evaluated based on current and projected programmatic uses.
2. Shortcomings of this area will be reviewed with the overall design study for the high school.



Shared classroom between shops

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

BUILDING SPACES: SCIENCE

A. Existing Data

1. Science classrooms are located on the lower level with one classroom on the main level.
2. Classrooms are designed for 24 students. Current classes are 23-29 students.

B. Observations

1. Classrooms are not adequate for larger class sizes of 23-29. Fixed tables and fixed lab areas limit flexibility of teaching space.
2. Existing classroom upstairs lacks science equipment access and lab space.

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the high school.



Chemistry room

BUILDING SPACES: UPPER MEZZANINE

A. Existing Data

1. Upper mezzanine is located above the P.E. locker rooms and accessed by stair only. There is no ADA access.
2. Mezzanine includes an open space, access to storage, weight room and bleachers with view of gym below.

B. Observations

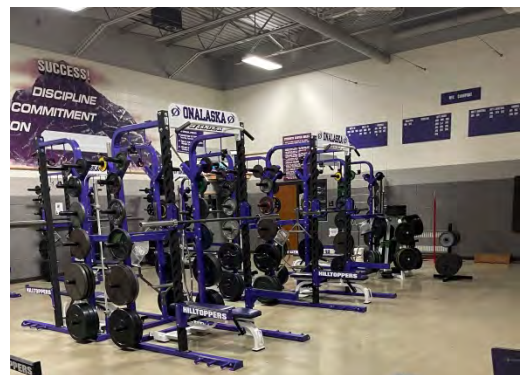
1. Both athletes and P.E. use this space. The function and layout of the open area is inconsistent since programmatic uses change each year.
2. Open space does not have appropriate acoustical treatment. Floor material needs updating.

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the high school.



Open space in mezzanine



Weight room

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

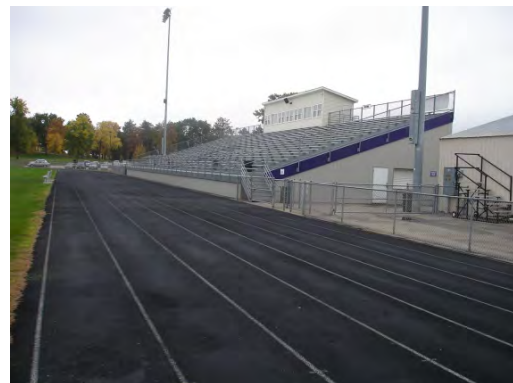
SUPPORT BUILDINGS: OUTDOOR FOOTBALL FIELD BLEACHERS & PRESS BOX

A. Existing Data

1. The main bleacher facility is located at the west edge of outside lane of the running track and was originally constructed without an underneath closure. The framing consists of steel substructure with aluminum bench seating and galvanized steel guardrails.
2. The underside was closed off with prefinished ribbed metal wall panels to provide secure storage for P.E. equipment and field maintenance equipment. The north end serves as concession sales. A wood framed press box was added in the 1990's and supported by wide flange steel columns. The west wall of the enclosed understructure includes three push-up coiling doors and three similar coiling counter doors at the concessions sales corner.



Storage side of bleachers



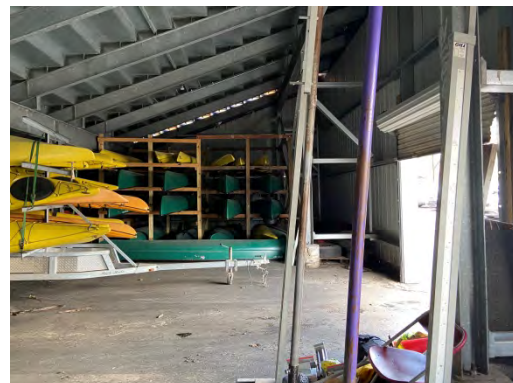
Track & Field

B. Observations

1. With exception of the press box, the main structure and seating assemblies appear to be in satisfactory condition.
2. O.H. Doors are coming off the track which creates an operating concern and safety hazard.
3. Storage is shared amongst several programs.

C. Recommendations

1. Replacement of the light-duty push-up coiling garage doors with heavier-duty overhead sectional doors. The door jambs at the overhead doors also show some damage, likely from moving items in and out of the enclosed storage areas. A recommendation would be to add concrete filled steel bollards at the sides of the door openings.



Storage beneath bleachers

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

SUPPORT BUILDINGS: VEHICLE STORAGE BUILDING

A. Existing Data

1. The vehicle garage building located just north of the grandstands was constructed as a simple pole barn structure, wood framed with corrugated metal siding and roofing.

B. Observations

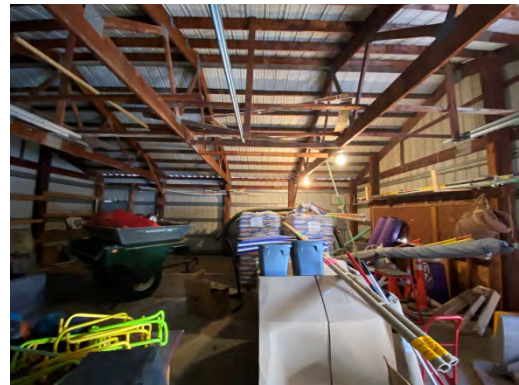
1. The garage structure shows signs of wear and corrosion but can likely be used indefinitely. Overhead doors and swinging doors can be replaced; however, the building in general appears to have deteriorated to the point of total replacement.
2. Building is currently filled with materials and equipment.

C. Recommendations

1. Building can continue to be used in its current condition. Updates should be considered as part of a district wide maintenance project.



Vehicle storage building



Interior of vehicle storage building

HANDICAP ACCESSIBILITY: ACCESSIBLE ROUTES

A. Existing Data / Observations

1. The Wisconsin Commercial Building Code defines an “accessible route” as a continuous, unobstructed path leading to a building entrance from off-site (public streets) and on-site amenities such as staff parking lots and bus loop driveways. The High School site currently provides accessible routes from the north side driveway loop to Entrance ‘E’.

B. Recommendations

1. The existing curb ramp at the east end of driveway loop will need to be replaced to eliminate the raised lip.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

HANDICAP ACCESSIBILITY: ACCESSIBLE PARKING

A. Existing Data / Observations

1. Where parking is provided, accessible parking spaces shall be provided as follows:
 - a. Total Parking Spaces Provided: 301 to 400
 - b. Required Number of Accessible Spaces: 8
2. Van accessible spaces shall be provided for every eight accessible stalls. The existing parking lot includes a total of 325 spaces. There are currently five designated handicap parking stalls.



Rear parking lot

B. Recommendations

1. None at this time

HANDICAP ACCESSIBILITY: ACCESSIBLE ENTRANCES

A. Existing Data / Observations

1. Entrance 'A' into the south side lobby currently has an automatic door opener device attached to the entrance door on the east end of the entrance. Push plates have been installed on the adjacent wall surfaces on the interior and exterior sides.
2. Entrance 'E' and 'P' also has door operators and push plates.



Exterior Entry 'P'

B. Recommendations

1. None at this time

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

HANDICAP ACCESSIBILITY: ACCESSIBLE INTERIOR CIRCULATION

A. Existing Data

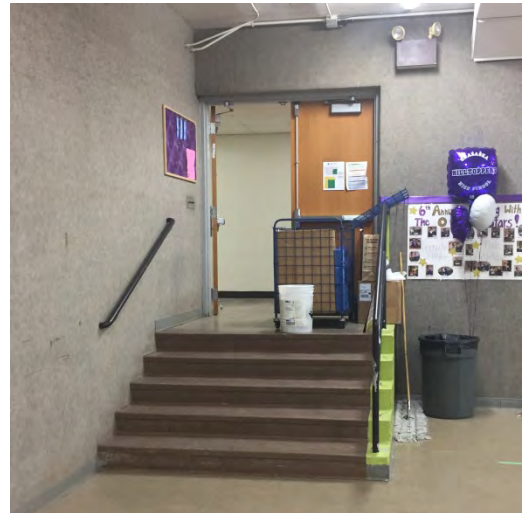
1. In general, all floor levels in the high school are handicap accessible. Lifts are provided at three locations. One lift is located at the east end for access between the main level corridor and the Tech Ed Dept. on the lower level. A second lift connects the main level with the kitchen floor level. A third lift is located off the corridor at the NE corner of the fieldhouse and provides access to the basement level locker rooms. An elevator is provided to connect the lower level to the main level and also connects the lobby level.
2. The Dance Studio floor level is accessed only by stairs inside the Dance Studio.
3. The upper mezzanine is accessed only by stairs.
4. Both Oasis rooms are tiered and provide ramp access to main floor space.

B. Observations

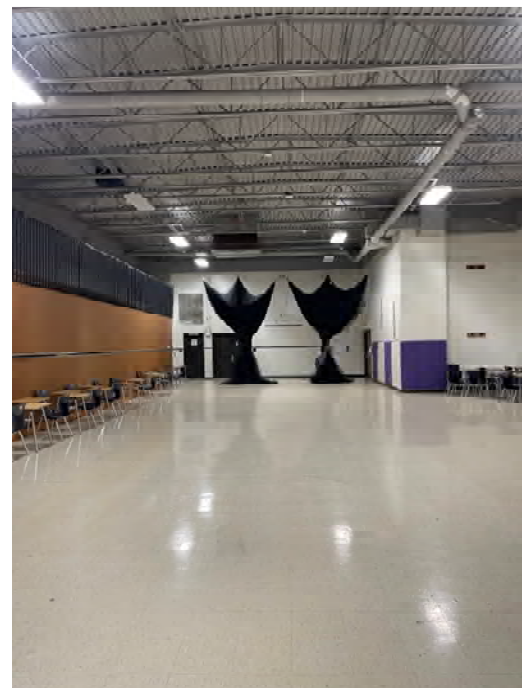
1. Non-ADA access to the dance studio and upper mezzanine limits student use.
2. See PAC section for ADA accessibility constraints.

C. Recommendations

1. Handicap access should be considered for the Dance Studio if the room is to function as the one and only room for the dance studio.
2. Access to the upper mezzanine will be reviewed with the overall design study for the high school.



Dance room access from hallway



No elevator access to upper mezzanine

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

HANDICAP ACCESSIBILITY: ACCESSIBLE TOILET FACILITIES

A. Existing Data

1. ADA accessible toilet rooms are limited within the school. Doors have been removed at entrances into the toilet rooms in effort to provide the minimum door clearance.
2. Locker rooms were designed with one accessible private shower stall in each of the boys' and girls' side; however, toilet rooms do not comply with the ADA guidelines for minimum clearances.



Exposed pipes at lavatories

B. Observations

1. Toilet rooms are not completely compliant with current ADA guidelines.
2. Grab bars and size of stalls do not meet current ADA guidelines.
3. Lavatories do not have proper covers or insulation over exposed pipes.



Locker room toilet stalls

C. Recommendations

1. In general, toilet rooms will be reviewed with the overall design study for the high school to see where renovations are applicable.

HANDICAP ACCESSIBILITY: ACCESSIBLE SIGNAGE

A. Existing Data / Observations

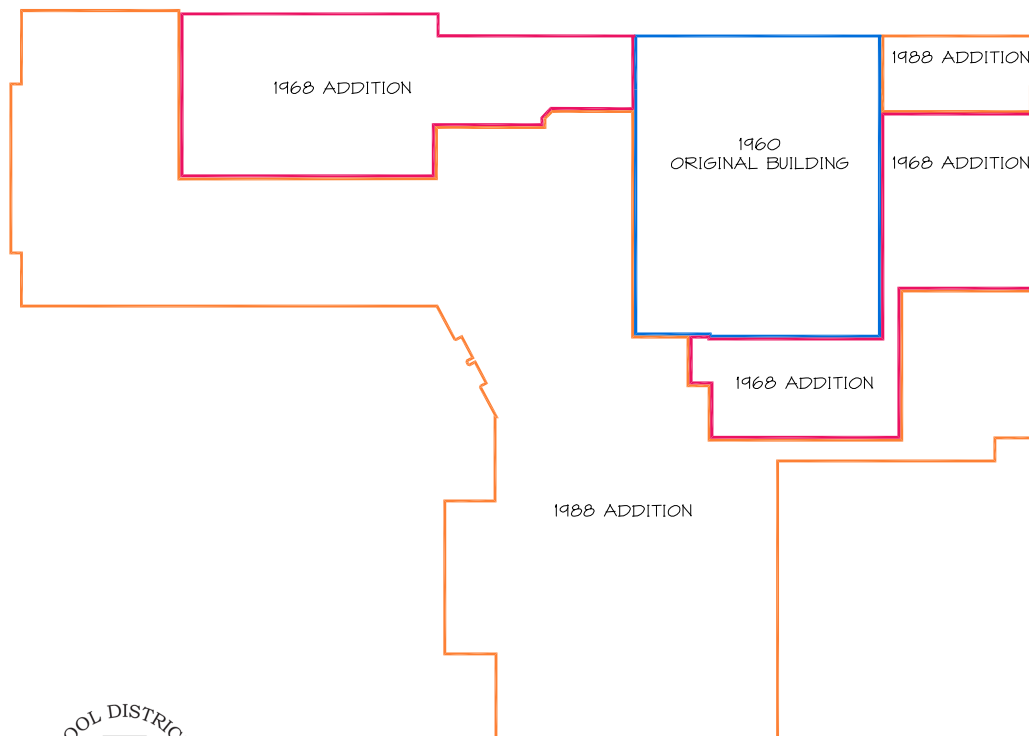
1. ADA compliant signage was installed throughout the school in 2016.

B. Recommendations

1. None at this time

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

ONALASKA HIGH SCHOOL - BUILDING ADDITION KEY PLAN

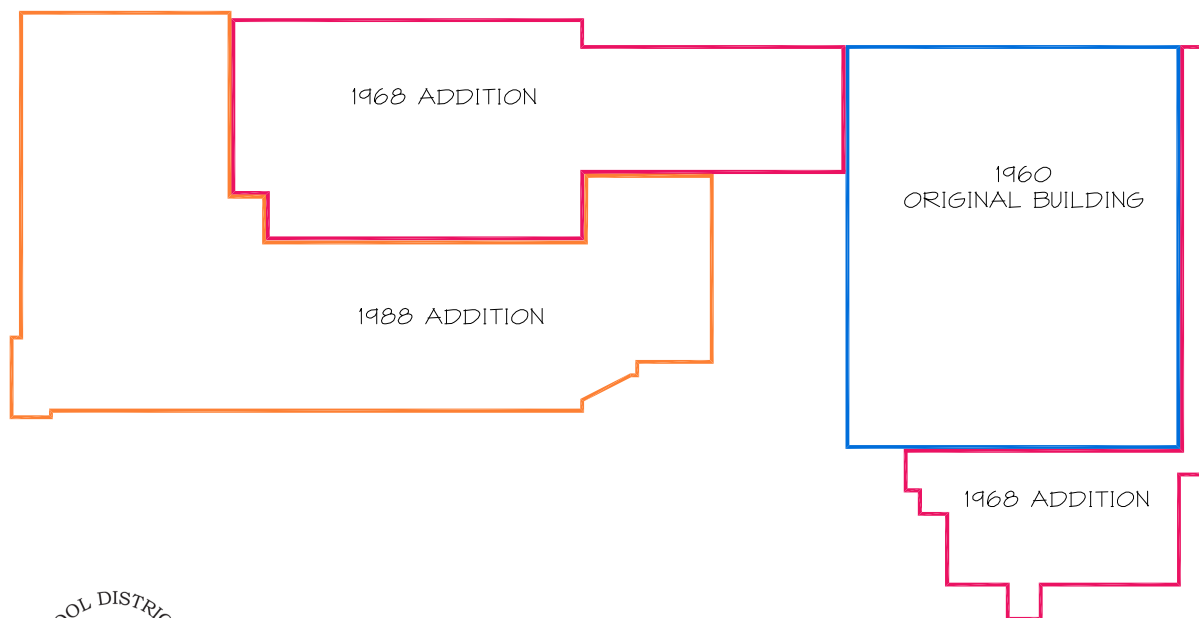


HIGH SCHOOL MAIN LEVEL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

ONALASKA HIGH SCHOOL - BUILDING ADDITION KEY PLAN



HIGH SCHOOL LOWER LEVEL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

ONALASKA HIGH SCHOOL - EXISTING FLOOR PLAN

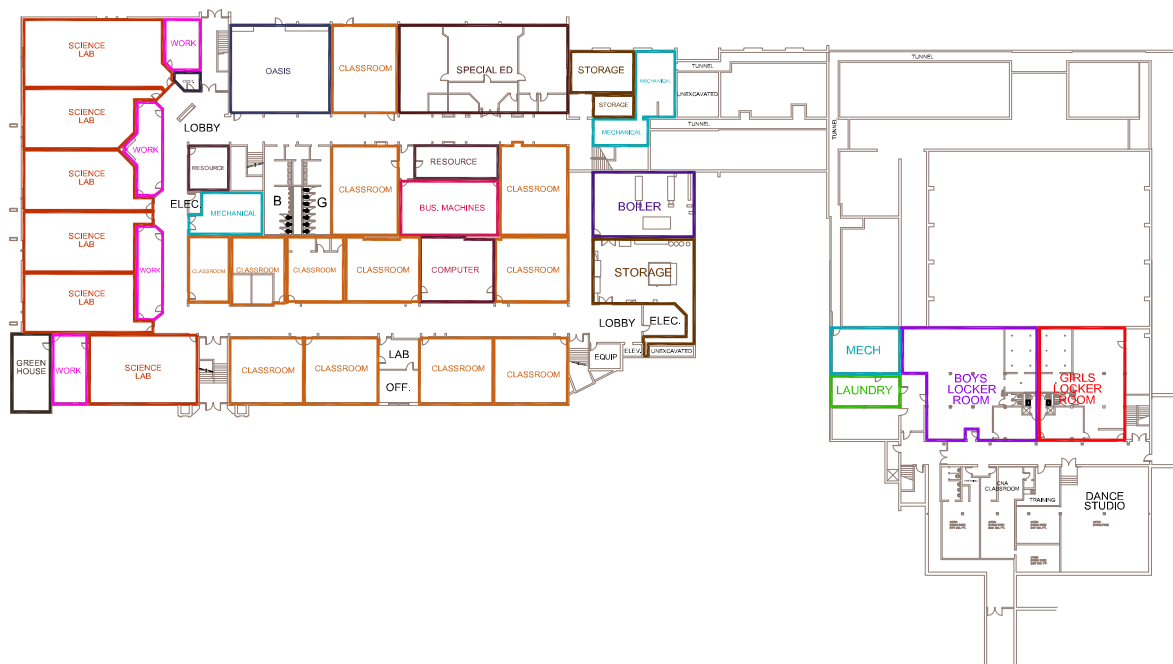


HIGH SCHOOL MAIN LEVEL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

ONALASKA HIGH SCHOOL - EXISTING FLOOR PLAN



HIGH SCHOOL LOWER LEVEL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

ONALASKA HIGH SCHOOL - CURRENT USAGE FLOOR PLAN

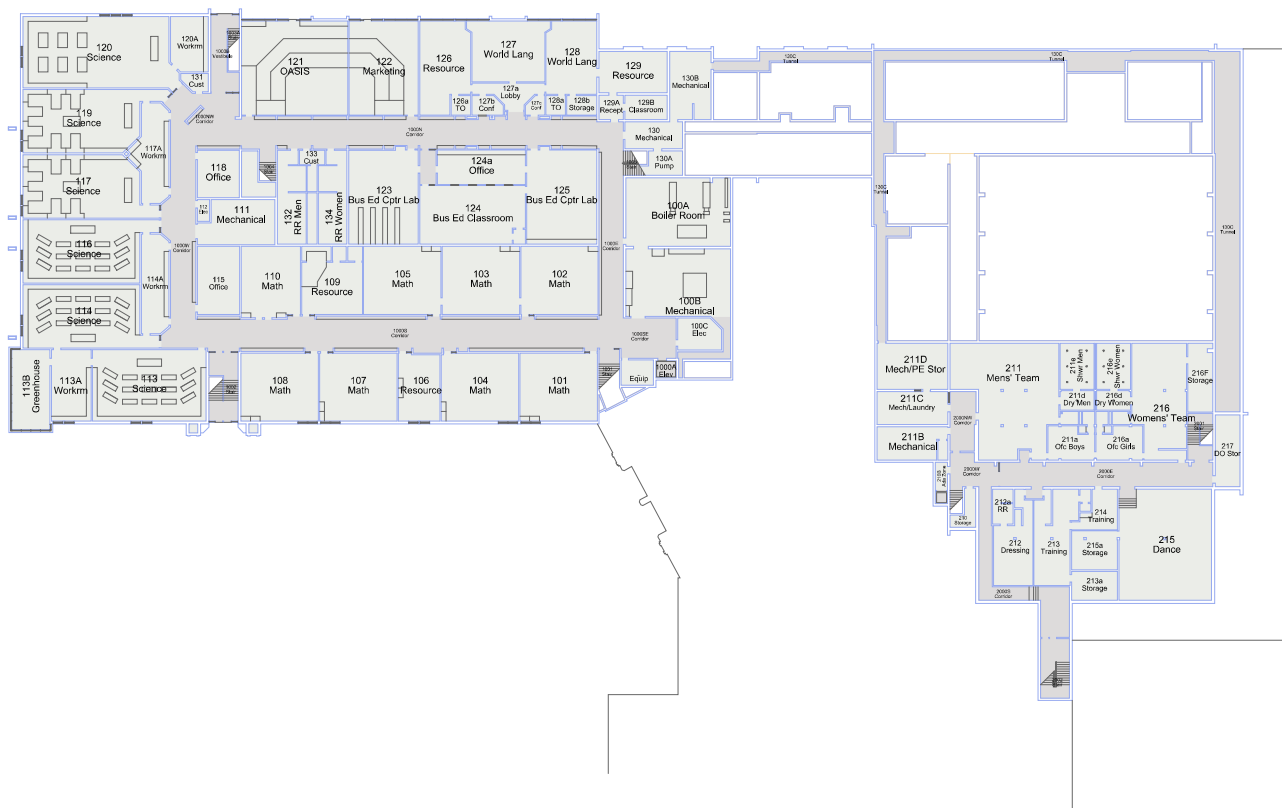


HIGH SCHOOL MAIN LEVEL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

ONALASKA HIGH SCHOOL - CURRENT USAGE FLOOR PLAN

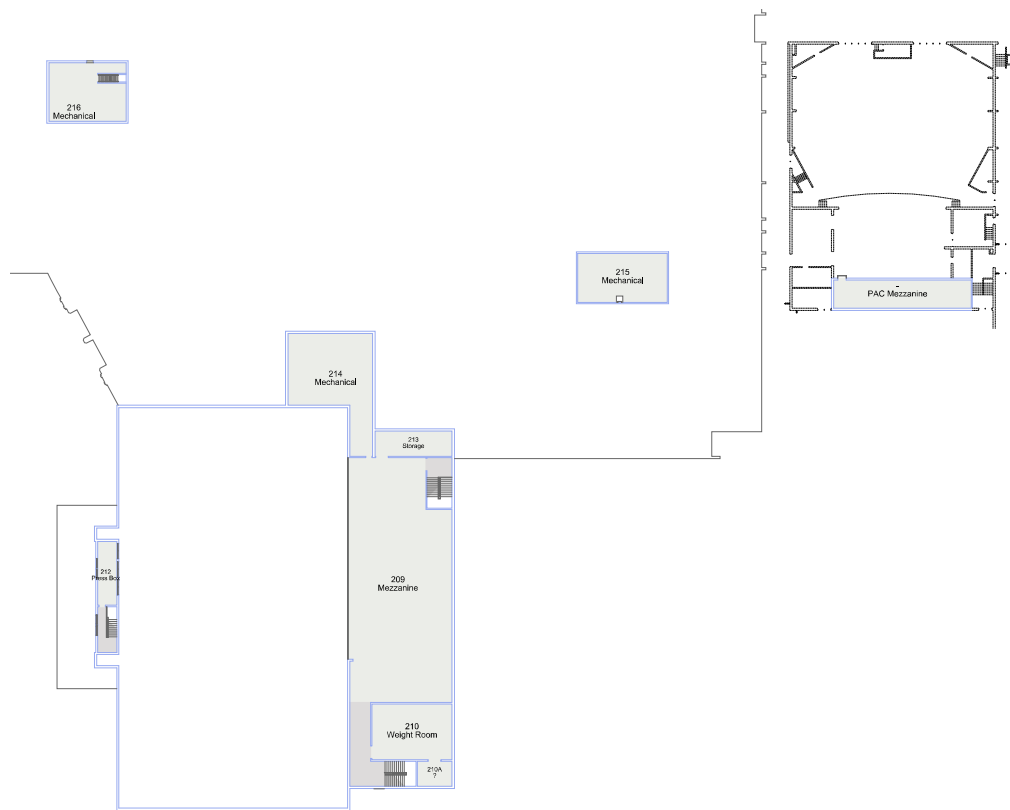


HIGH SCHOOL LOWER LEVEL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

ONALASKA HIGH SCHOOL - CURRENT USAGE FLOOR PLAN



HIGH SCHOOL MEZZANINE PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

SITE

The following report is the result of site visits by Jeff Moorhouse, Paragon Associates, that occurred on 4-11-21, 5-4-21, and 6-20-21. Site observations were used in the preparation of this report.

OVERVIEW

The Onalaska High School is a mature facility with much of the site infrastructure approaching the end of its useful life. Significant repaving has corrected many of the issues with paving and drainage. However, some curbs and sidewalks adjacent to paved areas still pose significant concern. Sidewalks in many areas are generally in good condition but have sagged or heaved out of alignment with the adjacent curb and result in a critical tripping hazard that should be corrected as soon as possible. Much of the sidewalk could be salvaged by mud jacking into alignment. The obvious solution to this problem on the southeast drop-off area is more complex and is likely to involve a broad reconstruct of the entire area to replace the curb/sidewalk relationship with a thickened edge profile to provide safe walkways.



Southwest Entry

SIDEWALKS

A. Existing Data

1. A large portion of the school's sidewalks are older and have numerous locations of repair and replacement. The High School also utilizes the adjacent public sidewalks mainly on the north and southwest sides of the building for access from the surrounding residential streets.

B. Observations

1. In general, the sidewalks are in good condition with a few specific locations that should be replaced. Additionally, in locations where a section is being replaced, also replace any adjacent sections that are cracked.



Sidewalk at Door S – map grid H4

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

C. Recommendations

1. Continue to monitor and note any cracked or lifted sidewalks.
2. Replace sidewalk sections (6 required) in front of door S (grid H4) this should be 6" reinforced on aggregate base.
3. Replace large area in front of the North Main Entrance (approximately 22x40) (grid H6).
4. Replace section previously "mud-jacked" (grid H8) tripping hazard.
5. Replace approach to stoop at doors J and K trip hazard (grid E7 and D7) and door G (grid E9).
6. Replace broken sidewalk at door P (grid F5).
7. Replace broken concrete sidewalk at ramp crossing (grid B5).
8. Patch broken sidewalk corner (grid C8).
9. Waste units near door J should be on concrete slabs (grid E7).
10. Reinstall joint seals at Doors E, N, and O (grid D5, C6, and C7).
11. Replace ADA ramps at Crosswalk and at drop-off entrance (grid I-5).
12. Replace broken curb at drop-off area (grid I5).
13. Accessible route curb openings require detectable warning fields (grid E4 and E5).



North Main Entrance – map grid H6



Tripping hazard – map grid H8



Door stoops – map grid D7 and E7



Replace ramp – map grid I5

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL



No detectable warning fields – map grid E4 and E5



Broken sidewalk – map grid C8



Joint seals needed – map grid D5, C6-7



Concrete slabs needed – map grid E7

PARKING

A. Existing Data

1. The site is not in compliance with ADA code for parking. As an older facility, improvements to surfaces such as slope changes are not required however, signing and striping are not “grandfathered” and where signing and striping can be implemented to create current code compliant parking it is required to be done at the time of ANY sealcoat and restripe operation. During the last coating and striping project, the signs were not reinstalled as require to current ADA standards, specifically sign height.

B. Observations

1. Signs are too low.



North Entry Drop-off Area –
low ADA signs, map grid

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

C. Recommendations

1. Install signs at the required 60" from grade to the bottom of the sign.

PLAYGROUNDS

A. Existing Data

1. There are no playgrounds at Onalaska High School. See "FIELDS" section for all athletic facilities.

FIELDS

A. Existing Data

1. The running track surface appeared to be in good condition at this time.
2. The grass playing and practice areas appear to be in reasonable condition. However, these areas have likely seen less use over the last 15 months due to COVID-19 restrictions so it is hard to judge how these surfaces are under typical use right now. It is certain that less use equates to better conditions.

B. Observations

1. Drainage from the football field runs across the track. The stadium drainage also falls on the track and then leaks under the stadium enclosed spaces. This condition causes a high level of concern for water damage and in the late winter freezing and thawing conditions occur frequently. Installing a trench drain at both edges of the track would alleviate some of this concern and would certainly extend the life of the track surface and reduce (but probably not completely eliminate) the problem.



Football field drainage – map grid D-E10



Long jump – map grid H10-11

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

C. Recommendations

1. Long jump pits meet rule requirements but are probably 10-15' too short for practical use. These should be extended when feasible to do so. Additionally, the space between runways should be increased by 4-6' if the pits are going to be reconstructed to allow for simultaneous use.
2. Several locations along the south and east side enclosing fence have the top rail displaced. These should be repaired.
3. Considerable effort has been made to remove trees from the property fence lines. This practice should be continued annually to keep the operation from becoming a major event.



Repair top rail – map grid B12, C10, E13



Vegetation in fence (east practice field)

LANDSCAPING

A. Existing Data

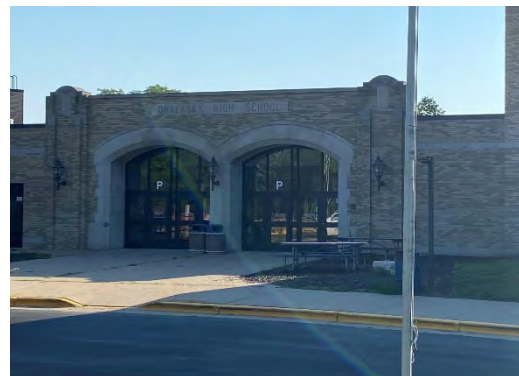
1. The existing landscape is mostly old and mature and is not highly attractive but is obviously cared for.

B. Observations

1. The existing landscape is Spartan but not messy.
2. Some smaller areas near main entrances could be refreshed or replaced with more interesting and complex plantings. This would have to be followed by additional maintenance to ensure the investment is kept up.

C. Recommendations

1. Continue to monitor landscaping and remove dead or diseased branches or plants/trees.
2. Update entrance area landscapes.



Entrance landscaping – map grid E-F5



Entrance landscaping – map grid H6

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UTILITIES

A. Existing Data

1. Site utilities include water service, irrigation, sanitary sewer service, and storm sewers.

B. Observations

1. No deficiencies were seen in existing facilities.
2. Track area lacks surface drainage which causes continued storm water and ice problems in the areas around the facility.

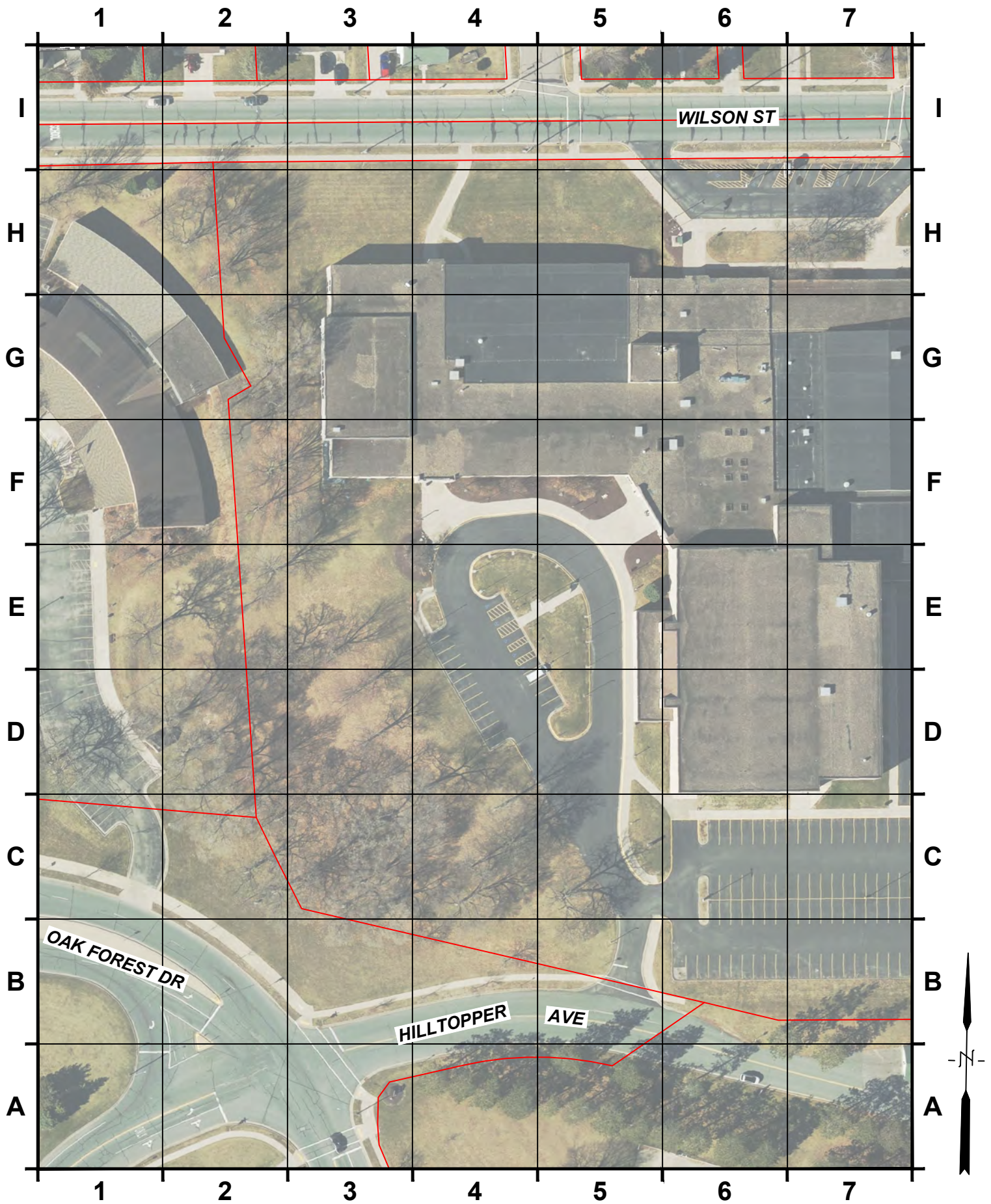
C. Recommendations

1. Add drainage at the edges of both sides of the track. This would intercept field runoff and capture drainage from the stadium seating.



Track/football field drainage – map grid D-E10

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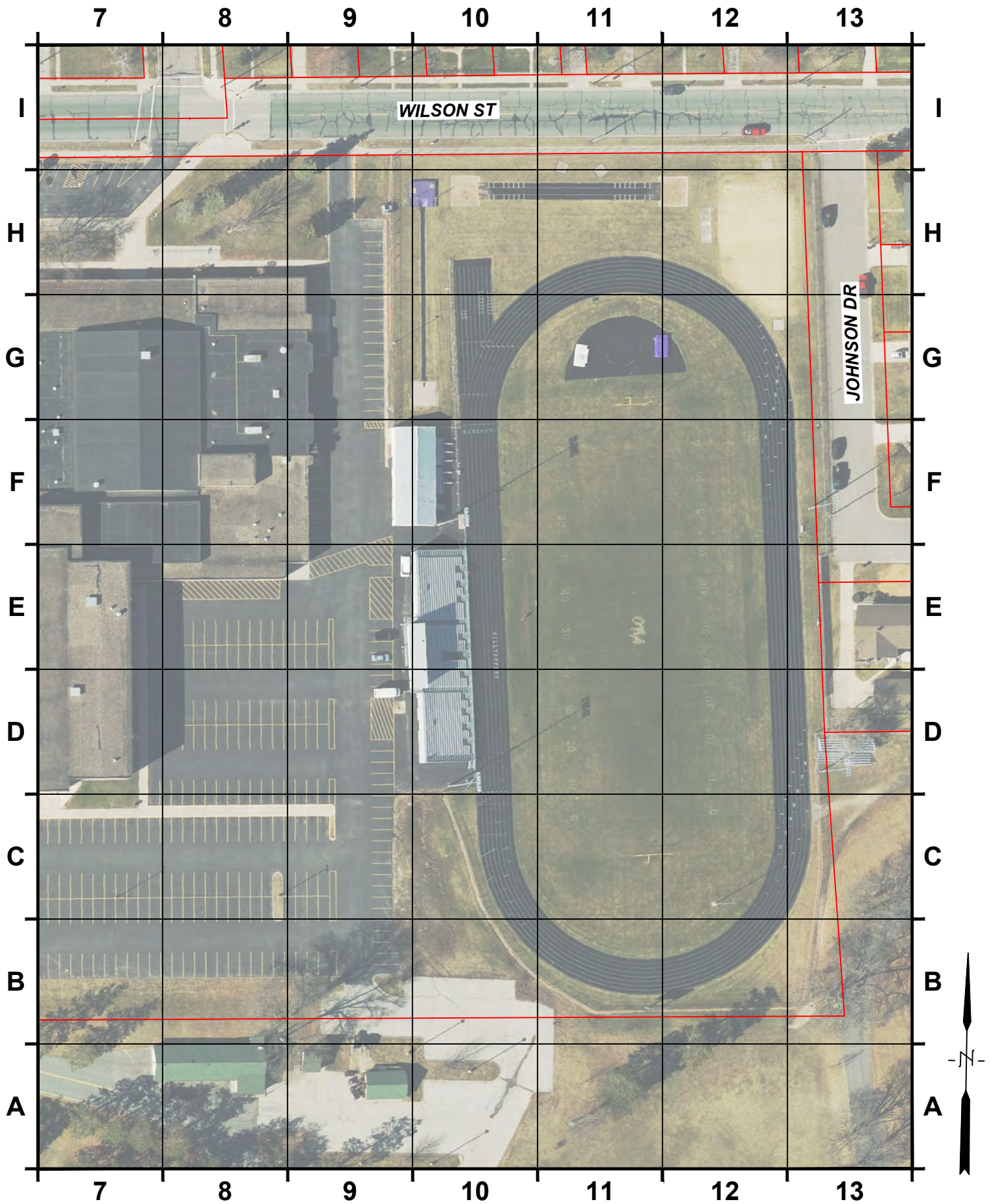


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SCALE: 1" = 100'

HS - 37





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ONALASKA HIGH SCHOOL

SCALE: 1" = 100'

HS - 38

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING
632 COPELAND AVENUE, LA CROSSE, WI 54603
Tel. 608.781.3110 Fax. 608.781.3197 Paragon-Assoc.biz

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PLUMBING

The following report is the result of a site visit by Bob Novak, Ring & DuChateau that occurred on 04-05-21. Site observations were used in the preparation of this report.

A. Existing Data

1. Domestic Water service is 4" with a 3" meter and 4" CW supply piping.
2. Water pressure is over 80 PSI, there is a pressure reducing valve set at 65PSI.
3. There is a deduct water meter and backflow preventer for CW supply HVAC Chillers.
4. There is a 2" backflow preventer for the HVAC boilers.
5. Water heating equipment is sealed combustion gas fired instantaneous water heating equipment. 4 units provide adequate hot water for building. The units are good condition and are operating well.
6. The building is served by a duplex Hillenbrand water softener system. Only the domestic HW piping is served by the softener system. The cooling water for the HVAC system is not served by the water softener system.
7. Plumbing fixtures are in good operational condition. WCs are wall hung flush valve are a mix of sensor operated and manual, URs are floor mount with sensor and manual flush valves, Lavatories have manual faucets.
8. Toilet Rooms in the lower level Teams room should be considered for replacement.
9. Water Piping is galvanized and copper with brass valves.
10. There is an interior exposed grease interceptor for the 4-compartment kitchen sink.



4" Domestic water service and water meter



Water heaters and softener



Chemical neutralization basin

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

11. Tec Ed has an air compressor.
12. Gas piping is a 2PSI pressure system.
13. Sanitary waste and vent in the 1960 & 1968 addition are cast iron pipe with galvanized steel vent piping, the 1968 CI is Tru-Spun Product.
14. There is an in-floor chemical neutralization basin in the Science area, there is a MB that drains to this system.
15. There are emergency eyewashes and Emergency showers in the science area.

B. Observations

1. Water heating equipment is gas fired instantaneous water heating equipment. Currently 4 units provide adequate hot water for building. The units are good condition and are operating well.
2. The sanitary, storm and water piping systems are functioning properly, there will be issues in the future with the galvanized steel vent piping and the Tru-Spun CI piping.
3. Water piping system is functioning properly, Galvanized Steel piping will need replacement, Valves will need to be replaced as system ages.
4. Water service would not be large enough for a fire protection system.

C. Recommendations

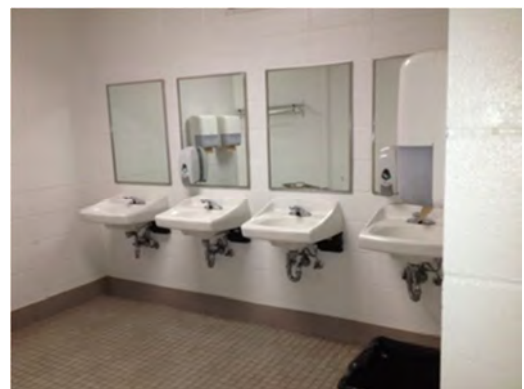
1. Galvanized water piping should be scheduled for replacement, original valves should also be replaced.
2. Soften the CW domestic system.
3. A camera should be used to review the condition of the CI sanitary drain piping in the Team area and Field house areas of the building to determine the condition of piping



Typical chase in 1960 & 1968 areas



Kitchen grease interceptor



Plumbing fixtures

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

4. Other Equipment will require an annual review of condition and minor on-going maintenance as needed.
5. Add HW and a tempering valve to all of the emergency eyewashes and showers.
6. Disconnect MB from Chemical neutralization basin or discontinue usage.

D. Expected Remaining Lifespan

1. Water heating equipment is expected to last 10 years.
2. Water softening equipment should be viable for another 10 years.
3. The older sanitary drain and vent piping will need increased repairs, there will be some minor repair/replacements required due to usage.
4. Plumbing fixtures/faucets/flush valves will require on going minor maintenance/replacement as needed.
5. Water piping system should start to be replaced starting with the oldest piping, valves will also require replacement.
6. The Tur-Spun CI piping should have camera work to determine its condition and sections replaced as needed.

E. Specific Areas of Concern

1. None



Air compressor



CW with backflow for HVAC chiller

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ONALASKA HIGH SCHOOL

HVAC

The following report is the result of a site visit by Randy All, Fredericksen Engineering, Inc. that occurred on April 1st, 2021 to update previous visits that occurred on August 2nd, 2013 and March 2nd, 2018. Site observations were used in the preparation of this report.

A. Existing Data

1. The building heating system is a hot water system that consists of two (2) Burnham 100 hp packaged firetube boilers each rated at 3,348,000 btu gross output. The pumping system is a primary-secondary arrangement with variable flow system pumps. A stand-by pump is piped in parallel in both the primary and secondary loops. The hot water system pumps were replaced in 2017.
2. In 2017, a Thermal Solutions high-efficiency condensing boiler was installed to provide system hot water for summer reheat and dehumidification use as well as late spring and early fall heating at increased efficiency levels.
3. The building cooling system is a central chilled water system that consists of a Multi-Stack water-cooled modular chiller. The chiller condenser is cooled with city water that runs straight through the condenser to the city sanitary system. The pumping system is a primary-only arrangement with a variable flow pump. The pump was replaced in 2017 and a stand-by pump was added at that time.
4. In 2017, five (5) air handling units were replaced with new modular Daikin units with variable frequency drives to provide variable fan speed operation. The units that were replaced serve the Gymnasium, Auditorium, Cafeteria, Tech Ed area, and Classrooms.
5. The entire building is controlled by a Schneider Electric direct digital control system with a Tridium/Niagara head end.



Hot water boilers



High-efficiency Boiler

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6. Bipolar ionization air purification systems were recently installed within all air handling equipment.

B. Observations

1. The high-efficiency boiler is in good condition and, with a proper maintenance program, should continue to serve the building for another 15 years or more. The Burnham firetube boilers are in marginal condition with one of the boilers in poor condition due to an on-going condensing issue that has basically ruined the boiler.
2. Several classrooms that were previously larger and later partitioned into multiple classrooms did not receive revisions to the HVAC system zoning. As a result, multiple rooms are served by a single VAV box and a single room thermostat.
3. Several areas were found to have duct board in lieu of sheet metal duct. In addition to using NPBP ionization units, the district determined the duct board needed replacement and are phasing that project with suspected completion in 23-24.
4. Both the hot water and chilled water systems contain chemical compound feeders. The chilled water system is also served by an in-line water filter.
5. The Tridium/Niagara head end was recently upgraded to the latest version N4 which is an HTML-5 non-Java based system.
6. Air handling units AHU-2, AHU-3 and AHU-10 do not contain hot water heating coils and therefore cannot properly control discharge air temperature at the unit. AHU-3 currently contains an excessive number of filter banks (three in total) and could easily accommodate a heating coil by simply eliminating a filter section.



Hot water pumps



Water-cooled chiller

C. Recommendations

1. Provide additional VAV boxes as needed to the classroom spaces that have been partitioned in the past without HVAC revisions.
2. Remove the aging Burnham firetube boilers and install a new high-efficiency condensing boiler plant with a variable speed pumping system to serve the entire building.
3. Replace the existing hot water system air separator with a new magnetic air and dirt separator to remove unwanted contaminants and metal particulates from the system that can damage control valves and other devices.
4. Install hot water heating coils in existing air handling units AHU-2, AHU-3, and AHU-10 to provide improved discharge air temperature control for each system.
5. Continue to maintain the existing digital control system by keeping the software current.
6. Continue to replace all duct board as needed.

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

ELECTRICAL

The following report is the result of a site visit by Galileo Consulting Group, LLC that occurred on April 26, 2021. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report. All construction costs indicated in this report are opinions.

MAIN ELECTRICAL SERVICE

A. Existing Data

1. This school has a 2,000-amp 480Y/277 volt 3-phase 4-wire underground electric service. The service is fed from an exterior utility owned pad mounted transformer provided by XCEL Energy Utility Company. The CT's are integral to the main switchboard. The meter socket is mounted on the switchboard. The main service switchboard consists of a 2,000-amp fused disconnect switch section and a fused disconnect switch distribution section for the branch feeders. This service equipment was installed in 1988. The switchboard is General Electric manufacturer, current age is approximately 33 years. There are 3 spare fused switch sections: one 400 amp, and one 100 amp and one 60 amp in the switchboard.



Main switchboard

B. Observations

1. The main Switch Board is in good working condition with no issues reported by Maintenance Staff.
2. The main service switchboard does not have a surge protection device.
3. The existing 1960 Switchboard located in what is referred to as the 'Laundry Room #211C should be removed and replaced with new. This switchboard feeds an existing air handling unit, woods and Metals Shop Panelboards, Panel LCF-2 and unlabeled Panels. Switchboard is fed from the 1988 Switchboard.



Old switchboard

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

C. Recommendations

1. Provide surge protection device on main service. \$4,400.
2. Provide a new 600 amp. (minimum) distribution panelboard to replace 1960 switchboard. \$16,500.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the main service switchboard is about 15 - 20 more years. However, with the minimal amount of 'Spare' fused switches, no major additional loads (larger than 400 amps) could be added without expanding the existing switchboard.



Old distribution Panelboard

PANELBOARDS

A. Existing Data

1. The panelboards are General Electric and were installed in 1968 or 1988.

B. Observations

1. All existing panelboards are generally full and do not have space for additional circuit breakers.
2. The panelboards that were installed in 1968 are at the end of their useful life due to the operating lifespan of circuit breakers.
3. The panelboards that were installed in 1988 are in good working order. However as noted above are full and have minimal space for additional circuit breakers.
4. In the Kitchen by the Service Line, the panelboard is full and should be replaced with a new larger panelboard. It is also the opinion of this writer; the existing panelboard should be relocated to a better location. \$4,000.



Panelboard

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

C. Recommendations

1. Replace the 1968 panelboards and feeder wire with new. New circuit breakers will allow for a safer and more expandable installation. \$7,700 EA for a Total of \$154,000.
2. Provide one additional panelboard located adjacent to each 1988 panelboard. Observed a minimum of Seven (7) additional panelboards required. \$4,400 Each for a Total of \$31,000.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the 1968 panelboards is about 0 - 5 more years and should be replaced as soon as possible.
2. The expected remaining lifespan of the 1988 panelboards is about 15-20 more years.



Panelboard

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

EMERGENCY GENERATOR

A. Existing Data

1. This building has a 50 KW Kohler natural gas fueled generator. The generator is liquid cooled. It was installed in 1988. The generator is located in the gym mezzanine mechanical room.
2. There is one Kohler automatic transfer switch mounted next to the generator.

B. Observations

1. The emergency panel fed from the transfer switch contains both life safety and equipment loads.
2. The generator is in good working order.

C. Recommendations

1. Provide an additional automatic transfer switch to separate life safety from non-life safety loads on the emergency power distribution system as required by current life safety code. \$33,000
2. Provide UL 924 listed emergency bypass relays to the emergency egress lighting circuits powered by the generator to allow the egress lights to automatically come on upon loss of normal power. \$11,000

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the generator and automatic transfer switch is about 15 more years.



Emergency generator



Transfer switch

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ONALASKA HIGH SCHOOL

LIGHTING FIXTURES AND CONTROLS

A. Existing Data

1. The classrooms have 2x4 2-lamp fluorescent lay-in fixtures with acrylic lens that are 9 years old. The lamps are T8 with a color temperature of 5000K. The ballasts are electronic. Each classroom also has an occupancy sensor and two switches that control two separate banks of lights. The light fixtures are on 8' X 8' centers.
2. The corridors have 2x4 fluorescent lay-in 2-lamp fixtures with acrylic lens that are 9-year-old. The lamps are T8 with a color temperature of 5000K. The ballasts are electronic. The fixtures are controlled by a 3-way switch at each end of the corridor. There are occupancy sensors. The fixtures are spaced 14' on center.
3. Exterior fixtures are LED and were recently installed in 2017.

B. Observations

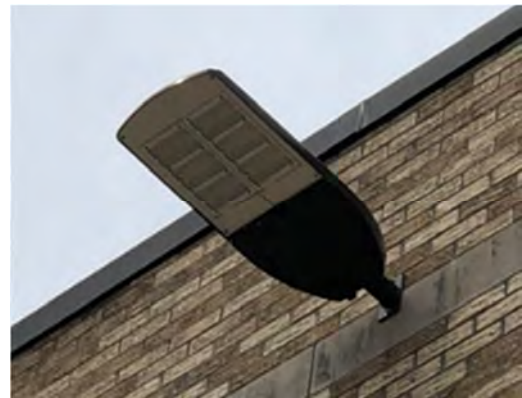
1. Existing Fluorescent lighting fixtures shall be replaced with LED.

C. Recommendations

1. Replace existing fluorescent lighting fixtures with LED upon failure or during future remodel projects. \$250/fixture.
2. Replace all existing interior fluorescent lighting fixtures with LED and install new programmable digital computer network lighting controls to meet current energy codes and industry standards. Budget – \$737,200.
3. For Specialized Instruction areas such as Special Education, Children's Day Schools, Disabilities, Sensory, ETC. recommend installing Tunable LED lighting and associated digital controls. Budget - \$4.50/sq.ft.



Exterior LED lighting fixtures



Exterior LED lighting fixture



Exterior LED pole light

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D. Expected Remaining Lifespan

1. The expected remaining lifespan of the interior light fixtures is about 10-15 more years.
2. Approximately 25 years for exterior LED fixtures.



Exterior LED recessed lighting fixture

WIRING DEVICES

A. Existing Data

1. The receptacles and toggle switches are commercial grade 15A with stainless steel plates.
2. There is one receptacle per wall in a typical classroom.

B. Observations

1. Many switches and receptacles have been recently replaced.
2. Several Receptacles are broken and need replacing in heavy use areas such as Art Room and Metal/Wood Shops, Etc.
3. It has been reported by Maintenance staff that additional branch-circuits should be added for classrooms. In some classrooms more than one classroom share the same electrical branch circuit.

C. Recommendations

1. Replace any broken switches and receptacles. \$35 each.
2. Add additional receptacles to classrooms as required. \$400 EA, estimating 80 receptacles for a total of \$32,000.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the wiring devices generally is about 15 more years.



15 amp. duplex receptacle



Duplex receptacle

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

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FIRE ALARM SYSTEM

A. Existing Data

1. The fire alarm is an EST3 addressable system. The system is 18 years old and was installed in 2003. End-Point devices such as manual pull stations, smoke detectors, notification devices, heat detectors, duct detectors, etc. were upgraded in 2012. The fire alarm control panel is located in the first-floor electrical room near the Main office.
2. There are pull stations by all exterior doors.
3. There are ceiling mounted horn strobe devices in the corridors and classrooms.
4. The majority of the fire alarm cabling is installed in “free – air”, not in conduit.
5. This is a non-sprinklered building.
6. There are smoke detectors in storage rooms. There are heat detectors in mechanical rooms.
7. There are duct smoke detectors in the air handling units operating at 2000 CFM or greater.



Fire alarm control panel



Fire alarm notification device

B. Observations

1. The fire alarm system is in good working order.
2. Fire alarm system is compliant with current fire alarm codes.

C. Recommendations

1. Consider upgrading to an audio evacuation fire alarm system.
2. Audio Evac Fire Alarm Systems are now the normal design practice for any size school.
3. This building is not sprinklered.

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4. The Onalaska School District has made strides and have developed a new standard for fire alarm systems, for example the Northern Hills Elementary School has an audio evacuation fire alarm system. Recommend continuing on this path for all schools in the district.
5. Budget estimate to upgrade to audio evacuation system installation - \$165,000.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the fire alarm system is about 10-15 more years. Owner will be required to continue to make periodic upgrades and code updates to the control system.

CLOCK SYSTEM

A. Existing Data

1. A new Sapling Master Clock Controller was installed in 2017 which is the master for controlling the existing Lathem hard wired synchronized wall clocks. This master is ready for wireless clocks in the future. The clock master controller is located in the main office.
2. There are few Lathem hard-wired analog clocks in the classrooms, corridors, offices, and other public areas. These Lathem clocks are approaching 30 years old.
3. The bell tone is controlled by the master clock controller.



Wall clock

B. Observations

1. The clock system is in adequate working order. Some of the clocks are approaching or have exceeded end of expected life cycle.
2. Additional clocks can be added to the system.
3. The School District has begun to replace clocks.



Master clock system

C. Recommendations

1. Recommend budgeting for wall clock replacement, \$150 per clock depending on power option. The master clock is already upgraded. Total budget \$21,000.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the clock system controller is 15-20 more years. Individual clocks are at their end-of-life expectancy.



Wall clock/speaker

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INTERCOM SYSTEM

A. Existing Data

1. There is a Telecor intercom system. The overall system is 33 years old. However, the main CPU and Amplifier were replaced and upgraded in 2017. The amplifier is located in the main office storage room.
2. There are wall mounted intercom phones in the classrooms to allow two-way communications with the front office. The intercom is also accessed through the Mitel 3300 IP phone line which allows users with a code to perform a building page from any Mitel phone.
3. There are surface and recessed wall mounted intercom speakers in the corridors.
4. There are flush wall mounted combination clock speaker baffles in the classrooms.
5. The bell system is toned through the intercom speakers.

B. Observations

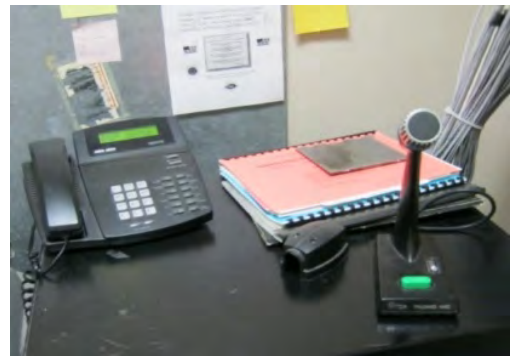
1. The intercom system is in adequate working order.
2. Additional intercom speakers can be added.
3. The 33-year-old intercom system has reached its end-of-life expectancy.

C. Recommendations

1. Replace with a new modernized system. Consider a system to integrate with modern technology such as mobile communication, pre-recorded messaging, etc. Budget allowance of \$90,000.



Public address system



Public address system microphone



Public address system speaker

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D. Expected Remaining Lifespan

2. The expected remaining lifespan of the replaced CPU and Controller is about 10 -15 more years. The speakers and wiring have reached end of life expectancy.

PHONE SYSTEM

A. Existing Data

1. There is a recently installed Mitel 3300 IP (Internet Protocol) phone system. This system was installed in 2015 - 2016. New IP phones have been installed through-out the school. The phone cabling is CAT3 and is routed back to wall mounted voice wiring blocks. The voice wiring blocks are located in the first-floor electrical room near the main office and in the lower-level storage room. There are also voice wiring blocks in each of the 5 data closets.



Telephone system

B. Observations

1. The phone system is in adequate working order.

C. Recommendations

1. Remove all CAT 3 wiring and replace with new CAT 6. Budget \$50,000.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the Mitel 3300 IP phone system is about 7 - 10 more years.

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ONALASKA HIGH SCHOOL

DATA SYSTEM

A. Existing Data

1. The MDF data rack is located in first floor electrical room near the main office. There is one floor mounted data rack. There are 4 additional IDF data racks located throughout the building. New Cisco Switches for PoE and non-PoE was added in 2017. New Single-Mode Fiber Optic cable was added. The system is capable of transmitting 10 meg of broadband.
2. The IDF data racks are connected to the MDF data rack with single-mode fiber optic cable. The MDF of all the schools in the district are connected together with single-mode fiber optic cable.
3. The data cable is a combination of CAT5e and CAT6 plenum rated which is routed to patch panels in the data rack.
4. The patch panels in the data rack are a combination of CAT5e and CAT6 Panduit.
5. There is a rack mounted UPS.
6. Wireless Access Point system was recently upgraded for the School District in 2017- 2018. It has a density of 1 access point per classroom. The Computer Network wireless access system is adequate for today's needs and for anticipated near future.



Network system

B. Observations

1. The data system is in good working order.
2. Additional horizontal runs of data cable can be added to the existing rack.

C. Recommendations

1. Replace the old existing CAT3 cable with new CAT6 Plus cable. \$165/data jack.
2. Provide additional switches, patch panels and equipment racks. Budget a total of \$85,000.

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D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CAT3 data cabling is about 5 more years.
2. The expected remaining lifespan of the network equipment is about 7-10 more years.

CATV SYSTEM

A. Observations

1. There is a CATV service to this building. CATV splitters are located in storage closets throughout the building. CATV system is no longer in use.
2. There is a CATV jack in each classroom.

B. Recommendations

1. Remove all CATV equipment and jacks.
2. Remove all CATV Coax cable. Budget \$7,000.

C. Expected Remaining Lifespan

1. Not applicable



CATV system wiring

SECURITY SYSTEM

A. Observations

1. There is an Ademco security system. The security control panel is located in the lower-level laundry room.
2. The security system has new motion sensors installed in 2017.

B. Observations

1. There are exterior door contact switches on all exterior doors.
2. Security system is in good working order.
3. Additional security devices can be added.



Security system equipment

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C. Recommendations

1. Due to advance age of the system, consideration should be given to replace the security system head-end equipment with a new modernized, programmable, software based, system which could be integrated with CCTV Cameras, Fire Alarm and Electronic Door Access Systems. Budget \$15,000.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the security system is about 7 - 10 more years.

CCTV SYSTEM

A. Existing Data

1. There is a server-based IP CCTV system used throughout all the buildings in the district.
2. There are interior and exterior fixed color IP cameras.
3. Current Network recorder has the capability of recording for 30 days.

B. Observations

1. The CCTV system is in adequate working order.
2. Additional cameras should be added for better security coverage

C. Recommendations

1. Provide additional interior and exterior IP Cameras. \$1,200/camera for interior, \$2,500/camera for exterior. Estimate 10 exterior cameras and 20 interior cameras for a total of \$49,000.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CCTV system is about 5 - 7 more years.



Exterior CCTV camera

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ACCESS CONTROL SYSTEM

A. Observations

1. There is an RS2 System door access control system installed for the District in 2015 - 2016.

B. Observations

1. The access control system is in good working order.
2. This system is expandable and additional doors can be added to this system.

C. Recommendations

1. Install electric strikes, key fob readers, request to exit, etc. on additional exterior doors as needed for additional security and building use. \$3,500/door for an estimate.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the access control system is about 10-15 more years.



Electronic door access control

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

ITEM NO.	DATE ENTERED	KEY DESCRIPTION	REASON	DESCRIPTION	EST. COST	ACTION DATE	PRIORITY LEVEL
CURRENT ONALASKA HIGH SCHOOL ITEMS							
HS-0001	10/10/2013 7/12/2021	Roofing Repair	Maintenance	Continuation of roofing repairs, part of PM program Note: Seal parapet at SW entrance arch	\$14,000	Annual	1
HS-0005	11/14/2013 7/12/2021	Dance Studio Remodel	Upgrade	Install suspended ceiling, upgrade lighting, room acoustics, replace wall surfacing. Note: This space is not ADA accessible	\$68,000		3
HS-0006	10/10/2013 7/12/2021	Science Lab Upgrades	Upgrade	Renovate some existing rooms for change of use, provide additional lab Design study will identify potential changes	\$200-250k +/-		2
HS-0007	10/10/2013 7/12/2021	Replace Damaged Wood Doors	Replacement	Replace 50+/- damaged wood interior doors.	\$76,000		2
HS-0008	10/10/2013 7/12/2021	Re-glaze Fire Doors	Safety Upgrade	Replace wire glass in interior fire-rated door assemblies with fire-rated safety glass.	\$106,000		3
HS-0009	10/10/13	Remodel Toilet Rooms	Handicap Accessibility	Remodel main toilet rooms on both levels for current compliance with ADA guidelines. Includes replacement of fixtures.	\$276,000		3
HS-0012	10/10/2013 7/12/2021	New Football Field /Track Storm Water Collection System	Upgrade	Install new area drains between track surface and football field and interconnect with subgrade drainage system.	\$126,000		1
HS-0029	10/10/2013 7/12/2021	Storm Water @ Football Field Grandstands	Maintenance	New storm water detention area at south end of grandstands. Replace storm sewer from CB @ south end of grandstands to eastside driveway.	\$136,000		2
HS-0030	10/10/13 7/12/2021	Replace coiling doors at football field grandstand storage areas.	Replacement	Replace three overhead coiling doors with new sectional overhead doors at west side of grandstands.	\$21,800		3
HS-0035	10/10/2013 7/12/2021	Upgrade lab room sink fixtures.	Code Compliance	Add serrated nipple vacuum breakers at all lab work surface sink faucets. (28 sinks @ \$250 ea.)	See HS-0006		3
HS-0036	10/10/2013 7.12.2021	Upgrade natural gas distribution to lab counter turrets.	Safety	Modify existing gas turrets to control with emergency shut-off in appropriate and accessible location within the science lab room.	\$6,800		2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

HS-0037	10/10/2013 7/12/2021	Emergency Shower Modifications	OSHA requirement	Install mixing valve to provide hot and cold water to the existing emergency shower fixture.	\$14,000		2
HS-0040	10/10/2013 7/12/2021	Replace worn tru-spun cast-iron piping.	Replacement	Replace existing tru-spun cast-iron piping with standard cast iron piping.	\$135,000		3
HS-0041	10/10/2013 7/12/2021	Replace galvanized water piping	Replacement	The existing water piping is near the end of its life expectancy and will need to be replaced	\$205,000		2
HS-0046	10/10/2013 7/12/2021	Add VAV boxes	Proper zone control	Provide additional VAV boxes as needed to classroom spaces that have been partitioned in the past without HVAC revisions. (20 VAV's @ \$5,500 ea.)	\$150,000		3
HS-0049	10/10/2013 7/12/2021	Add surge protection	Equipment Upgrade	Add surge protection device to main service switchboard	\$4,400		3
HS-0050	10/10/2013 7/12/2021	1968 Panelboard Replacement	Equipment Upgrade	Replace the 1968 panelboards and feeder with new panelboards.	\$189,000		3
HS-0051	10/10/2013 7/12/2021	Separate Life Safety Loads	Code Compliance	Provide additional automatic transfer switch to separate life safety loads from non-load safety (equipment) loads on the emergency power distribution system	\$33,000		3
HS-0052	10/10/2013 7/12/2021	Emergency Lighting Relay Upgrade	Code Compliance	Provide UL 924 listed emergency bypass relays on the emergency generator egress lighting circuits	\$11,000		2
HS-0054	10/10/2013 7/12/2021	Classroom Power Upgrade	System Upgrade	Add additional circuits and receptacles to the classrooms as required. Figure allowance of 80 receptacles	\$75,000		3
HS-0059	3/14/2014 7/12/2021	Irrigation system	Operational	Add irrigation system out to practice fields	\$30,000		3
HS-0067	3/31/2015 7/12/2021	PAC carpet, wall finishes, and seating	Upgrade	Replace carpet, acoustical wall finishes, and seating in existing PAC	\$350,000		2
HS-0073	3/23/2017 7/12/2021	New welding exhaust collection system	Operational	Replace existing exhaust collection system with 5 new hoods, new plasma hood and new collector.	\$71,000		2
HS-0074	6/5/2014 7/12/2021	High Jump Reconstruct	Replacement	Reconstruct high jump to add surface material to track area	\$72,000		1
HS-0075	4/3/2017 7/12/2021	New greenhouse	Upgrade	Construct new greenhouse structure connecting to the existing greenhouse.	\$405,000		3
HS-0076	4/4/2017 7/12/2021	New High Jump	Upgrade	New high jump equipment	\$20,500		2
HS-0077	2/8/2016 7/12/2021	Add heating coils	Upgrade	Add heating coil to AHU1-3	\$59,000		3

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ONALASKA HIGH SCHOOL

HS-0078	2/8/2016 7/12/2021	New restroom fixtures	Upgrade	Replace existing Sloan flush valves with Toto flush valves	\$120,000		3
HS-0079	2/8/2018 7/12/2021	Demountable walls, soundproofing at classrooms	Upgrade	Replace existing demountable walls with acoustically constructed walls. Layout to be determined in design study	\$240,000		2
HS-0080	2/8/2018 7/12/2021	Exhaust Fans	Maintenance	Replace failing exhaust fans for science areas in Rm 119	\$9,500		1
HS-0081	4/02/2018 7/12/2021	Replace 1960 Switchboard	Equipment Upgrade	Provide a 600 amp., Distribution Panel	\$16,500		2
HS-0082	4/02/2018 7/12/2021	Add additional panels adjacent to 1988 Panels	Equipment Upgrade	Additional (7) panelboards installed adjacent to existing 1988 panelboards to provide additional circuit breakers.	\$31,000		2
HS-0084	3/21/2019 7/12/2021	Lighting time clock upgrade	Upgrade/ Energy	Replace six stand alone time clocks with one smart unit	\$6,500		2
HS-0086	3/21/2019 7/12/2021	Drinking Fountain Replacement -Exterior	Operational	Replace exterior water fountain with bottle filler and freeze-proof design	\$8,800		3
HS-0087	3/21/2019 7/12/2021	Replace failing boilers	Operational	Replace one of two boilers with-in 2-3 budget cycles	\$120,000		1
HS-0088	4/1/2019 7/12/2021	Brick tuck-pointing and control joints,	Operational	Multiple areas in need of tuck-pointing, re-caulking control joints. Seal masonry over SW entrance P arch	\$85,000		2
HS-0090	3/31/2020 7/12/2021	Replace carpet	Operational	Phased project to begin replacing carpet in all classrooms	\$80,000		2
HS-0092	3/11/2021	Lighting replacement with LED	Energy/ Upgrade	Replace original lighting with LED and supporting controls	\$185,000		2
HS-0095	4/02/2018 7/12/2021	Upgrade Fire Alarm System to Voice Evacuation	System Upgrade	Upgrade the existing fire alarm system to Voice Evacuation	\$165,000		3
2018 & 2021 ASSESSMENT ITEMS							
HS-0096	4/02/2018 7/12/2021	Replace existing Intercom system with new	System Upgrade	Replace the 30 year old intercom system with new	\$90,000		2
HS-0097	4/02/2018	Upgrade Data wiring for phone system	System upgrade	Replace existing CAT 3 communication wiring with CAT 6 for IP phone system	\$50,000		2
HS-0098	4/02/2018 7/12/2021	Upgrade Data wiring and equipment	System Upgrade	Replace existing CAT 3 Communication wiring with CAT 6 and provide additional switches, IT racks, Patch panels, etc.	\$85,000		2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA HIGH SCHOOL

HS-0100	7/12/2021	Replace OH Doors at East Elevation	Upgrade/ Energy	Replace existing overhead doors at shop areas with energy efficient models	\$32,000		2
HS-0101	7/12/2021	Concrete Repairs	Safety	Replace existing concrete walks, approaches, ramps etc. as outlined in study	\$34,000		1
HS-0102	4/02/2018 7/12/2021	Remove existing CATV system	Building improvement	Remove existing Coax cables and CATV equipment and jacks	\$7,000		3
HS-0103	7/12/2021	Fencing and landscaping	Maintenance	Misc. fencing repairs and landscaping maintenance items identified in study	\$7,800		2
HS-0104	7/12/2021	Long jump reconstruction	Replacement	Reconstruct long jump so that pits are longer and increase space between runways	\$64,000		2
HS-0105	4/02/2018 7/12/2021	Security System upgrade	Security Upgrade	Provide a new Security System head-end equipment to replace existing.	\$35,000		3
HS-0106	4/02/2018 7/12/2021	Upgrade CCTV System	Technology Upgrade	Provide additional interior and exterior IP cameras	\$49,000		2

2021 School District of Onalaska Onalaska Middle School

October 20, 2021



Prepared by



www.vantagearchitects.com

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

ONALASKA MIDDLE SCHOOL

711 Quincy Street
Onalaska, WI 54650

BUILDING DATA:

Building Area

Building 119,050 SF

Building Occupancy Classification

Educational Group – E

Construction Type

Type II-B

Fire Protection

Non-Sprinklered

Construction Projects/Dates

1978	Original Construction
1999	Central Kitchen Expansion
2006	Classroom Remodeling



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

ARCHITECTURAL

The following report is the result of a site visit by Jerry Schomberg and Jessica Wang, Vantage Architects, Inc. that occurred on April 26th, 2021. Site observations were used in the preparation of this report.

BUILDING ENVELOPE: EXTERIOR WALLS

A. Existing Data

1. The 1978 construction of the new middle school was comprised of steel framed structure of steel columns, wide flanged beams and open web steel bar joists and steel decking.
2. The exterior walls were constructed of light-gauge steel studs clad with exterior gypsum sheathing and textured acrylic stucco.
3. A continuous fascia band of ribbed metal panels was applied to the wall area above the stucco surface.
4. The metal stud wall cavity was insulated with 3-1/2 inch R-11 batt insulation. The interior side of the walls were covered with a base layer of ½" gypsum board and covered with a vinyl covered fiberboard.



Stucco walls at transformer require repair

B. Observations

1. The exterior stucco wall cladding was cleaned and recoated in 2017.
2. Exterior control joints were re-sealed in 2017.
3. Walls are poorly insulated.
4. Various areas at stucco walls are cracked or damaged.
5. Ground face CMU at commons display moisture damage. Hairline cracks are visible due to lack of expansion joints.
6. Drip flashing at base of walls has deteriorated, rusted or broken off in multiple areas.
7. Ribbed metal panels are in good condition overall but have few areas where panels are detached or coming loose.



Ground face CMU requires maintenance



Drip flashing rusted and deteriorated

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

C. Recommendations

1. Stucco walls at the transformer should be refinished.
2. Ground face CMU at commons requires tuck pointing and should be resealed to prevent further moisture damage.
3. Ribbed panels should be refastened.
4. Insulation of exterior walls needs to be improved and will be reviewed as part of the middle school design study.

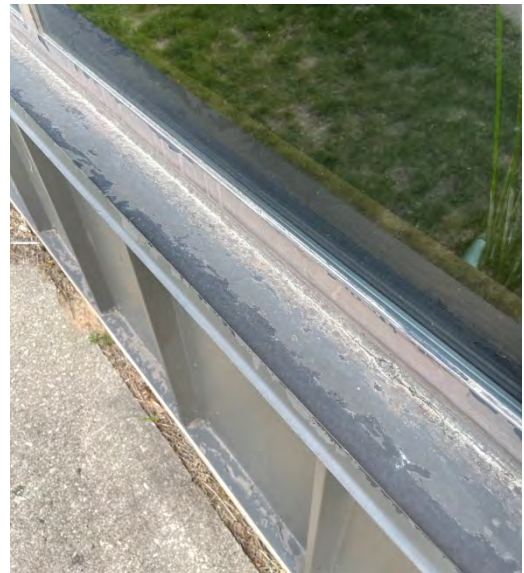


Metal ribbed panels detached

BUILDING ENVELOPE: WINDOWS

A. Existing Data

1. The original windows from the 1978 construction project are still in place and consist of a shallow depth thermally broken aluminum frame with 1 inch insulated glass.
2. The existing aluminum windows are framed within the metal stud exterior walls. The wall area below the windows is clad with ribbed metal fascia panels.
3. Newer thermal pane windows can be found at the commons area, north of the transformer.



Original aluminum windows aged

B. Observations

1. Windows are aged; finishes are deteriorating and require full replacement.

C. Recommendations

1. Remove and replace existing aluminum windows with new thermally improved aluminum windows with high performance insulated glass. Replace wall section below windows with abuse resistant cladding over additional rigid insulation.



Newer aluminum windows

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

BUILDING ENVELOPE: DOORS

A. Existing Data

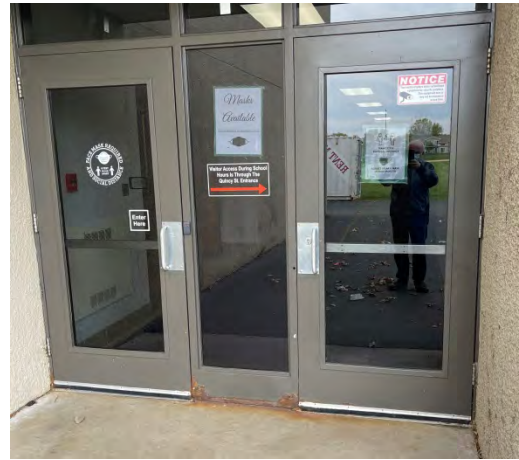
1. The main south side entrance is of hollow metal doors and frames. The east side entrance is of standard aluminum entrance doors, fully-glazed.
2. Service doors are hollow metal.
3. ADA door operators were added to the Quincy Street entrance.

B. Observations

1. Aluminum entrances are showing signs of significant wear from heavy usage.
2. Hollow metal doors and frames are poorly insulated and display rust. Doors show significant signs of typical wear and abuse.

C. Recommendations

1. Aluminum entrances can likely remain for the present but should be included on the list for future replacement.
2. In general, hollow metal steel doors and frames can also continue to be used and repaired as necessary. Replacement with new insulated galvanized steel doors and frames should be considered for inclusion on any list for future building upgrades.



Hollow metal doors display rust



Aluminum entrances on east side



Hollow metal service doors

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

BUILDING ENVELOPE: ROOF

A. Existing Data

1. The entire building with the exception of the north half of the Central Kitchen was re-roofed in 2006 which involved replacing the original ballasted single-ply rubber membrane with a new mechanically attached 60-mil rubber membrane over new insulation placed over the existing R-2 perlite insulation. The roof system was specified as to include a 20-year 'full-system warranty'.
2. The 1999 Central Kitchen Addition consisted of a 60-mil ballasted single-ply rubber membrane over 5 inch EPS insulation.

B. Observations

1. The 2006 re-roofing appears in satisfactory condition.
2. The ballasted roof system above the 1999 Central Kitchen addition also appears in satisfactory condition with no significant signs of deterioration.

C. Recommendations

1. If the decision is made to replace the aluminum framed clerestory windows in the sloped shed roof areas, it is recommended that the sill conditions be raised and re-flashed per current recommendations of the roof membrane manufacturer.



Clerestory windows at LMC

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

BUILDING ENVELOPE: MISCELLANEOUS

A. Existing Data

1. Hose bibs are original.
2. Downspouts are original.
3. Entry soffits are textured stucco.

B. Observations

1. Hose bibs are protruding out from exterior walls and appear to be sealed with spray foam.
2. Multiple downspouts do not direct drainage away from the building.
3. Entry soffits appear to be in satisfactory condition.

C. Recommendations

1. Hose bibs should be routinely monitored for proper sealant at the perimeter.
2. Downspout drainage should be redirected to prevent water damage at building perimeter.



Hose bibs



Textured stucco soffits

BUILDING INTERIOR: FLOORING

A. Existing Data

1. The middle school includes multiple flooring materials including the following:
 - a. Vinyl composition tile (VCT)
 - b. Carpet
 - c. Ceramic Tile
 - d. Wood parquet (gym flooring)
 - e. Sealed concrete
2. Carpeting is used throughout corridors, most classrooms and the main office. Corridors and main office areas were re-carpeted in 2015.



Recently replaced carpet in main office

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

B. Observations

1. Overall, flooring is outdated and worn in various areas.
2. VCT flooring in the commons displays cracks along windows most likely from building settlement over time. This can also be seen in other areas of the school.
3. VCT flooring in multipurpose room does not meet the needs of programs.
4. Parquet flooring at door thresholds damaged.
5. Recently replaced carpet is in good condition.



Ceramic tile in toilet rooms outdated

C. Recommendations

1. Flooring needs to be updated throughout the building and will be reviewed as part of the middle school design study.
2. Flooring may be replaced as needed through an ongoing district maintenance project.



Maple gymnasium flooring and VCT display damage and cracks at threshold

BUILDING INTERIOR: WALLS

A. Existing Data

1. Interior partitions bordering corridors consist of metal studs with gypsum board and thin coat plaster.
2. Classroom partitions are of metal stud, gypsum board and vinyl faced fiberboard.
3. Multiple classrooms contain folding panel partitions between rooms.
4. Hallways were repainted in 2015.

B. Observations

1. Wall surfaces are generally in good shape. Some corners are damaged from high circulation traffic and could be protected with corner guards.

C. Recommendations

1. None at this time



Typical classroom

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

BUILDING INTERIOR: DOORS & FRAMES

A. Existing Data

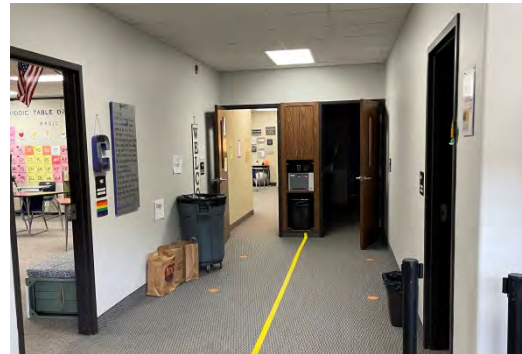
1. Interior doors are solid core oak veneer wood doors in hollow metal frames.
2. Fire rated doors include wire glass lites.

B. Observations

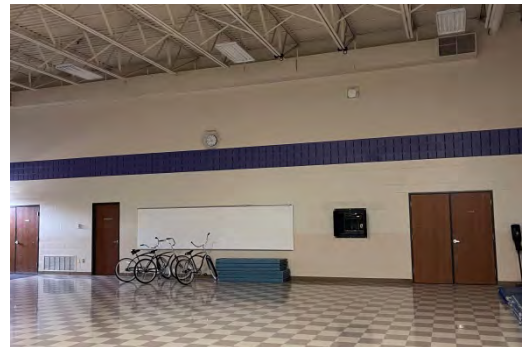
1. Wood doors exhibit normal deterioration from the years of service.
2. Hardware replaced at gymnasium doors for Code compliance in 2015.

C. Recommendations

1. Wood doors can continue to be used and replaced on a case by case basis.
2. Hollow metal door frames should be repaired and repainted.
3. Wire glass should be removed and replaced with new fire-rated safety glass.
4. Continue to replace latch set hardware with new lever handled hardware.



Solid core wood doors typical



Multipurpose room

BUILDING INTERIOR: TOILET PARTITIONS

A. Existing Data

1. Toilet partitions include both metal and solid plastic.

B. Observations

1. Metal toilet stall partitions (locker rooms only) show typical damage and deterioration from heavy use and abuse.
2. Partitions damaged by rust, abuse, and vandalism have been replaced throughout the facility.

C. Recommendations

1. Partitions can continue to be used but can be changed out to solid plastic as part of any toilet room remodeling project.



Solid plastic toilet partitions

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

BUILDING INTERIOR: SCIENCE LAB EQUIPMENT

A. Existing Data

1. The original lab work counters are still in place and consists of epoxy resin countertops on a steel framed support system.
2. Sliding wood panel fronts were added as a means to close off the under counter space and to conceal storage of boxed science kits.
3. The epoxy resin counters include a continuous shallow depth drainage trough that slopes to a single drain at the end of the sections of countertops. Gooseneck water faucets are positioned above the drainage trough but splashes water on countertop surfaces outside of the trough (poor design).
4. The science instructors also noted that exhaust ventilation is ineffective and needs to be rebalanced.

B. Observations

1. The work surfaces are worn and show the signs of 30+ years of use.
2. The existing deck mounted gas turrets are not used and could be removed. The work surfaces also include pedestal type electrical receptacles; however, the lecture area of the classroom is noticeable short of wall receptacles requiring suspended extension cords.
3. Laundry tub sinks are used in some classrooms where gooseneck faucets have been removed.
4. Sound transmission from the adjacent music rooms remains problematic. The corridor between the science rooms and the band / vocal rooms are used as instrumental practice areas.



8th grade science classroom



Shared storage between classrooms



7th grade science classroom with gooseneck faucets not removed

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

C. Recommendations

1. Replace lab work surfaces and steel framed understructure with new wood laboratory cabinets and epoxy resin tops with integral epoxy resin sinks.
2. Replace fume hood with new two-sided demonstration hood that would permit student access from the classroom side while allowing the instructor to work from the prep room side.
3. Provide in each of the science labs, handicap accessible work surface section with open knee space below to permit access to lab fixtures and sinks for wheelchair bound students.
4. Refinish base and wall cabinets in prep room with new cabinet hardware.



6th grade science classroom

BUILDING INTERIOR: MISCELLANEOUS FINISHES

A. Existing Data

1. The majority of the rooms have suspended acoustical tile.
2. Locker rooms have plastered ceilings and the LMC is partially finished with stained wood paneled sloped ceilings.
3. The gym has tectum ceiling panels.
4. Plastic laminate casework and counter tops are typical throughout the building.
5. Desks are a combination of solid plastic and wood.



Acoustical tile sagging, typical

B. Observations

1. Ceiling tile and grid in the science labs are stained and corroded.
2. Ceilings in all classrooms are 2x4 and show extreme deterioration and sagging.
2. Plastic laminate casework and counter tops are outdated and worn in various areas.



Typical classroom finishes

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

C. Recommendations

1. Replace worn areas of acoustical ceiling tile and vinyl faced ceiling panels (toilet rooms).
2. Replace all 2x4 tiles with 2x2 tiles in all areas.
3. General finishes will be reviewed as part of the middle school design study.
4. The district may replace finishes as needed as part of a district maintenance project.



Typical classroom finishes

BUILDING SPACES: MAIN OFFICE / STUDENT SERVICES / HEALTH (NURSE)

A. Existing Data

1. All office and student services are centrally located within the building. Some student services are located within the library space adjacent to the main office.

B. Observations

1. Central location of the main office does not provide a secure entry to the building. A separate staff sits in front of the LMC to check in and direct visitors. The check in desk is open to the entire school.
2. General office lacks offices needed for additional staff.
3. Location of student services and health does not provide adequate confidentiality of students and parents.
4. All areas are in need of additional supporting spaces such as storage and meeting spaces.
5. All spaces are poorly insulated for sound control (privacy) between rooms.



Visitor check-in located in front of LMC



Student services and principals office adjacent to LMC student workspace which lacks privacy

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the middle school.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

BUILDING SPACES: BAND / ORCHESTRA/ CHOIR

A. Existing Data

1. Band, general music and choir are located adjacent to each other in the NW corner of the school. Practice rooms and instrument storage supplement these spaces.
2. Orchestra is located adjacent to Art and separated from Band and Choir.
3. Band currently has 300 students total (100-120 per grade level).
4. Orchestra currently has 100 students total (30-40 per grade level).
5. Choir currently has 400-450 students total (150-170 per grade level).

B. Observations

1. Students attend band, choir and orchestra every day. Multiple students participate in all 3 classes.
2. Classrooms are undersized for the amount of students in each program.
3. Spaces are inadequate for storage of general items and instruments for band and orchestra. Practice rooms have either been converted to instrument storage or have been filled for storage.
4. The perimeter of the band and orchestra room is utilized for instruments or storage of chairs/stands.
5. Classrooms do not have appropriate acoustical treatment or height to accommodate proper sound distribution.
6. Classrooms do not have adequate rehearsal spaces, ensemble rooms or recording rooms for students.

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the middle school.



Band



Orchestra



Choir

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

BUILDING SPACES: GYM / LOCKER ROOMS

A. Existing Data

1. Gym is located on the north end of the building with the multipurpose room adjacent. Locker rooms and fitness room are located adjacent to the gym.

B. Observations

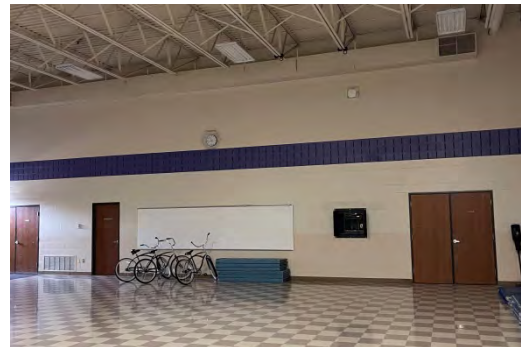
1. Gym is undersized for the number of students and classes taking place.
2. Bleachers are undersized for the entire student body and for all events to take place at the middle school.
3. Gym flooring and bleachers are outdated.
4. Multipurpose room flooring is inadequate for P.E. classes.
5. General storage is lacking for equipment. Exterior storage is currently used for additional storage.
6. Fitness room is undersized for program.
7. Adaptive P.E. does not have an assigned space for the program.
8. Locker room toilet rooms are non-ADA compliant. Private changing rooms are not provided.
9. Lockers and general finishes are outdated in all room types.
2. Group showers have been transitioned to storage rooms for equipment. Students use the individual shower provided in each of the staff offices.

C. Recommendations

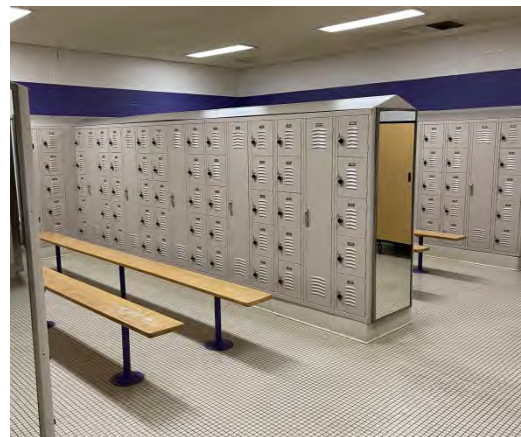
1. Shortcomings of this area will be reviewed with the overall design study for the middle school.



Gym



Multipurpose room



Locker rooms

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

BUILDING SPACES: TECH ED

A. Existing Data

1. Tech Ed is a large room with a supplemental power tool room inside. Classroom is located adjacent to the gym.
2. There are 23-27 students per class with 2 sections per grade level each day. Tech Ed is a quarterly assigned program.

B. Observations

1. Classroom is undersized for the program and lacks general storage.
2. Finishes are aged and general areas are outdated.
3. Teaching space and working space is combined which results in poor sound control.
4. General equipment is outdated and doesn't fully meet the needs of the program.

C. Recommendations

1. Space needs to be evaluated based on current and projected programmatic uses.
2. Shortcomings of this area will be reviewed with the overall design study for the middle school.



Teaching space and working space behind



Power tool room within classroom

BUILDING SPACES: SCIENCE

A. Existing Data

1. 7th and 8th grade science classrooms are located adjacent to each other. 6th grade science classrooms are located on the opposite side of the building.
2. 7th and 8th grade classrooms share storage rooms.
3. Current classes are 25 - 30 students.



7th and 8th grade science classroom set up

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

B. Observations

1. 6th grade classrooms are not set up as traditional science rooms such as 7th and 8th grade classrooms. Both 6th grade classrooms are not identical.
2. 7th and 8th grade classrooms are divided in half, fixed lab stations and a teaching space. Flexibility of teaching space is limited. Classroom is not fully utilized throughout the year.

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the middle school.



6th grade science classroom

SUPPORT BUILDINGS: MIDDLE SCHOOL GARAGE

A. Existing Data

1. A 30' x 24' wood framed storage garage is located on the north side of the school and utilized for miscellaneous equipment.
2. The structure consists of a wood stud frames walls on a concrete floor slab, prefabricated wood trusses, vinyl lap siding and asphalt shingled roof.
3. There are three pairs of hollow metal doors on the south side and a single pair on the north wall.

B. Observations

1. In general, the garage structure appears to be in satisfactory condition.
2. Vinyl siding is aged with multiple damaged areas.
3. The asphalt shingles should provide several more years before it becomes necessary to replace the shingles.
4. Doors are rusted and deteriorating.

C. Recommendations

1. The hollow metal doors should be scheduled for refinishing or replaced.



Middle school garage

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

HANDICAP ACCESSIBILITY: ACCESSIBLE ROUTES

A. Existing Data / Observations

1. The Wisconsin Commercial Building Code defines an “accessible route” as a continuous, unobstructed path leading to a building entrance from off-site (public streets) and on-site amenities such as staff parking lots and bus loop driveways. The Middle School site currently provides accessible routes from the south side bus drop-off area, and main building entrance on the east end.

B. Recommendations

1. None at this time



Site provides accessible routes, east entry

HANDICAP ACCESSIBILITY: ACCESSIBLE PARKING

A. Existing Data / Observations

1. Where parking is provided, accessible parking spaces shall be provided as follows:
 - a. Total Parking Spaces Provided: 79
 - b. Required Number of Accessible Spaces: 4

B. Recommendations

1. None at this time



Existing parking lot

HANDICAP ACCESSIBILITY: ACCESSIBLE ENTRANCES

A. Existing Data / Observations

1. Door operators have been provided at southside Entrance ‘A’, Entrance ‘C’ on the East end.

B. Recommendations

1. None at this time



East entrance

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

HANDICAP ACCESSIBILITY: ACCESSIBLE INTERIOR CIRCULATION

A. Existing Data / Observations

1. With the exception of the upper level Boiler Room, all rooms are located on one level.
2. All classrooms, corridors and auxiliary spaces were designed for compliance with ADA guidelines for interior circulation.

B. Recommendations

1. None at this time



Typical interior corridor

HANDICAP ACCESSIBILITY: ACCESSIBLE TOILET FACILITIES

A. Existing Data

1. The 2006 classroom remodeling project included the remodeling of existing boys' and girls' toilet rooms located in the southeast corner of the building to meet ADA requirements.
2. Cognitive Disabilities room received ADA toilet room with shower in 2017.
3. All other toilet room facilities do not comply with the ADA requirements for accessible toilet facilities, including the toilet rooms located in the locker rooms.



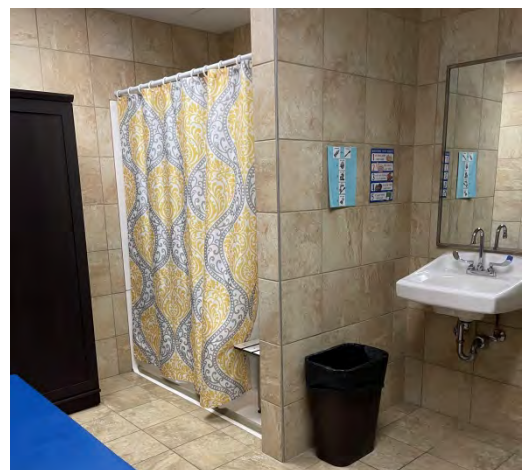
Exposed pipes at lavatories

B. Observations

1. Toilet rooms are not completely compliant with current ADA guidelines.
2. Grab bars and size of stalls do not meet current ADA guidelines.
3. Lavatories do not have proper covers or insulation over exposed pipes.

C. Recommendations

1. In general, toilet rooms will be reviewed with the overall design study for the middle school to see where renovations are applicable.



Recently added toilet room in CD room

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

HANDICAP ACCESSIBILITY: ACCESSIBLE SIGNAGE

A. Existing Data

1. Building has ADA compliant signage throughout the school

B. Observations

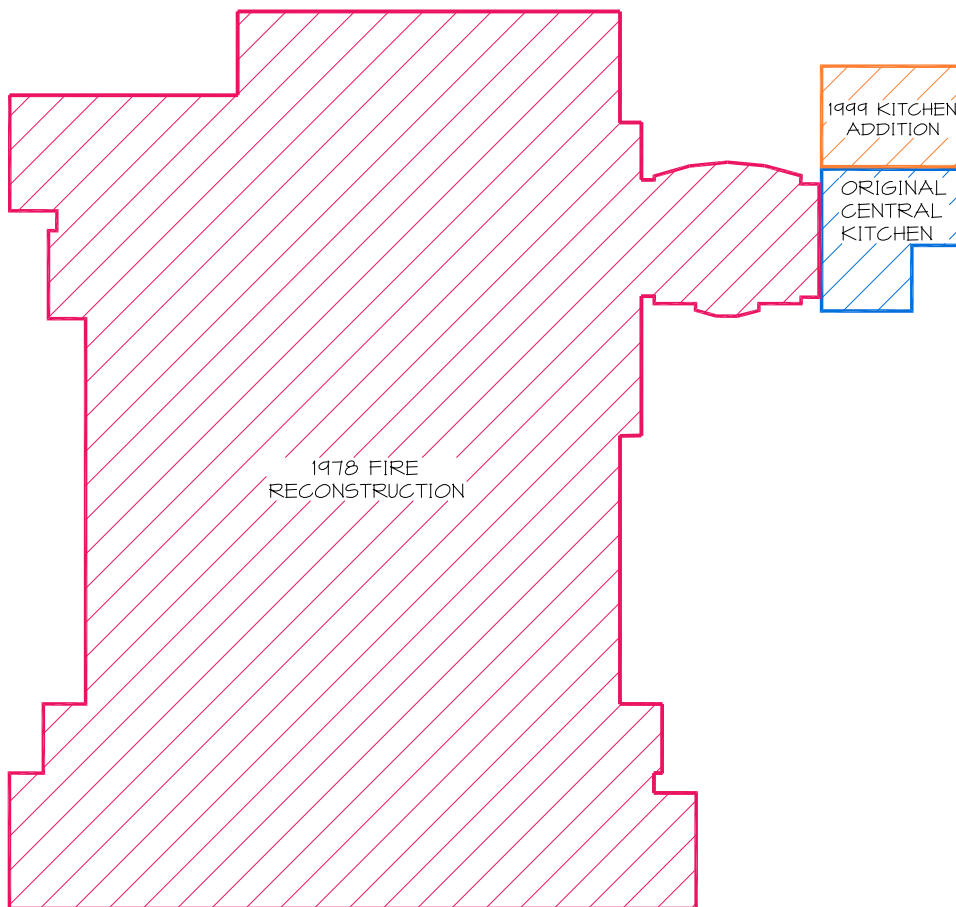
1. None at this time

C. Recommendations

1. None at this time

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY
ONALASKA MIDDLE SCHOOL

ONALASKA MIDDLE SCHOOL - BUILDING ADDITION KEY PLAN

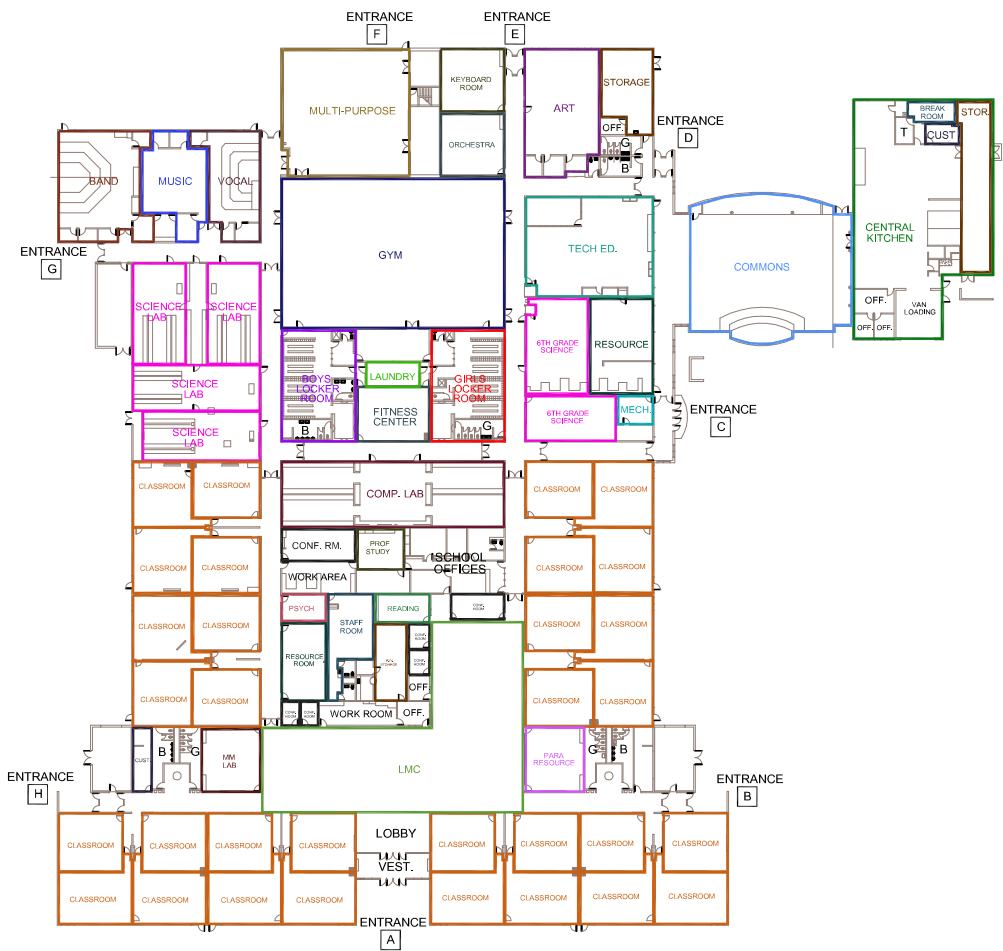


MIDDLE SCHOOL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

ONALASKA MIDDLE SCHOOL - EXISTING FLOOR PLAN

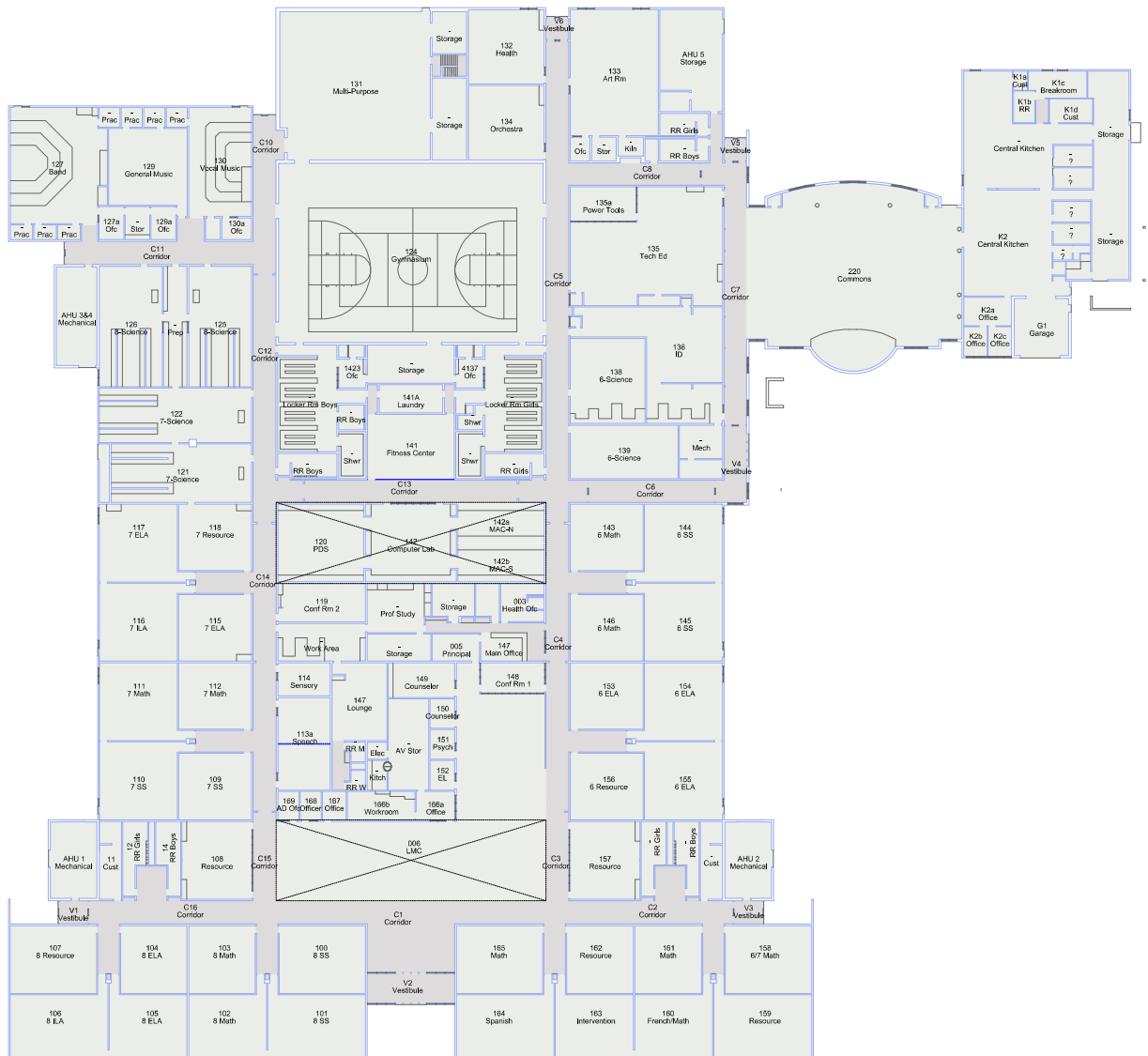


MIDDLE SCHOOL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

ONALASKA MIDDLE SCHOOL - CURRENT USAGE FLOOR PLAN



MIDDLE SCHOOL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

SITE

The following report is the result of a site visit by Jeff Moorhouse, Paragon Associates, that occurred on 6-20-21. Site observations were used in the preparation of this report.

OVERVIEW

Onalaska Middle School is a single-story building with paved sidewalks, parking, drop-off areas, a small detached maintenance building, paved play areas and athletic fields. The school district's Central Kitchen is also part of the Middle School, and is included in this section of the site assessment.



Onalaska Middle School

SIDEWALKS

A. Existing Data

1. The middle school property is surrounded by public sidewalks on Quincy, 8th Avenue North, and Redwood Streets. There is a portion of Oak Avenue with sidewalk on the north side of the site.
2. There are internal sidewalks connecting parking, drop-off areas and public sidewalks to the building.



Sidewalks at OMS

B. Observations

1. In general, the sidewalks are in good condition.

C. Recommendations

1. Continue to monitor and note any cracked or lifted sidewalks.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

PARKING

A. Existing Data

1. The parking areas in general consist of asphalt paving, with some areas of concrete curb and gutter.
2. The main parking area is east of the building and is also used as parent drop-off/pick-up.
3. There is a small parking area east of the Central Kitchens addition
4. The paving on the south side of the building is for bus drop-off/pick-up and two handicap accessible parking spaces.



Parking at OMS

B. Observations

1. The asphalt paving and curb and gutter are still in good condition.

C. Recommendations

1. Continue to monitor conditions of paving and make any needed corrections.

PLAYGROUNDS

A. Existing Data

1. Playgrounds include paved asphalt areas along the west side of the building, used for four square and basketball (including hoops), as well as unpainted areas for free-play.
2. Paved playground areas are used as overflow parking during large, evening school events.



Playgrounds at OMS

B. Observations

1. In general, the playground paving and components are in good condition.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

C. Recommendations

1. Continue to monitor conditions of paving and make any needed corrections.
2. Continue to inspect basketball hoops annually for broken or worn equipment. Repair, replace or remove equipment that is unsafe.

FIELDS

A. Existing Data

1. Fields consist of two softball/baseball fields, with backstops, along the north side of the property. The eastern ball field has bleacher seating.
2. The softball outfields provide areas for football, soccer, etc.
3. The ball fields are surrounded on three sides by chain link fencing.



Fields at OMS

B. Observations

1. The ball field backstops and fencing appear to be in good condition.

C. Recommendations

1. Continue to inspect backstops and fencing and repair/replace anything broken or unsafe.

LANDSCAPING

A. Existing Data

1. Landscaping consists of street trees, shade and evergreen trees in lawn areas, and very limited foundation plantings.

B. Observations

1. Landscaping in general appears to be in good condition.
2. There is a spruce tree with multiple dead branches (map grid E8).



Spruce tree – map grid E8

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

C. Recommendations

1. Remove dead branches on spruce tree.
2. Continue to monitor landscaping and remove dead or diseased branches or plants/trees.

UTILITIES

A. Existing Data

1. Site utilities include water service and sanitary and storm sewer.

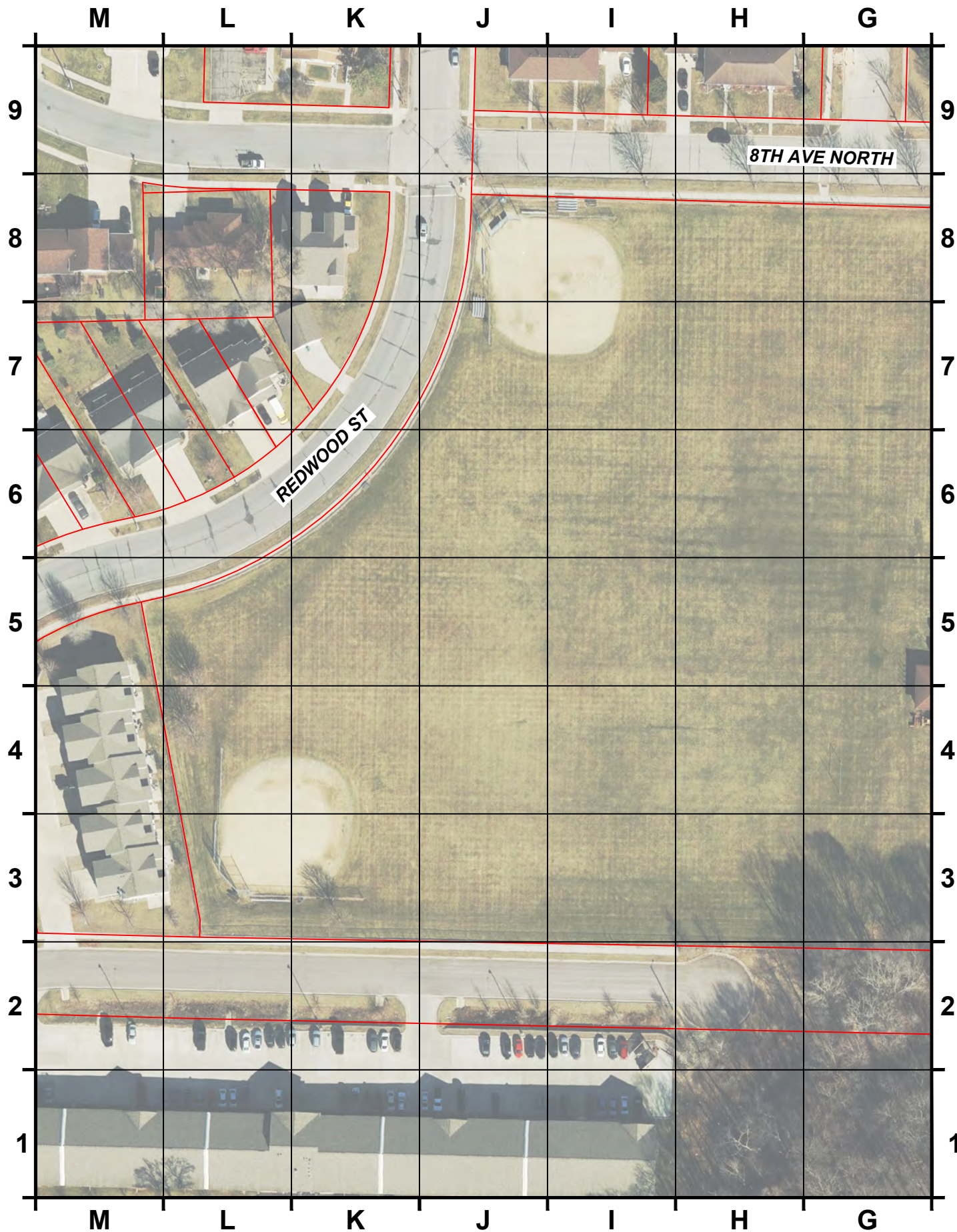
B. Observations

1. Utility structures that could be observed appeared to be in good working order.

C. Recommendations

1. Continue to monitor utilities and make any needed corrections.

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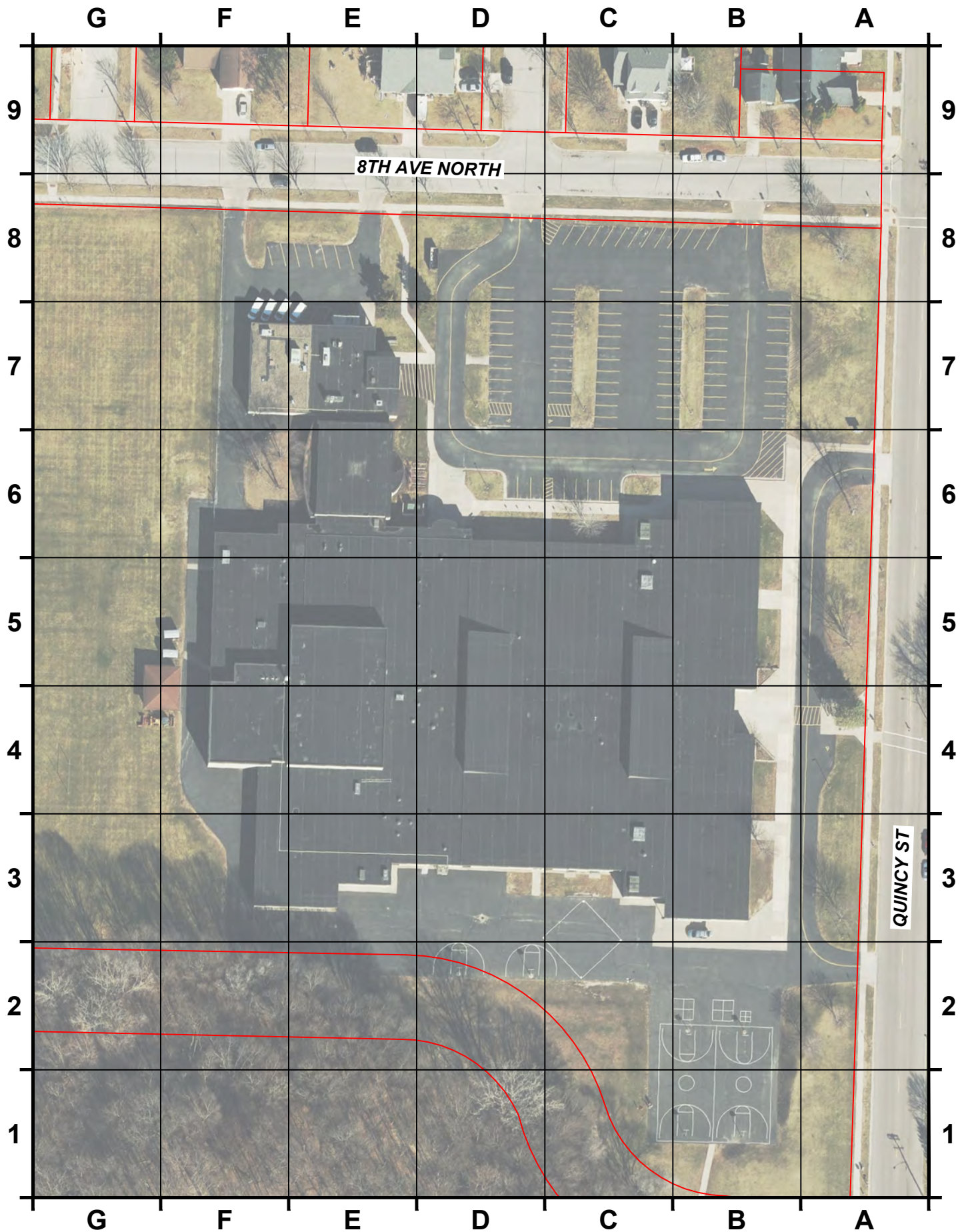


2021 SCHOOL DISTRICT OF ONALASKA:
LONG RANGE PLANNING STUDY
ONALASKA MIDDLE SCHOOL

MS - 27

SCALE: 1" = 100'





2021 SCHOOL DISTRICT OF ONALASKA:
LONG RANGE PLANNING STUDY
ONALASKA MIDDLE SCHOOL

MS - 28

SCALE: 1" = 100'



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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

PLUMBING

The following report is the result of a site visit by Bob Novak, Ring & DuChateau that occurred on 04-05-21. Site observations were used in the preparation of this report.

A. Existing Data

1. Water heating equipment is sealed combustion gas fired instantaneous water heating equipment. 2 units provide adequate hot water for building. The units are good condition and are operating well.
2. The building is served by a single Hillenbrand water softener in the 2014 addition. The water softener is softening domestic HW only.
3. Plumbing fixtures are in good operational condition. WCs are wall hung flush valve are a mix of sensor operated and manual, URs are floor mount with sensor and manual flush valves, Lavatories have manual faucets.
4. Domestic Water service is 4" with a 3" meter and 3" CW supply piping.
5. Water pressure is over 80 PSI, there is a pressure reducing valve set at 65PSI.
6. There is an irrigation meter/backflow preventer for irrigation to the athletic fields.
7. Water piping in building is a mix of copper, galvanized steel and CPVC piping. Most galvanized piping has been replaced with CPVC piping.
8. There is a deduct water meter and backflow preventer for CW supply HVAC chillers.



4" Domestic water service and water meter



Water heaters and softener

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

B. Observations

1. Water heating equipment is gas fired instantaneous water heating equipment. Currently 2 units provide adequate hot water for building. The units are good condition and are operating well.
2. The sanitary, storm and water piping systems are functioning properly.
3. Water piping system is functioning properly, Valves will need to be replaced as system ages.
4. Water service would not be large enough for a fire protection system.
5. There is a single water softener, it is for Domestic HW only.



Plumbing fixtures

C. Recommendations

1. Galvanized water piping should be scheduled for replacement, original valves should also be replaced.
2. Entire building should be on softened water.
3. Other Equipment will require an annual review of condition and minor on-going maintenance as needed.



CW for HVAC chiller

D. Expected Remaining Lifespan

1. Water heating equipment is expected to last 15 years.
2. Water softening equipment should be viable for another 10 years.
3. Sanitary and Storm Piping systems should have an unlimited lifetime, there will be some minor repair/replacements required due to usage.
4. Plumbing fixtures/faucets/flush valves will require on going minor maintenance/replacement as needed.
5. Water piping system should have a 5yr useable life, valves may require replacement as they age.



Water pressure reducing valve

E. Specific Areas of Concern -N.A.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

HVAC

The following report is the result of a site visit by Randy All, Frederickson Engineering, Inc. that occurred on April 1st, 2021 to update previous visits that occurred on August 2nd, 2013 and March 2nd, 2018. Site observations were used in the preparation of this report.

A. Existing Data

1. The building heating system is a hot water system that consists of one (1) Lochinvar condensing boiler with a 96.2% efficiency rating and a 25:1 turn down ratio for higher efficiencies. The pumping system is a primary-secondary arrangement with constant flow system pumps. Each boiler is served by an inline primary pump while main and stand-by pumps are piped in parallel in the secondary loop.
2. The building cooling system is a central chilled water system that consists of a 120 ton Multi-Stack water-cooled modular chiller. The chiller condenser is cooled with city water that runs straight through the condenser to the city sanitary system. The pumping system is a primary-only arrangement with two constant flow pumps piped in parallel.
3. The building is served by constant volume air handling units and air handling units with hot water VAV and booster coil reheat control. The air handling units have been replaced in recent years with newer modular Trane equipment, but the distribution ductwork and zoning were not replaced at that time.
4. The main data server room is served by a computer room air conditioning unit with standalone control.



Hot water pumps

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

5. The kitchen is served by two (2) packaged rooftop heating and cooling units with standalone electronic programmable thermostats. One of the four large kitchen exhaust hoods is served by a gas-fired makeup air unit.
6. The building is controlled by a Trane direct digital control system and Schneider Electric Controls.
7. Bipolar ionization air purification systems were recently installed within all air handling equipment.

B. Observations

1. The boiler is in good condition and, with a proper maintenance program, should continue to serve the building for another 15-20 years.
2. The Taco hot water system pumps have experienced problems with leaking seals. The seals have been replaced previously and are leaking again.
3. The Owner reported that the gymnasium has had difficulty delivering proper airflow even after having the heating and cooling coils cleaned. Both the gym and commons areas have difficulty reaching setpoint on hot/humid days when the spaces are occupied.
4. The Owner also reported that the kitchen experiences pressure issues when the exhaust hoods are in operation. This is likely due to a lack of makeup air.
5. There have been numerous complaints of systems not maintaining proper temperatures throughout the building in both summer and winter. Air distribution and zoning appear to be a significant problem.

C. Recommendations

1. The hot water and chilled water systems serving the building are overall in good operating condition. However, the constant flow pumping systems serving the hot water and chilled water systems are inefficient from an energy standpoint. Revise the hot water system to a primary-secondary variable flow pumping system by utilizing variable frequency drives and pressure reset control sequences to optimize operation and more closely match the actual building loads. Revise the chilled water system to a variable primary flow system with a similar approach. At that time, the existing Taco hot water system pumps should be replaced.
2. Install a 2nd boiler to match the existing as there is no redundancy built in as of today. If there is remodel in the near future, then hold off until that is determined.
3. Revise/replace the existing ductwork distribution and zoning to properly serve the building layout that is now in place since revisions have taken place over the years. Replace all constant volume booster coil reheat systems with hot water VAV systems to improve energy efficiency and zone control.
4. Replace the existing air handling systems that are currently serving the gymnasium and the commons with new equipment that is sized to adequately handle the space loads.
5. Continue to maintain the existing Trane and Schneider Electric digital control system. We recommend eventually replacing the remaining Trane system with Schneider Electric/Tridium Niagara system to match the rest of the school district.

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

ELECTRICAL

The following report is the result of a site visit by Galileo Consulting Group, LLC that occurred on June 23, 2021. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report. All construction costs indicated in this report are opinions.

MAIN ELECTRICAL SERVICE

A. Existing Data

1. This school has a 2,500 amp 480 volt 3-phase 3-wire electric service. The service is fed from a utility owned pad mounted transformer. The CT's cabinet is pad mounted outside next to the utility transformer. The meter socket is mounted inside next to the main switchboard. The main service switchboard consists of two 2,500 amp circuit breaker distribution sections and one 2,500 amp fused switch distribution section. This switchboard has 6 main disconnects including 4 fused switches and two fused bolted pressure switches. This service equipment was installed in 1978. The switchboard is a Square D. There are 6 spare circuit breaker spaces in the switchboard.
2. The central kitchen has a 600 amp 480Y/277 volt 3-phase 4-wire service. The service is fed from a utility owned pad mounted transformer. The CT's are integral to the main switchboard. The meter socket is mounted inside next to the main switchboard. The switchboard has a 600 amp main circuit breaker. There are no available spaces left in this switchboard for additional circuit breakers.

B. Observations

1. The main service switchboard does not have a surge protection device.

C. Recommendations

1. Provide surge protection device on main service. \$4,500.



Main switchboard



Main switchboard

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the main service switchboard is about 10 - 15 more years.

PANELBOARDS

A. Existing Data

1. The panelboards are Square D.
2. The panelboards were installed in 1978.

B. Observations

1. The panelboards are generally not full and have on average a few spaces for additional circuit breakers.

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the panelboards is about 10 - 15 more years.



Panelboard



Panelboards

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

LIGHTING FIXTURES AND CONTROLS

A. Existing Data

1. The classrooms have 2x4 acrylic lens 2-lamp fixtures that are 9 years old. The lamps are T8 with a color temperature of 5000K. The ballasts are electronic. Each classroom also has an occupancy sensor and one low voltage momentary contact switch controlling a lighting control relay panel. The light fixtures are on 8' X 8' centers.
2. The corridors have 2x4 acrylic lens 2-lamp fixtures that are nine years old. The lamps are T8 with a color temperature of 5000K. The ballasts are electronic. The fixtures are controlled by a 3-way switch at each end of the corridor. There are occupancy sensors to control the lights. There are 24/7 night light fixtures. The fixtures are spaced 12' on center.
3. Exterior perimeter light fixtures and parking lot lights have been upgraded to LED.
4. One hallway has battery powered emergency lights.
5. For Specialized Instruction areas such as; Special Education, Children's Day Schools, Disabilities, Sensory, ETC. recommend installing Tunable LED lighting and associated digital controls. Budget - \$4.50/sq.ft.

B. Observations

1. There is no automatic control for the parking lot lighting.
2. There is no emergency lighting in the corridors with the exception of one corridor.



Interior lighting fixture



Exterior led lighting fixture

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

C. Recommendations

1. Provide timeclock to control the parking lot lighting. \$2,200
2. Add emergency relays to existing light fixtures in corridor to provide code required emergency lighting. \$400/fixture
3. Fluorescent lighting is becoming obsolete and is not energy efficient compared to LED. It is recommended that the Onalaska School District shall budget to convert all their schools to energy efficient LED lighting with New Digital Programmable Lighting Controls to conserve energy. Budget shall be \$4.50/Square foot of the school building, for a total of \$535,662.
4. Replace existing fluorescent lighting fixtures upon failure with new LED fixtures until total conversion is complete. Budget \$350/fixture for material and labor.
5. For Specialized Instruction areas such as; Special Education, Children's Day Schools, Disabilities, Sensory, ETC. recommend installing Tunable LED lighting and associated digital controls. Budget - \$4.50/sq.ft.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the interior light fixtures is about 10-12 more years.



Exterior led recessed lighting fixture



Exterior led lighting pole



Emergency lighting



Manual exterior lighting control

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

WIRING DEVICES

A. Existing Data

1. The receptacles and toggle switches are commercial grade 15A with stainless steel plates.

B. Observations

1. Switches and receptacles are in good working order.
2. Many receptacle circuits are shared between two classrooms which can lead to the circuit becoming overloaded. It was noted that especially the Science Rooms need additional branch-circuits.

C. Recommendations

1. Replace any broken switches and receptacles. \$35 EA
2. Add additional branch-circuits and receptacles to classrooms as required. \$420 EA
3. Recommend a minimum of one branch-circuit per classroom.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the wiring devices generally is about 12 - 15 more years.



15 amp. duplex receptacle

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

FIRE ALARM SYSTEM

A. Existing Data

1. The fire alarm is an EST 3 addressable system. The system was recently upgraded. The fire alarm control panel is located in the east mechanical room.
2. There are pull stations by all exterior doors.
3. There are wall mounted horn strobe devices in the corridors and classrooms. Many of these old devices were reused when the system was upgraded. New EST devices have been added where required by code.
4. There are smoke detectors in the corridors and storage rooms. There are heat detectors in mechanical rooms.
5. There are duct smoke detectors in the air handling units operating at 2000 CFM or greater.
6. All fire alarm cabling is installed in conduit.



Fire alarm control panel



Fire alarm notification device

B. Observations

1. The oldest notification appliances (horn/strobes) are obsolete and have reached their end of life cycle and need to be updated.

C. Recommendations

1. Audio Evac Fire Alarm Systems are now the normal design practice for any size school.
2. This building is not sprinklered.
3. The Onalaska School District has made strides and have developed a new standard for fire alarm systems, for example the Northern Hills Elementary School has an audio evacuation fire alarm system. Recommend to continue on this path for all schools in the district.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

4. Budget estimate to upgrade to audio evacuation system installation - \$93,500.

D. Expected Remaining Lifespan

1. The majority of the system has reached its expected life expectancy.

CLOCK SYSTEM

A. Existing Data

1. A new Sapling Master Clock Controller was installed in 2017 which is the master for controlling the existing Lathem hard wired synchronized wall clocks. This master is ready for wireless clocks in the future.
2. Existing Lathem Clocks were updated to Sapling clocks in the classrooms, offices, and other public areas.
3. The bell tone is controlled by the master clock controller.



Wall clock

B. Observations

1. The Clock system is in good working condition.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The master controller and Clocks will last 10-15 years with periodic hardware and software updates as required.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

INTERCOM SYSTEM

A. Existing Data

1. There is a Telecor intercom system. This system is 15 years old and was installed in 2006. The amplifier is located in the IMC storage room.
2. The intercom is accessed through the intercom phones in the classrooms. The intercom is also accessed through the Mitel IP phone line which allows users with a code to perform a building page from any Mitel phone.
3. There are recessed ceiling mounted intercom speakers in the classrooms and corridors. There are recessed speakers in the exterior soffits near all doors.
4. The bell system is toned through the intercom speakers.



Public address system

B. Observations

1. The intercom system is in adequate working order.
2. Additional intercom speakers can be added.

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the replaced CPU and Controller is about Intercom systems is 10 – 12 more years



Public address system speaker

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

PHONE SYSTEM

A. Existing Data

1. There is a recently installed Mitel 3300 IP (Internet Protocol) phone system. This system was installed in 2015 - 2016. New IP phones have been installed through-out the school.
2. The phone cabling is CAT3 and is routed back to wall mounted voice wiring blocks. The voice wiring blocks are located in the east janitor room, laundry room, and MDF data closet.

A. Observations

1. Additional phones can be added to the system.

B. Recommendations

1. Replace all existing CAT3 wiring and jacks with CAT6 plus. Budget \$30,000.

C. Expected Remaining Lifespan

1. The expected remaining lifespan of the Mitel 3300 IP phone system is about 7 - 10 more years.

DATA SYSTEM

A. Existing Data

1. The MDF data rack is located in main IT room. There is one floor mounted data rack. There is one additional IDF data rack located in the IMC A/V storage room.
2. The IDF data racks are connected to the MDF data rack with multi-mode fiber optic cable. The MDF of all the schools in the district are connected together with single-mode fiber optic cable.
3. The newest data cable is CAT6, the older cable is CAT5 plenum rated which is routed to patch panels in the data rack.



Network equipment

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

4. There is a rack mounted UPS.
5. Wireless Access Point system was recently upgraded for the School District in 2017- 2018. It has a density of approximately 1 access point per 2-classrooms. The Computer Network wireless access system is inadequate for today's needs and for anticipated future needs.

B. Observations

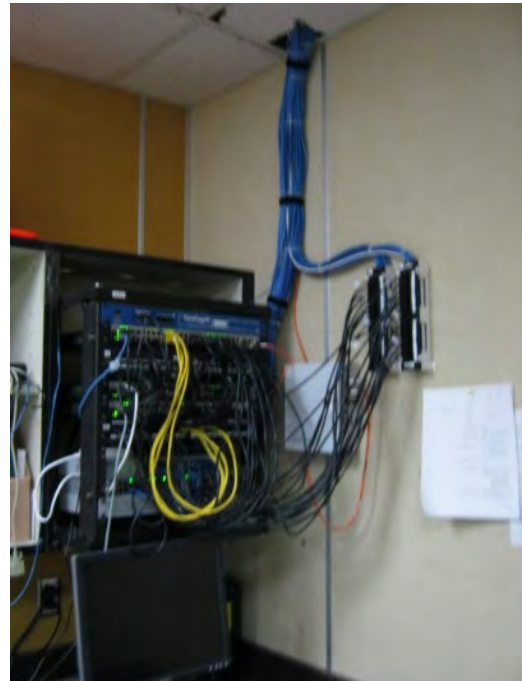
1. The CAT6 data cabling system is in good working order.
2. The CAT5 data cabling system is not working properly and causing errors with the new network equipment.
3. Additional horizontal runs of data cable can be added to the existing rack.

C. Recommendations

1. Replace the old existing CAT3 and CAT5 cable, jacks and patch panels with new CAT6 plus, add additional equipment racks, patch panels and switches. Budget \$82,000
2. Install additional Wireless Access Points as required. Budget \$1,000/Each
3. Provide Single-mode fiber optic cable between MDF closet and IDF closets. Budget \$6,000 per closet.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CAT6 data cabling is about 12-15 more years.
2. The expected remaining lifespan of the CAT5 data cabling is about 0-5 more years.
3. The expected remaining lifespan of the network equipment is about 7-10 more years



Network equipment

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

CATV SYSTEM

A. Existing Data

1. There is a CATV service to this building. CATV splitters are located in the east janitor's closet and the laundry room.
2. There is a CATV jack in each classroom.
3. CATV system is no longer in use.

B. Observations

1. Several CATV jacks are not active.

C. Recommendations

1. Remove all CATV equipment, jacks and wiring. Budget \$7,000

D. Expected Remaining Lifespan

1. Not Applicable

SECURITY SYSTEM

A. Existing Data

1. There is an older Ademco security system. The security control panel is located in the main electrical room.
2. The security system has motion sensors in the corridors and contact switches on all exterior doors.

B. Observations

1. Security system is in adequate working order.
2. Additional security devices can be added.

C. Recommendations

1. Upgrade system head-end equipment and devices.
2. Security system replacement cost. \$550/security device.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the security system is about 2 - 5 more years.



Security system keypad/control panel



Security system contact switch

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

CCTV SYSTEM

A. Existing Data

1. There is a server based IP CCTV system used throughout all the buildings in the district.
2. There are interior and exterior fixed color IP cameras.
3. Current Network recorder has the capability of recording for 30 days.

B. Observations

1. The CCTV system is in adequate working order.
2. Additional cameras should be added for better security coverage.

C. Recommendations

1. Provide additional interior and exterior IP Cameras. \$1,500/camera for interior, \$2,750/camera for exterior. Estimate 10 exterior cameras and 20 interior cameras for a total of \$57,500.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CCTV system is about 5 - 7 more years.



Exterior CCTV camera



Interior CCTV camera

ACCESS CONTROL SYSTEM

A. Existing Data

1. There is an RS2 System door access control system installed for the District in 2015 - 2016.

B. Observations

1. The access control system is in good working order.
2. This system is expandable and additional doors can be added to this system. The system was updated in the last 3- years.



Electronic Door Access Control

C. Recommendations

1. Install electric strikes, key fob readers, door contacts, etc on additional exterior doors as needed for additional security and building use. Budget \$3,500/door.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the access control system is about 12-15 more years.



Electronic door access control device



Electronic door access control device

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

ITEM NO.	DATE ENTERED	KEY DESCRIPTION	REASON	DESCRIPTION	EST. COST	ACTION DATE	PRIORITY LEVEL
CURRENT ONALASKA MIDDLE SCHOOL ITEMS							
MS-0001	9/19/2013 7/12/2021	Re-glazing Clerestory Windows	Maintenance	Remove and re-glaze insulated glass in clerestory windows above library.	\$81,000		2
MS-0002	9/19/2013 7/12/2021	Window Replacement	Energy Conversation	Remove and replace existing aluminum slider windows with new thermally efficient aluminum windows and insulated glass.	\$54,000		2
MS-0004	9/19/2013 7/12/2021	Acoustical Ceiling Tile Replacement	Scheduled Replacement	Replace areas suspended acoustical tile	\$79,000		3
MS-0006	9/19/2013 7/12/2021	Re-glaze Fire Doors	Code Compliance	Replace wire glass in fire-rated door assemblies with current Code compliant fire-rated safety glass.	\$8,400		3
MS-0007	9/19/2013 7/12/2021	Science Lab Equipment	Equipment Replacement	Replace laboratory island cabinets, work surfaces, fixtures and demonstration fume hood, create 6 th grade rooms	\$325,000		2
MS-0011	10/10/2013	Replace Broken Curb	Safety	Replace 10' section broken curb. Site Grid Location B5	\$800		1
MS-0013	10/10/2013	Water Heater Modifications	Maintenance	'New' water heater accommodates entire building demand. Relocate existing water heater next to water meter to eliminate the small water softener in the kitchen.	\$15,000		3
MS-0017	10/10/2013 7/12/2021	Variable flow pumping (hot water system)	Energy Efficiency/Control	Revise the current constant flow pumping system to variable flow by replacing pump motors with inverter duty motors and installing variable frequency drives w/ different pressure control.	\$100,000		2
MS-0018	10/10/2013 7/12/2021	Variable Flow Pumping (chilled water system)	Energy Efficiency/Control	Revise the current constant flow pumping system to variable flow by replacing pump motors with inverter duty motors and installing variable frequency drives w/ differential pressure control.	\$80,000		2
MS-0019	10/10/2013 7/12/2021	Remodel Duct Systems	Energy Efficiency/Control	Revise and/or replace the existing ductwork distribution systems to properly zone all areas of the building. Replace all booster coil reheat system with VAV systems.	\$1,485,000		2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA MIDDLE SCHOOL

MS-0020	10/10/2013 7/12/2021	Gym & Commons AHU System Replacement	Capacity and Control	Replace the existing air handling systems serving the gymnasium and commons areas to provide adequate heating and cooling capacity and control.	\$300,000		2
MS-0021	10/10/2013 7/12/2021	Add Surge Protection	Equipment Upgrade	Add surge protection device to main service switchboard	\$4,500		3
MS-0026	10/10/2013 7/12/2021	Classroom Power Upgrade	System Upgrade	Add additional circuits and receptacle.	\$26,000		3
MS-0037	3/21/2019 7/12/2021	Install backup boiler	Operational	Replace inoperative backup boiler	\$98,000		1
2018 AND 2021 ASSESSMENT ITEMS							
MS-0031	4/24/2014 7/12/2021	Security System Upgrade	Security Upgrade	Upgrade existing security system with new high-end equipment, wiring, and devices as required.	\$35,000		2
MS-0035	3/15/2018 7.12.2021	Provide LED lighting and new digital programmable controls throughout the school	Energy Conservation	Replace all existing fluorescent lighting fixtures with new LED throughout the school. Provide new computer network programmable digital lighting controls	\$535,000		2
MS-0036	3/15/2018 7.12.2021	Tunable LED lighting fixtures	Technology Upgrade	Provide tunable LED lighting in special Ed and similar rooms	\$26,400 (\$4.00/sf.)		2
MS-0037	3/15/2018 7.12.2021	Upgrade to Voice Evac Fire Alarm System	Technology Upgrade	Replace existing fire alarm system with a new Voice Evac System	\$93,500		3
MS-0038	3/25/2014 7/12/2021	Data Cable Replacement	Technology Upgrade	Replace existing CAT3 phone cable and jacks with new CAT6 data cable and jacks. Replace existing CAT5 data cable and jacks with CAT6. Remove existing CATV wiring and Jacks	\$112,000		2
MS-0040	11/21/2013 7/12/2021	Replace CCTV System	Security Upgrade	Install additional IP CCTV system cameras to improve school Security camera coverage.	\$57,500		2
MS-0041	11/21/2013 7/12/2021	Door Access Control	Security Upgrade	Add electric door strikes with key fob readers on additional exterior doors.	\$3,500 Per door		3
MS-0042	7/12/2021	Remove CATV System	Technology Upgrade	Remove existing CATV system that is no longer in use	\$7,000		1
MS-0043	3/8/2018 7.12.2021	Provide soft water for entire building	Maintenance	Relocate water softeners to water service entrance	\$35,400		2
MS-0045	3/8/2018 7/12/2021	Water Piping Replacement	Replacement	Continue to replace remaining worn domestic water piping (copper, galvanized, PEX) with new copper tubing or Schedule 80 CPVC.	\$70,800		2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY
ONALASKA MIDDLE SCHOOL

MS-0046	7/12/2021	Exterior walls, metal fascia panels, and masonry walls	Maintenance	Repair exterior walls, refasten metal fascia panels, tuck point masonry walls	\$30,000		2
MS-0047	7/12/2021	Interior Renovations	Design inefficiencies	Replace/add casework, replace science casework, renovate art room, renovate locker rooms, toilet rooms, relocate admin offices, replace flooring, and other design problems.	\$ -TBD		1

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2021 School District of Onalaska Eagle Bluff Elementary

October 20, 2021



Prepared by



www.vantagearchitects.com

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

EAGLE BLUFF ELEMENTARY

200 Eagle Bluff Ct
Onalaska, WI 54650

BUILDING DATA:

Building Area

First Floor	68,240 SF
<u>Second Floor</u>	<u>50,567 SF</u>
Total	118,807 SF

Building Occupancy Classification

Educational Group – E

Construction Type

Type II-B

Fire Protection

Non-Sprinklered

Construction Projects/Dates

1999 Original Construction



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

ARCHITECTURAL

The following report is the result of a site visit by Jerry Schomberg and Jessica Wang, Vantage Architects, Inc. that occurred on May 20th, 2021. Site observations were used in the preparation of this report.

BUILDING ENVELOPE: EXTERIOR WALLS

A. Existing Data

1. The exterior walls were constructed of masonry bearing walls comprised of utility size face brick over concrete block. The exterior masonry walls were constructed as a multi-wythe, 14" thick cavity wall with modular face brick, 2" cavity insulation and an 8" concrete block backer. Window openings were constructed with precast colored concrete sills.



Masonry exterior walls

B. Observations

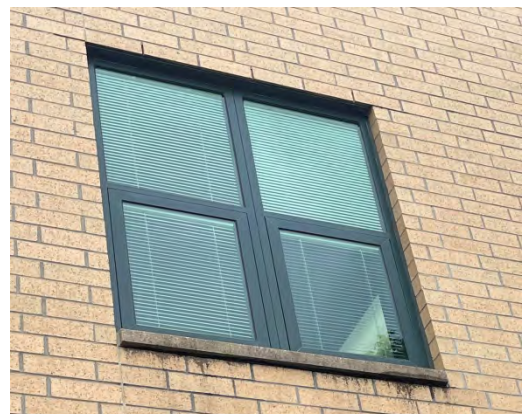
1. The exterior face brick remains in very good condition with limited areas that should be cleaned of stains.
2. Caulked exterior brick expansion joints are also in good condition with a few exceptions.
3. Brick at partial high walls near the main entrance and dumpster enclosure show areas of moisture damage and several cracks. Stone caps have shifted in place.
4. The colored precast concrete sills have weathered and faded from exposure to UV.
5. Membrane flashing at base of walls is beginning to deteriorate.
6. Lintels above doors show signs of wear.



Repairs required at low seat walls

C. Recommendations

1. Remove and clean brick surfaces where efflorescence occurs or where splattered dirt has collected on brick wall surfaces (limited locations).



Precast concrete sills to be monitored

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

2. Brick partial high walls should be considered for future replacement. Soft joints shall be provided at stone caps. Ongoing repairs may be considered as part of a district maintenance project in lieu of replacement.
3. The colored precast concrete sills shall be monitored for maintenance and could be cleaned from stains. Sills may be re-sealed with prefinished metal flashing as part of a district maintenance project. Priority is not high at this time.
4. Door lintels may be repainted and monitored for maintenance.



Dumpster enclosure requires repair or replacement at all walls

BUILDING ENVELOPE: WINDOWS

A. Existing Data

1. Windows include a combination of heavy-duty aluminum projected type operable windows and fixed glass aluminum storefront framed glazing. All glazing is 1" insulated glass.

B. Observations

1. In general, all windows appear to be in good condition showing only slight aging of the aluminum frame finish.

C. Recommendations

1. None at this time



Aluminum windows with operable panes



Aluminum windows with fixed panes

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

BUILDING ENVELOPE: DOORS

A. Existing Data

1. Doors are a combination of aluminum storefront at main entrances and hollow metal doors and frames at gym, storage and receiving. O.H. door is located at receiving.

B. Observations

1. Aluminum entrances remain in good condition.
2. Hollow metal doors and O.H. door and jambs show signs of wear from aging and UV exposure.
3. Right hand gym doors are beginning to deteriorate at base. Door sweeps are beginning to detach from gym doors.
4. Bollards adjacent to receiving doors show wear from exposed elements.

C. Recommendations

1. Future maintenance related projects should be considered to include refinishing (painting) of the exterior hollow metal doors, frames, and any steel lintels above the doors. Door sweeps shall be replaced as needed.



Front vestibule entrance 'B'



Hollow metal doors at gym and storage

BUILDING ENVELOPE: ROOF

A. Existing Data

1. Roof Structure: Roof framing is comprised of steel bar joists with steel decking.
2. Roofing: The roof system is comprised of combination ballasted single-ply rubber roofing and standing seam metal roofing. The single-ply membrane roofing was specified with a 10-year warranty, which would have expired in 2009.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

B. Observations

1. Based on discussions with Bechtel Roofing, the ballasted single-ply membrane roofing remains in satisfactory condition and has an indefinite remaining life-span.

C. Recommendations

1. Standard roof maintenance should include annual inspection of perimeter and curb flashings.

BUILDING ENVELOPE: MISCELLANEOUS

A. Existing Data

1. Hose bibs are original.
2. Dumpster gates are original.

B. Observations

1. Overall, hose bibs are in good condition. A damaged hose bib is located north of entry 'E'.
2. Dumpster gates do not appear to function as originally intended.

C. Recommendations

1. Hose bibs require monitoring to prevent continuing damage.
2. Dumpster gates may be assessed in regards to daily operation. No work is recommended at this time.



Damaged hose bib and membrane flashing deteriorated at base of wall



Dumpster enclosure area

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BUILDING INTERIOR: FLOORING

A. Existing Data

1. Flooring materials include a combination of terrazzo (corridors), carpet, resilient flooring, ceramic tile, quarry tile and maple gym flooring.

B. Observations

1. In general, various floorings are well maintained with some areas requiring repairs or replacement.
2. Carpet in the multipurpose room shows age and wear. Carpet has been replaced in various classrooms.
3. Resilient flooring displays wear and cracking in multiple areas within shared corridors. Cracking is typical outside toilet rooms and near brick columns.
4. There are signs of movement (floor settlement) of plumbing clean-outs in some of the corridors.

C. Recommendations

1. Selected finishes could be slowly repaired or replaced over time based on priority level.
2. Clean outs shall be monitored over time for additional floor movement.



Various repairs required in resilient floors



Movement of plumbing clean-outs

BUILDING INTERIOR: WALLS

A. Existing Data

1. The majority of interior walls are of concrete block. Stairways consist of concrete block and glazed block.

B. Observations

1. Overall, concrete block walls are in satisfactory condition.

C. Recommendations

1. None at this time



Shared corridor

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

BUILDING INTERIOR: DOORS AND FRAMES

A. Existing Data

1. Interior wood doors consist of White Birch veneer flush solid core doors. Doors at fire rated openings are presently glazed with wire glass.

B. Observations

1. The wood doors appear to be in good condition with few signs of damage to the wood veneer.

C. Recommendations

1. Remove and replace all wire glass lites in doors or side lites with fire rated safety glass required by Code.



Interior front vestibule doors

BUILDING INTERIOR: MISCELLANEOUS FINISHES

A. Existing Data

1. Finishes are generally worn throughout the building but overall in good condition taking into account the age of finishes.
2. Ceilings are primarily suspended acoustical tile. The main entrance corridor is of a suspended linear wood.
3. Plastic laminate casework is in good condition overall.
4. Fabric bulletin boards are used throughout the building.
5. Suspended fabric acoustical panels are located in the art room.

B. Observations

1. With the exception of the suspended ceiling in the kitchen area, all suspended ceilings appear in good condition.
2. Fabric bulletin boards are detaching from the walls in multiple areas.
3. Fabric is detaching from suspended acoustical panels in art room.



Typical classroom finishes



Typical classroom finishes

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C. Recommendations

1. Selected finishes such as bulletin boards could be slowly replaced over time based on priority level.
2. Damaged ceiling tiles shall be replaced.
3. Ceiling T-grid in kitchen areas should be monitored for any signs of corrosion.
4. Fabric on suspended acoustical panels requires repair/reattachment.



Suspended acoustical panels require repair

BUILDING SPACES: FRONT VESTIBULE

A. Existing Data

1. Building provides secure entry from exterior. Interior front vestibule is designed as open concept with multiple door connections to the main office, main hallway and access to second floor with stairway.

B. Observations

1. Door access to main hallway and second floor doors are locked at all times to create a more secure interior space.
2. Visitors use rear stairways to access remaining of building once inside.

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the elementary school.



Main hallway doors adjacent to office entry



Open connection to second floor stairway

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

HANDICAP ACCESSIBILITY: ACCESSIBLE ROUTES

A. Existing Data / Observations

1. Site provides accessible routes.

B. Recommendations

1. None at this time



Front entrance

HANDICAP ACCESSIBILITY: ACCESSIBLE PARKING

A. Existing Data / Observations

1. Site provides accessible parking.

B. Recommendations

1. None at this time



Accessible parking at front entry

HANDICAP ACCESSIBILITY: ACCESSIBLE ENTRANCES

A. Existing Data / Observations

1. The main entrance on the south side currently has an automatic door opener device attached to the entrance door on the east end of the entrance. Push plates have been installed on the adjacent wall surfaces on the interior and exterior sides.

B. Recommendations

1. None at this time



Front vestibule entrance

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

HANDICAP ACCESSIBILITY: ACCESSIBLE INTERIOR CIRCULATION

A. Existing Data / Observations

1. All building areas are accessible.

B. Recommendations

1. None at this time



Interior hallway of shared corridor

HANDICAP ACCESSIBILITY: ACCESSIBLE TOILET FACILITIES

A. Existing Data

1. ADA toilet rooms are provided within the school.

B. Observations

1. Toilet rooms are not completely compliant with current ADA guidelines.
2. Vertical 18" grab bar missing in ADA stall.
3. Lavatories do not have proper covers or insulation over exposed pipes.

C. Recommendations

1. Toilet rooms comply with previous ADA guidelines when building was completed. No work is recommended at this time to update toilet facilities.



Individual ADA toilet room

HANDICAP ACCESSIBILITY: ACCESSIBLE SIGNAGE

A. Existing Data / Observations

1. Building provides accessible signage.

B. Recommendations

1. None at this time

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

EAGLE BLUFF ELEMENTARY - EXISTING FLOOR PLAN



EAGLE BLUFF FIRST FLOOR PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

EAGLE BLUFF ELEMENTARY - EXISTING FLOOR PLAN

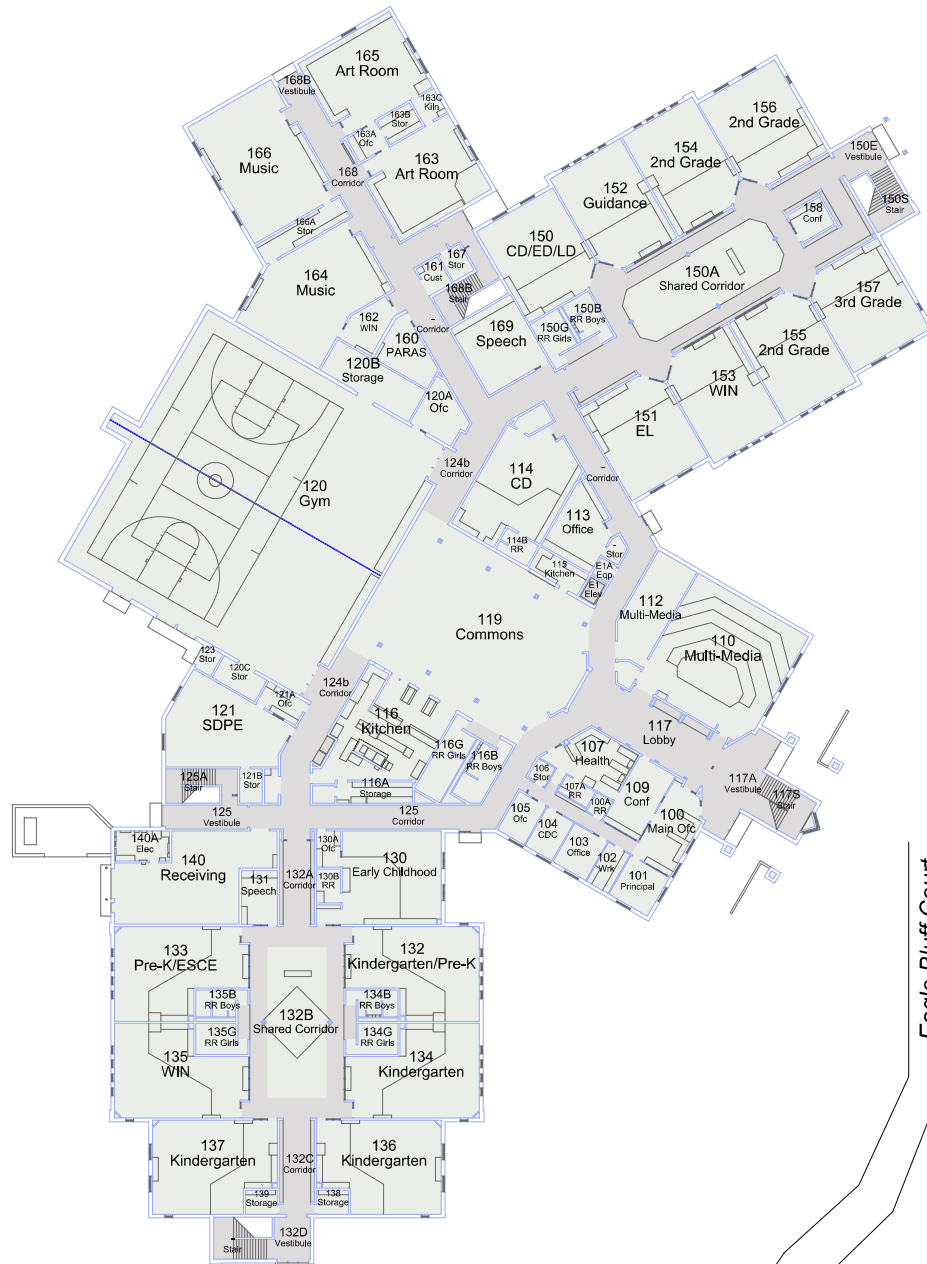


EAGLE BLUFF SECOND FLOOR PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

EAGLE BLUFF ELEMENTARY - CURRENT USAGE FLOOR PLAN

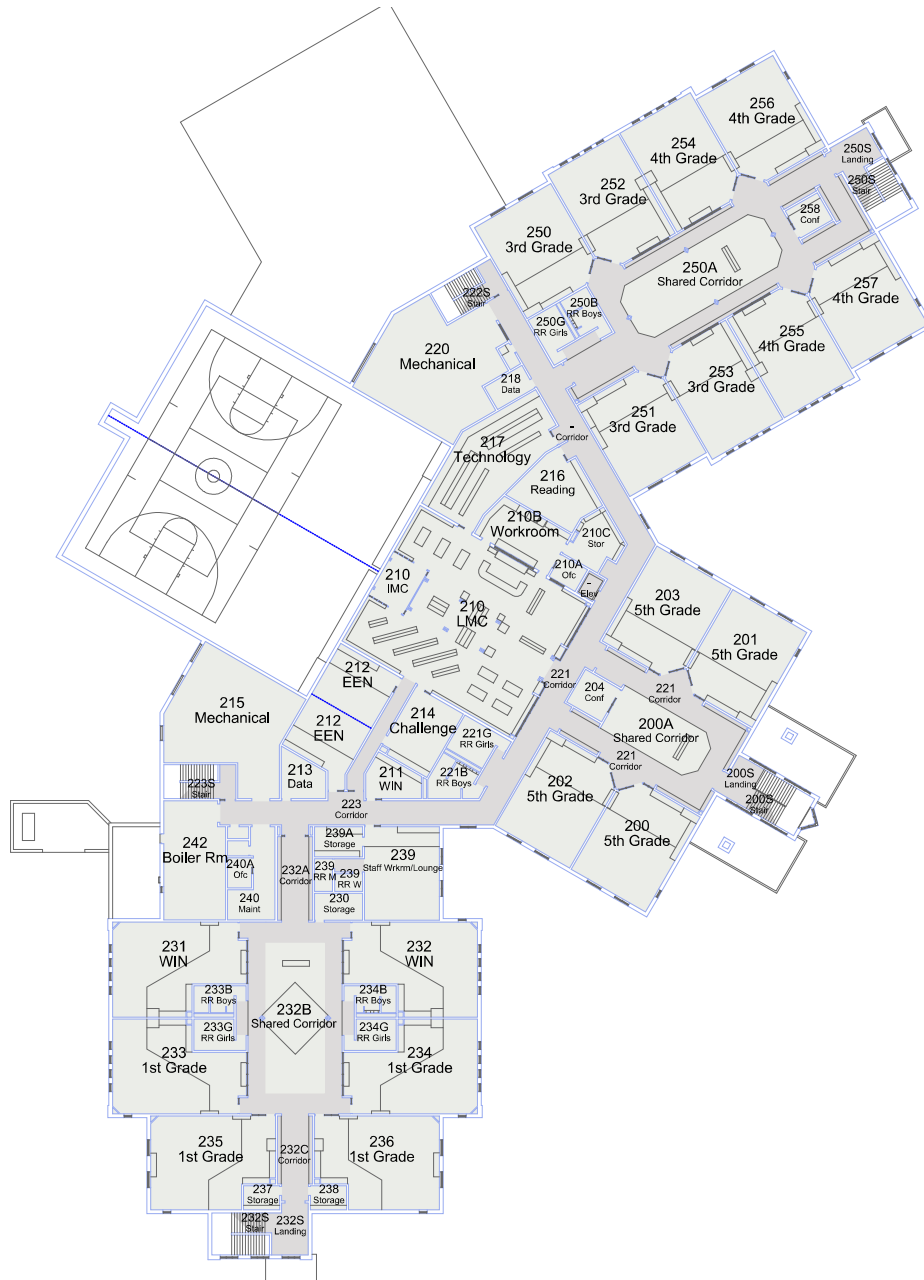


EAGLE BLUFF FIRST FLOOR PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

EAGLE BLUFF ELEMENTARY - CURRENT USAGE FLOOR PLAN



EAGLE BLUFF SECOND FLOOR PLAN



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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

SITE

The following report is the result of a site visit by Jeff Moorhouse, Paragon Associates, that occurred on 6-19-21. Site observations were used in the preparation of this report.

OVERVIEW

Eagle Bluff Elementary is a two-story building with parking on the east and south sides, and playgrounds west and north of the building. There is a tree walk with a paved trail and gazebo on the eastern side of the site. The school is a relatively new facility and as expected, site infrastructure is in generally good condition.



Eagle Bluff Elementary

SIDEWALKS

A. Existing Data

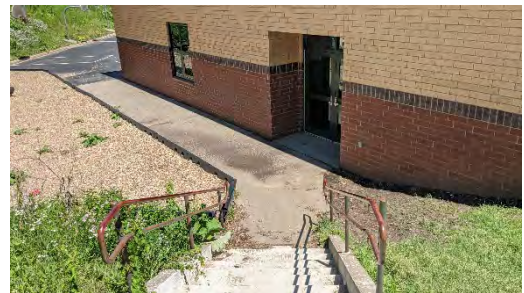
1. The school's entrance on Eagle Bluff Court has concrete public sidewalks on either side.
2. The public sidewalks continue into the school property and connect to the concrete sidewalks surrounding the building.
3. There is a paved asphalt trail in the tree walk area.



Broken sidewalk – map grid G5

B. Observations

1. In general, the sidewalks are in good condition.
2. Broken sidewalk (map grid G5)
3. Drainage problem at the bottom of stairs at building entrance (map grid I3)



Drainage problem – map grid I3

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

C. Recommendations

1. Replace broken sidewalk (map grid G5)
2. Pave area at the bottom of the stairs to help with the drainage issues (map grid I3)
3. Continue to monitor and repair any cracked or lifted sidewalks.

PARKING

A. Existing Data

1. The parking areas consist of concrete curb and gutter and asphalt paving.
2. There paved driveways leading to the upper playground areas – these will be addressed in the “Parking” section as well.

B. Observations

1. ADA signage installation has not been completed (map grid F-G6).
2. Pavement failure (map grid J3)
3. Standing water in pavement (map grid J3)
4. Erosion is occurring to the east of the driveway entering the upper paved play area (map grid J3-4)
5. Post and fence have been removed, but foundation remains (map grid J3)
6. Concrete area designed for bike parking is being used for vehicular parking and the concrete has been damaged (map grid E3)
7. Broken curb section (map grid C4)

C. Recommendations

1. Complete the ADA signage installation (map grid F-G6)
2. Replace pavement (map grid J3)
3. Add a drain to correct the area of standing water (map grid J3)



Pavement failure – map grid J3



Standing water – map grid J3



Erosion at upper play area – map grid J3-4

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

4. Add a paved gutter and paved apron to address the erosion problems (map grid J3-4)
5. Replace post and fence or remove the foundation (map grid J3)
6. Replace the damaged 4" concrete and replace with 6" concrete on gravel base (map grid E3)
7. Replace broken curb section (C4)
8. Continue to monitor conditions of paving and make any needed corrections.



Fence post foundation – map grid J3



Concrete pavement failure – map grid E3



Broken curb – map grid C4

PLAYGROUNDS

A. Existing Data

1. Kindergarten/Pre-K playgrounds are located in a separated area, at the southwest corner of the building.
2. There are additional playgrounds directly north and west of the building, and an upper playground at the north end of the site.

B. Observations

1. Damaged playground sign (map grid I2)
2. Broken post cap and damaged gate (map grid F2)
3. Missing post cap (map grid E2)



Damaged sign – map grid I2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

C. Recommendations

1. Remove or replace playground sign (map grid I2)
2. Repair/replace post cap and gate (map grid F2)
3. Replace missing post cap (map grid E2)
4. Continue to inspect playground components for broken and worn equipment. Repair, replace or remove equipment that is unsafe.



Missing post cap – map grid E2

FIELDS

A. Existing Data

1. There is a large grassed field area adjacent to the northern-most playground with a backstop.

B. Observations

1. Backstop bracket not attached (map grid L7)
2. See “Paving” section for erosion concerns at south end of field.



Backstop bracket – map grid L7

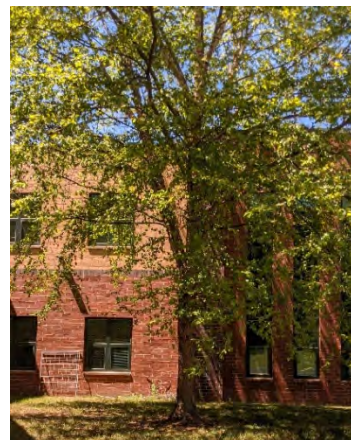
C. Recommendations

1. Reattach bracket on backstop (map grid L7)

LANDSCAPING

A. Existing Data

1. Landscaping consists of street trees, shade and evergreen trees in lawn areas, and ornamental trees and shrubs as foundation plantings along the building. There is a tree walk along the eastern side of the site, natural areas planted in native prairie, and wooded hillsides.



River Birch – map grid G5

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

B. Observations

1. Dying Ash tree at trail (map grid F9)
2. Tree walk sign posts in general are rotting off (map grid F7)
3. Volunteer Black Walnut and Black Locust trees (map grid F7)
4. Volunteer Elm, Walnut, and Boxelder at paved trail switchback, and west and east of bench (G7).
5. Volunteer Black Locust trees (map grid F7 and E7).
6. Debris has accumulated at end of paved trail bench area and is causing an erosion issue (map grid E7)
7. Branches of River Birch are impacting the building (map grid G5)
8. Trees are growing in the prairie (map grid I4-6 and J4-6)
9. Numerous Thistle (map grid I3)
10. Trees growing on steep slopes (map grid E-F1)



Thistle and trees in prairie – map grid I3-6 and J4-6



Trees growing on steep slopes – map grid E-F1

C. Recommendations

1. Remove dying Ash tree (map grid F9)
2. Replace tree walk sign posts (map grid F7).
3. Remove Black Walnut and Black Locust trees (map grid F7)
4. Remove volunteer Elm, Walnut and Boxelder trees (map grid G7)
5. Remove volunteer Black Locust trees (map grid F7 and E7).
6. Clear debris from under the benches at the end of the paved trail bench area so drainage can go to the west instead of the northwest. Drainage should follow along the east side of the trail and go south of the bench area (map grid E7)
7. Trim River Birch branches away from building (map grid G5).
8. Remove all trees from prairie slope *except* Maple near the gate for the driveway (map grid I4-6 and J4-6)

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

9. Kill Thistle and replant with native vegetation (map grid I3)
10. Remove trees from steep slopes (map grid E-F1).
11. Replace shade tree. Recommend Hackberry or Cutleaf Silver Maple (map grid F4)

UTILITIES

A. Existing Data

1. Site utilities include water service, sanitary, and storm sewer.

B. Observations

1. Curb inlet need to be reset (map grid G5).
2. Stormwater not all going to inlet (map grid I3)
3. Debris collecting in the inlet (map grid G2)

C. Recommendations

1. Reset curb inlet (map grid G5).
2. Fill to ensure drainage goes to the inlet (map grid I3).
3. Keep debris cleared from the inlet (map grid G2).



Reset curb inlet – map grid G5



Drainage not going to inlet – map grid I3



Debris in inlet – map grid G2

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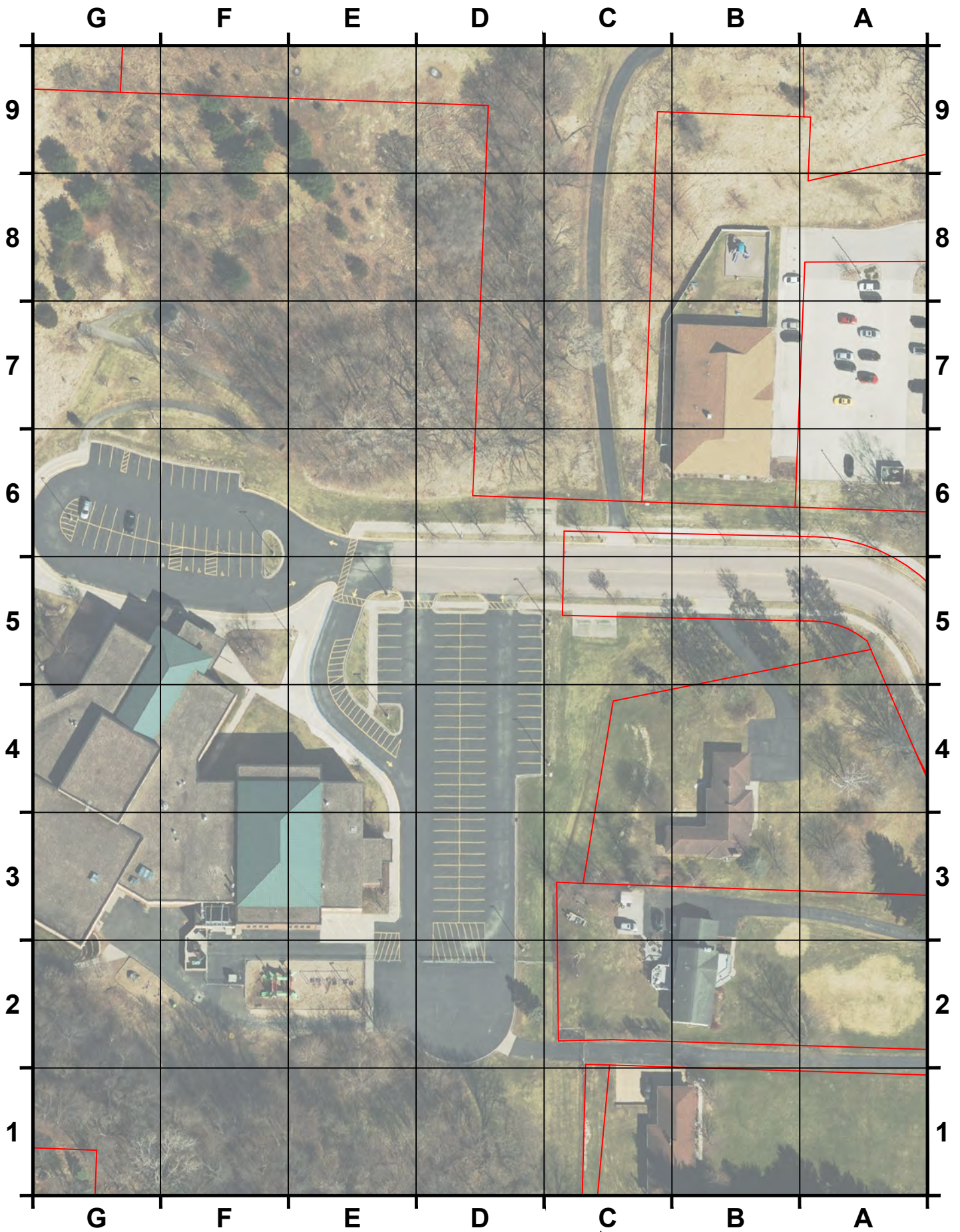


2021 SCHOOL DISTRICT OF ONALASKA:
LONG RANGE PLANNING STUDY
EAGLE BLUFF ELEMENTARY

EB - 22

SCALE: 1" = 100'

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING
632 COPELAND AVENUE · LA CROSSE, WI 54603
Tel. 608.781.3110 Fax. 608.781.3197 Paragon-Assoc.biz



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EB - 23

SCALE: 1" = 100'

PARAGON ASSOCIATES
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CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING
632 COPELAND AVENUE · LA CROSSE, WI 54603
Tel. 608.781.3110 Fax. 608.781.3197 Paragon-Assoc.biz

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

PLUMBING

The following report is the result of a site visit by Bob Novak, Ring & DuChateau that occurred on 04-05-21. Site observations were used in the preparation of this report.

A. Existing Data

1. Water heating equipment is gas fired instantaneous water heating equipment. 2 units provide adequate hot water for building. The units are good condition and are operating well.
2. The building is served by a duplex Hillenbrand water softener. The water softener is softening domestic HW and CW.
3. The Domestic water booster pumps/system were replaced in 2019.
4. Plumbing fixtures are in good operational condition. WCs are wall hung manual flush valve, URs are floor mount with sensor flush valves, Wash fountains have sensor operation.
5. Water service is 3" with a 3" meter and 3" CW supply piping out to building.
6. Water Piping is copper.

B. Observations

1. Water heating equipment is gas fired instantaneous water heating equipment. Currently 2 units provide adequate hot water for building. The units are good condition and are operating well.
2. The Sanitary, storm and water piping systems are functioning properly.
3. Water piping system is functioning properly. Valves will need to be replaced as they age.



Water heaters



Fixtures

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

C. Recommendations

1. Instantaneous water heating equipment is required to be maintained for scale build up on a regular basis.
2. Other Equipment will require an annual review of condition and minor ongoing maintenance as needed.

D. Expected Remaining Lifespan

1. Water heating equipment is expected to last 5 years.
2. Water softening equipment should be viable for another 10 years.
3. Sanitary and Storm Piping systems should have an unlimited lifetime, there will be some minor repair/replacements required due to usage, an example would be the grease interceptor.
4. Plumbing fixtures/faucets/flush valves will require on going minor maintenance/replacement as needed.
5. Water piping system should have a 20 year useable life. Valves may require replacement as they age.

E. Specific Areas of Concern

1. None



Water meter

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

HVAC

The following report is the result of a site visit by Randy All, Frederickson Engineering, Inc. that occurred on April 1st, 2021 to update previous visits that occurred on August 2nd, 2013 and March 2nd, 2018. Site observations were used in the preparation of this report.

A. Existing Data

1. The building heating system is a hot water system that consists of two (2) Hurst 80 hp firebox boilers rated at 2,678,000 btu output each. The pumping system is a primary-only arrangement with variable flow system pumps.
2. The building cooling system is a central chilled water system that consists of a 300 ton Multi-Stack water-cooled modular chiller. The chiller condenser is cooled with an outdoor closed-circuit fluid cooler with variable speed fans. The pumping system is a primary-secondary arrangement with a variable flow system pump.
3. The building is served by constant volume air handling units and air handling units with hot water VAV control. The air handling units have been updated in recent years with pre-heat coils and coil pumps.
4. The building is controlled by a Schneider Electric/T.A.C. direct digital control system. Several Barber-Colman digital controllers that were original from 1999 were replaced with Schneider Electric controllers in 2014.
5. Bipolar ionization air purification systems were recently installed within all air handling equipment.



Hot water boilers



Water-cooled chillers

B. Observations

1. The hot water heating system is in good condition and, with a proper maintenance program, should continue to serve the building for another 10-15 years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

2. The chilled water system is in good condition and, with a proper maintenance program, should continue to serve the building for another 10-15 years.
3. Hot water convectors and cabinet heaters are controlled by standalone electric thermostats that are not connected to the central digital control system.
4. The hot water heating system does not contain a high-efficiency condensing boiler for summer reheat and low water temperature applications like dehumidification.
5. The Owner has indicated that the destratification fan in the front entry is ineffective and is not temperature controlled.

C. Recommendations

1. Consideration should be given to adding a small condensing boiler to the main boiler plant to provide summer reheat, shoulder month heating, and dehumidification capabilities while optimizing overall system efficiency.
2. Replace the existing destratification fan serving the front entry with a new variable speed type fan with an ECPM motor, upper level and lower level temperature sensors, and control by the BAS system.
3. Continue with the current preventative maintenance plan on all mechanical equipment.
4. Continue to maintain the existing Schneider Electric digital control system. We recommend maintaining the software with the latest updates to keep the system current.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

ELECTRICAL

The following report is the result of a site visit by Galileo Consulting Group, LLC that occurred on May 20, 2021. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report. All construction costs indicated in this report are opinions.

MAIN ELECTRICAL SERVICE

A. Existing Data

1. This school has a 1,600-amp 480Y/277 volt 3-phase 4-wire electric service. The service is fed from a utility owned pad mounted transformer. The CT cabinet is located on the exterior of the building. The meter socket is mounted to the CT cabinet. The main service switchboard consists of a 1,600-amp main circuit breaker section and two circuit breaker distribution sections for the branch feeders. This service equipment was installed in 1999. The switchboard is a Cutler Hammer. There are 14 spaces available for future circuit breakers. There is an integral surge protection device.

B. Observations

1. The main service switchboard is in good working order.

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the main service switchboard is about 30-35 more years.



Main service equipment



Main service equipment

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY



Main service equipment



Main service equipment

PANELBOARDS

A. Existing Data

1. The panelboards are Cutler Hammer and were installed in 1999.

B. Observations

1. The panelboards generally are not full and have space for additional circuit breakers.
2. The panelboards are in good working order.

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the panelboards is about 30-35 more years.



Typical panelboard

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

GENERATOR

A. Existing Data

1. This building has a 20 KW Cummins natural gas fueled generator. The generator is liquid cooled. It was installed in 1999. The generator is located outside of the electrical room in the dumpster enclosure.
2. There is one 70-amp Cummins automatic transfer switch located in the main electrical room. This transfer switch is used for life safely loads only.

B. Observations

1. The generator and transfer switch need repair or replacement.

C. Recommendations

1. Consider replacing generator and transfer switch soon.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the generator and automatic transfer switch is less than 5 years.



Transfer switch



Emergency generator

LIGHTING FIXTURES AND CONTROLS

A. Existing Data

1. The classrooms have 2x4 acrylic lens 3 or 4-lamp fixtures. The lamps are T8 with a color temperature of 5000K. The ballasts are electronic. Each classroom also has an occupancy sensor and two sets of switches that control two separate banks of inboard/outboard lamps in each fixture. The light fixtures are on 8' X 8' centers.
2. The hallways/corridors have 2x4 combination of acrylic lens and parabolic 2-lamp fixtures. A few T8 lamps have been replaced with LED lamps with a color temperature of 5000K. The ballasts are electronic. The fixtures are controlled by a 3-way switch at each end of the corridor. There are 24/7-night light fixtures. The fixtures are spaced 12' on center.
3. The offices have 2x4 parabolic 3-lamp fixtures. A few T8 lamps have been replaced with LED with a color temperature of 5000K. The ballasts are electronic. Each office also has an occupancy sensor and two switches that control dual level inboard/outboard lamps in each fixture.
4. The gym has fluorescent T5HO high bay fixtures with occupancy sensors.
5. Exterior canopy fixtures, perimeter wall-packs and Parking lot pole lights are LED type. The parking lot and canopy lighting are controlled by a photocell-on, photocell-off central lighting contactor in the exterior lighting control panel. The wall pack lighting is controlled by a photocell-on, timeclock-off central lighting contactor in the exterior lighting control panel. The exterior lighting control panel is located in the main electrical room.

B. Observations

1. The staff indicated the existing interior and exterior light fixtures are in good working order and generally the light levels are good also.
2. A Few incandescent lamps remain in the 'Fish' tank area and should be replaced with LED.
3. It was reported the 5th grade common area may be low on light illumination and additional lighting should be added.
4. Existing Library/LMC suspended chandelier type lighting fixtures have been updated to LED in 2019.

C. Recommendations

1. Replace existing fluorescent lighting fixtures with LED upon failure or during future remodel projects. \$220 for each fixture.
2. Replace all existing interior fluorescent lighting fixtures with LED and install new programmable digital computer network lighting controls to meet current energy codes and industry standards. Budget – \$392,063.
3. For Specialized Instruction areas such as Special Education, Children's Day Schools, Disabilities, Sensory, ETC. recommend installing Tunable LED lighting and associated digital controls. Budget - \$4.40/sq.ft.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the interior light fixtures is about 10-15 more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

WIRING DEVICES

A. Existing Data

1. The receptacles and toggle switches are commercial grade 15A with unbreakable nylon plates

B. Observations

1. The receptacles and toggle switches are in good working order

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the wiring devices is about 20-25 more years.

FIRE ALARM SYSTEM

A. Existing Data

1. The fire alarm control panel is an EST3 addressable system. The fire alarm panel is located in the main electrical room.
2. There are pull stations by all exterior doors.
3. There are wall mounted horn strobe devices in the corridors and classrooms.
4. There are smoke detectors in corridors, classrooms, and storage rooms. There are heat detectors in mechanical rooms.
5. There are duct smoke detectors in the air handling units operating at 2000 CFM or greater.
6. All fire alarm cabling is installed “open air” above the ceilings.



Fire alarm notification device

B. Observations

1. The fire alarm system smoke detectors, heat detectors, horn/strobe notification devices, manual pull stations, duct detectors, etc. are original installation in 1999 and approaching the end of their useful life.
2. Fire alarm system is compliant with current fire alarm codes.

C. Recommendations

1. Consider upgrading to an audio evacuation fire alarm system.
2. Audio Evac Fire Alarm Systems are now the normal design practice for any size school.
3. This building is not sprinklered.
4. The Onalaska School District has made strides and have developed a new standard for fire alarm systems, for example the Northern Hills Elementary School has an audio evacuation fire alarm system. Recommend continuing on this path for all schools in the district.
5. Budget estimate to upgrade to audio evacuation system installation - \$93,500.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the fire alarm system is about 10- 15 more years for the Fire Alarm Control Panel but will still require periodic upgrades to hardware and software. The Notification devices have 0-5 years of useful life.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

CLOCK SYSTEM

A. Existing Data

1. There is a Lathem hard-wired synchronized clock system. This system is 19 years old. The clock master controller is located in the second-floor data room.
2. There are Lathem analog clocks in the classrooms, offices, and other public areas.
3. The bell tone is controlled by the master clock controller.



Lathem analog clock

B. Observations

1. The clock system is in good working order but due to age is approaching the end of its useful life.
2. Additional clocks can be added to the system.

C. Recommendations

1. Replace the entire master clock system with new low voltage hard-wired Point-Over-Ether (POE) system or with line-voltage AC powered synchronized wireless system.
2. Budget \$22,000.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the clock system is about 5-10 more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

INTERCOM SYSTEM

A. Existing Data

1. There is a new Intercom system. This system was installed in August of 2021. The amplifier is located in the second-floor data room.
2. The intercom system is accessed through the phone system.
3. There are recessed ceiling mounted intercom speakers in the corridors and classrooms.
4. There are flush wall mounted horns on the exterior of the building.
5. The bell system is toned through the intercom speakers and has internet access.

B. Observations

1. The intercom system is in excellent working order.
2. Additional intercom speakers can be added.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the intercom system is about 15 - 25 more years.



Public address system exterior speaker



Public address system interior speaker

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

PHONE SYSTEM

A. Existing Data

1. There is a recently installed Mitel 3300 IP (Internet Protocol) phone system. This system was installed in 2015 - 2016. New IP phones have been installed through-out the school.
2. The phone cabling is CAT5 and is routed back to wall mounted voice wiring blocks. The voice wiring blocks are located in both second-floor data rooms.

B. Observations

1. The phone system is in good working order.
2. Additional phones can be added to the system.

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the Mitel 3300 phone system is about 7 more years.

DATA SYSTEM

A. Existing Data

1. The MDF data rack is located in the second-floor data room. There is one floor mounted data rack. There is one additional IDF data rack in the other second floor data room.
2. The IDF data racks are connected to the MDF data rack with single-mode fiber optic cable. The MDF of all the schools in the district are connected together with single-mode fiber optic cable.
3. The data cable is CAT5e plenum rated which is routed to patch panels in the data rack.



Network equipment rack

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

4. The patch panels in the data rack are CAT5e Hubbell.
5. There is a UPS.
6. Fiber optic cable to the building was installed in 2020.

B. Observations

1. The data system is in good working order.
2. Additional horizontal runs of data cable can be added to the existing rack.
3. Wireless Access Point system was recently upgraded for the School District in 2017- 2018. The Computer Network wireless access system is adequate for today's needs and for anticipated near future.



Data jacks

C. Recommendations

1. Replace the old existing CAT5e cable with new CAT6-plus cable. \$165/data jack

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CAT5e data cable is about 7-10 more years.
2. The expected remaining lifespan of the network equipment is about 7-10 more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

CATV SYSTEM

A. Existing Data

1. There is a CATV service to this building.
The CATV distribution rack is located in the IMC work room. There is a CATV jack in each classroom.

B. Observations

1. CATV system is no longer in use.

C. Recommendations

1. Remove all CATV equipment and jacks.
2. Remove all CATV Coax cable. Budget \$6,000.

D. Expected Remaining Lifespan

1. Not Applicable

SECURITY SYSTEM

A. Existing Data

1. There is an Ademco security system.
The security control panel is located in the main electrical room.
2. The security system has motion sensors in the corridors.

B. Observations

1. All exterior doors have contact switches.
2. Security system is in good working order.
3. Additional security devices can be added.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the security system is about 10-15 more years.



Security system equipment



Security system equipment

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

CCTV SYSTEM

A. Existing Data

1. There is a server-based IP CCTV system used throughout all the buildings in the district.
2. There are interior and exterior fixed color IP cameras.

B. Observations

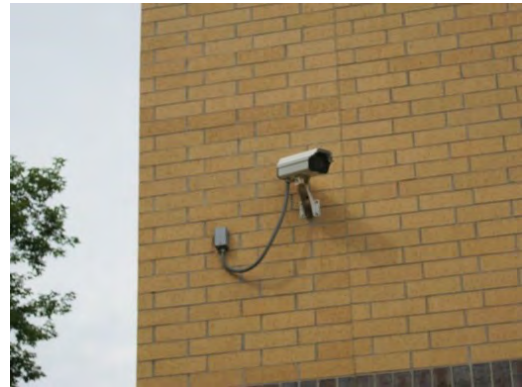
1. The CCTV system is in good working order.
2. Additional cameras can be added.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CCTV system is about 7 more years.



Exterior CCTV camera

ACCESS CONTROL SYSTEM

A. Existing Data

1. There is an RS2 System door access control system which was installed for the District in 2015 - 2016.
2. The majority of exterior doors have electric strike and key fob readers. They were added in sometime between 2017-2020.

B. Observations

1. The access control system is in good working order.
2. Additional doors can be added to this system.
3. The Aiphone camera/intercom system for the YMCA entrance is not working properly. May need to be replaced.



Electronic door access control system

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

C. Recommendations

1. Install electric strikes with key fob readers on additional exterior doors as required. \$3,000/door.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the access control system is about 10-15 more years.



Electronic door access control system

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

ITEM NO.	DATE ENTERED	KEY DESCRIPTION	REASON	DESCRIPTION	EST. COST	ACTION DATE	PRIORITY LEVEL
CURRENT EAGLE BLUFF ELEMENTARY ITEMS							
EB-0001	10/10/2013 7/12/2021	Resilient flooring replacement	Maintenance	Art Rooms Remove existing VCT flooring with polished concrete.	\$34,000		2
EB-0002	10/10/2013 7/12/2021	Re-flash rubber membrane flashing at perimeter.	Maintenance	Re-flash rubber membrane at roof perimeter.	\$16,000	Annual	2
EB-0003	10/10/2013 7/12/2021	Door Glass Replacement	Code Compliance	Remove all existing wireglass installed in fire labeled doors and sidelites. Replace with new fire-protection rated safety glass.	\$25,500		3
EB-0004	10/10/2013 7/12/2021	Ceiling Grid Replacement in Kitchen area.	Maintenance	Replace corroded suspended ceiling system grid with aluminum based T-grid.	\$8,700		3
EB-0006	10/10/2013 7/12/2021	Art Room Faucet Replacement	Replacement	Existing faucets in the Art Rooms appear to show significant wear and should be replaced in the near future.	\$5,500		2
EB-0011	3/4/2014 7/12/2021	Sidewalk Replacement	Safety	Continuation of sidewalk replacement and sub base redo by front entrance – annual inspection.	\$7,000		3
EB-0015	3/12/2015 7/12/2021	Landscape	Safety / Operations	Landscape outside the art room doors to minimize water flow and ice buildup.	\$51,000		2
EB-0025	3/31/2020 7/12/2021	Replace carpet	Operational	Phased project to start replacing aged, worn carpet in all classrooms	\$78,000		2
EB-0026	3/11/21	Door hardware	Operational	Replace all door locks so it is on the districts keying master plan (last school)	\$75,000		1
EB-0026	3/11/21	Lighting (option 1)	Energy/ Upgrade	Replace original lighting fixtures with LED and supporting controls	\$185,000	Option 1	2
2018 & 2021 ASSESSMENT ITEMS							
EB-0024	3/26/2018 7/12/2021	Upgrade Interior Lighting to LED, upgrade control system (option 2)	Technology Upgrade	Replace existing interior fluorescent lighting with energy efficient LED. Replace existing lighting controls with new Networked digital programmable controls.	\$392,000	Option 2	2
EB-0025	3/26/2018 7/12/2021	Data Cable Replacement	Technology Upgrade	Replace existing CAT5e data cable with new CAT6 data cable	\$94,000		3

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

EAGLE BLUFF ELEMENTARY

EB-0026	3/26/2018 7/12/2021	Upgrade existing fire alarm system to Voice-Evac	Systems Upgrade	Upgrade existing fire alarm system with new voice evac type which is the industry standard for schools. Replace all devices with new due to advanced age.	\$93,500		2
EB-0027	3/26/2018 7/12/2021	Upgrade Master Clock System	Systems Upgrade	Replace existing Master Clock System with new due to advanced age	\$20,000		2
EB-0028	3/26/2018 7/12/2021	Door Access Control	Security Upgrade	Add electric door strikes with key fob readers on additional exterior doors. Note: Door contact switches added in 2019	\$3,500 Per door		2
EB-0029	3/26/2018 7/12/2021	Public Address Intercom System	System Upgrade	Replace existing Public Address Intercom system with new due to advanced age.	\$50,000		2
EB-0030	3/26/2018 7/12/2021	CATV System	Maintenance	Delete all CATV system wiring, equipment and jacks, system no longer in use.	\$6,000		3
EB-0031	3/8/2018 7/12/2021	Drainage (Map location J3)	Maintenance	Add drain inlets to eliminate mud hole.	\$2800		2
EB-0033	7/12/2021	Rebuild low seating wall and dumpster wall	Maintenance	Rebuild exist low seating walls at main entrance and dumpster screen walls and precast concrete wall caps.	\$45,000		1
EB-0034	7/12/2021	Repaint HM doors and frames	Maintenance	Repaint existing hollow metal doors and frames at exterior gym and service doors	\$ 1,200		1
EB-0035	7/12/2021	Add condensing boiler to system	System upgrade	Add high-efficiency condensing boiler for summer reheat and de-humidification needs	\$30,000		2
EB-0036	7/12/2021	Ongoing site maintenance issues	Maintenance	This site has ongoing drainage and site issues. Annual upkeep is required	Budget \$20,000		1
EB-0037	7/12/2021	Remove trees as needed	Maintenance	This site has ongoing issues. Annual upkeep is required.	Budget \$20,000		1
EB-0038	7/12/2021	Hillside above lower playground	Landscaping	This area needs to be redesigned to bring back the original plantings	Budget \$20,000		1

2021 School District of Onalaska Irving Pertzsch Elementary October 20, 2021



Prepared by



www.vantagearchitects.com

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

IRVING PERTZSCH ELEMENTARY

IRVING PERTZSCH ELEMENTARY

524 Main Street
Onalaska, WI 54650

BUILDING DATA:

Building Area

1950 - 2006 Existing	82,526 SF
<u>2014 Addition/Remodel</u>	<u>10,071 SF</u>
Total	92,597 SF

Building Occupancy Classification

Educational Group – E

Construction Type

Type II-B

Fire Protection

Sprinklered

Construction Projects/Dates

1950	Original Construction
1955	West Wing Additions
1966	Additions & Remodeling
2005	Bus/Parent Drop-off Driveway
2006	Additions & Remodeling
2009	Community Room Enhancements
2014	Gymnasium Addition & Classroom Remodeling



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

IRVING PERTZSCH ELEMENTARY

ARCHITECTURAL

The following report is the result of a site visit by Jerry Schomberg and Jessica Wang, Vantage Architects, Inc. that occurred on May 3rd, 2021. Site observations were used in the preparation of this report.

BUILDING ENVELOPE: EXTERIOR WALLS

A. Existing Data

1. The exterior walls of the original building were constructed of masonry bearing walls comprised of modular face brick over concrete block without any rigid cavity or surface applied insulation. The exterior masonry walls of the 2006 and 2014 – 15 additions were constructed as a multi-wythe, 14” thick cavity wall with modular face brick, 2” cavity insulation and an 8” concrete block backer.



Masonry exterior walls

B. Observations

1. The exterior face brick remains in good condition. Brick mortar joints show minimal signs of any significant deterioration. Expansion joint sealants are in good condition.
2. Expansion joints at the south wall of the gym display signs of brick expansion.
3. Lintels above windows are in good condition overall. Slight movement can be seen on the building west side.



Brick expansion at gym south wall

C. Recommendations

1. Control joints that display brick expansion should be monitored on an annual basis to ensure they maintain a waterproof joint.



Slight movement at window lintel on left

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

BUILDING ENVELOPE: WINDOWS

A. Existing Data

1. Building consists of aluminum storefront windows and frames with a combination of fixed and operable panes.

B. Observations

1. Windows and frames remain in good condition with minimal areas requiring repair.

C. Recommendations

1. Sealant around windows may be monitored on an annual basis to ensure they maintain a waterproof joint.
2. No other recommendations at this time.



Aluminum storefront windows

BUILDING ENVELOPE: DOORS

A. Existing Data

1. Building consists of aluminum storefront entrances and hollow metal doors and frames.

B. Observations

1. Aluminum entrances and hollow metal doors and frames remain in good condition.

C. Recommendations

1. None at this time



Aluminum entrance doors



Pupil Services entrance

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

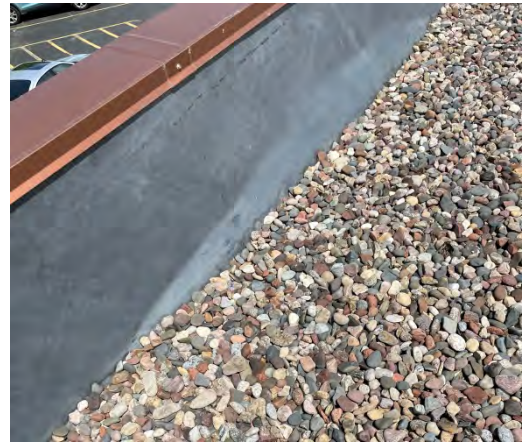
BUILDING ENVELOPE: ROOF

A. Existing Data

1. The original 1950 building and 1955 west wing addition consisted of wood roof joists and decking which was left in place as part of the 2006 additions and remodeling project. The 1966 classroom/gymnasium addition was framed with steel joists and decking.
2. The 1950 and 1955 wings were roofed with a ballasted single-ply rubber membrane. The 2006 project surrounded the 1950 and 1955 wings with a 60-mil ballasted single-ply roofing over rigid insulation in combination with standing seam metal roofing applied to the raised roofs above the library and east side entrances.
3. The 1966 classroom / gymnasium wing is roofed with a urethane foam. The foam roof above the old gymnasium was re-coated in 2013.
4. The 2014 gymnasium addition was roofed with a fully-adhered single-ply rubber membrane over rigid insulation.

B. Observations

1. In general, the ballasted roof areas appear to be in satisfactory condition. Perimeter of the rubber membrane roofs will likely continue pulling away from any parapet or raised roof curbs from ongoing shrinkage.
2. The foam roofs above the 1966 classroom/gymnasium wing will continue to require frequent inspections for holes thru the foam that will contribute to leakage into the interior. The foamed roof surface is irregular and allows water to pond before finding its way to the roof drains and scuppers. Damage from birds is often the source of creating holes in the foam which can expand over time. This roof was recoated in 2013.
3. Sheet metal fascia appears in satisfactory condition. The original fascia at the 1966 south end addition appears worn and deteriorating.



Roof membrane pulling away from parapet



Example of holes created in foam causing deterioration



Roof membrane/coping repair in progress

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

C. Recommendations

1. For purposes of extending the lifespan of the ballasted single ply rubber membrane roof, it is recommended that the perimeters be cut out and re-flashed with reinforced perimeter strip as needed. Membrane seams should also be reviewed/stripped on a scheduled annual basis. The maintenance work should extend the life of the ballasted roofing indefinitely.
2. The urethane foam roofs can continue to be re-coated and repaired indefinitely with the understanding that frequent inspections and repairs will likely be necessary. Total tear-off and replacement with a single-ply membrane (EPDM or PVC) remains an option when conditions justify the cost of maintaining versus total replacement.



Existing ballast roof and tower

BUILDING ENVELOPE: MISCELLANEOUS

A. Existing Data

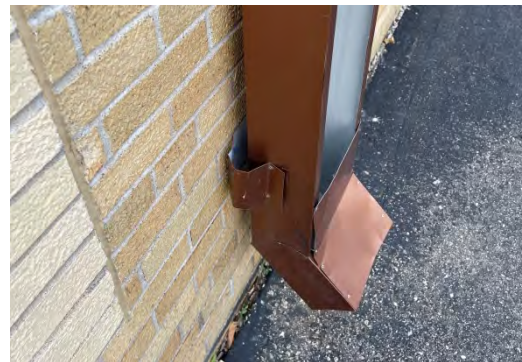
1. Downspouts and gutters are pre-finished galvanized steel with open faced downspouts.
2. Soffits are made up of various materials; metal, EIFS and wood.

B. Observations

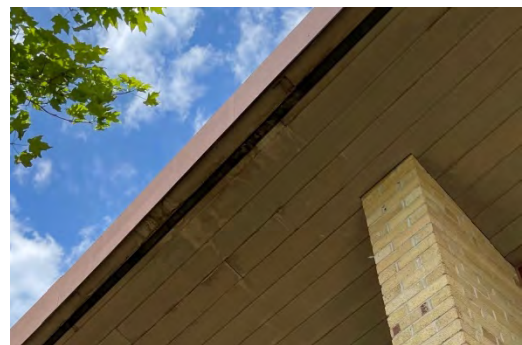
1. Multiple downspouts at the playground display signs of damage.
2. Wood soffits at the playground dumpster refuge area display signs of damage.
3. Wood soffits on the building west side show signs of moisture damage.

C. Recommendations

1. Downspouts and wood soffit repairs may be part of an ongoing district maintenance project based on priority level.
2. Moisture damage at wood soffits should be monitored and repaired as needed.



Damaged downspout at playground



Moisture damage at wood soffit

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

BUILDING INTERIOR: FLOORING

A. Existing Data

1. Flooring materials include a combination of carpet, luxury vinyl tile, ceramic tile, and maple gym flooring.

B. Observations

1. In general, various floorings are well maintained throughout the building.

C. Recommendations

1. None at this time



Gymnasium

BUILDING INTERIOR: WALLS

A. Existing Data

1. The majority of interior walls are of concrete block with a combination of metal stud with gypsum board interior partitions.

B. Observations

1. Overall, walls are in satisfactory condition.

C. Recommendations

1. None at this time



Irving Pertzsch Nurse room

BUILDING INTERIOR: DOORS AND FRAMES

A. Existing Data

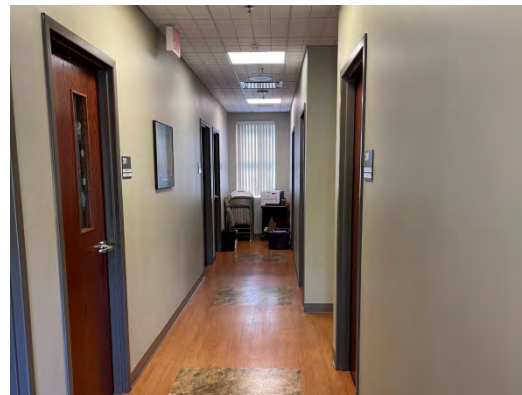
1. Interior doors are solid core wood doors and hollow metal frames.

B. Observations

1. Doors remain in good condition.

C. Recommendations

1. None at this time



Wood doors and hollow metal frames

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

BUILDING INTERIOR: MISCELLANEOUS FINISHES

A. Existing Data / Observations

1. Finishes throughout the building are in overall good condition.
2. Acoustical tile ceilings remain in good condition.
3. Plastic laminate (recent and original) and original wood casework show minimal wear and remain in good condition.

B. Recommendations

1. Additional wall protection to drywall surfaces, primarily in high-abuse areas such as main corridors and stairwells, could be applied using PVC sheet membrane as supplement to the vinyl corner guards already in place.
2. No other recommendations at this time



Community room



Irving Pertzsch Nurse office

BUILDING SPACES: ORIGINAL PUPIL SERVICES

A. Existing Data

1. The district nurses are currently located in the previous Pupil Services due to lack of space in the district office building.
2. This area consists of offices, conference rooms, open work area and supplemental rooms such as toilets, storage, work room and break room.

B. Observations

1. All rooms are currently full and being utilized for offices, food pantry storage, clothing storage, nurse supply storage, and supporting nurse and health services for students in the district.



Open work area in Pupil Services

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the elementary school and district office.



Conference room



Food pantry storage

HANDICAP ACCESSIBILITY: ACCESSIBLE ROUTES

A. Existing Data / Observations

1. The Irving Pertzsch Elementary site currently provides accessible routes from 1) the south side bus drop-off area, 2) main building entrance on the east end, and 3) all entrances from the playground side, and 4) Entrance B off from Main Street (day care and Community Room).

B. Recommendations

1. None at this time



Front entrance

HANDICAP ACCESSIBILITY: ACCESSIBLE PARKING

A. Existing Data / Observations

1. Site provides accessible parking.

B. Recommendations

1. None at this time



Accessible parking at front entry

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

HANDICAP ACCESSIBILITY: ACCESSIBLE ENTRANCES

A. Existing Data / Observations

1. Door operators have been provided at Entrance A, Entrance B, and Pupil Services on the east end.

B. Recommendations

1. None at this time



Pupil Services entrance

HANDICAP ACCESSIBILITY: ACCESSIBLE INTERIOR CIRCULATION

A. Existing Data / Observations

1. Both levels are connected by elevator located near the entrance to the LMC. All classrooms, corridors and auxiliary spaces were designed for compliance with ADA guidelines for interior circulation.

B. Recommendations

1. None at this time



Classroom circulation path

HANDICAP ACCESSIBILITY: ACCESSIBLE TOILET FACILITIES

A. Existing Data

1. All new toilet rooms as part of the 2006 and 2014 projects were designed in compliance with the ADA guidelines.

B. Observations

1. Original toilet rooms designed before 2006 and 2014 are not completely compliant with current ADA guidelines.

C. Recommendations

1. None at this time



Individual ADA toilet room

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

HANDICAP ACCESSIBILITY: ACCESSIBLE SIGNAGE

A. Existing Data / Observations

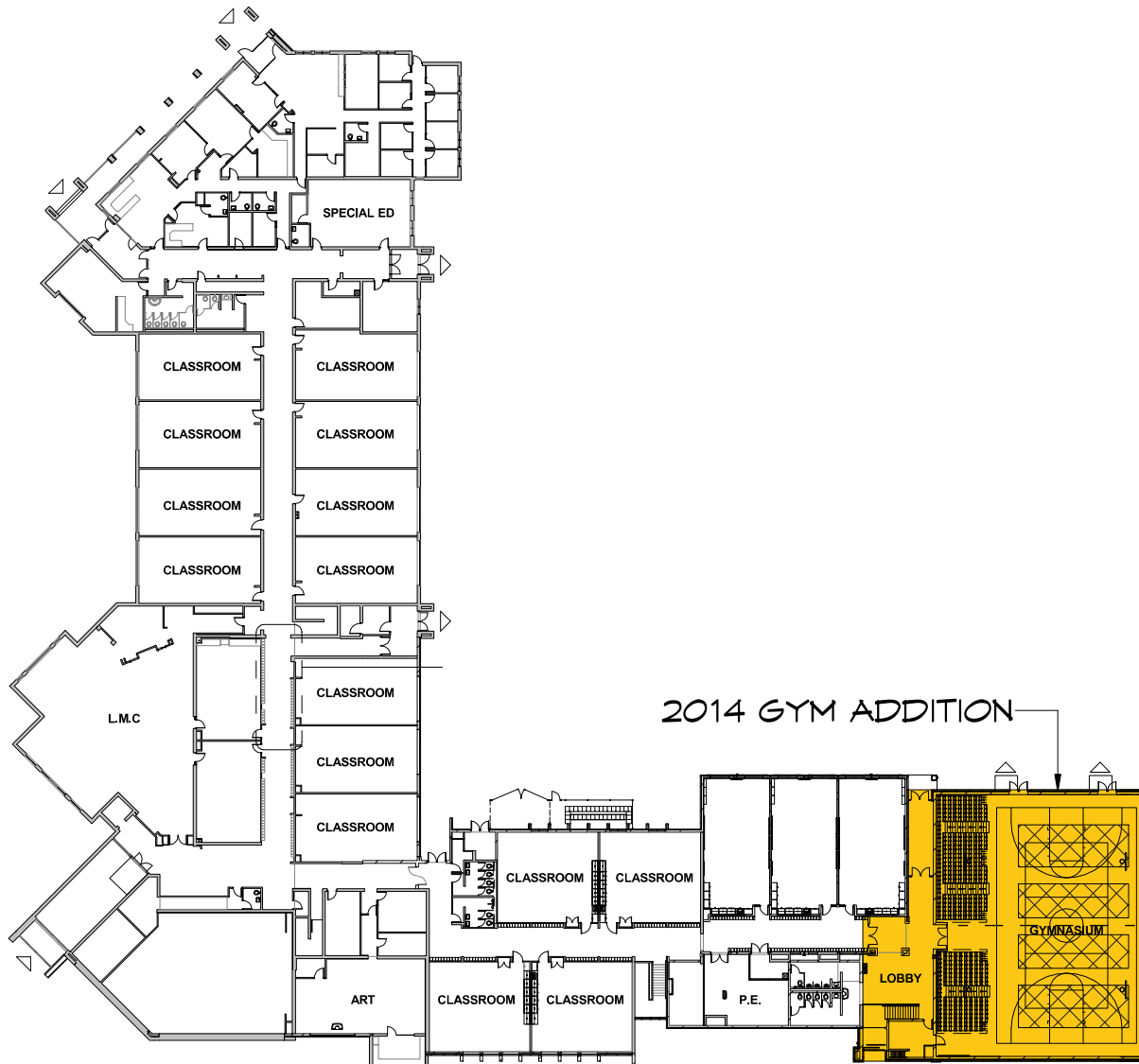
1. ADA compliant signage was provided as part of the 2006 and 2014 building projects.

B. Recommendations

1. None at this time

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

IRVING PERTZSCH ELEMENTARY - EXISTING FLOOR PLAN

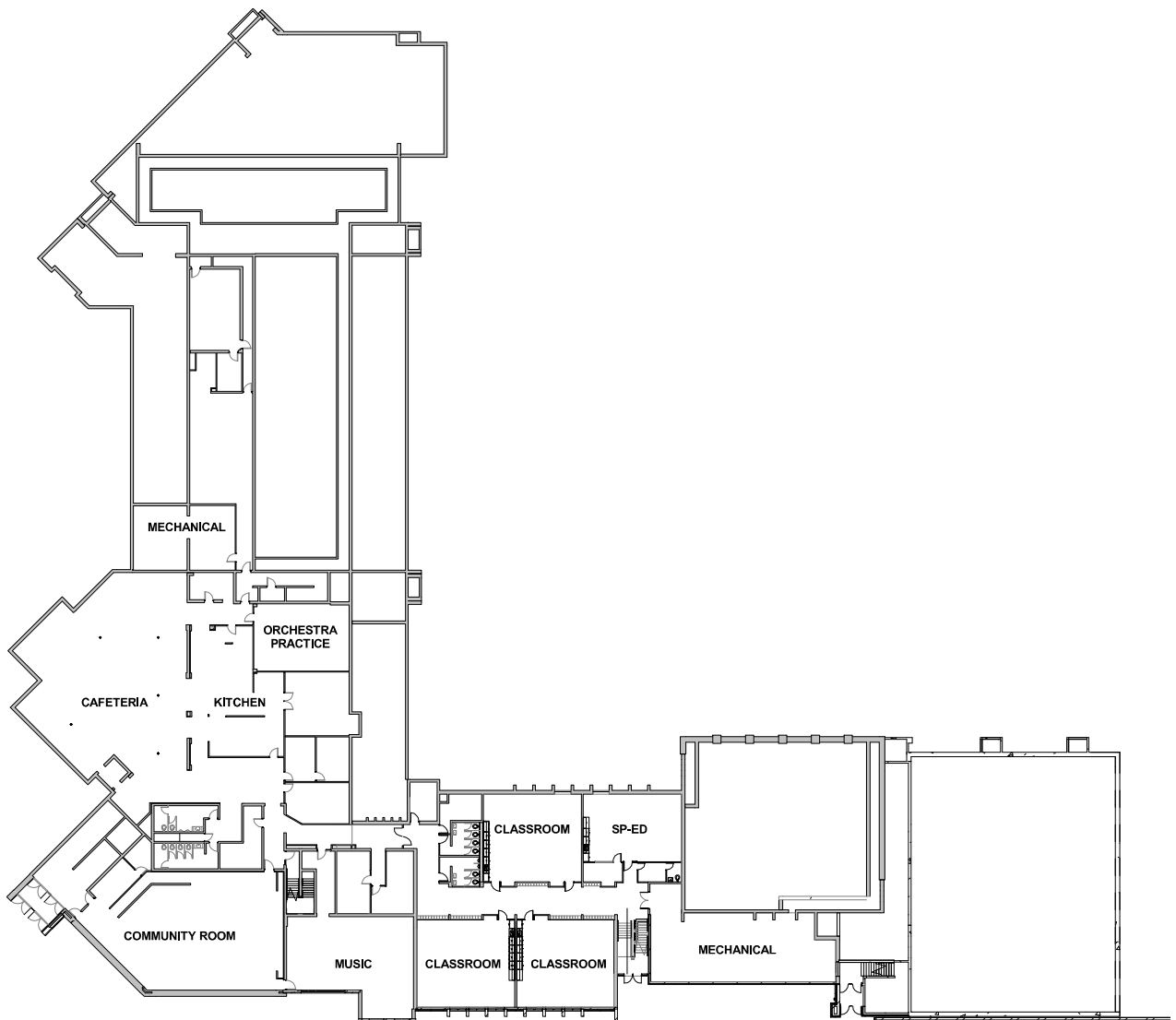


FIRST FLOOR OVERALL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

IRVING PERTZSCH ELEMENTARY - EXISTING FLOOR PLAN



LOWER LEVEL OVERALL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

IRVING PERTZSCH ELEMENTARY - CURRENT USAGE FLOOR PLAN



FIRST FLOOR OVERALL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

IRVING PERTZSCH ELEMENTARY - CURRENT USAGE FLOOR PLAN



LOWER LEVEL OVERALL PLAN



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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

IRVING PERTZSCH ELEMENTARY

SITE

The following report is the result of a site visit by Jeff Moorhouse, Paragon Associates, that occurred on 6-20-21. Site observations were used in the preparation of this report.

OVERVIEW

Irving Pertzsch Elementary is a two-story building with parking on the northeast side and playgrounds south of the main building. Irving Pertzsch completed several relatively recent additions and site improvement projects. A majority of site amenities are still in good condition.



Irving Pertzsch Elementary

SIDEWALKS

A. Existing Data

1. A large portion of the school's sidewalks were constructed or reconstructed during the recent addition projects. Irving Pertzsch also utilizes the adjacent public sidewalks.

B. Observations

1. In general, the sidewalks are in good condition.

C. Recommendations

1. Continue to monitor and note any cracked or lifted sidewalks.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

PARKING

A. Existing Data

1. The main parking lot at the northeast corner of the site consists of asphalt paving with some concrete curb and gutter. There is a small parking area on the south side of the site with additional handicap accessible spaces, constructed of concrete curb and gutter and concrete paving.



Parking lot paving

B. Observations

1. The paving and curb and gutter in both locations are still in good condition.

C. Recommendations

1. Replace sign with legible one (map grid H5)
2. Continue to monitor conditions of paving and make any needed corrections.



Replace sign – map grid H5

PLAYGROUNDS

A. Existing Data

1. There is a playground for lower elementary-aged children, south of the recent addition.
2. There is a playground for upper elementary-aged children with a variety of play structures and swings, located south of the main building and east of the recent additions.
3. There is a large asphalt paved area between the main building and the upper elementary-aged playground, that is marked for a variety of games, as well as a small track.



Areas of pavement failure (map grid D-E5 and D3)

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

B. Observations

1. Asphalt is showing some signs of small area failure, but still serviceable (map grid D-E5 and D3)
2. Playground edging is broken (map grid D5)
3. Play structure's stairs and landing areas have cracked/peeling coating and metal beneath is rusting (map grid C5)
4. Concrete fish paint is peeling (D4)



Broken playground edging (map grid D5)

C. Recommendations

1. Consider repaving entire play area in the 10 year plan (map grid D-E5 and D3).
2. Replace broken playground edging (map grid D5).
3. Consult with playground manufacturer for repairs or replacement of landing and stair areas (map grid C5).
4. Consult with professional painting company for proper surface preparation, and base/surface coat of paint for concrete fish (map grid D4).



Play structure surfacing (map grid C5)



Peeling paint (map grid D4)

FIELDS

A. Existing Data

1. Due to the urban nature of Irving Pertzsch, field space is limited. There is a small grass area south of the main playground that can be used for group games and field sports (with restrictions)

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

B. Observations

1. The field appears to be in serviceable condition, as well as the fence separating it from the pick-up/drop-off area.

C. Recommendations

1. Continue to inspect fencing for broken components.

LANDSCAPING

A. Existing Data

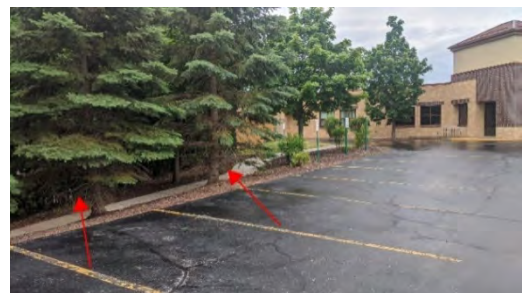
1. Landscaping consists of street trees, shade and evergreen trees in lawn areas, and ornamental trees, shrubs and grasses as foundation plantings along the building, as well as a large unit block retaining wall along the southwest corner of the site, adjacent to the smaller playground and west side of the newest building addition.



Bare areas of turf – map grid B3

B. Observations

1. There are bare areas of the lawn in the pre-K/K play area (map grid B3).
2. There are some large dead branches in the Siberian Elm (map grid B5)
3. Dead branches in the spruce trees (map grid F6)
4. Trees growing in the fragrant sumac (map grid G6)



Dead branches in spruce (map grid F6)

C. Recommendations

1. Reseed bare areas of lawn in the pre-K/K play area (map grid B3).
2. Prune the dead branches from the Siberian Elm (map grid B5).
3. Prune the dead branches from the spruce trees (map grid F6)
4. Remove trees growing in the fragrant sumac (map grid G6)



Trees growing in fragrant sumac (map grid G6)

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

UTILITIES

A. Existing Data

1. Site utilities include water service, sanitary, and storm sewer. Several large underground storm pipes are used for storm water storage.

B. Observations

1. Most utility structures that could be observed appeared to be in good working order.
2. Inlet appears to be plugging and there are signs of erosion across the driveway (map grid G5)
3. Inlet apron partially cracked and damaged (map grid D3).

C. Recommendations

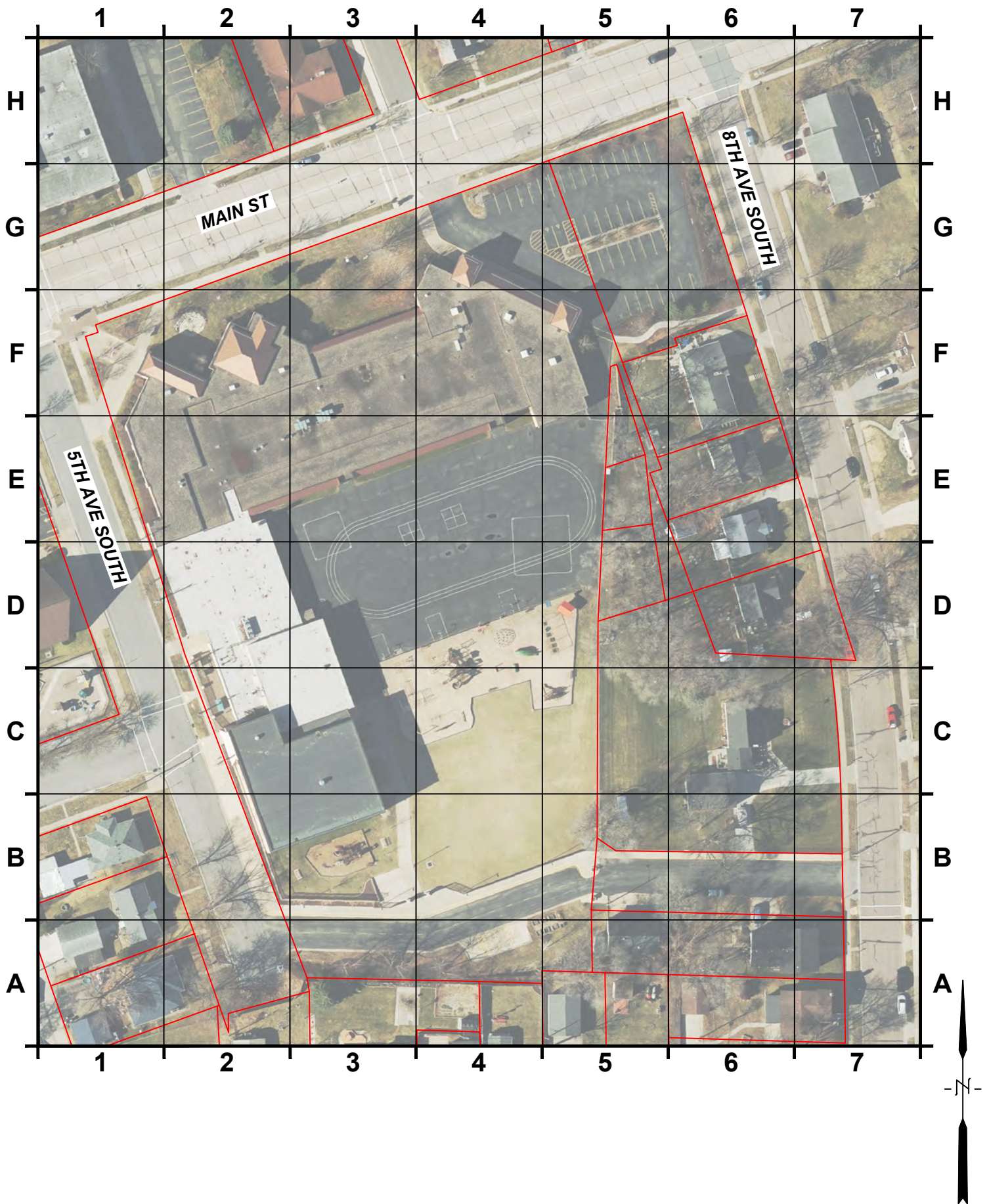
1. Replace inlet frame and grate with Neenah model R-2560 or equal to keep from plugging (map grid G5).
2. Replace concrete inlet (map grid D3).



Plugged inlet – map grid G5



Damaged apron – map grid D3



SCALE: 1" = 100'

2021 SCHOOL DISTRICT OF ONALASKA:
LONG RANGE PLANNING STUDY
IRVING PERTZSCH ELEMENTARY

IP - 21



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

IRVING PERTZSCH ELEMENTARY

PLUMBING

The following report is the result of a site visit by Bob Novak, Ring & DuChateau that occurred on 04-05-21. Site observations were used in the preparation of this report.

A. Existing Data

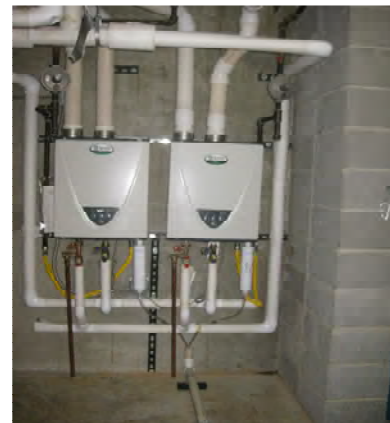
1. Water heating equipment is sealed combustion gas fired instantaneous water heating equipment. 2 units provide adequate hot water for building. The units are good condition and are operating well.
2. The building is served by a single Hillenbrand water softener in the 2014 addition. The water softener is softening domestic HW only.
3. Plumbing fixtures are in good operational condition. WCs are wall hung flush valve are a mix of sensor operated and manual, URs are floor mount with sensor and manual flush valves, Lavs have manual faucets.
4. Domestic Water service is 3" with a 2" meter and 3" CW supply piping out to building and 2" for north end lawn irrigation.
5. Water Piping is galvanized and copper with brass valves.
6. There is a 6" Water service for Fire Protection System. This service also serves cooling water for the HVAC chiller in the 2014 addition and the south end lawn irrigation.
7. A fire protection system is only provided in the 2014 addition.
8. There are large backflow preventers for the 2 lawn irrigation systems and the CW to the HVAC chiller.
9. There is an exterior buried grease interceptor for the kitchen waste piping.



3" Domestic water service and north irrigation



Fire protection riser, south irrigation, and CW for HVAC chiller



Water heaters

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

B. Observations

1. Water heating equipment is gas fired instantaneous water heating equipment. Currently 2 units provide adequate hot water for building. The units are good condition and are operating well.
2. The sanitary, storm and water piping systems are functioning properly.
3. Water piping system is functioning properly, Valves will need to be replaced as system ages.



Plumbing fixtures

C. Recommendations

1. Install a Duplex water softening system at the domestic water service to soften water to the entire building.
2. Other Equipment will require an annual review of condition and minor ongoing maintenance as needed.



Plumbing fixtures

D. Expected Remaining Lifespan

1. Water heating equipment is expected to last 15 years.
2. Water softening equipment should be viable for another 10 years.
3. Sanitary and Storm Piping systems should have an unlimited lifetime, there will be some minor repair/replacements required due to usage, an example would be the grease interceptor.
4. Plumbing fixtures/faucets/flush valves will require on going minor maintenance/replacement as needed.
5. Water piping system should have a 20+ year useable life. Valves may require replacement as they age.



Water softener

E. Specific Areas of Concern

1. None

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

IRVING PERTZSCH ELEMENTARY

HVAC

The following report is the result of a site visit by Randy All, Fredericksen Engineering, Inc. that occurred on April 1st, 2021 to update previous visits that occurred on August 2nd, 2013 and March 2nd, 2018. Site observations were used in the preparation of this report.

A. Existing Data

1. The building heating system is a hot water system that consists of two (2), Lochnivar condensing boilers with a 96.2% efficiency rating and a 25:1 turn down ratio for higher efficiencies. Both boilers rated at 2,000,000 btu output each. The pumping system is a primary-secondary arrangement with variable flow system pumps. Each boiler is served by an inline primary pump while main and stand-by pumps are piped in parallel in the secondary loop.
2. The building cooling system is a central chilled water system that consists of a 100 ton indoor water-cooled Multi-Stack chiller that is cooled by city water. It is piped in series with a 50 ton indoor Multi-Stack heat recovery chiller. The heat recovery chiller provides cooling during light load and spring/fall conditions while the condenser water loop is connected to the hot water system piping to provide warm water for reheat and areas requiring lighter amounts of heat. If the condenser water heat cannot be rejected to the hot water system, a modulating 3-way valve directs the water to an outdoor fluid cooler. The pumping system is a primary-secondary arrangement with variable flow system pumps. The heat recovery chiller is served by constant flow pumps on both the evaporator and condenser sides of the unit.

3. The building is served by a mixture of constant volume air handling units with booster coil reheat, fan coil units, and unit ventilators. Two (2) roof-mounted energy recovery units with energy recovery wheels provide fresh air to the 2006 classroom wing. These units were installed in 2014 to replace the original unit from 2006 that was undersized.
4. While the majority of the HVAC equipment was installed new in 2006, some original equipment remains including some of the unit ventilators. Two (2) new air handling units were installed in 2015 to serve the new gymnasium and classroom area in the building addition. These units incorporate single-zone VAV control (Gymnasium) and traditional VAV control (Classrooms) along with demand control ventilation utilizing carbon dioxide sensors to modulate the amount of fresh outdoor air required to each system based on actual load conditions.
5. The building is controlled by a Schneider Electric digital control system.
6. Bipolar ionization air purification systems were recently installed within all air handling equipment.

B. Observations

1. Both boilers were recently installed, one in 2019 and one in 2021, with a life expectancy of 15-20 years based on equipment data.
2. The indoor water-cooled chiller was installed new in 2015 and is in excellent condition. The heat recovery chiller was installed in 2006 and is in good condition. These chillers operate on R410a refrigerant which is considered a current and environmentally-friendly product.

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3. The air handling equipment installed in 2006 has been well maintained and is in good condition. The 2015 air handling units are in excellent condition.
4. The unit ventilators that were installed as part of the original building construction are in fair condition but are near or past the end of their expected service life.
5. The Owner has expressed several concerns regarding heating and control of the older building construction, zone control, and humidity.
6. The majority of the corridors are unconditioned. The Owner has commented that they are often stuffy and humid. A couple of the corridors were addressed in the 2015 building project by serving them from the new air handling system.
7. The two energy recovery units that were installed in 2014 have reportedly been experiencing issues related to the performance of the energy recovery wheels and not being able to deliver the supply air temperatures that they were originally designed for.
8. The Owner has reported that the hot water system expansion tanks are undersized and in need of replacement with increased capacity.
9. The Owner has also reported that the building experiences high humidity levels in warmer weather.

C. Recommendations

1. The hot water and chilled water systems serving the building are overall in good operating condition.
2. Remove the existing booster coil reheat systems and replace with hot water VAV systems to improve energy efficiency and zone control.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

3. Remove and upgrade the systems currently serving the original building construction to improve capacities and humidity control.
4. The existing 2014 energy recovery units likely require service from the manufacturer to investigate why the units are under-performing.
5. The hot water system capacity should be re-evaluated and expansion requirements calculated to address the current issue with the undersized expansion tanks.
6. Continue to maintain the existing Schneider Electric control system.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

ELECTRICAL

The following report is the result of a site visit by Galileo Consulting Group, LLC on June 10th, 2021. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report. All construction costs indicated in this report are opinions.

MAIN ELECTRICAL SERVICE

A. Existing Data

1. This school has a 2,000-amp 208Y/120 volt 3-phase 4-wire electric service. The service is fed from a utility owned pad mounted transformer. The CT cabinet is mounted to a free-standing structure near the utility transformer. The meter socket is mounted next to the CT cabinet on the free-standing structure. The main service switchboard consists of a 2,000-amp main circuit breaker section and a circuit breaker distribution section for the branch feeders. This service equipment was installed in 2006. The switchboard is a General Electric. There are 14 spare circuit breaker spaces in the switchboard



Main Switchboard

B. Observations

1. The main service switchboard has an integral surge protection device.



Main Switchboard

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the main service switchboard is about 35-40 more years.

PANELBOARDS

A. Existing Data

1. The panelboards are General Electric.
2. A majority of the panelboards were installed in 2006. There are a few panelboards from 1960 that are still in use. Two new panelboards were installed in 2014 when the new Gymnasium Addition was constructed.

B. Observations

1. The panelboards generally have space for additional circuit breakers.
2. The panelboards that were installed in 1960 are at the end of their useful life due to the operating lifespan of circuit breakers.
3. The panelboards that were installed in 2006 are in good working order.

C. Recommendations

1. Replace the 1960 panelboards and feeder with new. New circuit breakers will allow for a safer and more expandable installation.
\$8,000 EA

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the 1960 panelboards is less than 0-5 more years.
2. The expected remaining lifespan of the 2006 panelboards is about 25 - 30 more years.



Panelboard

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

GENERATOR

A. Existing Data

1. This building has a 180 KW Cummins natural gas fueled generator. The generator is liquid cooled. It was installed in 2006.
2. There is one Cummins automatic transfer switch for the life safety loads and one Cummins automatic transfer switch for the equipment loads.

B. Observations

1. The generator is in good working order.

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the generator and automatic transfer switch is about 20 - 25 more years.



Transfer switch

LIGHTING FIXTURES AND CONTROLS

A. Existing Data

1. The 2006 classrooms have 2x4 direct/indirect center basket 3-lamp fixtures. The lamps are T8 with a color temperature of 5000K. The ballasts are electronic. Each classroom also has an occupancy sensor and two sets of switches that control two banks of inboard/outboard lamps in each fixture. The light fixtures are on 8' X 8' centers.
2. The 1960 classrooms have surface wraparound 4-lamp fixtures. The lamps are T8 with a color temperature of 5000K. Each classroom has two switches that control the inboard/outboard lamps in each fixture.
3. The corridors have 2x4 acrylic lens 2-lamp fixtures. The lamps are T8 with a color temperature of 5000K. The ballasts are electronic. The fixtures are controlled by a 3-way switch at each end of the corridor. There are occupancy sensors. There are

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IRVING PERTZSCH ELEMENTARY

24/7-night light fixtures. The fixtures are spaced 12' on center.

4. Exterior canopy, perimeter wall packs and parking lot fixtures are LED. The exterior lighting is controlled from a photocell-on, timeclock-off central lighting contactor which controls all fixtures at the same time.
5. In 2014 a new Gymnasium addition was built which has LED lighting fixtures with occupancy sensor controls. In addition 3-class-rooms located adjacent to the North of the Gymnasium were remodeled and have LED lighting fixtures and occupancy sensor controls.

B. Observations

1. There are no occupancy sensors in the 1960 classrooms.

C. Recommendations

1. Replace existing fluorescent lighting fixtures with LED upon failure or during future remodel projects. \$250/fixture.
2. Replace all existing interior fluorescent lighting fixtures with LED and install new programmable digital computer network lighting controls to meet current energy codes and industry standards. Budget – \$272,283
3. For Specialized Instruction areas such as Special Education, Children's Day Schools, Disabilities, Sensory, ETC. recommend installing Tunable LED lighting and associated digital controls. Budget - \$4.50/sq.ft.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the interior light fixtures in the 2006 classrooms is about 10 -15 more years.
2. The expected remaining lifespan of the interior light fixtures in the 1960 classrooms is about 5 more years

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WIRING DEVICES

A. Existing Data

1. The receptacles and toggle switches are commercial grade 20A with unbreakable nylon plates.

B. Observations

1. Switches and receptacles are in good working order.

C. Recommendations

1. Replace any broken switches and receptacles. \$35 EA
2. Add additional receptacles to classrooms and Hallways as required. \$250 EA

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the wiring devices is about 25 more years.

FIRE ALARM SYSTEM

A. Existing Data

1. The fire alarm is an EST Quick Start addressable system. The system is 15 years old and was installed in 2006. The fire alarm control panel is located in the lower-level mechanical room.
2. There is one pull station at the main entrance.
3. There are ceiling mounted horn strobe devices in the corridors and classrooms.
4. There are smoke detectors in the classrooms, corridors, and storage rooms. There are heat detectors in mechanical rooms.
5. There are duct smoke detectors in the air handling units operating at 2000 CFM or greater.
6. All fire alarm cabling is installed “open air” above the ceiling.



Fire alarm pull station

B. Observations

1. The fire alarm system is in good working order.
2. Fire alarm system is compliant with current fire alarm codes.

C. Recommendations

1. Consider upgrading to an audio evacuation fire alarm system:
2. Audio Evac Fire Alarm Systems are now the normal design practice for any size school.
3. This building is not sprinklered.
4. The Onalaska School District has made strides and have developed a new standard for fire alarm systems, for example the Northern Hills Elementary
5. School has an audio evacuation fire alarm system. Recommend continuing on this path for all schools in the district.
6. Budget estimate to upgrade to audio evacuation system installation - \$93,500.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the fire alarm system is about 10 - 12 more years. However, it has been reported that replacement parts for the system are difficult to obtain.



Fire alarm control panel

CLOCK SYSTEM

A. Existing Data

1. There is a Sapling and Lathem wireless synchronized clock system. The Master Clock system was updated to 'Sapling' a few years ago, approximately 2018. The clock master controller is located in the main IT room.
2. There are Sapling and Lathem analog battery powered clocks in the classrooms, offices, and other public areas. The majority of clocks are 'Sapling' manufacturer with a few 'Lathem' clocks remaining.
3. The bell tone is controlled by the master clock controller.



Wall clock

B. Observations

1. The clock system is in good working order.
2. Additional clocks can be added to the system.

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the clock system is about 15-20 more years.

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INTERCOM SYSTEM

A. Existing Data

1. There is a Telecor intercom system. This system is 15 years old and was installed in 2006. The amplifier is located in the main IT room.
2. The intercom is accessed through the phone system.
3. There are recessed ceiling mounted intercom speakers in the classrooms and corridors. There are horns on the exterior near all doors.

B. Observations

1. The intercom system is in good working order.
2. Additional intercom speakers can be added.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the intercom system is about 10 – 15 more years.



Exterior public address speaker



Public address system



Interior public address system speaker

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PHONE SYSTEM

A. Existing Data

1. There is a recently installed Mitel 3300 IP (Internet Protocol) phone system. This system was installed in 2015 – 2016. New IP phones have been installed through-out the school.
2. The phone cabling is CAT3 and is routed back to wall mounted voice wiring blocks. The voice wiring blocks are located in the main IT room.



Phone system wiring

B. Observations

1. The phone system is in good working order.
2. Additional phones can be added to the system.

C. Recommendations

1. Remove all CAT 3 wiring and replace with new CAT 6 Plus. Budget \$35,000.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the Mitel 3300 PBX phone system is about 10 more years

DATA SYSTEM

A. Existing Data

1. The MDF data rack is located in main IT room. There are three floor mounted data racks. There is one additional IDF data rack located on the east side of the building.
2. The IDF data racks are connected to the MDF data rack with single-mode fiber optic cable. The MDF of all the schools in the district are connected together with single-mode fiber optic cable.



Data jacks

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3. The data cable is CAT6 plenum rated which is routed to patch panels in the data rack.
4. The patch panels in the data rack are CAT6 Panduit.
5. Wireless Access Point system was recently upgraded for the School District in 2017- 2018. The Computer Network wireless access system is adequate for today's needs and for anticipated near future.
6. There is a rack mounted.



Network system

B. Observations

1. The data system is in good working order.
2. Additional horizontal runs of data cable can be added to the existing rack.

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CAT6 data cable is about 7-12 more years.

CATV SYSTEM

A. Existing Data

1. There is a CATV service to this building. CATV splitters are located in the main IT room. CATV system is no longer in use.
2. There is a CATV jack in each classroom.
3. There is a ceiling mounted projector and/or wall mounted television in each classroom.
4. Some classrooms have smartboards.



Wall mounted television/monitor

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B. Observations

1. CATV system is in working order.
2. Additional CATV jacks can be added.

C. Recommendations

1. Remove all CATV equipment and jacks.
2. Remove all CATV Coax cable. Budget \$6,000.

D. Expected Remaining Lifespan

1. Not Applicable

SECURITY SYSTEM

A. Existing Data

1. There is an Ademco security system.
The security control panel is located in the main IT room. This system was updated a few years ago in 2017 - 2018.
2. The security system has motion sensors in the corridors.

B. Observations

1. All exterior doors have contact switches.
2. Security system is in good working order.
3. Additional security devices can be added.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the security system is about 10 – 15 more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

CCTV SYSTEM

A. Existing Data

1. There is a server-based IP CCTV system used throughout all the buildings in the district.
2. There are interior and exterior fixed color IP cameras.
3. Current Network recorder has the capability of recording for 30 days

B. Observations

1. CCTV system is in good working order.
2. Additional cameras have been added over the past 3-years for better security coverage

C. Recommendations

1. Provide additional interior and exterior IP Cameras. \$1,100/camera for interior, \$2,200/camera for exterior

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CCTV system is about 5 – 7 more years.



Ceiling CCTV camera



Exterior CCTV camera

ACCESS CONTROL SYSTEM

A. Existing Data

1. There is an RS2 System door access control system installed for the District in 2015 – 2016.

B. Observations

1. The access control system is in good working order.
2. Additional doors can be added to this system.

C. Recommendations

1. Install electric strikes, key fob readers, door contacts, etc. on additional exterior doors as needed for additional security and building use. Budget - \$3,500/door

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the access control system is about 15-20 more years.



Door access system device



Door access system card reader

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

IRVING PERTZSCH ELEMENTARY

ITEM NO.	DATE ENTERED	KEY DESCRIPTION	REASON	DESCRIPTION	EST. COST	ACTION DATE	PRIORITY LEVEL
CURRENT IRVING PERTZSCH ELEMENTARY ITEMS							
IP-0003	10/10/2013 7/12/2021	Wall Protection	Maintenance	Install new PVC wall protection wainscoting over drywall surfaces in corridors and stairwells.	\$60,000		3
IP-0004	10/10/2013 7/12/2021	Vestibule Flooring Replacement	Maintenance	Replace walk-off carpet tile in vestibules.	\$9,000		3
IP-0008	10/10/2013 7/12/2021	Sidewalk Replacement Site Grid Location B4	Replacement	Replace (5) broken squares of concrete (B4) Replace (1) broken squares of concrete (B2,C3)	\$5,400		1
IP-0010	10/10/2013 7/12/2021	Water Softener Re-piping -add cold water	Maintenance	Re-pipe water softeners to provide soft water for both hot and cold water. Consider duplex system.	\$24,000		3
IP-0016	10/10/2013 7/12/2021	Panelboard Replacement In 1966 Wing	Equipment Upgrade	Replace the 1966 panelboards and feeder with new.	\$9,500		3
IP-0018	10/10/2013 7/12/2021	Classroom Power Upgrade	System Upgrade	Add additional circuits and receptacles to the classrooms as required.	\$13,500		3
IP-0026	5/5/2020	Roofing repairs	Maintenance	Re-flash rubber roof membrane at roof perimeter	\$18,000 Annual		2
IP-0031	3/21/19 7/12/2021	Playground Egress	Safety/Security	Add means of quick egress from playground areas - needs further discussion	\$8,800		2
IP-0033	3/21/2019 7/12/2021	Replace failed back up boiler (3 rd boiler)	Operational	Back up boiler is failing and will need to be replaced in the near future	\$98,000		1
IP-0035	3/11/2021	Lighting (option 1)	Energy/ Upgrade	Replace original lighting fixtures with LED and supporting controls	\$135,000	Option 1	2
2018 AND 2021 ASSESSMENT ITEMS							
IP-0029	3/27/2018 7/12/2021	New Interior LED lighting and digital programmable controls (option 2)	System Upgrade	Replace all existing fluorescent interior lighting fixtures with new LED type. Provide new digital programmable networked lighting controls for energy efficiency	\$272,000	Option 2	3
IP-0030	3/27/2018 7/12/2021	Upgrade existing fire alarm system to Voice/Audio Evac	Technology Upgrade	Upgrade the existing addressable fire alarm system to Voice Evac type to match industry standard for all schools.	\$93,500		2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

IRVING PERTZSCH ELEMENTARY

IP-0032	4/02/2018 7/12/2021	Electronic Door Access Control	Security Upgrade	Add electric door strikes with key fob readers on additional exterior and interior doors.	\$3,500/ Per door		1
IP-0033	3/27/2018 7/12/2021	Remove existing Phone CAT 3 cable and replace with CAT6	System Upgrade	Remove existing CAT3 cable and jacks and replace with CAT6 cable and jacks.	\$35,000		2
IP-0034	3/27/2018 7/12/2021	Remove existing CATV system wiring, equipment and jacks	Operational	Remove existing COAX cable, equipment and jacks no longer used for the CATV system.	\$7,000		3
IP-0035	3/8/2018 7/12/2021	Front entrance pavement along accessible route is not compliant, G4	Failure	Correct driveway pavement to be flush with entrance sidewalk. Currently the driveway is 1.5" higher than the sidewalk.	\$11,000		1
IP-0036	3/8/2018 7/12/2021	Driveway pavement failure, F5	Failure	Reconstruct approximately 1500 sf of driveway.	\$26,000		1
IP-0037	3/8/2018	Playscape, D4, B3	Code	No ADA accessibility or equipment.	\$9,500		-
IP-0038	3/8/2018 7/12/2021	ADA signage, A4, G5, and H5	Code	ADA signs do not meet Code. (Bottom of sign to be 60" above grade. Sign at H5 is not legible	\$1,800		2
IP-0039	3/8/2018 7/12/2021	Broken and dislocated sidewalks at west entrance, D2	Failure	Replace broken and displaced sections (2).	\$1,000		2
IP-0040	3/8/2018 7/12/2021	Unstable bench, G3	Maintenance	Repair bench construction so the seat is stable.	\$400		2
IP-0042	4/5/2018 7/12/2021	Building HVAC Replacement	Upgrade & Energy Efficiency Improvements	Remove and replace the existing booster coil reheat systems serving the original building construction that was not upgraded in the 2015 project. Provide new VAV systems served by the hot water and chilled water systems with new Schneider Electric digital controls as an extension of the 2015 system.	\$25 per square foot of area involved		2
IP-0043	7/12/2021	Replace existing playground paved area	Maintenance	Consider replacing existing paved play area in a 10-year plan (Map grid D-E5 and D3)	\$104,000		3
IP-0044	7/12/2021	Replace existing playground drain/basin	Maintenance	Replace existing drain grate and basin at playground (Map Grid G5)	\$1,800		2
IP-0045	7/12/2021	Hot water expansion tanks	Maintenance	Re-evaluate the hot water system capacity and expansion requirements to address size of expansion tanks	\$TBD		TBD

**2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY
IRVING PERTZSCH ELEMENTARY**

IP-0046	7/12/2021	Landscaping (map grid B3, B5, F6, G6)	Maintenance	Various areas of lawn reseeding (B3) and plant pruning (B5, F6, G6 – see report for specific instructions)	\$2,300		
IP-0049	7/12/2021	Utilities/drainage (map grid G5, D3)	Maintenance	Replace inlet frame and grate (G5) and replace concrete apron around inlet (D3)	\$2,900		

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2021 School District of Onalaska Northern Hills Elementary

October 20, 2021



Prepared by



La Crosse, Wisconsin

www.vantagearchitects.com

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

NORTHERN HILLS ELEMENTARY

910 East Ave North
Onalaska, WI 54650

BUILDING DATA:

Building Area

2014 Remodel	57,918 SF
<u>2014 Addition</u>	<u>36,093 SF</u>
Total	94,011 SF

Building Occupancy Classification

Educational Group – E

Construction Type

Type II-B

Fire Protection

Sprinklered

Construction Projects/Dates

1972	Original Construction
1991	Northside Classroom Wing Addition
2014	Remodeling & Addition



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

ARCHITECTURAL

The following report is the result of a site visit by Jerry Schomberg and Jessica Wang, Vantage Architects, Inc. that occurred on April 22nd, 2021. Site observations were used in the preparation of this report.

BUILDING ENVELOPE: EXTERIOR WALLS

A. Existing Data

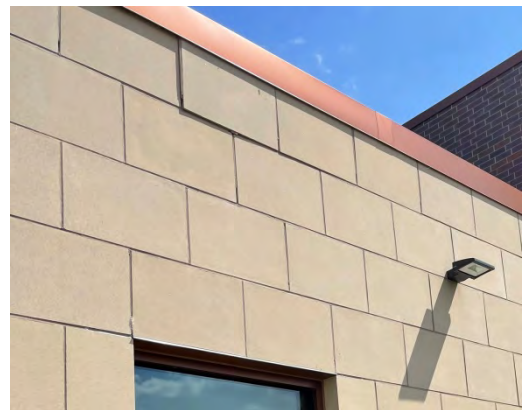
1. The Northern Hills Elementary School was remodeled and added onto in 2014 creating more or less a new facility. The intent of the project was to salvage most of the original 1972 elementary and 1991 classroom wing. The combined remodeled and new construction totaled approximately 94,000 SF.
2. In general, the new additions were constructed with exterior masonry walls with face brick cladding and manufactured stone. Accent areas were designed with prefinished ribbed metal wall panels.

B. Observations

1. Overall, exterior face brick, stone and metal panels are in good condition with limited areas requiring monitoring or repair.
2. Various areas at manufacture stone veneer display rust spots. It is likely there are mixed metals within the stone causing rust to occur.
3. Slight movement in manufactured stone has occurred on the south end of the building.
4. Multiple areas display damage to building masonry.
5. Mortar is missing in a couple locations such as the SE corner beyond the commons and adjacent to entry 'C' under the classroom windows.
6. Masonry columns at mechanical enclosure show signs of moisture damage.
7. Lintel at south stair is not painted.



Rust spots occurring in various areas



Movement of stone below parapet; south end of building outside office



Mortar missing from manufactured stone

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

C. Recommendations

1. Rusted areas in stone should be continuously monitored and assessed for patch and repair. Ongoing repairs may be considered as part of a district maintenance project.
2. Shifting of stone shall be monitored.
3. Mortar should be added in areas where missing.
4. Stone caps at mechanical enclosure should be properly sealed to prevent continuous moisture damage in columns.



Moisture damage at mechanical enclosure

BUILDING ENVELOPE: WINDOWS

A. Existing Data

1. Building consists of aluminum storefront windows and frames.

B. Observations

1. Windows and frames remain in good condition.

C. Recommendations

1. None at this time



Aluminum storefront windows

BUILDING ENVELOPE: DOORS

A. Existing Data

1. Building consists of aluminum storefront entrances and hollow metal doors and frames.

B. Observations

1. Aluminum entrances and hollow metal doors and frames remain in good condition.

C. Recommendations

1. None at this time



Aluminum entrance doors

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

BUILDING ENVELOPE: ROOF

A. Existing Data

1. Roof framing includes steel joists and metal decking. Roofing consists of a combination of single-ply rubber ballasted and full-adhered. Entrance canopy's have standing seam metal roofing.
2. The 1971 and 1991 ballasted rubber roofs were replaced in 2003 with a 10 year roof warranty system.
3. The 2014 portions of the building were constructed with a 60 mil fully adhered roofing system with a 20 year warranty.
4. The metal canopies are also a 20 year warrantied roof system.



Ballasted roof at 1071 and 1991 building

B. Observations

1. The 2003 roof sections have outlasted the warranty however the roof appear in satisfactory condition
2. The 2014 sections appear in good condition.



Fully adhered roof at 2014 additions.

C. Recommendations

1. Monitor roof conditions on an annual basis and repair as needed. It is expected that although the warranty has expired on portions of the roof the life expectancy can be extended.

BUILDING ENVELOPE: MISCELLANEOUS

A. Existing Data

1. Downspouts and gutters are prefinished galvanized steel with open faced downspouts.
2. Soffits at entries are prefinished metal.

B. Observations

1. Downspouts, gutters and soffits remain in good condition.

C. Recommendations

1. None at this time



Entry 'C' on south end

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

BUILDING INTERIOR: FLOORING

A. Existing Data

1. Flooring materials include a combination of carpet, luxury vinyl tile, ceramic tile, and maple gym flooring.

B. Observations

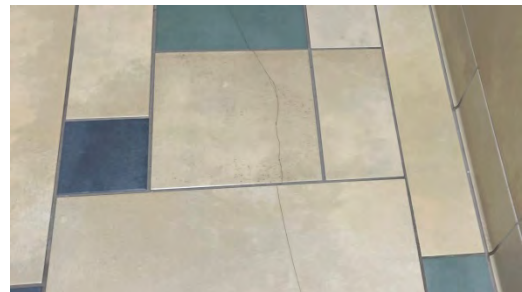
1. In general, various floorings are well maintained throughout the building with few areas to be monitored.
2. Multiple tiled areas in toilet rooms display cracks in floor likely due to concrete floor shrinkage.
3. Metal base trim adjacent to kitchen cooler/freezer is damaged at the corner.

C. Recommendations

1. Tile floor should be monitored. No recommendations at this time.
2. Metal trim should be repaired.



Neighborhood – shared classroom corridor



Toilet tile floor cracking

BUILDING INTERIOR: WALLS

A. Existing Data

1. The majority of interior walls are of concrete block with a combination of metal stud with gypsum board interior partitions.

B. Observations

1. Walls remain in satisfactory condition overall with limited areas to be monitored.
2. Upper atrium shows cracks in drywall joints due to movement in the building. A few other areas in classrooms/spaces display similar conditions.

C. Recommendations

1. Drywall cracks should be monitored. If increasing shrinkage occurs, joints may be replaced with expansion joints.



Upper atrium bulkhead

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

BUILDING INTERIOR: DOORS AND FRAMES

A. Existing Data

1. Interior doors are solid core wood doors and hollow metal frames.

B. Observations

1. Doors remain in good condition.

C. Recommendations

1. None at this time



Wood doors and hollow metal frames

BUILDING INTERIOR: MISCELLANEOUS FINISHES

A. Existing Data / Observations

1. Finishes throughout the building are in overall good condition.
2. Acoustical tile ceilings remain in good condition.
3. Plastic laminate casework show minimal wear and remain in good condition.

B. Observations

1. Cafeteria bench is missing end panel.

C. Recommendations

1. End panel needs to be replaced at bench.
2. No other recommendations at this time



Cafeteria bench



Upper Atrium

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

SUPPORT BUILDINGS: EXTERIOR STORAGE GARAGE

A. Existing Data

1. The existing storage garage is a 24' x 24' wood framed structure located off the northeast corner of the school and utilized for miscellaneous equipment.
2. The structure consists of wood stud framed walls on a concrete floor slab, prefabricated wood trusses, vinyl lap siding and asphalt shingled roof.

B. Observations

1. In general, the garage structure appears to be in satisfactory condition. The asphalt shingles should provide several more years before it becomes necessary to replace the shingles.

C. Recommendations

1. The hollow metal doors should be scheduled for refinishing with a high-performance paint coating to extend the life of the doors.
2. Add pole light at north side of garage to illuminate gazebo area.



Existing storage building

HANDICAP ACCESSIBILITY: ACCESSIBLE ROUTES

A. Existing Data / Observations

1. Site provides accessible routes.

B. Recommendations

1. None at this time



Accessible routes along building site

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

HANDICAP ACCESSIBILITY: ACCESSIBLE PARKING

A. Existing Data / Observations

1. Site provides accessible parking.

B. Recommendations

1. None at this time



Front entrance

HANDICAP ACCESSIBILITY: ACCESSIBLE ENTRANCES

A. Existing Data / Observations

1. Accessible building access is provided to all entrances.

B. Recommendations

1. Rework and modify entrance system to enhance ADA access and security.



All entrances are ADA accessible

HANDICAP ACCESSIBILITY: ACCESSIBLE INTERIOR CIRCULATION

A. Existing Data / Observations

1. Building provides access to both floors by elevator. All spaces are designed to comply to with ADA guidelines for interior circulation.

B. Recommendations

1. None at this time



Interior circulation path

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

HANDICAP ACCESSIBILITY: ACCESSIBLE TOILET FACILITIES

A. Existing Data / Observations

1. Building provides ADA compliant toilet rooms.

B. Recommendations

1. None at this time



ADA toilet rooms

HANDICAP ACCESSIBILITY: ACCESSIBLE SIGNAGE

A. Existing Data / Observations

1. ADA compliant signage is provided throughout the building.

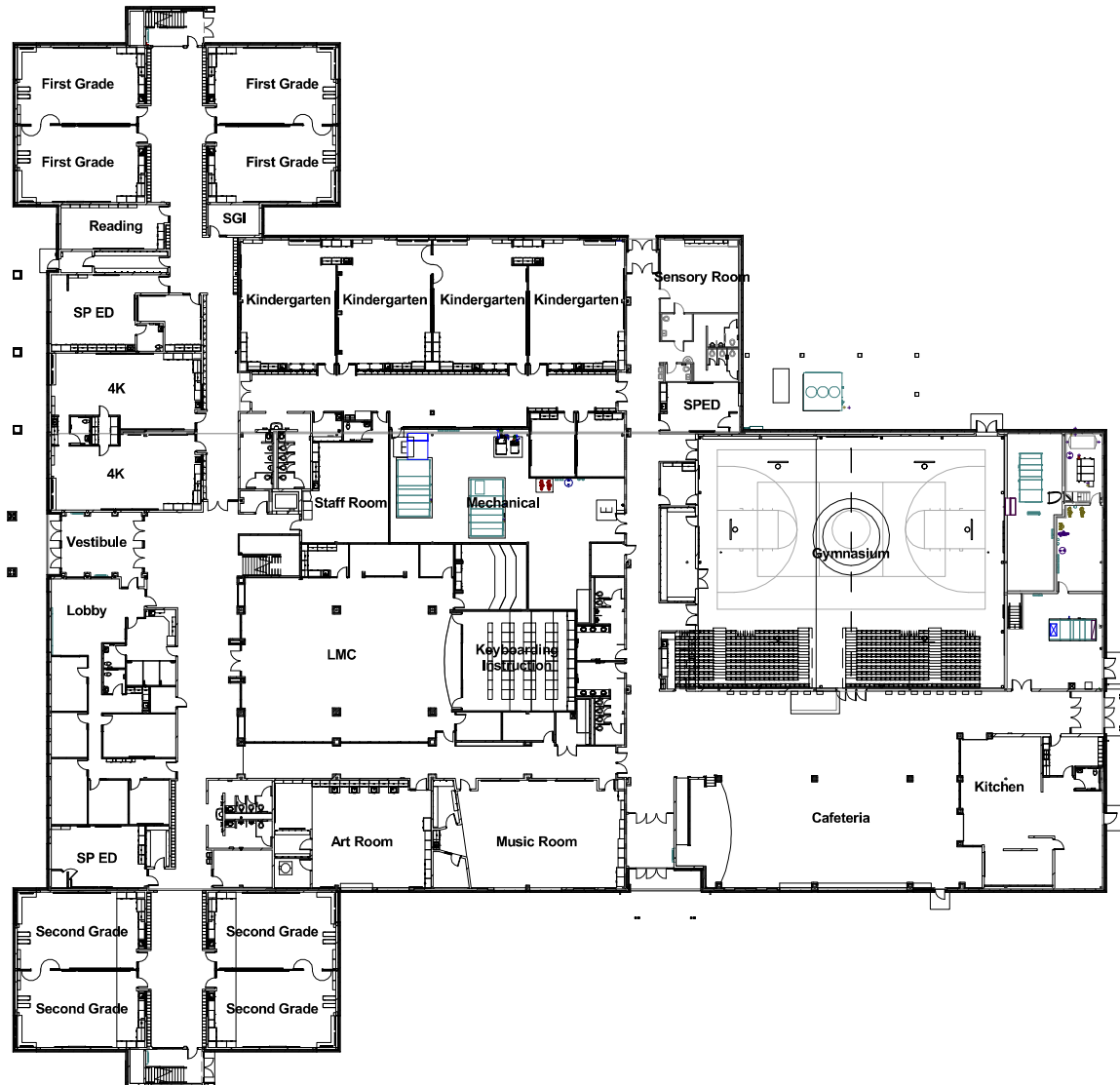
B. Recommendations

1. None at this time

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

NORTHERN HILLS - EXISTING FLOOR PLAN



FIRST FLOOR OVERALL PLAN



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NORTHERN HILLS - EXISTING FLOOR PLAN

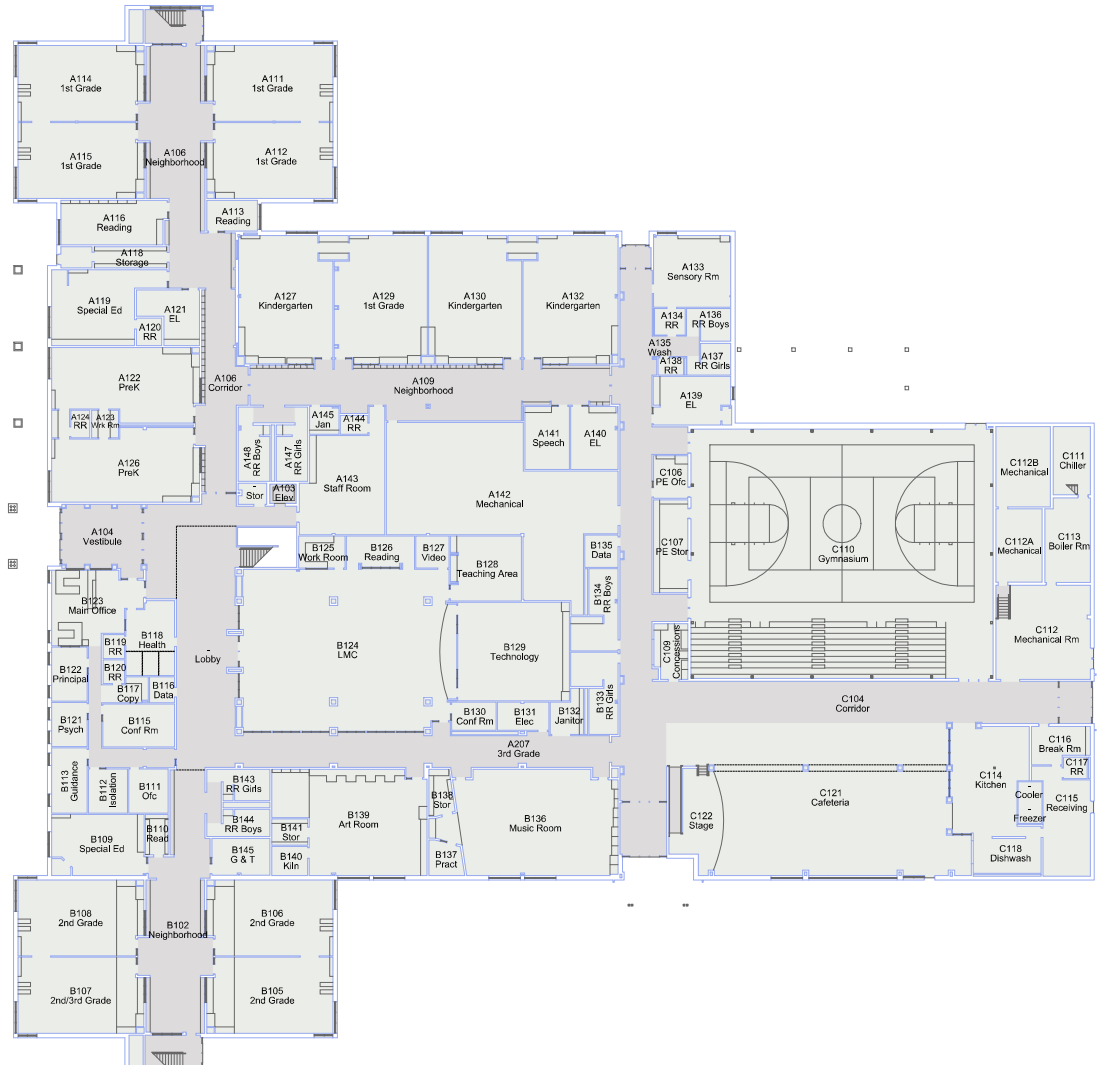


SECOND FLOOR OVERALL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

NORTHERN HILLS - CURRENT USAGE FLOOR PLAN

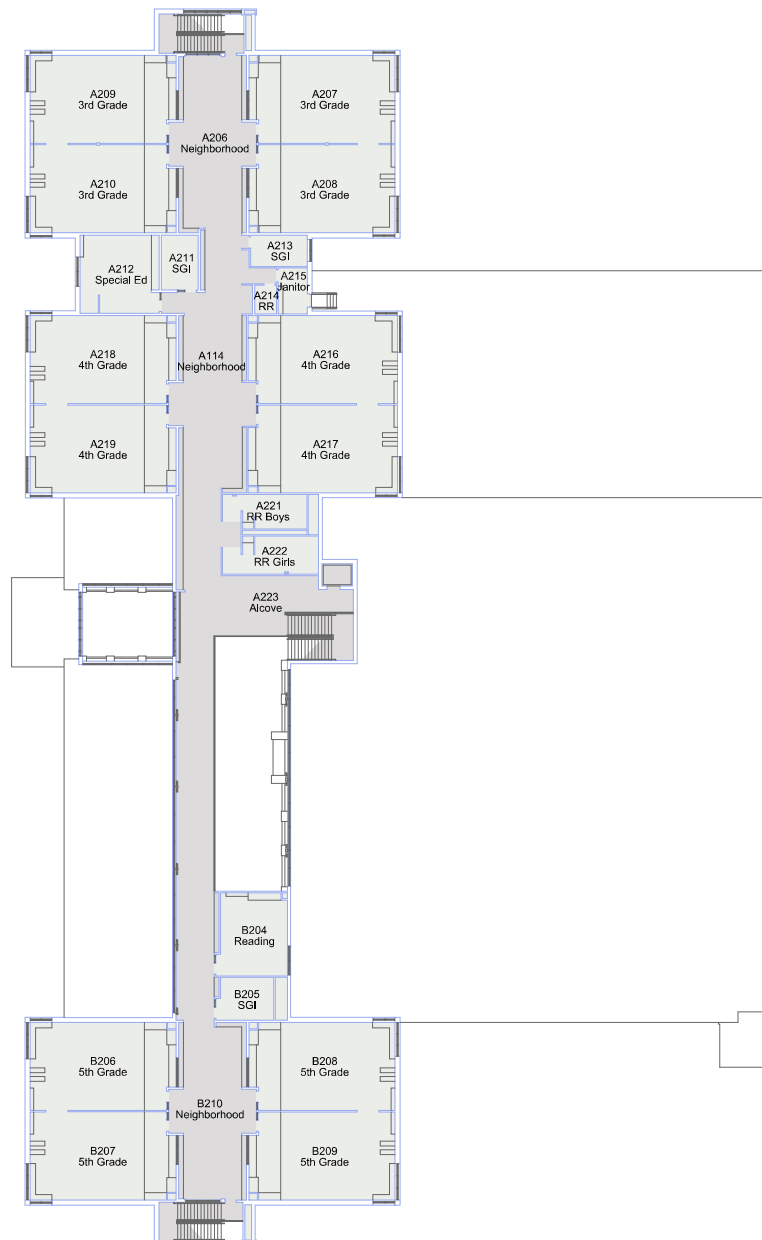


FIRST FLOOR OVERALL PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

NORTHERN HILLS - CURRENT USAGE FLOOR PLAN



SECOND FLOOR OVERALL PLAN



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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

NORTHERN HILLS ELEMENTARY

SITE

The following report is the result of a site visit by Jeff Moorhouse, Paragon Associates, that occurred on 6-19-21. Site observations were used in the preparation of this report.

OVERVIEW

Northern Hills Elementary is a two-story building with parking on the southeast and west side, and playgrounds and fields on the north side. Northern Hills completed a large addition and site improvement project in the fall of 2015. A majority of site amenities are still in good condition.



Northern Hills Elementary

SIDEWALKS

A. Existing Data

1. A large portion of the sidewalks were installed as part of the recent addition project, as well as the City of Onalaska Pedestrian Improvement project and Spruce Street project.

B. Observations

1. In general, the sidewalks are in good condition.

C. Recommendations

1. Continue to monitor and repair any cracked or lifted sidewalks.



Sidewalks at Northern Hills

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

PARKING

A. Existing Data

1. The parking areas in general consist of concrete curb and gutter and asphalt paving. The west parking lot was paved as part of the building addition project and the south parking lot was reconstructed as part of the City of Onalaska's Spruce Street improvement project. The east parking lot is the oldest on the site.



Area of dead lawn – map grid D6

B. Observations

1. The asphalt paving and curb and gutter are still in good condition.
2. There is an area of dead lawn (map grid D6) that appears to be where the snow from the parking lot is stored.

C. Recommendations

1. Consider installing an apron in the snow storage area with a drain connected to the storm sewer (approx. 100' of storm sewer).
2. Continue to monitor conditions of paving and make any needed corrections.

PLAYGROUNDS

A. Existing Data

1. Playgrounds include two separated play structure areas, one for lower elementary-aged children and one for upper elementary- aged children, a play structure area with balance/fitness components, swings area, gaga ball courts and a gazebo.

B. Observations

1. In general, the playground areas and structures are in good condition.
2. Lower elementary-aged play structure area does not have ADA access (map grid E3).



No ADA access – map grid E3

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

C. Recommendations

1. Provide ADA access to the lower elementary-aged play structure area (map grid E3).
2. Continue to inspect playground components annually for broken or worn equipment. Repair, replace or remove equipment that is unsafe.
3. Continue to inspect fall protection base material and replenish as needed.

FIELDS

A. Existing Data

1. Fields consist of a softball field, with the backstop at the far northwest corner of the site. The softball outfield provides an area for football, soccer, etc.

B. Observations

1. The softball field backstop and fencing have some broken or missing components.

C. Recommendations

1. Repair/replace missing end brace rail on fence (map grid G2).
2. Repair backstop bottom rail (map grid H2).
3. Repair bottom fence fabric (map grid H3).



Missing end brace rail – map grid G2



Repair backstop bottom rail – map grid H2



Repair fence fabric – map grid H3

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

LANDSCAPING

A. Existing Data

1. Landscaping consists of street trees, shade and evergreen trees in lawn areas, and ornamental trees, shrubs and grasses as foundation plantings along the building, as well as native plants in the stormwater biofilters.

B. Observations

1. Landscaping that was installed as part of the construction project has had minimal maintenance. Pruning and removal/replacement of dead plants should be addressed.

C. Recommendations

1. Replace dead shrubs (map grid B2)
2. Remove Walnut trees from the landscape bed(s) (map grid B3).
3. Prune Ginkgo tree in front of transformer fenced area. No branch lower than 7'. Cut off stubs of old branches (map grid D4).



Replace dead shrubs – map grid B2



Remove Walnut trees – map grid B3



Prune Ginkgo – map grid D4

UTILITIES

A. Existing Data

1. Site utilities include water service, irrigation, sanitary and storm sewer and biofilters for stormwater treatment.

B. Observations

1. Most utility structures that could be observed appeared to be in good working order.



Biofilter – map grid A1

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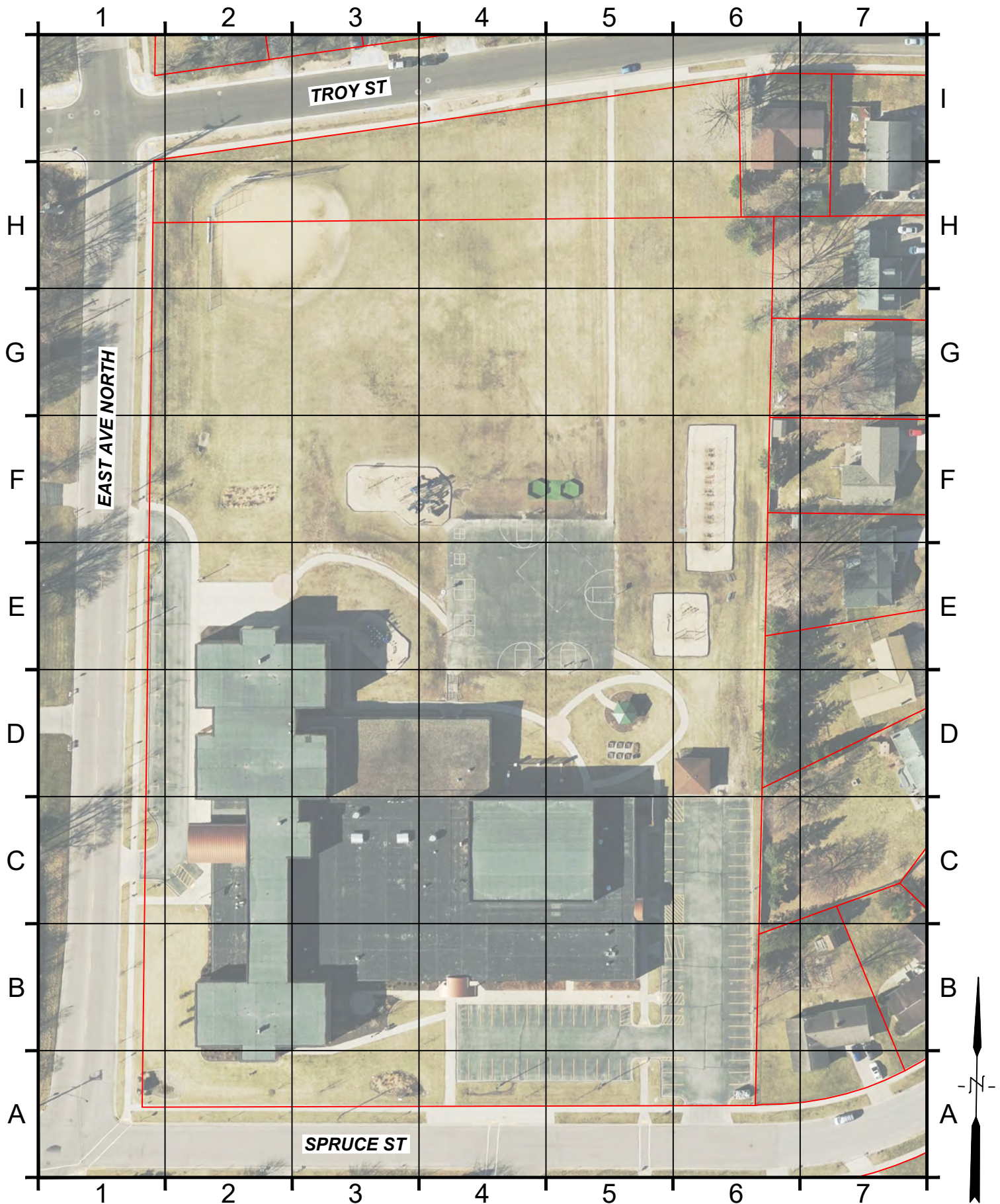
2. The biofilter by the sign was originally not constructed correctly and has continued to degrade (map grid A1).
3. The drainage swale that directs the stormwater from the south parking area to the biofilter tends to hold water and grass is difficult to establish (map grid A4).

C. Recommendations

1. Rebuild biofilter.
2. Install 36" concrete gutter in drainage swale area to improve drainage and ease maintenance.



Drainage swale – map grid



SCALE: 1" = 100'

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NORTHERN HILLS ELEMENTARY

NH - 20



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

NORTHERN HILLS ELEMENTARY

PLUMBING

The following report is the result of a site visit by Bob Novak, Ring & DuChateau that occurred on 04-05-21. Site observations were used in the preparation of this report.

A. Existing Data

1. Water heating equipment is gas fired instantaneous water heating equipment. 2 units provide adequate hot water for building. The units are good condition and are operating well.
2. The building is served by a single Hillenbrand water softener. The water softener is softening domestic HW and CW.
3. Plumbing fixtures are in good operational condition. WCs are wall hung sensor flush valve, URs are floor mount with sensor flush valves, wash fountains have sensor operation.
4. Domestic Water service is 6" with a 3" meter and backflow preventer for CW to HVAC chillers. There is a separate water meter for the Domestic water to the building and a backflow preventer for lawn irrigation.
5. Water Piping is CPVC with brass valves.
6. There is a 6" Water service for Fire Protection System.
7. The Building is fully sprinklered.

B. Observations

1. Water heating equipment is gas fired instantaneous water heating equipment. Currently 2 units provide adequate hot water for building. The units are good condition and are operating well.
2. The sanitary, storm and water piping systems are functioning properly.



Water heaters and softener (8705)



Fire protection risers (8702)

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

3. Water piping system is functioning properly. Valves will need to be replaced as system ages.

C. Recommendations

1. Instantaneous water heating equipment is required to be maintained for scale build up on a regular basis.
2. Other Equipment will require an annual review of condition and minor ongoing maintenance as needed.



CW for HVAC Chiller (8710)

D. Expected Remaining Lifespan

1. Water heating equipment is expected to last 10 years.
2. Water softening equipment should be viable for another 10 years.
3. Sanitary and Storm Piping systems should have an unlimited lifetime, there will be some minor repair/replacements required due to usage, an example would be the grease interceptor.
4. Plumbing fixtures/faucets/flush valves will require on going minor maintenance/replacement as needed.
5. Water piping system should have a 20+ year useable life. Valves may require replacement as they age.

E. Specific Areas of Concern

1. None

HVAC

The following report is the result of a site visit by Randy All, Fredericksen Engineering, Inc. that occurred on April 1st, 2021 to update previous visits that occurred on August 2nd, 2013 and March 2nd, 2018. Site observations were used in the preparation of this report.

A. Existing Data

1. The building heating system consists of two (2) Thermal Solutions high-efficiency condensing hot water boilers. One boiler is rated at 2,910,000 btu output while the second boiler is rated at 1,900,000 btu output. The pumping system is a primary-secondary arrangement with variable flow system pumps. Each boiler is served by an inline primary pump while the system main and stand-by pumps are piped in parallel in the secondary loop. The system pumps are each served by a variable frequency drive to modulate the system flow based on building load conditions.
2. The building cooling is provided by a 150 ton Multi-Stack water-cooled modular chiller. The original 100 ton portion of the chiller was installed in 2007 as part of an HVAC renovation project. An additional 50 ton module was added on as part of the 2015 building addition and renovation project. The chiller condenser is cooled with city water that runs straight through the condenser to the city sanitary system. The pumping system is a primary-secondary arrangement with a single constant flow chiller primary pump and a single variable flow system pump. The system pump is served by a variable frequency drive to modulate the system flow based on building load conditions.
3. The entire building is served by four (4) modular air handling units. The classroom areas are served by two (2) variable volume air handling units with hot water VAV boxes. The gymnasium and cafeteria areas



Hot water boilers



Air handling unit

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are each served by individual single-zone VAV air handling units. All of the air handling systems incorporate demand control ventilation utilizing carbon dioxide sensors to modulate the amount of fresh outdoor air required to each system based on actual load conditions.

4. The building is controlled by a Schneider Electric direct digital control system that was installed as part of the 2015 building addition and renovation project.
5. Bipolar ionization air purification systems were recently installed within all air handling equipment.

B. Observations

1. The entire HVAC system was installed new in 2015 and is in excellent condition.
2. The Owner noted some apparent issues with the hot water boiler plant control and system flow. A report that was generated by Bernie Buchner Mechanical was provided to the Engineer for review.

C. Recommendations

1. Continue to maintain the existing HVAC system and the Schneider Electric digital control system. We recommend maintaining the software with the latest updates to keep the system current.
2. After review of the report from Bernie Buchner Mechanical, we have several recommendations:
 - a. Verify the pump flow rates for each of the two boiler pumps. According to the data provided, the pumps appear to be under-performing with respect to flow rate. The pump flow rates should be 150 gpm and 100 gpm respectively. According to the water temperature drops that were measured, the flow rates appear to be lower than the original design documents from 2015 and balancing reports from 2016 each indicated.

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- b. Verify that the boiler venting was installed per the boiler manufacturer's requirements. The original design documents required that the venting be installed per the boiler manufacturer's specific requirements.
 - c. Verify with the boiler manufacturer that the factory pre-piped pump and three-way control valve assembly was installed properly at the factory. The technician from Bernie Buchner Mechanical felt that it was not. This needs to be verified by a certified factory technician from Thermal Solutions.
- 3. The reported system minimum flow issue that occurs during periods of light system loads could be addressed in a couple of different ways:
 - a. During these periods of light load (typically in spring and fall), initiate a control program that automatically makes the smaller boiler the lead boiler. This boiler has the smaller 100 gpm boiler pump. Currently, the system has about 75 gpm of bypass capacity built into the design, but the 325 gpm system pump will likely only modulate down to about 100 gpm when its respective variable frequency drive is at its minimum setting. The additional 25 gpm of flow needed to achieve this 100 gpm minimum flow rate could be gotten by opening the control valves on air handling units AC-3 and AC-4 about 10%.
 - b. As an alternative, a small system bypass control valve and system flow meter could be installed to ensure that the system flow rate does not drop down below 100 gpm. This would require a 2" bypass line to be installed in the hot water piping system between the supply and return mains. The flow meter would be installed on the discharge side of the system pumps before any branch takeoffs to ensure that it is reading the entire system flow.

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ELECTRICAL

The following report is the result of a site visit by Galileo Consulting Group, LLC that occurred on June 21, 2021. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report. All construction costs indicated in this report are opinions.

MAIN ELECTRICAL SERVICE

A. Existing Data

1. This school has a 2000 amp 480Y/277 volt 3-phase 4-wire electric service. The service is fed from a utility owned pad mounted transformer. The exterior C/T cabinet is located adjacent to the building service transformer. The meter socket is mounted on the C/T cabinet. The main switchboard is located inside in the basement by the Gymnasium. The main service switchboard consists of a 2000 amp electronic circuit breaker, a distribution section for the branch feeders. There is space available for several spare circuit breakers. The main switchboard has surge protection.

B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the main service switchboard is about 32-35 more years.

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PANELBOARDS

A. Existing Data

1. The panelboards are Square 'D'.
2. Panelboards are located throughout the school and have plenty of spare circuit breakers and blank spaces for additional circuit breakers to be added.

B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the panelboards is about 32 - 35 more years.

GENERATOR

A. Existing Data

1. This building has a 150 KW, 480/277 VAC 'Generac' natural gas fueled generator. The generator is liquid cooled. The generator is located outside.
2. There are Two (2) automatic transfer switches. One is for 'life-safety' branch, the other is for Equipment branch.

B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. 30 plus years

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

NORTHERN HILLS ELEMENTARY

LIGHTING FIXTURES AND CONTROLS

A. Existing Data

1. The classrooms have 2x4 LED lay-in fixtures. LED Room Controllers connected to the building computer Network system. Two (2) dimming switches, occupancy sensor and daylight sensing for energy efficiency and automatic shutoff.
2. The corridors have 2x2 LED fixtures connected to several digital programmable lighting control panels strategically located throughout the building. There is night lighting through-out the building. Emergency Egress lighting is connected to the Life Safety branch of the emergency generator system.
3. Exterior building perimeter and parking lots are LED lighting fixtures. They are connected to several lighting control panels located through-out the building. Fixtures are programmed to energize from dusk to dawn, and/or from dusk to automatic time off.
4. The entire building has energy efficient LED lighting and digital programmable lighting controls networked to the building computer system.

B. Observations

1. Excellent condition

C. Recommendations

1. For Specialized Instruction areas such as Special Education, Children's Day Schools, Disabilities, Sensory, ETC. recommend installing Tunable LED lighting and associated digital controls. Budget - \$4.50/sq.ft.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the interior light fixtures is about 20 plus more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

WIRING DEVICES

A. Existing Data

1. The receptacles and toggle switches are commercial grade 20A with stainless steel plates.
2. Several receptacles on each wall in each classroom with 2-20 amp. Branch-circuits minimum.

B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the wiring devices is about 25 plus more years.

FIRE ALARM SYSTEM

A. Existing Data

1. The fire alarm is an EST3X addressable Voice Evac system.
2. There are addressable pull stations by all exterior doors.
3. There are ceiling mounted speaker strobe devices in the corridors and classrooms.
4. There are smoke detectors in storage rooms. There are heat detectors in mechanical rooms.
5. There are duct smoke detectors in the air handling units operating at 2000 CFM or greater.
6. All fire alarm cabling is installed in EMT conduit.
7. The building is sprinklered.

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B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the fire alarm system is about 20 plus more years.

CLOCK SYSTEM

A. Existing Data

1. There is a Rauland wireless synchronized clock system.
2. There are Rauland 13" analog clocks in the classrooms, corridors, offices, and other public areas.
There are 16" analog clocks in the gymnasium and Commons areas.
3. The bell tone is controlled by the master clock controller

B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the clock system is about 20 plus more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

CLASSROOM SOUND REINFORCEMENT SYSTEM

A. Existing Data

1. There is a Rauland Classroom Sound Reinforcement System.
2. Each Classroom consists of the following main components: Main Control Unit, Receiver Module, Power Supply, Microphone Kit, Battery Charger and Ceiling Speakers.

B. Observations

1. School Personnel reported unsatisfactory results with the Rauland System.

C. Recommendations

1. Modify/Update or replace the existing Rauland System with 'Light-Speed' Manufacturer. The School District has reported good experience with 'Light-Speed'. Budget \$1,500 for each classroom.

D. Expected Remaining Lifespan

1. Not applicable

INTERCOM SYSTEM

A. Existing Data

1. There is a Rauland Telecor intercom system.
2. There are recessed ceiling mounted intercom speakers in the corridors and classrooms.
3. The intercom is accessed through the phone system.
4. The bell system is toned through the intercom speakers

B. Observations

1. Excellent condition

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C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the intercom system is about 30 plus more years.

PHONE SYSTEM

A. Existing Data

1. There is a recently installed Mitel 3300 IP (Internet Protocol) phone system. This system was installed in 2015 - 2016. New IP phones have been installed through-out the school.

B. Observations

1. Excellent condition
2. Additional phones can be added to the system.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the Mitel 3300 IP phone system is about 10 plus more years.

DATA SYSTEM

A. Existing Data

1. There is a MDF data rack and several IDF rooms throughout the building.
2. The IDF data racks are connected to the MDF data rack with fiber optic cable and Copper backbone cables. The MDF of all the schools in the district are connected together with single-mode fiber optic cable.
3. The data cable is CAT6 plenum rated which is routed to patch panels in the data racks.

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4. The patch panels in the data racks are CAT6.
5. Wireless Access Point system was recently upgraded for the School District in 2017- 2018. It has a density of 1 access point per classroom. The Computer Network wireless access system is adequate for today's needs and for anticipated near future.
6. There is a rack mounted UPS.

B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CAT6 data cable is about 12-15 more years.
2. The expected remaining lifespan of the network equipment is about 10 plus more years.

SECURITY SYSTEM

A. Existing Data

1. There is a Honeywell security system. The system includes a main control panel, several motion and break-glass sensors, exterior door contacts and entry keypads installed throughout the building. The system is expandable if needed.

B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the security system is about 15-20 more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

CCTV SYSTEM

A. Existing Data

1. There is a server based IP CCTV system used throughout all the buildings in the district.
2. There are interior and exterior fixed color IP cameras.
3. Current Network recorder has the capability of recording for 30 days.
4. There are several cameras located throughout the interior and exterior of the building.

B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CCTV system is about 10 plus more years.

ACCESS CONTROL SYSTEM

A. Existing Data

1. There is an RS2 System door access control system installed for the District in 2015 - 2016.
2. All the exterior doors have fob entrance readers where desired and the doors without fob readers have magnetic contact switches for monitoring.

B. Observations

1. Excellent condition

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the access control system is about 15 – 20 more years.

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

NORTHERN HILLS ELEMENTARY

ITEM NO.	DATE ENTERED	KEY DESCRIPTION	REASON	DESCRIPTION	EST. COST	ACTION DATE	PRIORITY LEVEL
CURRENT NORTHERN HILLS ELEMENTARY ITEMS							
NH-0040	2/15/2018	ADA Upgrade	ADA/Security	Rework & modify entrance system to enhance ADA access and security.	\$6,000		1
NH-0042	4/14/2016 7/12/2021	Install outdoor playground fence	Safety	Install fence along east avenue \$25/ft @ 433'	\$18,000		3
NH-0044	3/21/2019 7/12/2021	Add exterior lighting	Safety/Security	Add light for gazebo area	\$6,000		3
NH-0045	4/2/2019 7/12/2021	Re-roof old part of roofing system	Maintenance	Re-roof area that was not completed during the 2015 remodel	\$165,000		2
2018 & 2021 ASSESSMENT ITEMS							
NH-0049	7/13/2021	Update Rauland System	Update	Update or replace current Rauland classroom sound reinforcement system with "Light Speed" manufacturer.	\$1,500 ea. classroom		TBD
NH-0050	7/12/2021	Biofilter landscaping is damaged, A1	Maintenance	Repair the damage to the mulch and to the drain. Install 36" concrete gutter in drainage swale	\$19,000		2
NH-0051	7/12/2021	Install apron at snow storage area	Maintenance	Install apron at snow storage area with drain connected to storm sewer (approx. 100ft of storm sewer)	\$20,000		2
NH-0052	7/12/2021	Repair fence at softball field	Maintenance	Repair fence at multiple areas	\$2,800		2
NH-0052	7/12/2021	Misc. landscaping	Maintenance	Refer to site assessment "landscaping"	\$2,200		2
NH-0053	7/12/2021	Playground (E3)	ADA Compliance	Install ADA access to playground area (E3)	\$1,300		2
NH-0054	7/12/2021	Boiler and flow issues	Engineering	Address issues expressed as design flaws, equipment failure, or improperly setup per specs	\$-\$-\$-\$-\$		1

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2021 School District of Onalaska Riders Club Road Site & Activities Building

October 20, 2021



Prepared by



www.vantagearchitects.com

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

Riders Club Road Site & Activities Building

Onalaska, WI 54650

BUILDING DATA:

Building Area

Enclosed 1,530 SF

Building Occupancy Classification

Assembly – A-3

Construction Type

Type III

Fire Protection

Non-Sprinklered

Construction Projects/Dates

1999 Original Construction



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

ARCHITECTURAL

The following report is the result of a site visit by Jerry Schomberg and Jessica Wang, Vantage Architects, Inc. that occurred on May 6th, 2021. Site observations were used in the preparation of this report.

BUILDING ENVELOPE: EXTERIOR WALLS

A. Existing Data

1. The Activities Building was constructed in 1999 as a support facility for the athletic fields located on the Riders Club Road site. The building design includes two separately enclosed 'pods' housing men's and women's toilet rooms in the west pod, and concessions and equipment storage in the east pod. The building is unheated and typically unoccupied. The east pod was planned as a concessions serving room with counter service.
2. Walls are masonry concrete block.



Masonry walls

B. Observations

1. The masonry walls remain in good condition. Exterior was recently repainted.

C. Recommendations

1. None at this time

BUILDING ENVELOPE: WINDOWS

A. Existing Data

1. Windows are glass block.

B. Observations

1. Windows remain in good condition.

C. Recommendations

1. None at this time



Glass block windows

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

BUILDING ENVELOPE: DOORS

A. Existing Data

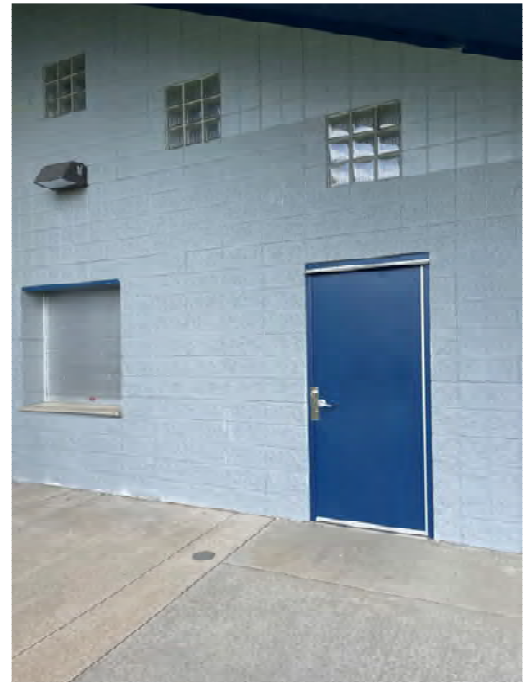
1. All existing doors are hollow metal.
The doors have lever handled latch sets for ADA accessibility.
2. The east side pod includes two overhead coiling counter doors.

B. Observations

1. Overhead coiling counter doors have minimal damage.
2. Rain drip edge is coming off at storage double doors.

C. Recommendations

1. Continue use of overhead coiling counter doors but consider installation of protective steel grilles to reduce the potential ongoing damage.
2. Rain drip needs to be reattached.



Hollow metal doors and O.H. coiling doors

BUILDING ENVELOPE: ROOF

A. Existing Data

1. The roof system consists of asphalt shingles over engineered wood joists with plywood sheathing.
2. Asphalt shingled roofing was replaced in 2015.
3. The roof edge fascia and exposed exterior ceiling soffits are of prefinished metal.

B. Observations

1. Roof remains in good condition.
2. Fascia and soffits remain in good condition.

C. Recommendations

1. None at this time



Asphalt shingled roof



Prefinished metal soffits

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

BUILDING INTERIOR: FLOORING

A. Existing Data

1. All interior floors are of exposed sealed concrete slab.

B. Observations

1. Floor finish could be improved.
2. Tile base is chipped in various areas.

C. Recommendations

1. Floor could be re-sealed but does not require immediate attention.
2. No other recommendations at this time.



Tile base chipped in various areas

BUILDING INTERIOR: WALLS/CEILINGS

A. Existing Data

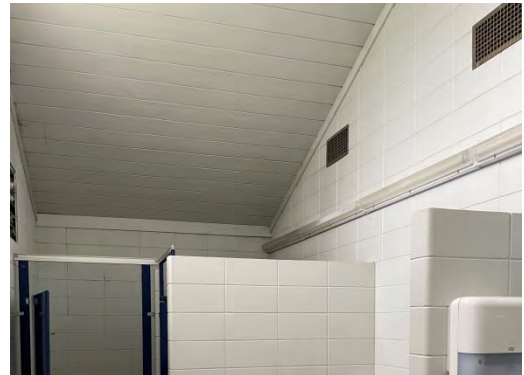
1. Interior walls are painted and unpainted concrete block.
2. Ceilings are painted and unpainted wood.

B. Observations

1. Overall, interior surfaces are in good condition.

C. Recommendations

3. None at this time



Wood ceilings and interior block walls

HANDICAP ACCESSIBILITY: ACCESSIBLE ROUTES

A. Existing Data / Observations

1. Site provides accessible routes.

B. Recommendations

1. None at this time



Accessible routes along building site

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

HANDICAP ACCESSIBILITY: ACCESSIBLE PARKING

A. Existing Data / Observations

1. Where parking is provided, accessible parking spaces shall be provided as follows:
 - a. Total parking spaces provided: 101–150
 - b. Required number of accessible spaces: 5
 - c. Van accessible spaces shall be provided for every eight (8) accessible stalls.
2. The existing east side parking lots include a total of 143 spaces. There are currently 5 designated handicap parking stalls.



Existing parking lot

B. Recommendations

1. Restripe one (1) van accessible stall with adjoining access aisle.
2. If necessary, install post-mounted signs at each handicap accessible stall with special designated sign for van accessible space.

HANDICAP ACCESSIBILITY: ACCESSIBLE ENTRANCES

A. Existing Data / Observations

1. Access to the toilet rooms and multi-purpose room comply with the door hardware ADA guidelines.

B. Recommendations

1. None at this time



Accessible entrances to toilet rooms

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

HANDICAP ACCESSIBILITY: ACCESSIBLE TOILET FACILITIES

A. Existing Data

1. ADA toilet rooms are provided within the building.

B. Observations

1. Toilet rooms are not completely compliant with current ADA guidelines.
2. Vertical 18" grab bar missing in ADA stall.

C. Recommendations

1. Toilet rooms comply with previous ADA guidelines when building was completed. No work is recommended at this time to update toilet facilities.



ADA toilet stall

HANDICAP ACCESSIBILITY: ACCESSIBLE SIGNAGE

A. Existing Data / Observations

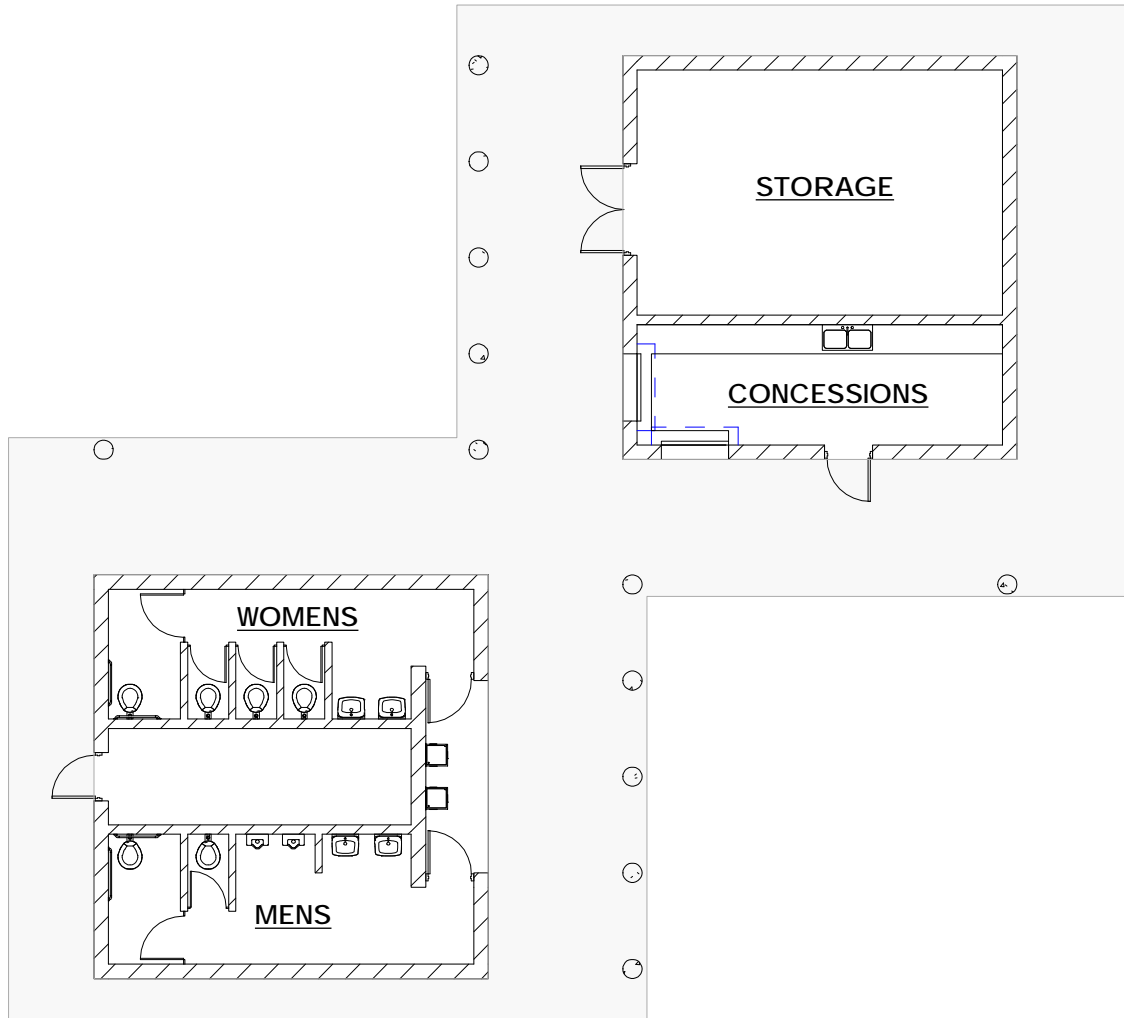
1. ADA compliant signage is provided.

B. Recommendations

1. None at this time

**2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY
RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING**

RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING - EXISTING FLOOR PLAN



Riders Club Road Floor Plan



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

RIDERS CLUB ROAD SITE AND ACTIVITIES BUILDING

SITE

The following report is the result of site visits by Jeff Moorhouse, Paragon Associates, that occurred on 5-6-21, and 6-19-21. Site observations were used in the preparation of this report.

OVERVIEW

The Riders Club Road Athletic Fields site is an almost 37 acre site with three soccer fields, two baseball fields, an activities building, and parking lot. The site is in relatively good condition.



Riders Club Road Site & Activities Building

SIDEWALKS

A. Existing Data

1. The site is surrounded by public sidewalks on two sides – Riders Club Road and East Avenue.
2. There is a short concrete sidewalk connecting the parking lot to the shelter.
3. There is an asphalt trail that connects the parking lot to the Omni Center to the west.

B. Observations

1. In general, the sidewalks are in good condition.

C. Recommendations

Continue to monitor and repair any cracked or lifted sidewalks.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE AND ACTIVITIES BUILDING

PARKING

A. Existing Data

1. There is an asphalt parking lot north of the soccer fields, accessed from East Avenue North.

B. Observations

1. There are two low areas in the paving. (map grid I11)
2. ADA parking requires signage (map grid I10)



Low spot in paving – map grid I11

C. Recommendations

1. Cut out and replace base/paving in the two low areas (map grid I11).
2. Install ADA signage (map grid I10)



No ADA signage – map grid I10

PLAYGROUNDS

A. Existing Data

1. There are no playgrounds at the Riders Club Road Athletic Fields. See “FIELDS” section for all athletic facilities.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

RIDERS CLUB ROAD SITE AND ACTIVITIES BUILDING

FIELDS

A. Existing Data

1. There are three soccer fields at this site, with the west field being the game field. This field has bleachers, lighting, a score board and player enclosures.
2. The site has two baseball fields that are currently being used by the VR and JV (?) teams. Both fields have backstops, dugouts and fencing. The eastern field also has a press box, bleachers, and bullpens. There are two batting cages between the fields.



Example of damaged fence

B. Observations

1. There are quite a few areas along both Riders Club Rd. and East Ave. N. where the fence needs to be repaired and wire ties are missing from posts (map grid D6-12 and D-H14)
2. There are end caps missing from end posts and most of the gates (map grid D6, E14, H14, H12, H11, H9, H8)
3. Eastern baseball field – the back (west) side of the 3rd base dugout wall is in need of repair (map grid J6)



Missing end cap

C. Recommendations

1. Repair fence and replace wire ties that are missing from posts map grid (D6-12 and D-H14)
2. Replace missing end caps (map grid map grid D6, E14, H14, H12, H11, H9, H8)
3. Repair dugout wall (map grid J6)



Dugout wall – map grid J6

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE AND ACTIVITIES BUILDING

LANDSCAPING

A. Existing Data

1. Landscaping consists of street trees along Riders Club Road, minimal shade trees next to the eastern baseball field, evergreens along the outfield line of the eastern baseball field, and a wooded area along the western edge of the site.



Example of evergreens along outfield fence

B. Observations

1. The “In Memory of Kirk Gunderson” tree has not been maintained as a single trunk.

C. Recommendations

1. Prune the “In Memory of Kirk Gunderson” tree to have a single trunk. The branch to the NW and the branch to the SW should be removed.
2. Continue to monitor landscaping and remove dead or diseased branches or plants/trees.

UTILITIES

A. Existing Data

1. Site utilities include water service, irrigation, and sanitary and storm sewer.

B. Observations

1. There are several locations where there are broken valve box covers (map grid H12 and G12)
2. There are multiple areas where it appears the irrigation system is not working correctly (map grid H13, D12, and L9)
3. Light pole is missing light fixture (map grid H6)



Broken valve box cover

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE AND ACTIVITIES BUILDING

C. Recommendations

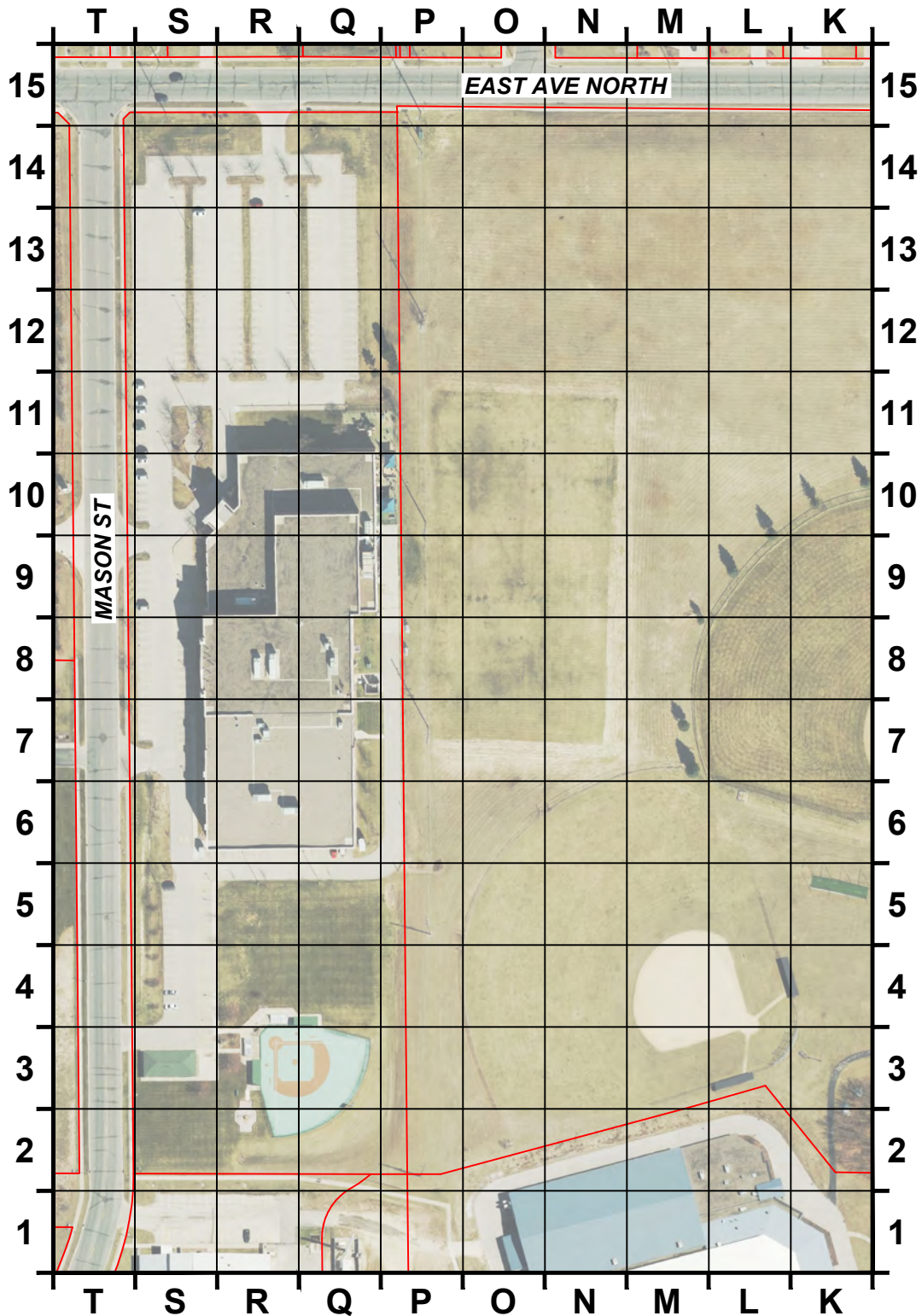
1. Replace broken valve box covers (map grid H12 and G12).
2. Check the irrigation system in the above noted areas. Verify heads are popping up. Repair or readjust areas (map grid H13, D12, and L9).
3. Replace fixture on light pole (map grid H6).



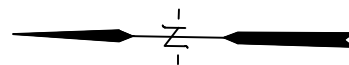
Irrigation system problems



Missing light fixture – map grid H6



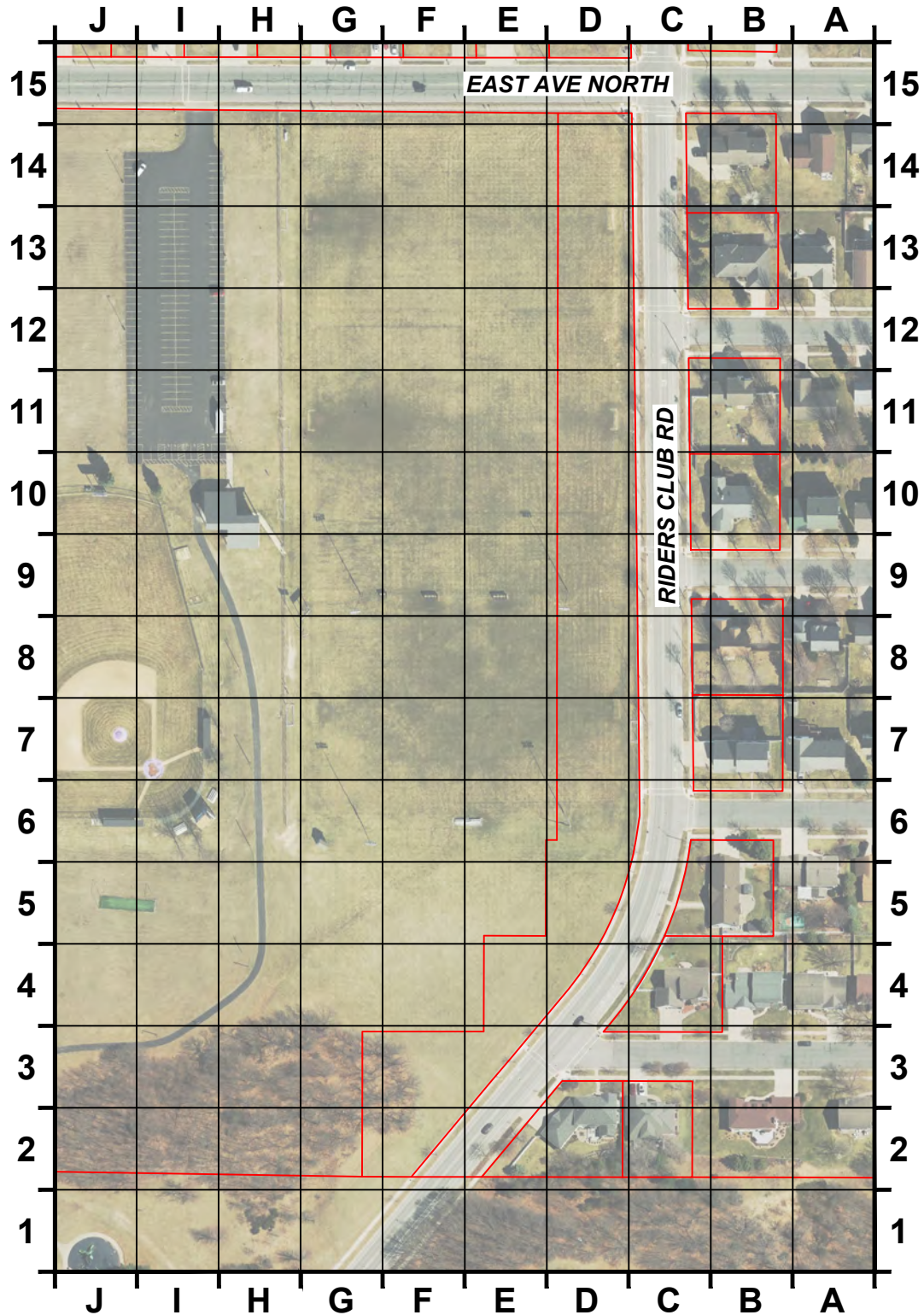
2021 SCHOOL DISTRICT OF ONALASKA:
LONG RANGE PLANNING STUDY
RIDERS ROAD SITE & ACTIVITIES BLDG



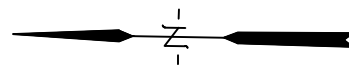
SCALE: 1" = 200'

RC - 14





2021 SCHOOL DISTRICT OF ONALASKA:
LONG RANGE PLANNING STUDY
RIDERS ROAD SITE & ACTIVITIES BLDG



SCALE: 1" = 200'

RC - 15



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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

PLUMBING

The following report is the result of a site visit by Bob Novak, Ring & DuChateau that occurred on 04-05-21. Site observations were used in the preparation of this report.

A. Existing Data

1. Plumbing fixtures were replaced in 2020 due to a freezing condition.
2. Plumbing fixtures are in good operational condition. WCs are wall hung sensor operated flush valve, URs are floor mount with sensor flush valves. Lavatories have manual faucets.

B. Observations

1. The Sanitary and water piping systems are functioning properly.

C. Recommendations

1. Fixtures/Equipment will require an annual review of condition and minor ongoing maintenance as needed.

D. Expected Remaining Lifespan

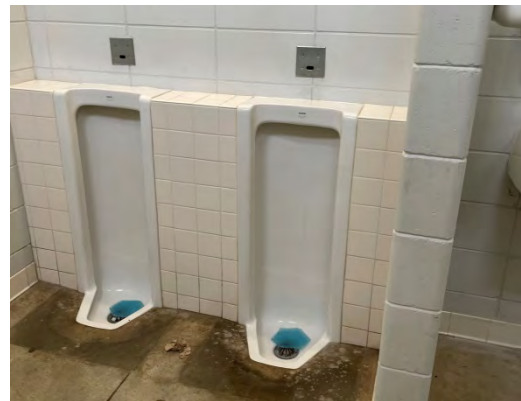
1. Water heating equipment is expected to last 10 years.
2. Sanitary piping system should have an unlimited lifetime, there will be some minor repair/replacements required due to usage or freezing condition.
3. Water piping system should have a 20 year useable life. Valves may require replacement as they age.
4. Plumbing fixtures/faucets/flush valves will require on going minor maintenance/replacement as needed.

E. Specific Areas of Concern

1. None



Water closets



Urinals



Lavatories

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

ELECTRICAL

The following report is the result of a site visit by Galileo Consulting Group LLC on April 3, 2018. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report. All construction costs indicated in this report are opinions.

ELECTRICAL SERVICE AND PANELBOARDS

A. Existing Data

1. Electric Service #1: 200 Amp., 120/208VAC, 3-Phase, 4-Wire service. The service is fed from a utility owned pad mounted transformer. The CT cabinet is located on the exterior of the building. The meter socket is mounted to the CT cabinet. The main service panelboard consists of a 200-amp main circuit breaker. The panelboard is General Electric. There are few spaces available for future circuit breakers. This service feeds the concession, storage and mechanical rooms. There is a 125 amp., 120/208VAC, 3-Phase, 4-Wire General Electric sub-panelboard located in the Mechanical room with several spaces available for future branch-circuits.
2. Electric Service #2: 225 amps., 480/277VAC, 3-Phase, 4-Wire service. The service is fed from a utility owned pad mounted transformer. The CT cabinet is located on the exterior of the building. The meter socket is mounted to the CT cabinet. The main service panelboard consists of a 225amp main circuit breaker. The panelboard is Square 'D'. There are several spaces available for future circuit breakers. This service primarily feeds the Athletic Fields lighting system.

B. Observations

1. The panelboards are in good operating condition.

C. Recommendations

1. None



Panelboard



Panelboard



Panelboard

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the main distribution panelboard is about 20-25 more years.

LIGHTING FIXTURES AND CONTROLS

A. Existing Data

1. In the Storage Area there are 2-lamp fluorescent strip lights with electronic ballasts and T8 lamps.
2. In the Concession Area there are 2-lamp fluorescent 'wrap' around with electronic ballasts and T8 lamps.
3. In the Mechanical Room there are 2-lamp fluorescent strip lights with electronic ballasts and T8 lamps.
4. The Exterior fixtures are LED wall-packs and were installed in 2017.
5. In the Restrooms there are 2-lamp fluorescent 'vandal proof' lights with electronic ballasts and T8 lamps.

B. Observations

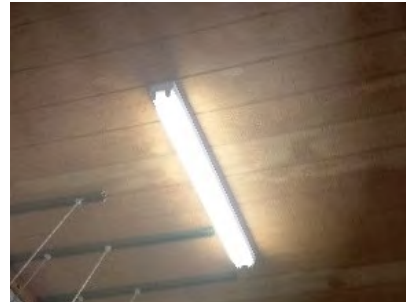
1. The exterior lighting fixtures are LED and are in excellent working condition.
2. The interior lighting fixtures are fluorescent and installed with the original building construction.
3. There are occupancy sensors in the Restrooms.

C. Recommendations

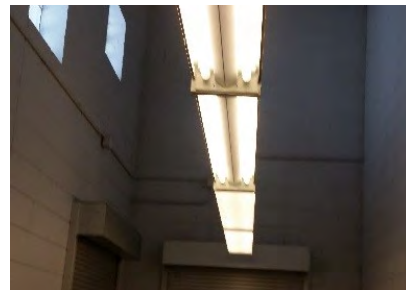
1. Replace interior fluorescent lighting fixtures with new energy efficient LED lighting fixtures. Budget - \$7,000.

D. Expected Remaining Lifespan

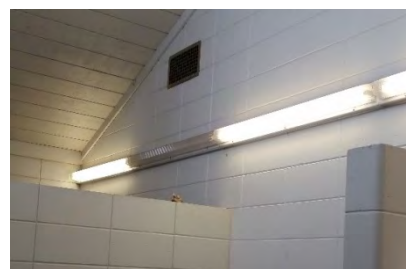
1. 0 – 10 years.



Storage room



Concession area



Toilet room



Exterior

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

WIRING DEVICES

A. Existing Data

1. There are 15 amp., and 20 amp. receptacles and toggle switches with metal cover plates.

B. Observations

1. The receptacles and toggle switches are adequate and in good working condition.
2. The Concession Area has G.F.C.I. protection.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. 10-15 more years



Outlets

PHONE SYSTEM

A. Existing Data

1. There is phone service into the building in the Mechanical room area.

B. Observations

1. No phone or data jacks installed in the building.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. Not applicable



Phone system

MISCELLANEOUS

A. Recommendations

1. Provide an electric wall heater in the Mechanical room to prevent water pipes from freezing. Budget - \$500.00

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

ITEM NO.	DATE ENTERED	KEY DESCRIPTION	REASON	DESCRIPTION	EST. COST	ACTION DATE	PRIORITY LEVEL
CURRENT RIDERS CLUB ITEMS							
RC-0002	10/10/2013 7/12/2021	ADA parking stall signage.	ADA	Install (5) handicap accessible automobile parking stall signs and one (1) 'van accessible' label.	\$1,500		1
RC-0003	3/4/2014 7/12/2021	Irrigation	Operational	Install irrigation for the 2 nd baseball field	\$20,800		3
2018 & 2021 ASSESSMENT ITEMS							
RC-0011	3/8/2018 7/12/2021	Hole in pipe, See site plan location H-7	Maintenance	Shorten pipe 8' and replace riprap with Turfstone Pavers (available from Menards) pavers are 24" x 16" so 6 units would cover 32"x72".	\$2,000		1
RC- 0012	4/3/2018 7/12/2021	Upgrade interior lighting to LED	Upgrade System	Replace existing fluorescent lighting with LED.	\$8,000		2
RC- 0014	7/12/21	Repair low spots in parking lot paving	Maintenance	Patch and repair sunken spots in existing paving	\$1,900		2
RC- 0015	7/12/21	Repair eastern baseball field west dugout wall	Maintenance	Remove rotten siding on dugout, repair with treated wood (Map Grid J6)	\$4,000		2
RC- 0016	7/12/21	Misc. repair and parts missing on existing fencing	Maintenance	Install end caps, repair fence, replace wire ties, and etc.	\$1,500		2
RC- 0017	7/12/21	Repair/adjust existing irrigation system	Maintenance	Replace missing valve box covers and adjust heads/system as needed	\$1,500		2
RC- 0018	7/12/21	Landscape	Maintenance	Prune 'Kirk Gunderson' tree to have a single trunk	\$1,500		2

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2021 School District of Onalaska Central Kitchen October 20, 2021



Prepared by



La Crosse, Wisconsin

www.vantagearchitects.com

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

CENTRAL KITCHEN

CENTRAL KITCHEN

705 8th Avenue North

Onalaska, WI 54650

BUILDING DATA:

Building Area

Original Construction	4,182 SF
<u>Kitchen Expansion</u>	<u>3,264 SF</u>
Total	7,446 SF

Building Occupancy Classification

Education/Support

Construction Type

Type II-B

Fire Protection

Non-Sprinklered

Construction Projects/Dates

----	Original Construction
1999	Kitchen Expansion



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

CENTRAL KITCHEN

ARCHITECTURAL

The following report is the result of a site visit by Jerry Schomberg and Jessica Wang, Vantage Architects, Inc. that occurred on May 11th, 2021. Site observations were used in the preparation of this report.

BUILDING ENVELOPE: EXTERIOR WALLS

A. Existing Data

1. The 1999 addition to the Central Kitchen was constructed as a steel framed structure of steel columns, wide flanged beams and open web steel bar joists and steel decking. The exterior walls were constructed of light-gauge steel studs clad with exterior gypsum sheathing and textured stucco.
2. The exterior metal stud walls were insulated with 5-1/2 inch R-19 batt insulation. A continuous fascia band of ribbed metal panels was applied to the wall area above the stucco surface to match the adjoining Middle School.

B. Observations

1. In general, the exterior cladding (stucco and metal panels) is in satisfactory condition.

C. Recommendations

1. None at this time



Building exterior



Textured stucco exterior walls

BUILDING ENVELOPE: WINDOWS

A. Existing Data

1. The windows in the kitchen consist of a thermally broken aluminum storefront framing with 1 inch insulated glass.

B. Observations

1. Windows are aged.

C. Recommendations

1. Windows are in need of replacement.



Aluminum storefront framing

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY CENTRAL KITCHEN

BUILDING ENVELOPE: DOORS

A. Existing Data

1. Doors are original hollow metal doors and frames.
2. O.H. door and frame is original hollow metal.

B. Observations

1. With the exception of the main entrance door, all other hollow metal doors and frames are in satisfactory condition.
2. The south O.H door is showing some signs of corrosion and typical wear.

C. Recommendations

1. O.H. door needs repainting and new weather stripping; provide galvanized metal jambs.
2. Rain drip above side double doors needs to be replaced.



Kitchen O.H. Door

BUILDING ENVELOPE: ROOF

A. Existing Data

1. The roof above the original kitchen (south half) was re-roofed in 2006 as part of the Middle School re-roofing project. The work involved removal of the stone aggregate top surface, leaving the original built-up roofing plys and insulation in place.
2. The new roof system included adding a new layer of insulation and mechanically attached 60-mil rubber membrane. The roof system was specified as to include a 20-year 'full-system warranty'.
3. The 1999 Central Kitchen Addition was built with steel decking. The roof system consisted of a 60-mil ballasted single-ply rubber membrane over 5 inch EPS insulation. The system included a 10-year warranty.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

CENTRAL KITCHEN

B. Observations

1. The 2006 re-roofing is in good condition.
2. The ballasted roof system above the 1999 Central Kitchen addition also appears in satisfactory condition with no significant signs of deterioration.

C. Recommendations

1. Continue to inspect on an annual basis for repair work associated with the perimeter parapet and roof-top curb flashings. Cut out and strip in areas as necessary to maintain weather tightness.

BUILDING INTERIOR: FLOORING

A. Existing Data

1. Flooring materials include the following:
 - a. Quarry tile in the food prep areas and uni-sex toilet room
 - b. Carpet in offices
 - c. VCT in break room
 - d. Ceramic tile women's toilet room

B. Observations

1. Flooring appears to be well maintained with no apparent immediate need to replace or upgrade.

C. Recommendations

1. None at this time



Main food prep area



Break room

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY CENTRAL KITCHEN

BUILDING INTERIOR: WALLS

A. Existing Data

1. Interior partitions are of metal stud and painted gypsum board.

B. Observations

1. Wall surfaces are generally in good shape.

C. Recommendations

1. None at this time



Typical interior walls

BUILDING INTERIOR: DOORS AND FRAMES

A. Existing Data

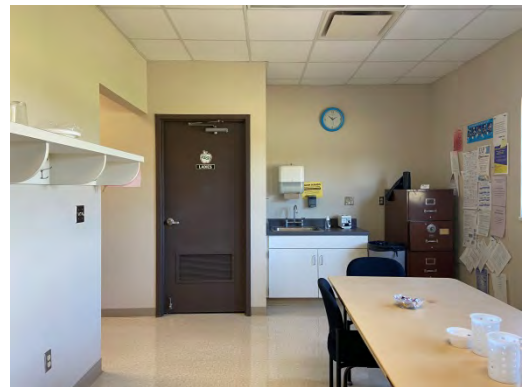
1. Interior doors are generally hollow metal doors.

B. Observations

1. Doors remain in good condition.

C. Recommendations

1. None at this time



H.M doors and frames

BUILDING INTERIOR: MISCELLANEOUS FINISHES

A. Existing Data

1. The majority of the rooms have suspended acoustical tile. The prep kitchen area has a suspended 2' x 4' vinyl-face gypsum panel. Break room and offices have standard acoustical tile. The main storage room along the east side of the building has no suspended acoustical tile ceiling.
2. Toilet partitions in the women's toilet room are metal.



Women's toilet room

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY CENTRAL KITCHEN

B. Observations

1. Ceiling tile and grid appear to be in satisfactory condition.
2. Metal toilet stall partitions show typical signs of years of usage.

C. Recommendations

1. Monitor T-grid in food prep areas for any signs of corrosion.
2. Partitions can continue to be used but can be changed out to solid plastic as part of any toilet room remodeling project.



Main food prep area

BUILDING INTERIOR: FOOD SERVICE EQUIPMENT

A. Existing Data / Observations

1. Overall, kitchen equipment is aging.
2. Other old equipment that will need to be considered for replacement includes the 5-door steamer, two ovens, 2-burner stove, mixer and bread slicer.
3. Dishwasher and grease interceptor were recently replaced in 2014.
4. Cooler and freezer functions well.

B. Recommendations

1. None at this time



Steam equipment



Hobart dishwasher

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY CENTRAL KITCHEN

HANDICAP ACCESSIBILITY: ACCESSIBLE ROUTES

A. Existing Data / Observations

1. The Central Kitchen site currently provides accessible routes from the dedicated staff parking lot on the east side and from the Middle School parking areas to the south of the central kitchen.

B. Recommendations

1. None at this time



Main entrance and parking lot

HANDICAP ACCESSIBILITY: ACCESSIBLE PARKING

A. Existing Data / Observations

1. The existing east side parking lot includes a total of 11 spaces. There are currently no spaces designated as handicap parking stalls.
2. The Middle School parking lot off the south side of the Central Kitchen includes designated accessible stalls, which could also be used by kitchen staff.

B. Recommendations

1. None at this time



Overall existing parking lot

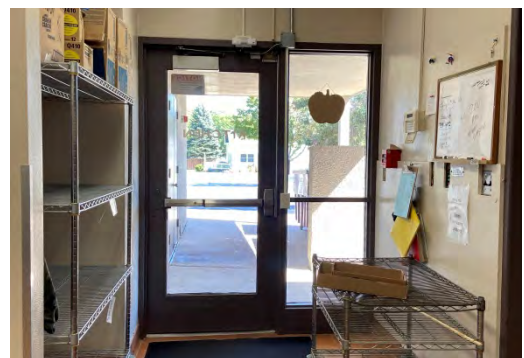
HANDICAP ACCESSIBILITY: ACCESSIBLE ENTRANCES

A. Existing Data / Observations

1. The main entrance on the south side serves as the primary accessible entrance but does not include a door operator.

B. Recommendations

1. None at this time



Exterior entrance

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY CENTRAL KITCHEN

HANDICAP ACCESSIBILITY: ACCESSIBLE INTERIOR CIRCULATION

A. Existing Data / Observations

1. With the exception of the delivery van loading bay, all rooms are located on one level.

B. Recommendations

1. None at this time

HANDICAP ACCESSIBILITY: ACCESSIBLE TOILET FACILITIES

A. Existing Data

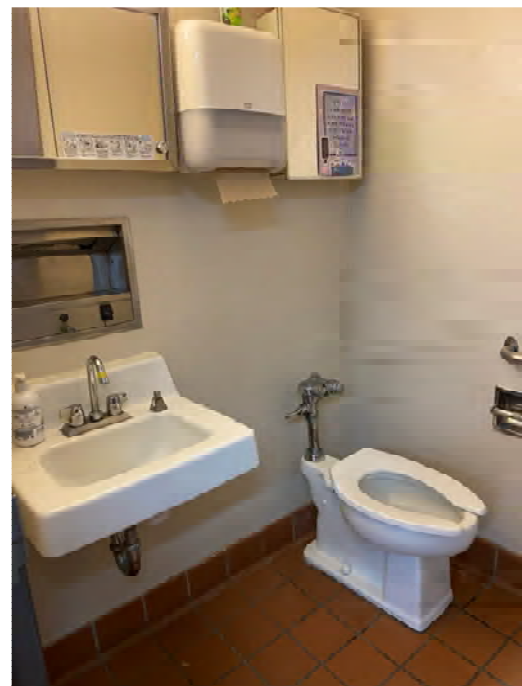
1. The existing toilet facilities were in compliance with the Code at the time of the 1999 kitchen addition.

B. Observations

1. The women's toilet room is not completely compliant with current ADA guidelines regarding grab bars and size of stalls.
2. The uni-sex toilet room is not ADA compliant. The overall room size and location of fixtures and accessories do not meet requirements.
3. Lavatories do not have proper covers or insulation over exposed pipes.

C. Recommendations

1. No work is recommended at this time to update toilet facilities.



Uni-sex toilet room

HANDICAP ACCESSIBILITY: ACCESSIBLE SIGNAGE

A. Existing Data / Observations

1. Building provides accessible signage.

B. Recommendations

1. None at this time

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

CENTRAL KITCHEN

PLUMBING

The following report is the result of a site visit by Bob Novak, Ring & DuChateau that occurred on 04-05-21. Site observations were used in the preparation of this report.

A. Existing Data

1. Water heating equipment is gas fired instantaneous water heating equipment. 2 units provide adequate hot water for building. The units are good condition and are operating well.
2. The building is served by a small single Diamond water softener. The water softener is softening domestic HW and CW.
3. Water service is 2" K copper with a 2" meter.
4. Water piping is fed underground to the fixtures.
5. Water piping is copper.
6. This building has its own gas meter.
7. Gas is fed to the Cook line from underground.
8. Plumbing fixtures are in good operational condition.
9. There is a small in-ground grease interceptor. I do not think there is a grease interceptor for the large dishwasher.
10. There is a mix of PVC and Cast Iron drain and vent piping.

B. Observations

1. The Sanitary, storm and water piping systems are functioning properly.
2. Water piping system is functioning properly. Valves will need to be replaced as they age.
3. CI drain/vent piping in kitchen has a shortened usable lifetime due to kitchen wastes, it it typically 10-15 yrs.



Water heaters



Grease interceptor



Water meter

C. Recommendations

1. Instantaneous water heating equipment is required to be maintained for scale build up on a regular basis.
2. Other Equipment will require an annual review of condition and minor ongoing maintenance as needed.
3. Gas piping underground in a building is not a good idea, it should be installed above ground.
4. Current code requires the large DW to flow thru a grease interceptor.
5. There does not appear to be an emergency shut-off for the gas to the equipment under the Hood.

D. Expected Remaining Lifespan

1. Water heating equipment is expected to last 10 years.
2. Water softening equipment should be viable for another 5 years.
3. Sanitary and Storm Piping systems should have an unlimited lifetime, there will be some minor repair/replacements required due to usage, an example would be the grease interceptor.
4. Plumbing fixtures/faucets/flush valves will require on going minor maintenance/replacement as needed.
5. Water piping system should have a 10 year useable life. Valves may require replacement as they age.

E. Specific Areas of Concern

1. Natural gas piping underground in the building
2. Emergency Gas shut-off for gas piping in Kitchen.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

CENTRAL KITCHEN

ELECTRICAL

The following report is the result of a site visit by Galileo Consulting Group LLC on April 3, 2018. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report. All construction costs indicated in this report are opinions.

The central kitchen is attached to the middle school.

PANELBOARDS

A. Existing Data

1. There are two (2) panelboards 'B1' and 'B2', 200 Amps., 120/208VAC, 3-Phase, 4-Wire with 42 circuits each serving the Central Kitchen, they are General Electric.

B. Observations

1. Panelboard 'B1' is full, panelboard 'B2' has 10 empty spaces for additional branch circuit breakers.
2. The panelboards are in good working order.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the panelboards is about 20-30 more years.

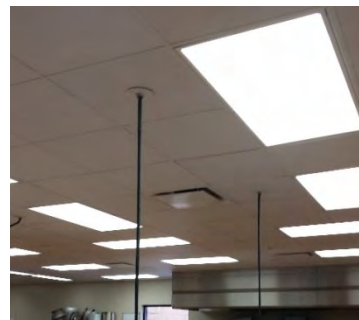


Panelboard

LIGHTING FIXTURES AND CONTROLS

A. Existing Data

1. The kitchen has a combination of 2x4 acrylic lens 2-lamp fluorescent fixtures and 1x4 acrylic lens 2-lamp fluorescent fixtures. The lamps are T8 with a color temperature of 5000K. The ballasts are electronic. The light fixtures are on 8' centers in a variety of patterns.
2. The offices have 2x4 fluorescent fixtures. The lamps are T8 with a color temperature of 5000K. The ballasts are electronic.



2x4 light fixtures

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY CENTRAL KITCHEN

3. Exterior perimeter wall-pack fixtures, canopy and parking lot lighting were recently updated to LED in 2017.

B. Observations

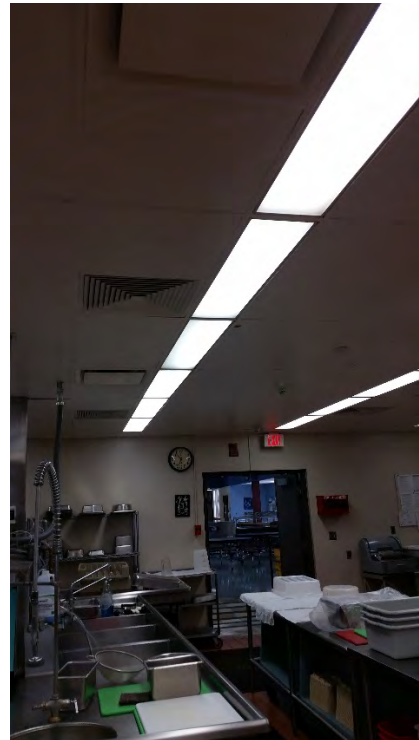
1. The existing interior and exterior light fixtures are in good working order and the light levels are good also.

C. Recommendations

1. Replace existing interior fluorescent lighting fixtures with LED upon failure or during future remodel projects. \$200 for each fixture.
2. Replace all existing interior fluorescent lighting fixtures with LED and install new programmable digital computer network lighting controls to meet current energy codes and industry standards. Budget – \$30,000

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the interior light fixtures is about 10-15 more years.



1x4 light fixtures

WIRING DEVICES

A. Existing Data

1. The receptacles and toggle switches are commercial grade 20A with stainless steel plates

B. Observations

1. The receptacles and toggle switches are in good working order.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the wiring devices is about 20-25 more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

CENTRAL KITCHEN

FIRE ALARM SYSTEM

A. Existing Data

1. The fire alarm control panel is an EST3 addressable system and located in the Middle School electrical room.
2. There are pull stations by all exterior doors.
3. There are wall mounted horn strobe devices.
4. There are smoke/heat detectors.
5. There are duct smoke detectors in the air handling units operating at 2000 CFM or greater.
6. All fire alarm cabling is installed in conduit.

B. Observations

1. The oldest notification appliances (horn/strobes) are obsolete and have reached their end of life cycle and need to be updated.

C. Recommendations

1. Consider upgrading to an audio evacuation fire alarm system:
 - a. Audio Evac Fire Alarm Systems are now the normal design practice for any size school.
 - b. This building is not sprinklered.
 - c. The Onalaska School District has made strides and have developed a new standard for fire alarm systems, for example the Northern Hills Elementary
 - d. School has an audio evacuation fire alarm system. Recommend to continue on this path for all schools in the district.
 - e. Budget estimate to upgrade to audio evacuation system installation - \$10,000.

D. Expected Remaining Lifespan

1. The majority of the system has reached its expected life expectancy and should be replaced with new.



Fire alarm

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY CENTRAL KITCHEN

CLOCK SYSTEM

A. Existing Data

1. The clocks are connected to the Middle School Master Clock System. A new Master Clock Controller and clocks were installed in 2017.
2. The bell tone is controlled by the master clock controller.

B. Observations

1. The clocks are new and recently installed.
2. Additional clocks can be added to the system.



Wall clock

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the clock system is about 15-20 more years.

INTERCOM SYSTEM

A. Existing Data

1. The Central Kitchen is connected to the existing Telecor intercom system in Middle School. This system is 12 years old and was installed in 2006. The amplifier is located in the IMC storage room.
2. The intercom is accessed through the intercom phones. The intercom is also accessed through the Mitel IP phone line which allows users with a code to perform a building page from any Mitel phone.
3. There are recessed ceiling mounted intercom speakers.
4. The bell system is toned through the intercom speakers.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY CENTRAL KITCHEN

B. Observations

1. The intercom system is in adequate working order.
2. Additional intercom speakers can be added.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the intercom system is about 10 - 15 more years.

PHONE SYSTEM

A. Existing Data

1. There is a recently installed Mitel 3300 IP (Internet Protocol) phone system in the Middle School. This system was installed in 2015 - 2016.
2. New IP phones have been installed throughout the school.

B. Observations

1. The phone system is in good working order.
2. Additional phones can be added to the system.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the Mitel 3300 phone system is about 10 more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY CENTRAL KITCHEN

SECURITY SYSTEM

A. Existing Data

1. There is an Ademco security system in the Middle School. The security control panel is located in the main electrical room. The security system has motion sensors.
2. There is exterior door contact switches.

B. Observations

1. Security system is in working order.
2. Additional security devices can be added.

C. Recommendations

1. Replace devices when the Middle School system is updated.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the security system is about 0-2 more years.



Fire alarm

ACCESS CONTROL SYSTEM

A. Existing Data

1. There is an RS2 System door access control system in the Middle School which was installed for the District in 2013 - 2014.
2. There is an electric strike and key fob reader on the exterior door and service door.
3. There is an Aiphone intercom system.

B. Observations

1. The access control system is in good working order.
2. Additional doors can be added to this system.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the access control system is about 10-15 more years.



Access control system

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

CENTRAL KITCHEN

ITEM NO.	DATE ENTERED	KEY DESCRIPTION	REASON	DESCRIPTION	EST. COST	ACTION DATE	PRIORITY LEVEL
CURRENT CENTRAL KITCHEN ITEMS							
CK-0001	10/10/2013 7/12/2021	Kitchen Equipment Replace Convection Oven	Equipment Replacement	Replace convection oven.	\$21,000		3
CK-0004	10/10/2013 7/12/2021	Kitchen Equipment Replace bread slicer.	Equipment Replacement	New bread slicer.	\$16,000		3
CK-0005	10/10/2013 7/12/2021	Kitchen Equipment Replace mixer	Equipment Replacement	Replace mixer.	\$22,000		3
CK-0006	10/10/2013 7/12/2021	Kitchen Equipment Replace 2-burner range	Equipment Replacement	Replace 2-burner range.	\$4,000		3
CK-0008	10/10/2013 7/12/2021	Equipment Hook-Ups	Installation Costs	Complete installation and hook-up of new equipment.	\$8,000		3
CK-0009	10/10/2013 7/12/2021	Entrance Door Replacement	Maintenance	Replace existing hollow metal door frame and sidelite at main entrance to Central Kitchen.	\$4,200		2
CK-0011	10/10/2013 7/12/2021	Remodel Toilet Rooms	Remodeling for Code issues	Remodel existing toilet rooms to comply with the current ADA guidelines for handicap accessibility.	\$32,000		3
2018 & 2021 ASSESSMENT ITEMS							
CK-0012	03/08/2018 7/12/2021	Replace Cast iron drain piping	Poor condition	Install when remodeling the Kitchen	\$57,000		2
CK-0013	03/08/2018 7/12/2021	Install Gas Panic shut off Valve at kitchen	NFPA Code	Shuts off Gas to KEQ under Hood	\$5,800		1
CK-0014	03/08/2018 7/12/2021	Install gas piping above floor for kitchen equipment under hood.	Good practice	Replace underground ground with above floor gas piping.	\$8,500		2
CK-0015	03/08/2018 7/12/2021	Install exterior grease interceptor	Plbg Code	Install when remodeling the Kitchen	\$25,000		3
CK-0016	4/03/2018 7/12/2021	Upgrade Lighting fixtures to LED	Energy Upgrade	Remove existing fluorescent lighting fixtures and replace with new LED lighting fixtures. Provide programmable digital lighting controls.	\$34,000		2
CK-0017	4/03/2018 7/12/2021	Upgrade fire alarm control system to Voice Evac	System Upgrade	Upgrade existing fire alarm system to Voice Evac to match what is installed at Northern Hills Elementary School.	\$11,500		3
CK-0018	7/12/21	Window Replacement	Replacement	Replace with new aluminum windows	\$12,000		2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY
CENTRAL KITCHEN

CK-0019	7/12/21	O.H. Door Maintenance Replace rain drip on storage double doors	Maintenance	Repaint O.H. door, install new weather stripping, provide new galvanized metal jambs, and replace rain drips	\$2,200		2
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2021 School District of Onalaska District Office & Annex

October 20, 2021



Prepared by



La Crosse, Wisconsin

www.vantagearchitects.com

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

DISTRICT OFFICE

DISTRICT OFFICE

237 2nd Avenue South
Onalaska, WI 54650

BUILDING DATA:

Building Area

Central Office 11,200 SF

Building Occupancy Classification

Business - B

Construction Type

Type II-B

Fire Protection

Non-Sprinklered

Construction Projects/Dates

---- Original Construction

2017 Building Renovation



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE ANNEX

DISTRICT OFFICE ANNEX

237 2nd Avenue South
Onalaska, WI 54650

BUILDING DATA:

Building Area

Annex 2,572 SF

Construction Type

Type II-B

Fire Protection

Non-Sprinklered

Construction Projects/Dates

---- Original Construction



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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE

ARCHITECTURAL

The following report is the result of a site visit by Jerry Schomberg and Jessica Wang, Vantage Architects, Inc. that occurred on June 15th, 2021. Site observations were used in the preparation of this report.

BUILDING ENVELOPE: EXTERIOR WALLS

A. Existing Data

1. The remodeling of the Festival Support Center building involved minimal modifications to convert to the new District Office. Exterior walls consist of face brick and EIFS.

B. Observations

1. Exterior walls appear to be in satisfactory condition except the northeast and east wall where there is a lack of insulation and wall/foundation cracking.

C. Recommendations

1. Repair northeast and east walls that show deterioration and cracking, as well as reinsulate.



Building exterior

BUILDING ENVELOPE: WINDOWS

A. Existing Data

1. Windows are aluminum storefront.
2. The remodeling included the installation of three new thermal design aluminum windows at the south wall.

B. Observations

1. Windows remain in good condition.

C. Recommendations

1. None at this time



Aluminum storefront windows - new

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE

BUILDING ENVELOPE: DOORS

A. Existing Data

1. Exterior doors are aluminum storefront and hollow metal doors and frames.

B. Observations

1. Doors remain in good condition.

C. Recommendations

1. None at this time



Main entrance vestibule

BUILDING ENVELOPE: ROOF

A. Existing Data

1. The entire building was re-roofed and involved a total tear-off of the existing roofing down to the wood deck. HVAC curbs and plumbing vents were raised.
2. The entire roof was covered with tapered EPS (Avg. R=18). New membrane consists of a fully-adhered 60 mil single-ply rubber.
3. Metal cap flashing was replaced on north wall. New gutters and downspouts were installed.

B. Observations

1. Roofing remains in good condition.
2. Metal cap flashing, gutters and downspouts remain in good condition.

C. Recommendations

1. None at this time

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE

BUILDING INTERIOR: FLOORING

A. Existing Data

1. Flooring materials consist of carpet and ceramic tile.

B. Observations

1. Flooring remains in good condition.

C. Recommendations

1. None at this time



Main lobby

BUILDING INTERIOR: WALLS

A. Existing Data

1. Interior walls are a combination of wood stud and metal stud with gypsum board finish.

B. Observations

1. Walls remain in good condition.

C. Recommendations

1. None at this time



Typical interior walls

BUILDING INTERIOR: DOORS AND FRAMES

A. Existing Data

1. Interior doors are solid core wood doors and wood frames.

B. Observations

1. Doors and frames remain in good condition.

C. Recommendations

1. None at this time



Wood door and frames

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE

BUILDING INTERIOR: MISCELLANEOUS FINISHES

A. Existing Data / Observations

1. Finishes throughout the building are in overall good condition.
2. Acoustical tile ceilings remain in good condition.
3. Casework remains in good condition.

B. Recommendations

1. None at this time



Breakroom

BUILDING SPACES: OFFICE SPACE

A. Existing Data

1. District nurses are currently located in the previous Pupil Services at Irving Pertzsch due to lack of space in the district office.
2. Data services are located in the district office.

B. Observations

1. District office does not have adequate office space for all district staff or additional future staff.

C. Recommendations

1. Shortcomings of this area will be reviewed with the overall design study for the district office to provide additional office space for staff.



Current Data Services space

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE

HANDICAP ACCESSIBILITY: ACCESSIBLE ROUTES

A. Existing Data / Observations

1. Site provides accessible routes.

B. Recommendations

1. None at this time



Accessible routes along site

HANDICAP ACCESSIBILITY: ACCESSIBLE PARKING

A. Existing Data / Observations

1. Site provides accessible parking at entry.

B. Recommendations

1. None at this time



ADA parking adjacent to main entrance

HANDICAP ACCESSIBILITY: ACCESSIBLE ENTRANCES

A. Existing Data / Observations

1. The main entrance on the south side serves as the primary accessible entrance.

B. Recommendations

1. None at this time



Main entrance

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE

HANDICAP ACCESSIBILITY: ACCESSIBLE INTERIOR CIRCULATION

A. Existing Data / Observations

1. All rooms are located on the main level.

B. Recommendations

1. None at this time



Main lobby

HANDICAP ACCESSIBILITY: ACCESSIBLE TOILET FACILITIES

A. Existing Data / Observations

1. One set of toilet room facilities are designed to be ADA compliant.
2. Remaining toilet facilities are original to the building are not compliant with current ADA guidelines.

B. Recommendations

1. None at this time



ADA Toilet rooms

HANDICAP ACCESSIBILITY: ACCESSIBLE SIGNAGE

A. Existing Data / Observations

1. Building provides accessible signage.

B. Recommendations

1. None at this time

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE ANNEX

ARCHITECTURAL

The following report is the result of a site visit by Jerry Schomberg and Jessica Wang, Vantage Architects, Inc. that occurred on June 15th, 2021. Site observations were used in the preparation of this report.

BUILDING ENVELOPE: EXTERIOR WALLS

A. Existing Data / Observations

1. The garage annex building consists of a single story exterior masonry and wood framed roof structure located across the alley from the new District Office. The east side of the annex is built back into the embankment. Minor renovations have been completed since 2017.

B. Recommendations

1. It is suggested that a closer structural examination be considered to evaluate the lateral pressure on the east wall as a result of building back into the site embankment. Structural corrections may dictate reinforcing and buttressing the east wall if the lateral load pressures appear to be exerting soil pressure on the masonry foundation wall.
2. Continue to monitor walls for corrective action that may require immediate attention (ex: wall cracks).



Building exterior

BUILDING ENVELOPE: WINDOWS

A. Existing Data

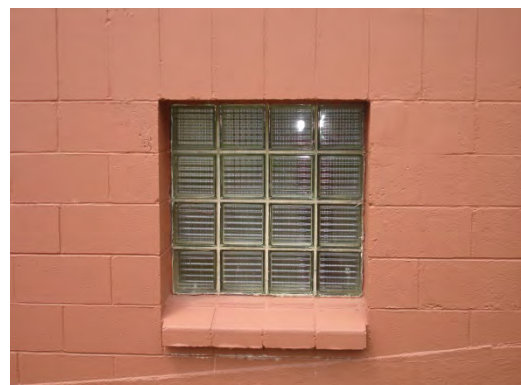
1. There is a single glass block window.

B. Observations

1. Window is in satisfactory condition.

C. Recommendations

1. None at this time



Glass block window

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE ANNEX

BUILDING ENVELOPE: DOORS

A. Existing Data

1. Doors are hollow metal doors and frames.
2. O.H. door and frame are metal.

B. Observations

1. All exterior doors and O.H. door have been recently replaced.
2. New exterior apron completed at O.H. door.
3. Existing man door on North side has been infilled with concrete block.

C. Recommendations

1. None at this time



Exterior doors

BUILDING ENVELOPE: ROOF

A. Existing Data / Observations

1. Following the 2017 office renovation a proposal to replace the roof system was previously submitted to the District for all work associated with the re-roofing of the annex building. The work involved included removing the existing membrane down to the wood deck, raising of HVAC curbs, plumbing, vents and electrical work. The proposed action was to install a new fully-adhered rubber membrane over EPS insulation.
2. Metal roof edge cap flashing and gravel stop flashing would have been fabricated of standard 24-ga, prefinished galvanized metal.

B. Recommendations

1. Continue to monitor roof system for corrective action that may require attention (ex: roof leaks).



Existing roof

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE ANNEX

BUILDING INTERIOR: FLOORING

A. Existing Data

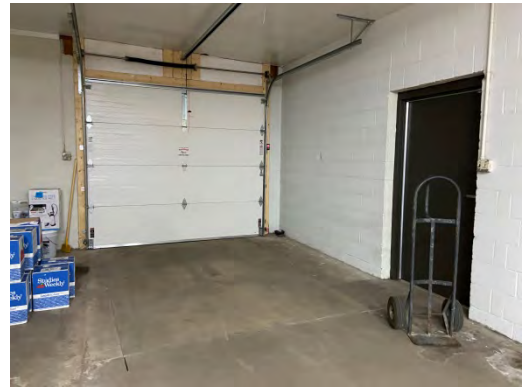
1. Flooring is a combination of sealed concrete and quarry tile.

B. Observations

1. Concrete floor at O.H. door entry has been recently leveled.

C. Recommendations

1. None at this time



Sealed concrete at O.H. door

BUILDING INTERIOR: WALLS

A. Existing Data

1. Walls are a combination of concrete block and FRP finish.

B. Observations

1. Recently updated wall/opening at receiving area adjacent to unit heater.

C. Recommendations

1. None at this time



Interior wall update

BUILDING INTERIOR: DOORS AND FRAMES

A. Existing Data

1. Interior doors and frames are wood.

B. Observations

1. Doors removed from previous cooler room and left hand side toilet room.

C. Recommendations

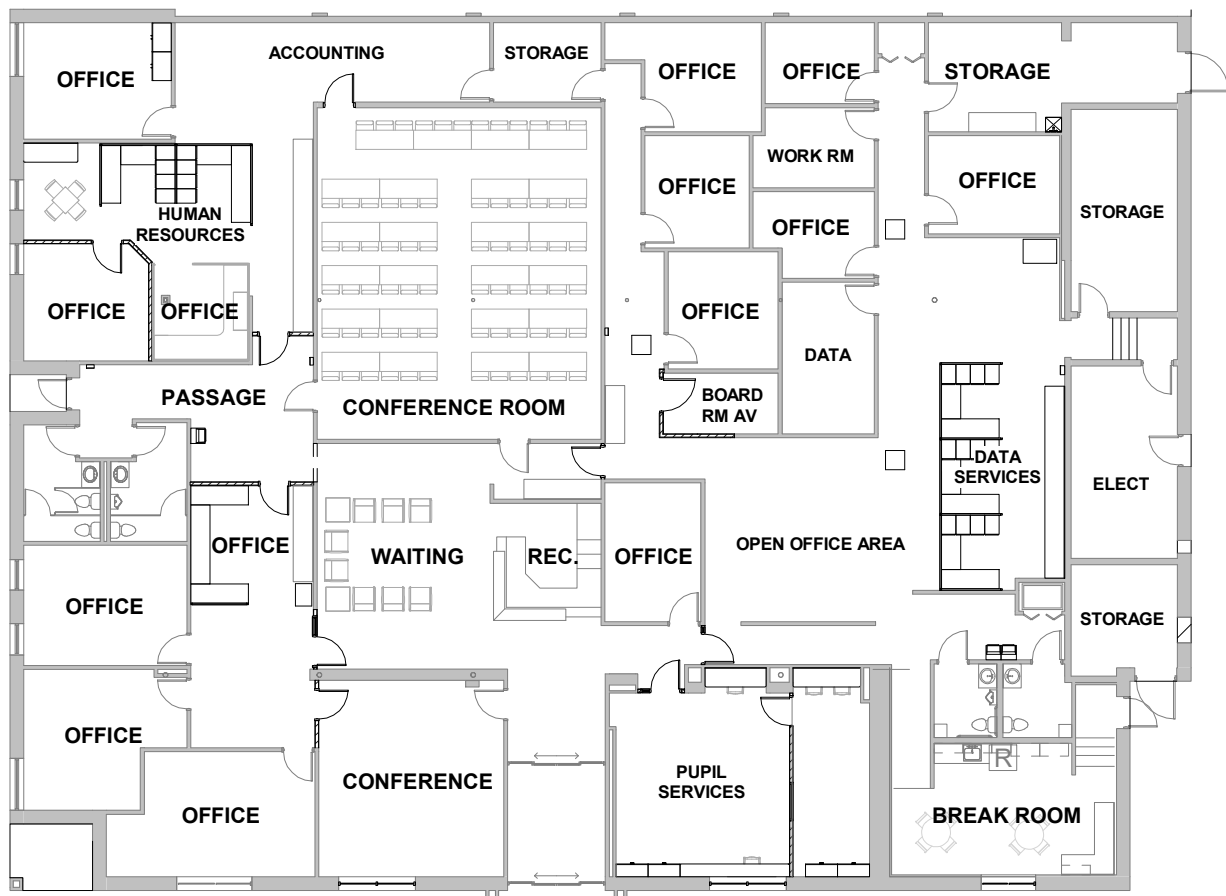
1. None at this time



Interior doors

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE

DISTRICT OFFICE - EXISTING FLOOR PLAN

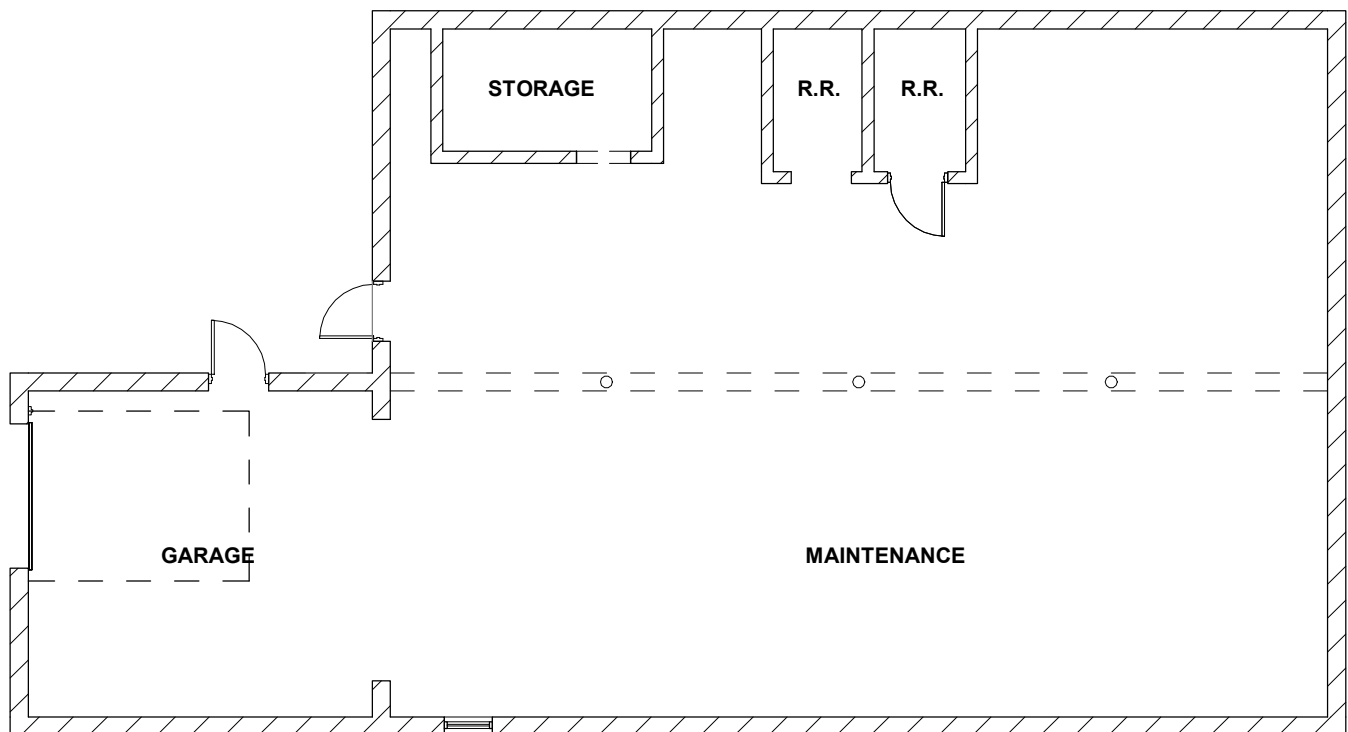


District Office Floor Plan



**2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY
DISTRICT OFFICE ANNEX**

DISTRICT OFFICE ANNEX - EXISTING FLOOR PLAN



District Office Annex Floor Plan



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE

DISTRICT OFFICE - CURRENT USAGE FLOOR PLAN



District Office Floor Plan



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE AND ANNEX

SITE

The following report is the result of site visits by Jeff Moorhouse, Paragon Associates, that occurred on 6-20-21. Site observations were used in the preparation of this report.

OVERVIEW

The District Office and Annex site consists of a single-story building, an adjacent storage building, and large parking lot. The site is in good condition.



District office

SIDEWALKS

A. Existing Data

1. There are both concrete and unit paver public sidewalks adjacent to the site along Highway 35, as well as concrete public sidewalks on Hickory and 3rd Avenue South.
2. There is a small concrete sidewalk at the entrance to the building, as well as an area with unit pavers to the south and west of the entrance.

B. Observations

1. The sidewalks all appear to be in good condition at this time.

C. Recommendations

1. Continue to monitor the sidewalks and correct any cracked or lifted sidewalks.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE AND ANNEX

PARKING

A. Existing Data

1. The main parking area is directly south of the District building with two driveways onto Highway 35 and additional access through the alley to the east.
2. There is a paved asphalt area between the alley and the annex on the northeast corner of the site.



White Striping

B. Observations

1. The paved areas appear to be in serviceable condition at this time.
2. The striping in the main parking lot is white, which is difficult to see in the winter months.
3. The retaining wall adjacent to the paved area by the annex is failing.

C. Recommendations

1. When the parking lot is restriped next, yellow striping is preferred for visibility.
2. Continue to monitor conditions of paving and make any needed corrections.
3. Replace retaining wall by the annex.

LANDSCAPING

A. Existing Data

1. The north side of the parking lot has landscaped islands. There is a well maintained landscaped plaza at the entrance of the building.

B. Observations

1. The landscaped areas are in good condition.

C. Recommendations

1. Continue to monitor landscaping and remove dead or diseased branches or plants/trees. Keeping control of weed growth is important to good looking landscaping.



Landscaping at District Office

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE AND ANNEX

UTILITIES

A. Existing Data

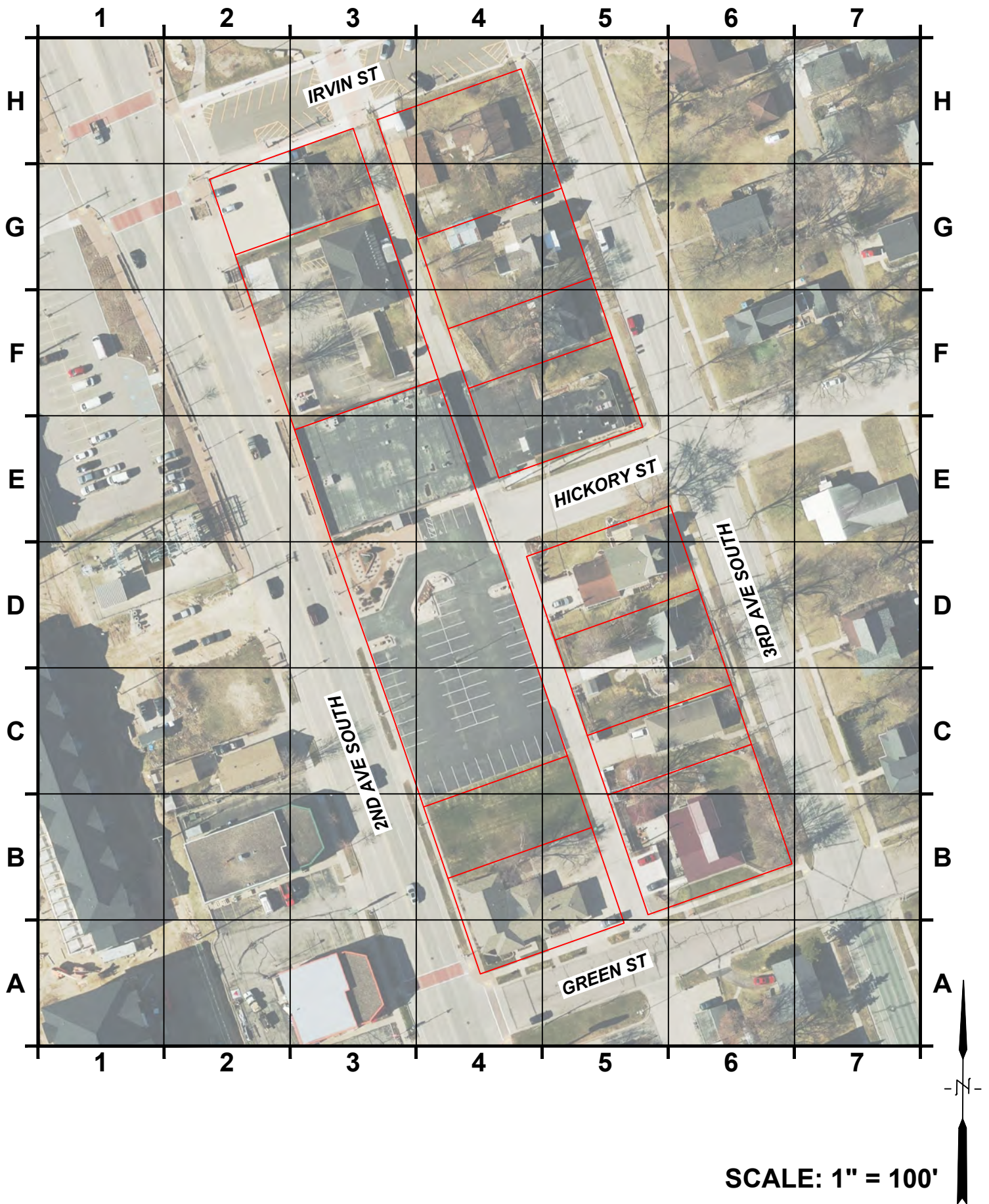
1. Site utilities include water service, sanitary, and storm sewer.

B. Observations

1. Utility structures that could be observed appeared to be in good working order.

C. Recommendations

1. Continue to monitor utilities and make any needed corrections.



SCALE: 1" = 100'

2021 SCHOOL DISTRICT OF ONALASKA:
LONG RANGE PLANNING STUDY
DISTRICT OFFICE AND ANNEX

DO - 19



PLUMBING

The following report is the result of a site visit by Bob Novak, Ring & DuChateau that occurred on 04-05-21. Site observations were used in the preparation of this report.

A. Existing Data

1. Water heating equipment a tank type electric unit, it provides adequate hot water for the building. The unit is good condition and is operating well.
2. The building is served by a single H125 Hillenbrand water softener. The water softener is softening domestic HW and CW.
3. Plumbing fixtures are in good operational condition.
4. Water service is 1 ½" K copper.
5. Water Piping is copper.

B. Observations

1. The Sanitary, storm and water piping systems are functioning properly.
2. Water piping system is functioning properly, Valves will need to be replaced as they age.

C. Recommendations

1. Equipment/fixtures will require an annual review of condition and minor ongoing maintenance as needed.

D. Expected Remaining Lifespan

1. Water heating equipment is expected to last 5 years.
2. Water softening equipment should be viable for another 10 years.
3. Sanitary and Storm Piping systems should have an unlimited lifetime, there will be some minor repair replacements required due to usage.



Water meter



Water heater and softener

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE

4. Plumbing fixtures/faucets/flush valves will require on going minor maintenance/replacement as needed.
5. Water piping system should have a 20 year useable life. Valves may require replacement as they age.

E. Specific Areas of Concern

1. None

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE ANNEX

PLUMBING

The following report is the result of a site visit by Bob Novak, Ring & DuChateau that occurred on 04-05-21. Site observations were used in the preparation of this report.

A. Existing Data

1. Water heating equipment a tank type electric unit.
2. Water service is 1" K copper.
3. Water Piping is copper.
4. There is a lawn irrigation system.
5. There is a WC & sink.
6. Sanitary is pumped up and discharges out the sidewall to the north.

B. Observations

1. Plumbing systems are past their useful life, they will require replacement if remodeling is done.
2. Water piping system is functional properly, Valves will need to be replaced as they age.

C. Recommendations

1. Replacement of existing plumbing will be required if remodeling is done.

D. Expected Remaining Lifespan

1. Plumbing is working now, any remodeling should consider all new piping and fixtures, sanitary to street is OK Water service is OK.

E. Specific Areas of Concern

1. Replacement of all interior systems if remodeling is done.



Water meter and irrigation



Sanitary sump and pump

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HVAC

The following report is the result of a site visit by Randy All, Fredericksen Engineering, Inc. that occurred on April 1st, 2021 to update previous visits that occurred on August 2nd, 2013 and March 2nd, 2018. Site observations were used in the preparation of this report.

A. Existing Data

1. This building was remodeled and occupied by the district in 2017. The existing HVAC equipment was left in place and reused with only the ductwork distribution systems being modified to accommodate the remodeling work. The exact age of the existing equipment is not known.
2. The building HVAC system consists of multiple system types. The administration and human resources areas are served by two (2) Carrier gas/electric packaged rooftop units. The rooftop systems utilize zone dampers to provide zone control. The facilities, data services, and pupil services areas are served by three (3) high-efficiency gas-fired furnaces with direct-expansion cooling. Two of the furnace systems utilize zone dampers for zone control while the third furnace is a single-zone unit.
3. The IT workroom is served by a ductless split system the provided heating and cooling but is not functional.
4. The server room is cooled by a primary and secondary ductless split system that was recently replaced. (2018, 2021)
5. The building is controlled by a combination of zone control systems and standalone electronic thermostats.
6. The Annex is cooled by two (2) ductless split systems that are not functional.
7. Bipolar ionization air purification systems were recently installed.



Gas-Fired furnaces

B. Observations

1. The existing RTU's and forced air systems appear to be 15-25 years old and close to, or just past, their life expectancy. It was reported that the ability to control temperatures and humidity in the building is poor.

C. Recommendations

1. Remove the existing HVAC systems and serve the entire building utilizing two (2) VAV packaged rooftop units with hot water reheat VAV boxes served by a high-efficiency condensing boiler plant with variable flow pumping. A new digital control system would be utilized to control the building to be consistent with the current district standards.
2. Replace all HVAC equipment in Annex if this building is to be utilized.

ELECTRICAL

The following report is the result of a site visit by Galileo Consulting Group LLC on September 22, 2021. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report. All construction costs indicated in this report are opinions.

ELECTRICAL SERVICE

A. Existing Data

1. The District Office has an 800 amp 120/208 volt 3-phase 4-wire electric service. The service is fed from a utility owned pad mounted transformer. The CT cabinet is located on the exterior of the building. The meter socket is mounted to the CT cabinet. The main service panelboard consists of a 800 amp main circuit breaker with space for additional branch feeders. This service equipment was installed in 2017. The distribution panelboard is Square 'D'. There are spaces available for future circuit breakers.

B. Observations

1. The main Distribution Panelboard has empty spaces for additional branch circuit breakers.
2. The panelboard is new and in good working order.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the main distribution panelboard is about 30-35 more years.



Electrical service

PANELBOARDS

A. Existing Data

1. There are three (3) panelboards, 225 Amps., 120/208VAC, 3-Phase, 4- Wire with 42 circuits each, they are Square 'D'.

B. Observations

1. Panelboards have empty spaces for additional branch circuit breakers.
2. The panelboards are in good working order.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the panelboards is about 30-35 more years.



Electrical service

LIGHT FIXTURES AND CONTROLS

A. Existing Data

1. The interior and exterior lighting fixtures are LED.
2. There is emergency egress lighting units.
3. The building lighting system is partially controlled by energy saving occupancy sensors.

B. Observations

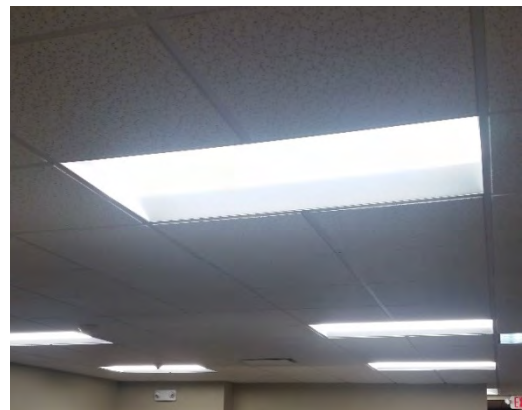
1. The existing interior and exterior light fixtures are in good working order and the light levels are good also.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the interior light fixtures is about 20-25 more years.



LED light fixtures

WIRING DEVICES

A. Existing Data

1. The receptacles and toggle switches are commercial grade 20A with thermo plastic cover plates.

B. Observations

1. The receptacles and toggle switches are in good working order.
2. There are only two duplex receptacles installed on the average in each office.

C. Recommendations

1. Install additional duplex receptacles in each office as needed. Budget \$380.00 each.

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the wiring devices is about 20-25 more years.

FIRE ALARM SYSTEM

A. Existing Data

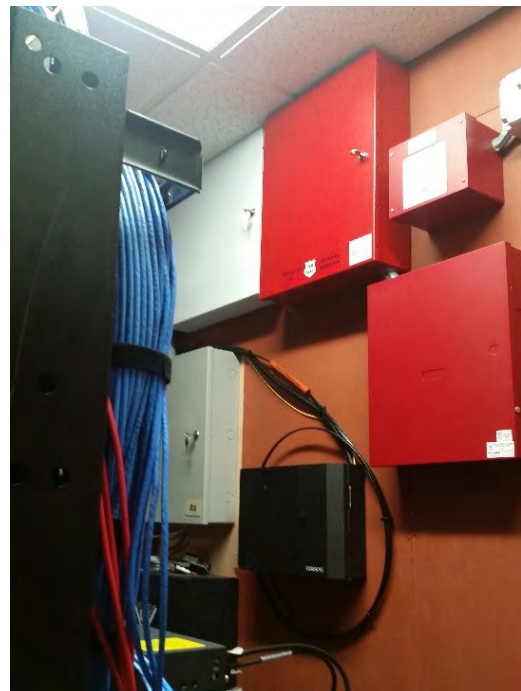
1. The existing fire alarm control panel was an outdated Ademco system; however, it was upgraded to an addressable Honeywell system in 2017.
2. There are pull stations by all exterior doors.
3. There are wall mounted horn strobe devices.
4. There are smoke/heat detectors.
5. There are duct smoke detectors in the air handling units operating at 2000 CFM or greater.
6. All fire alarm cabling is installed in conduit.

B. Observations

1. The fire alarm system is new and in good working condition.

C. Recommendations

1. None



Fire alarm

D. Expected Remaining Lifespan

1. 10 - 15 years

PHONE SYSTEM

A. Existing Data

1. There is a recently installed Mitel 3300 IP (Internet Protocol) phone system in the Middle School. This system was installed in 2015-2016.
2. New IP phones have been installed through-out the school.

B. Observations

1. The phone system is in good working order.
2. Additional phones can be added to the system.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the Mitel 3300 phone system is about 10 more years.

DATA SYSTEM

A. Existing Data

1. There are two (2) MDF data racks located in a data room.
2. The MDF data racks are connected with single-mode fiber optic cable. The MDF of all the schools in the district are connected together with single-mode fiber optic cable.
3. The data cable is CAT5e plenum rated which is routed to patch panels in the data racks.
4. The patch panels in the data rack are CAT5e.
5. There is a UPS.



Data system

B. Observations

1. The data system is in good working order.
2. Additional horizontal runs of data cable can be added to the existing rack.
3. Wireless Access Point system was recently upgraded for the School District in 2017-2018. The Computer Network wireless access system is adequate for today's needs and for anticipated near future.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CAT5e data cable is about 7-10 more years.
2. The expected remaining lifespan of the network equipment is about 7-10 more years.

SECURITY SYSTEM

A. Existing Data

1. There is a Honeywell security system installed in 2017.
2. The security system has motion sensors and a keypad.
3. There are exterior door contact switches.

B. Observations

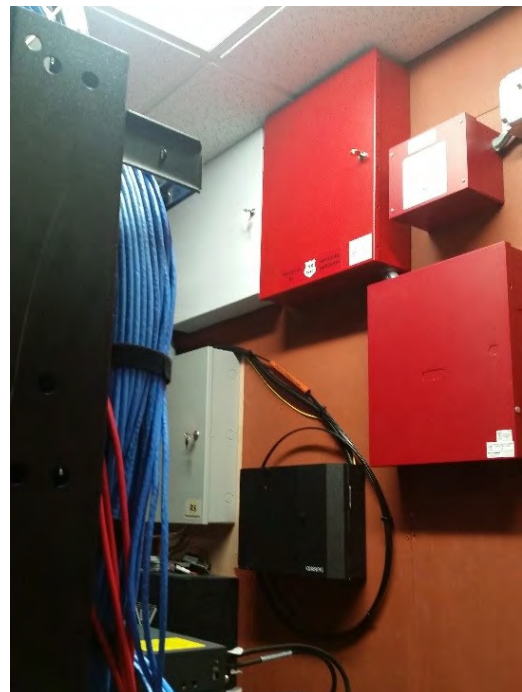
1. Security system is in good working order.
2. Additional security devices can be added.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the security system is about 10 - 15 more years.



Security System

CCTV

A. Existing Data

1. There is a server based IP CCTV system used throughout all the buildings in the district.
2. There are Five (5) interior and Three (3) exterior fixed color IP cameras.
There is 30-day recording capability.

B. Observations

1. The CCTV system is in good working order.
2. Additional cameras can be added.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the CCTV system is about 7 more years.

ACCESS CONTROL SYSTEM

A. Existing Data

1. There is an RS2 System door access control system which was installed for the District in 2013 - 2014.
2. There are two (2) electric strikes and key fob readers on the main exterior doors and one in the Server Room.
3. There is an Aiphone intercom system for the front entrance door.

B. Observations

1. The access control system is in good working order.
2. Additional doors can be added to this system.

C. Recommendations

1. None

D. Expected Remaining Lifespan

1. The expected remaining lifespan of the access control system is about 10-15 more years.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE ANNEX

ELECTRICAL

The following report is the result of a site visit by Galileo Consulting Group LLC on September 22, 2021. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report. All construction costs indicated in this report are opinions.

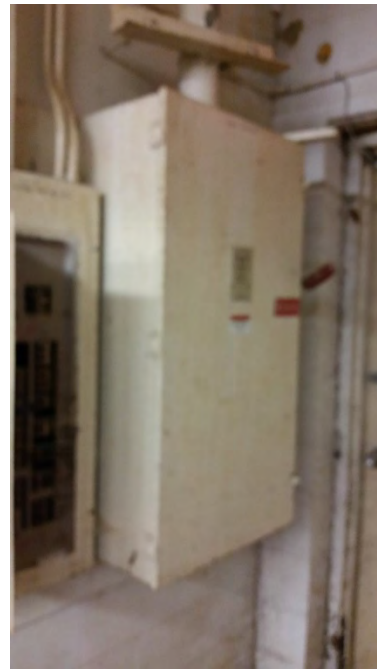
ELECTRICAL SERVICE

A. Existing Data / Observations

1. A new 225 amp., 120/208 volt, 3-phase 4-wire feeder was installed originating from the District Office Main Distribution Panelboard and terminated at an existing fusible disconnect in the Annex building. This feeder eliminated an existing overhead service. This work was completed in 2018.

B. Recommendations

1. None



Electrical service

PANELBOARDS

A. Existing Data

1. There is One (1) existing Cutler Hammer panelboard, 225 Amps., 120/208VAC, 3-Phase, 4- Wire with 42 circuits. The second panelboard is a Cutler Hammer, 125 amp., 120/208VAC, 3-phase, 4-wire sub-panel with 30 circuits.

B. Observations

1. These panelboards are outdated and should be replaced with new during future remodel projects.



Panelboard

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE ANNEX

C. Recommendations

1. Replace with new panelboards.

D. Expected Remaining Lifespan

1. These panelboards have exceeded their useful life and should be replaced.



Panelboard

LIGHT FIXTURES AND CONTROLS

A. Existing Data

1. The interior lighting fixtures are 4'-0", single-lamp fluorescent 'strip' lights with electronic ballasts and T8 lamps.
2. There are no emergency egress lighting units.
3. There are no occupancy sensors or lighting controls.

B. Observations

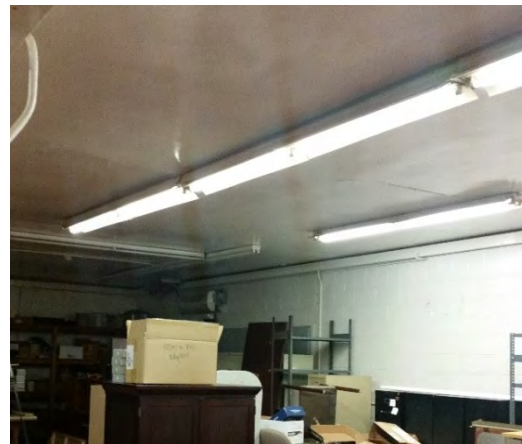
1. The existing interior and exterior light fixtures are outdated and should be replaced with future remodel projects.

C. Recommendations

1. Replace with new energy efficient LED lighting fixtures and controls.

D. Expected Remaining Lifespan

1. 0 – 3 years.



Interior light fixtures

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE ANNEX

WIRING DEVICES

A. Existing Data

1. There are 15 amp., and 20 amp. receptacles and toggle switches with metal cover plates.

B. Observations

1. The receptacles and toggle switches are outdated and should be replaced with new. A few receptacles are broken.

C. Recommendations

1. Replace with new.

D. Expected Remaining Lifespan

1. The wiring devices have exceeded their expected useful life.



Wiring device

FIRE ALARM SYSTEM

A. Existing Data

1. The existing outdated fire alarm control panel and system was eliminated. The building was connected to the existing fire alarm system located in the School District Office. New fire alarm devices were installed.
2. There are new ceiling mounted horn strobe devices.
3. There are smoke/heat detectors.
4. All fire alarm cabling is installed in conduit.

B. Observations

1. The fire alarm system was recently updated.

C. Recommendations

1. Add additional devices as required per code for future construction remodeling projects.

D. Expected Remaining Lifespan

1. 15 – 20 years.



Fire alarm system

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE ANNEX

PHONE AND DATA SYSTEM

A. Existing Data

1. There is only One (1) phone jack and One (1) data jack in the building.

B. Observations

1. The phone jack and cable is CAT 3.
2. The data jack is CAT 5e.

C. Recommendations

1. Replace with new.

D. Expected Remaining Lifespan

1. 0 - 5 years



Phone and data system

SECURITY SYSTEM

A. Existing Data

1. The existing outdated Gemini security system was deleted and a new ademco system was installed.
2. The security system has motion sensors and a keypad.
3. There are exterior door contact switches.

B. Observations

1. Security system was recently updated in 2018 - 2019.

C. Recommendations

1. None.

D. Expected Remaining Lifespan

1. 10 – 15 years.



Security system

DOOR ACCESS SYSTEM

A. Existing Data / Observations

1. An electronic card/key fob was reader was recently added to the main door.
2. There is an exterior door magnetic contact switches.

B. Recommendations

1. None.

C. Expected Remaining Lifespan

1. 10 – 15 years.

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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE & ANNEX

DISTRICT OFFICE

ITEM NO.	DATE ENTERED	KEY DESCRIPTION	REASON	DESCRIPTION	EST. COST	ACTION DATE	PRIORITY LEVEL
CURRENT DISTRICT OFFICE ITEMS							
DO-0008	11/8/2018 7/12/2021	HVAC Replacement	System Replacement	Remove the existing HVAC systems and serve the entire building utilizing two (2) VAV packaged rooftop units with hot water reheat VAV boxes served by a high-efficiency condensing boiler plant with variable flow pumping. A new digital control system would be utilized to control the building to be consistent with the current district standards	\$320,000		2
DO-0011	2/6/2018	HVAC Replacement	Operational	Replace failing A/C unit with new split system w/ heat in DS workroom or wait for full HVAC redo	\$12,000		3
2018 & 2021 ASSESSMENT ITEMS							
DO-0012	4/13/2018 7.12.2021	Building envelope	Maintenance	Seal and insulate north and east exterior walls	\$28,000		2
DO-0013	7/12/2021	Parking lot	Maintenance	When parking lot is restriped next, yellow striping is preferred for visibility in winter	NA		3

ANNEX

ITEM NO.	DATE ENTERED	KEY DESCRIPTION	REASON	DESCRIPTION	EST. COST	ACTION DATE	PRIORITY LEVEL
CURRENT ANNEX ITEMS							
DO-0009	2/6/2018 7/12/2021	Garage Renovation	Remodel for Code Issues	Update MEP	\$305,000		3
2018 & 2021 ASSESSMENT ITEMS							
DO-0014	7/12/2021	Retaining Wall	Maintenance	Replace existing retaining wall with new retaining wall.	\$22,000		2

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2021 School District of Onalaska French Road Site October 20, 2021



Prepared by



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2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

FRENCH ROAD SITE

SITE

The following report is the result of a site visit by Jeff Moorhouse, Paragon Associates, that occurred on 07-15-21. Site observations were used in the preparation of this report.

OVERVIEW

This undeveloped parcel of land was acquired to facilitate the addition of an east side elementary school. The school was eventually built at another site (Eagle Bluff). Part of the determination for not utilizing this site was the fact that the drainage patterns and slope leave too little available developable land for a school the size of Eagle Bluff. In fact, the estimated roof and parking alone would use 100% of the developable land.



Site Entrance Area

SIDEWALKS

A. Existing Data

1. None

PARKING

A. Existing Data

1. None.

PLAYGROUNDS

A. Existing Data

1. None.

FIELDS

A. Existing Data

1. None

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY FRENCH ROAD SITE

LANDSCAPING

A. Existing Data

1. The site is upland forest and old field vegetation classes.

B. Observations

1. The site is not being maintained for any specific purpose.

C. Recommendations

1. Develop some specific educational purpose for the site such as an environmental classroom that would require significantly less site impact than a full section school.
2. Sell the property and use the funds to improve existing facilities that are being used.

UTILITIES

A. Existing Data

1. The site would have access to City of Onalaska public utilities including sanitary sewer and water.
2. Storm water drains through the site to the southwest through a series of ditches, basins and culverts.

B. Observations

1. No improvements are needed until such time as the site has a purpose related to a demand for these that exceeds the current need.

C. Recommendations

1. None as the current drainage system is working at expected levels.



Large Storm Sewer Inlet

2021 School District of Onalaska Onalaska Roofing Summary

October 20, 2021



Prepared by



www.vantagearchitects.com

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA ROOF SUMMARY

ROOF REPAIR PRIORITY LEVELS

LEVEL 1

Roof repair requirements under this priority should receive immediate attention to prevent further roof leakage damage or potential roof leakage. Repair work may include patching or flashing of existing roofing, or roof membrane replacement if determined to be necessary to ensure leak protection.

LEVEL 2

Roof repair or replacement work under this level should be completed within a scheduled timetable as recommended by the District's roofing consultant. Repair work may include patching or flashing of existing roofing, or total replacement of roof insulation and roof membrane.

LEVEL 3

Proposed work under this level can be indefinitely deferred or addressed on an 'as-needed' basis as conditions change. Repair or replacement work are not considered as urgent but should be monitored annually.

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA ROOF DATA SHEET

BUILDING	ROOF AREA DESIGNATION	ROOF TYPES	MANUFACTURER / ROOFER	ROOF AREA	WARRANTY	AGE	REPLACEMENT PRIORITY LEVEL
High School	Area HS-1	Ballasted EPDM		6,047 SF		1989	2
High School	Area HS-2	Fully-Adhered EPDM	Firestone / McCabe Roofing	13,395 SF	20-YR.	2006	3
High School	Area HS-3	Ballasted EPDM		5,842 SF			2
High School	Area HS-4	Ballasted EPDM		5,916 SF			2
High School	Area HS-5	Ballasted EPDM		3,396 SF			2
High School	Area HS-6	Ballasted EPDM		1,076 SF		1989	2
High School	Area HS-7	Ballasted EPDM		36,713 SF		1989	2
High School	Area HS-8	Fully-Adhered EPDM	Firestone / McCabe Roofing	5,240 SF	20-YR.	2006	3
High School	Area HS-9	Fully-Adhered EPDM	Firestone / McCabe Roofing	12,421 SF	20-YR.	2006	3
High School	Area HS-10	Fully-Adhered EPDM	Firestone / McCabe Roofing	8,770 SF	20-YR.	2006	3
High School	Area HS-11	Fully-Adhered EPDM	Firestone / McCabe Roofing	1,085 SF	20-YR.	2006	3
High School	Area HS-12	Ballasted EPDM		1,019 SF		1989	2
High School	Area HS- 13	Ballasted EPDM		1,455 SF		1989	2
High School	Area HS-14	Fully-Adhered EPDM		4,448 SF		1989	2
High School	Area HS-15	Ballasted EPDM		7,861 SF		1989	2
High School	Area HS-16	Ballasted EPDM		1,682 SF		1989	2
High School	Area HS-17	Asphalt Shingles		747 SF		1989	2
High School	Area HS-18	Ballasted EPDM		28,698 SF		1989	2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA ROOF DATA SHEET

BUILDING	ROOF AREA DESIGNATION	ROOF TYPES	MANUFACTURER / ROOFER	ROOF AREA	WARRANTY	AGE	REPLACEMENT PRIORITY LEVEL
Middle School	Area MS-1	Mechanically-Attached EPDM	Carlisle / Ledegar Roofing	82,905 SF	20-YR.	2006	3
Middle School	Area MS-2	Mechanically-Attached EPDM	Carlisle / Ledegar Roofing	688 SSF	20-YR.	2006	3
Middle School	Area MS-3	Mechanically-Attached EPDM	Carlisle / Ledegar Roofing	672 SF	20-YR.	2006	3
Middle School	Area MS-4	Mechanically-Attached EPDM	Carlisle / Ledegar Roofing	3,784 SF	20-YR.	2006	3
Middle School	Area MS-5	Mechanically-Attached EPDM	Carlisle / Ledegar Roofing	3,603 SF	20-YR.	2006	3
Middle School	Area MS-6	Mechanically-Attached EPDM	Carlisle / Ledegar Roofing	8,247 SF	20-YR.	2006	3
Middle School	Area MS-7	Mechanically-Attached EPDM	Carlisle / Ledegar Roofing	709 SF	20-YR.	2006	3
Middle School	Area MS-8	Mechanically-Attached EPDM	Carlisle / Ledegar Roofing	318 SF	20-YR.	2006	3
Middle School	Area MS-9	Ballasted EPDM	Carlisle / Ledegar Roofing	4,445 SF	20-YR.	2006	3
Middle School	Area MS-10	Ballasted EPDM	Carlisle / Ledegar Roofing	8,945 SF	20-YR.	2006	3
Middle School	Area MS-11	Ballasted EPDM	Carlisle / Ledegar Roofing	5,311 SF	20-YR.	2006	3
Middle School	Area MS-12	Ballasted EPDM	Carlisle / Ledegar Roofing	440 SF	20-YR.	2006	3
Central Kitchen	Area CK-13	Mechanically-Attached EPDM	Carlisle / Ledegar Roofing	4,413 SF	20-YR.	2006	3
Central Kitchen	Area CK-14	Ballasted EPDM		3,264 SF	10-YR	1999	2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA ROOF DATA SHEET

BUILDING	ROOF AREA DESIGNATION	ROOF TYPES	MANUFACTURER / ROOFER	ROOF AREA	WARRANTY	AGE	REPLACEMENT PRIORITY LEVEL
Eagle Bluff Elementary	Area EB-1	Ballasted EPDM	Firestone / Quality Roofing	18,421 SF	10-YR.	1999	2
Eagle Bluff Elementary	Area EB-2	Ballasted EPDM	Firestone / Quality Roofing	4,850 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-3	Standing Seam Metal	Una-Clad / Quality Roofing	5,602 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-4	Ballasted EPDM	Firestone / Quality Roofing	9,553 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-5	Ballasted EPDM	Firestone / Quality Roofing	4,101 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-6	Standing Seam Metal	Una-Clad / Quality Roofing	3,061 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-7	Ballasted EPDM	Firestone / Quality Roofing	1,111 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-8	Ballasted EPDM	Firestone / Quality Roofing	10,740 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-9	Ballasted EPDM	Firestone / Quality Roofing	955 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-10	Ballasted EPDM	Firestone / Quality Roofing	955 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-11	Standing Seam Metal	Una-Clad / Quality Roofing	6,546 SF	10-YR	1999	2
Eagle Bluff Elementary	Area EB-12	Ballasted EPDM	Firestone / Quality Roofing	3,884 SF	10-YR	1999	2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA ROOF DATA SHEET

BUILDING	ROOF AREA DESIGNATION	ROOF TYPES	MANUFACTURER / ROOFER	ROOF AREA	WARRANTY	AGE	REPLACEMENT PRIORITY LEVEL
Irving Pertzsch Elementary	Area IP-1	Ballasted EPDM	Firestone/Interstate Roofing	8,476 SF	20-YR	2006	3
Irving Pertzsch Elementary	Area IP-2	Standing Seam Metal	Firestone / Interstate Roofing	5,343 SF	20-YR	2006 / 2014	3
Irving Pertzsch Elementary	Area IP-3	Foamed Urethane	Urethane systems	14,748 SF	Recoated	2013	2
Irving Pertzsch Elementary	Area IP-4	Fully-adhered EPDM	Firestone / Interstate Roofing	8,476 SF	20-YR	2014	3

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA ROOF DATA SHEET

BUILDING	ROOF AREA DESIGNATION	ROOF TYPES	MANUFACTURER / ROOFER	ROOF AREA	WARRANTY	AGE	REPLACEMENT PRIORITY LEVEL
Northern Hills Elementary	Area NH-1	Fully-adhered EPDM	Firestone / Interstate Roofing	12,075 SF	20-YR	2014	3
Northern Hills Elementary	Area NH-2	Fully-adhered EPDM	Firestone / Interstate Roofing	590 SF	10-YR	2003	2
Northern Hills Elementary	Area NH-3	Standing Seam Metal	Firestone / Interstate Roofing	1,427 SF	20-YR	2014	3
Northern Hills Elementary	Area NH-4	Fully-adhered EPDM	Firestone / Interstate Roofing	5,202 SF	20-YR	2014	3
Northern Hills Elementary	Area NH-5	Ballasted EPDM	Firestone/ Interstate Roofing	2,827 SF	10-YR	2003	2
Northern Hills Elementary	Area NH-6	Fully-adhered EPDM	Firestone / Interstate Roofing	5,498 SF	20-YR	2014	3
Northern Hills Elementary	Area NH-7	Ballasted EPDM	Firestone / Interstate Roofing	27,832 SF	10-YR	2003	2
Northern Hills Elementary	Area NH-8	Ballasted EPDM	Firestone / Interstate Roofing	8,053 SF	10-YR	2003	2
Northern Hills Elementary	Area NH-9	Fully-adhered EPDM	Firestone / Interstate Roofing	7,937 SF	20-YR	2014	3
Northern Hills Elementary	Area NH-10	Ballasted EDPM	Firestone / Interstate Roofing	2,530 SF	20-YR	2003	2
Northern Hills Elementary	Area IP-11	Standing Seam Metal	Firestone / Interstate Roofing	120 SF	20-YR	2014	3
Northern Hills Elementary	Area IP-12	Standing Seam Metal	Firestone / Interstate Roofing	365 SF	20-YR	2014	3

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA ROOF DATA SHEET

BUILDING	ROOF AREA DESIGNATION	ROOF TYPES	MANUFACTURER / ROOFER	ROOF AREA	WARRANTY	AGE	REPLACEMENT PRIORITY LEVEL
Riders Club Rd Activity Bldg	Area AS-1	Asphalt Shingles		32.4 Squares	20-YR	2016	3

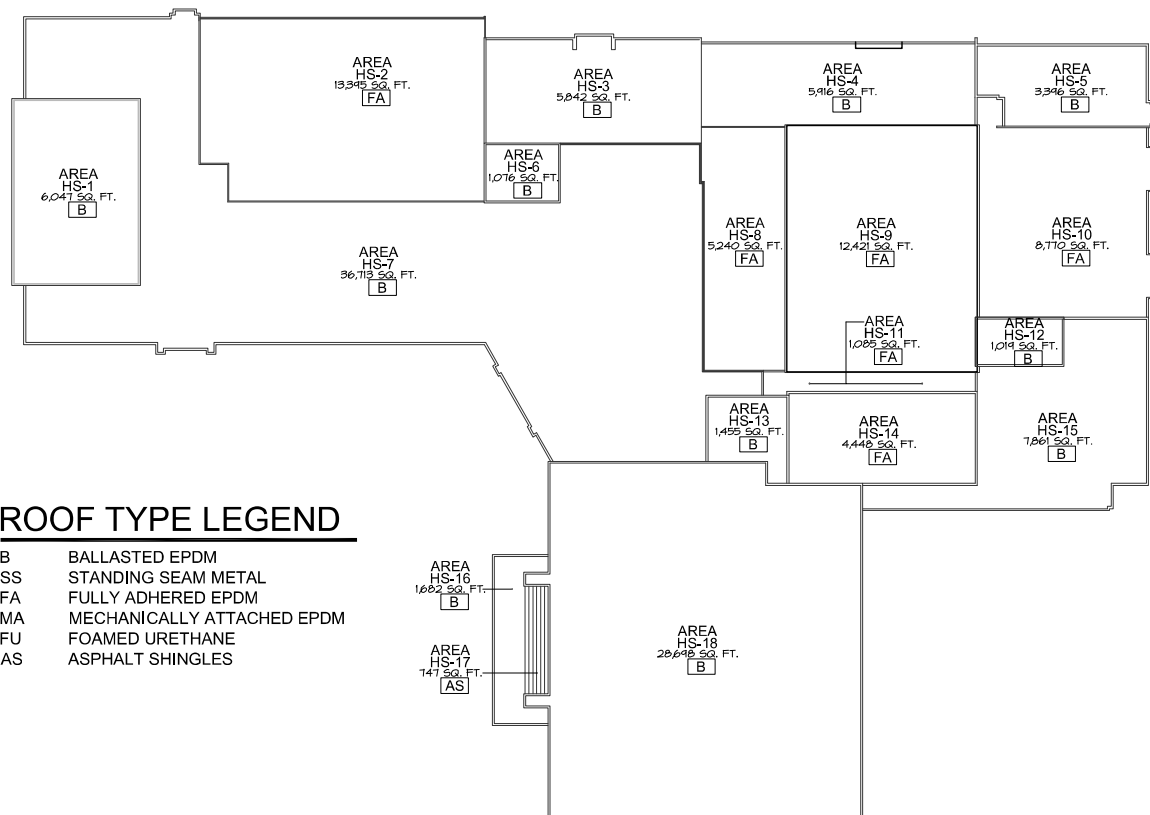
2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY

ONALASKA ROOF DATA SHEET

BUILDING	ROOF AREA DESIGNATION	ROOF TYPES	MANUFACTURER / ROOFER	ROOF AREA	WARRANTY	AGE	REPLACEMENT PRIORITY LEVEL
District Office	Area DO-1	Fully-adhered EPDM	Firestone / Interstate Roofing	11,043 SF	15 Year	2017	3
District Office Entrance	Area DO-2	Standing Seam Metal		159 SF			3
BUILDING	ROOF AREA DESIGNATION	ROOF TYPES	MANUFACTURER / ROOFER	ROOF AREA	WARRANTY	AGE	REPLACEMENT PRIORITY LEVEL
District Annex	Area DO-3	Existing EPDM		2,572 SF			2

2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA HIGH SCHOOL

ONALASKA HIGH SCHOOL - ROOF KEY PLAN



ROOF TYPE LEGEND

B	BALLASTED EPDM
SS	STANDING SEAM METAL
FA	FULLY ADHERED EPDM
MA	MECHANICALLY ATTACHED EPDM
FU	FOAMED URETHANE
AS	ASPHALT SHINGLES

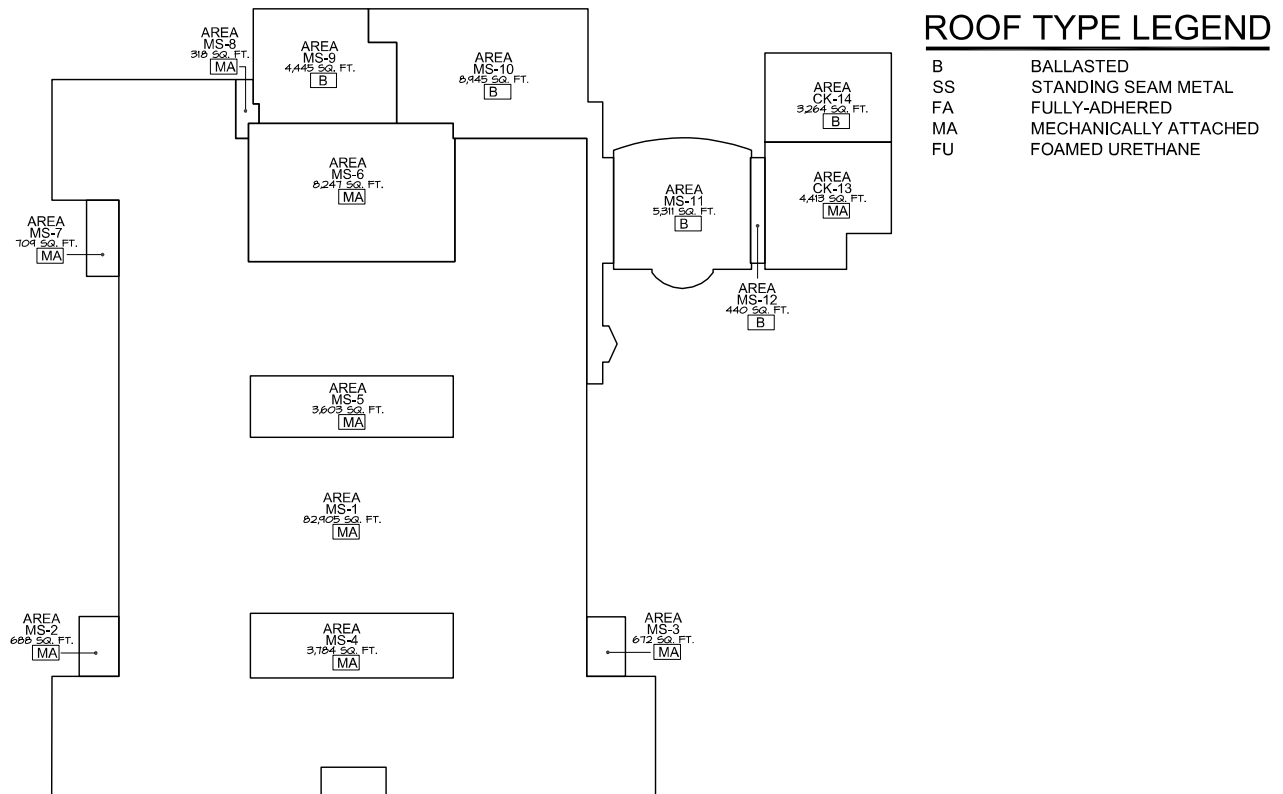


HIGH SCHOOL ROOF KEY PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY ONALASKA MIDDLE SCHOOL

ONALASKA MIDDLE SCHOOL - ROOF KEY PLAN



ROOF TYPE LEGEND

B	BALLASTED
SS	STANDING SEAM METAL
FA	FULLY-ADHERED
MA	MECHANICALLY ATTACHED
FU	FOAMED URETHANE

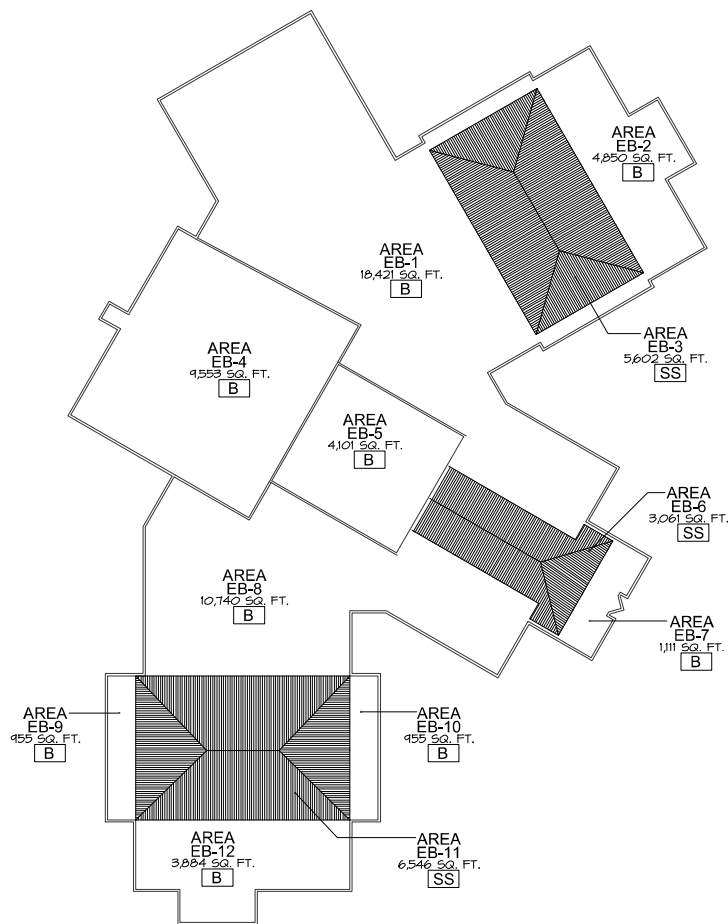


MIDDLE SCHOOL ROOF KEY PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY EAGLE BLUFF ELEMENTARY

EAGLE BLUFF ELEMENTARY - ROOF KEY PLAN



ROOF TYPE LEGEND

B	BALLASTED EPDM
SS	STANDING SEAM METAL
FA	FULLY ADHERED EPDM
MA	MECHANICALLY ATTACHED EPDM
FU	FOAMED URETHANE

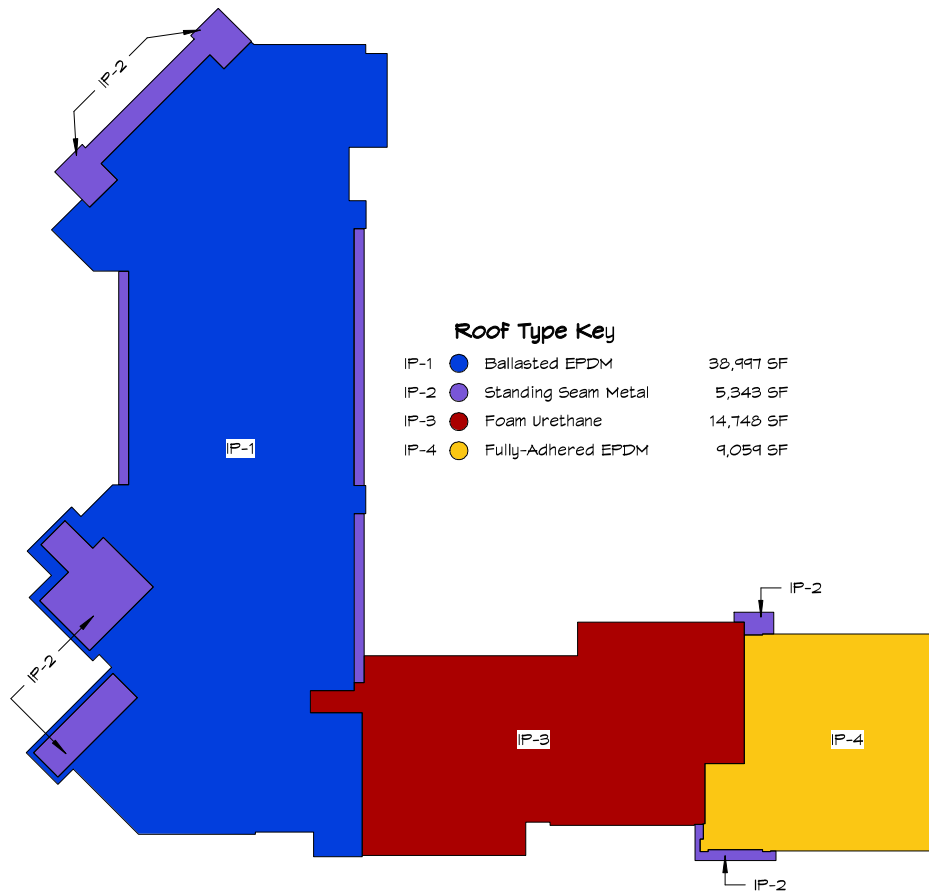


EAGLE BLUFF ROOF KEY PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY IRVING PERTZSCH ELEMENTARY

IRVING PERTZSCH ELEMENTARY - ROOF KEY PLAN



Irving Pertzsch Roof Plan

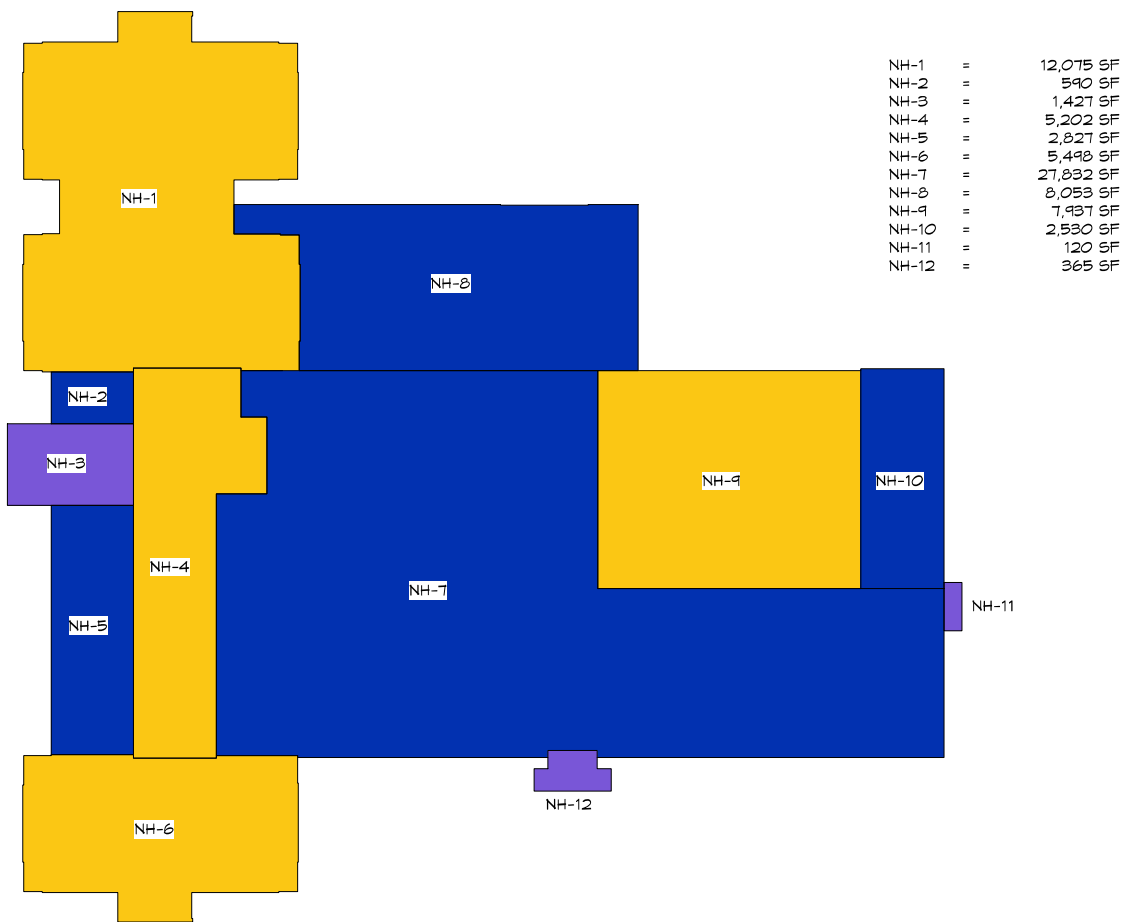


2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY NORTHERN HILLS ELEMENTARY

NORTHERN HILLS ELEMENTARY - ROOF KEY PLAN

Roof Type Key

- Ballasted EPDM
- Fully Adhered EPDM
- Standing Seam Metal

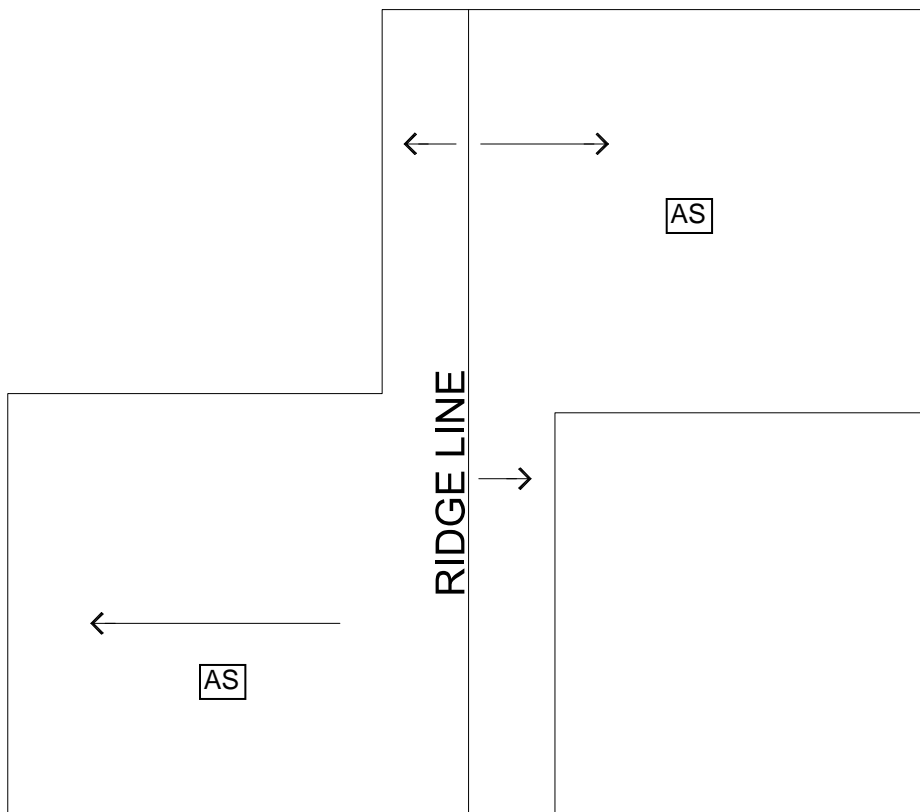


Northern Hills Roof Plan



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING

RIDERS CLUB ROAD SITE & ACTIVITIES BUILDING - ROOF KEY PLAN



ROOF TYPE LEGEND

B	BALLASTED EPDM
SS	STANDING SEAM METAL
FA	FULLY ADHERED EPDM
MA	MECHANICALLY ATTACHED EPDM
FU	FOAMED URETHANE
AS	ASPHALT SHINGLES



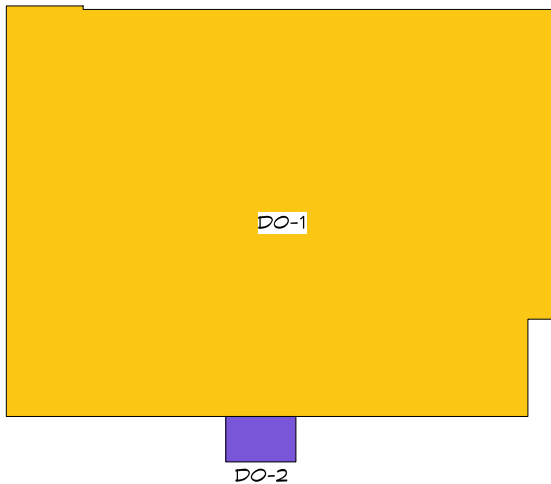
ACTIVITIES BUILDING ROOF KEY PLAN



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY DISTRICT OFFICE & ANNEX

DISTRICT OFFICE & ANNEX - ROOF KEY PLANS

District Office



Roof Type Key

- Fully Adhered EPDM
- Standing Seam Metal

DO-1	=	11,043 SF
DO-2	=	159 SF
DO-3	=	2,572 SF

District Office Annex



Roof Plan



2021 SCHOOL DISTRICT OF ONALASKA: LONG RANGE PLANNING STUDY COST SUMMARY

FACILITIES CONDITIONS ASSESSMENT COST SUMMARY

BUILDING	TOTAL
High School	\$ 4,420,100
Middle School	\$ 3,662,800
Eagle Bluff Elementary	\$ 1,283,700
Irving Pertzsch Elementary	\$ 952,900
Northern Hills Elementary	\$ 241,800
Riders Club Road Site & Activities Building	\$ 42,700
Central Kitchen	\$ 263,200
District Office and Annex	\$ 687,000
TOTAL BUILDING COSTS	\$ 11,554,200

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