



School District of Jefferson
District-wide Facility Assessment

October 2020



Created by

Findorff

In partnership with

SA STRAND & ZIMMERMAN
ASSOCIATES[®] ARCHITECTURAL STUDIOS, INC.



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

INTRODUCTION

This Facility Assessment is the outcome of work completed by J.H. Findorff & Son Inc. (Findorff) with the School District of Jefferson between April and October 2020. The Facility Assessment intends to document the physical condition of existing buildings, site, and systems. Findorff partnered with Strand Associates (Strand) to review the building systems, and Zimmerman Architectural Studios (Zimmerman) to review the educational adequacy, capacity, ADA, and safety of the five buildings.

The process of generating this report included the following:

- Existing plan review
- Interviews with building principals and administrators
- Meetings with buildings and grounds staff
- In-depth site visits and site investigation (non-invasive techniques)

The original intent for the educational adequacy and capacity analysis was to observe students and staff during school hours. Due to the Wisconsin Safer at Home order, student observations were not conducted. The report is broken up into multiple sections.

FACILITY ASSESSMENT | Sections 02-06 was produced by Findorff and Strand and documents the physical condition of the various building components at all five buildings, and includes summaries for interiors, site, building envelope and roofing, and mechanical, electrical, and plumbing (MEP) systems. Each section includes a report generated from site investigation with photos that give a visual representation to the summary. **Additionally, all costs for the identified priorities are in Section 07.**

Definitions of each section of building components are as follows:

- **Interiors:** All aspects of the inside finishes of the space including ceilings, floors, paint, finish millwork and casework, etc.
- **Building Envelope and Roofing:** All exterior portions of a building including windows, roofing, foundations, brick, caulking, etc.
- **Site:** All items that are outside and not directly related to the buildings itself including storm sewer, athletic fields, playgrounds, landscaping.
- **MEP's (Mechanical, Electrical, Plumbing):** Includes building systems such as fire alarm, fire protection piping, plumbing, lighting, and HVAC systems.

FACILITY MAINTENANCE BUDGET SUMMARY | Section 07 is the outcome of information provided in Sections 02-06. This information was used to update the district's existing 10-Year Facility Maintenance Plan that addresses conditions of the existing buildings and sites. After the individual projects were identified, prioritization was completed through discussions with the District team. Within this section, the budgets are broken down by school, category, and gross square foot costs.

SAFETY & SECURITY | Section 08 was produced by Zimmerman and includes issues identified related to safety and security with recommendations at all five buildings.

EDUCATIONAL ADEQUACY & CAPACITY | Section 09 was produced by Zimmerman and includes an assessment for building, classroom, and site capacity as it relates to educational adequacy and capacity at all five buildings.



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SECTION 01

EXECUTIVE SUMMARY

SCHOOL DISTRICT OF JEFFERSON

DISTRICT-WIDE FACILITY ASSESSMENT



SCHOOL DISTRICT OF JEFFERSON

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EXECUTIVE SUMMARY

The School District of Jefferson consists of four buildings in Jefferson, Wisconsin (East Elementary School, West Elementary School, Jefferson Middle School, and Jefferson High School) and one building in Sullivan, Wisconsin (Sullivan Elementary School). Four of the five facilities were originally constructed prior to 1970 and have been added onto since their original construction. The most extensive addition was completed in 2012 at the High School. The newest building in the District is Jefferson Middle School which was built in 2000. Aside from the main buildings, the District also owns land adjacent to some schools which includes athletic fields and agriculture/Future Farmers of America (FFA) fields.

General building information of each school is as follows:

1. East Elementary School

Building Gross Square Footage	60,821 GSF
Year Originally Built	1938
Year Additions Built	1958 and 1998
Overall Site Acreage	8.91 acres

2. Sullivan Elementary

Building Gross Square Footage	36,220 GSF
Year Originally Built	1962
Year Additions Built	1976
Overall Site Acreage	10.76 acres

3. West Elementary

Building Gross Square Footage	47,571 GSF
Year Originally Built	1969
Year Additions Built	1999
Overall Site Acreage	11.53 acres

4. Jefferson Middle School

Building Gross Square Footage	92,090 GSF
Year Originally Built	2000
Year Additions Built	N/A
Overall Site Acreage	36.35 acres

5. Jefferson High School

Building Gross Square Footage	253,607 GSF
Year Originally Built	1962
Year Additions Built	1967, 1976, and 2012
Overall Site Acreage	28.54 acres



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The District's facilities staff prioritizes proactive repairs and maintenance by tracking equipment lifespan and regularly monitoring each buildings' condition. It is apparent the District does all they can to repair and maintain before full replacement. Even with these efforts, the amount of facility maintenance needs identified in this report require a more significant investment over the next 10 years.

Maintenance items in this report were captured through extensive walkthroughs of each facility with facilities staff. Any items that either the District, Findorff, or Strand identified as needing repair were updated in the District's 10-year Facility Maintenance Plan.

Educational adequacy, capacity, ADA accessibility, and safety and security needs identified were done through staff interviews and site visits. Budgets to address these specific needs are not included in this report. These items could be further discussed if the District decided to explore facility options outside of facility maintenance items.

Overall, the buildings are sufficiently sized for student enrollment. The facilities in general have varying levels of need for maintenance and repair, with East Elementary needing the most attention.

Below is a brief summary that includes a high-level overview of identified needs. Further detailed analysis is provided throughout the report, including a full summary of costs for the identified facility maintenance items.

East Elementary School | Section 02

The School is below capacity and is sufficiently sized for the students enrolled. There are some interior and exterior site safety and security challenges that should be addressed. Additionally, the school has significant facility maintenance needs.

Sullivan Elementary School | Section 03

The School is sufficiently sized for the students enrolled. There are some site safety challenges that should be addressed as well as facility maintenance needs.

West Elementary School | Section 04

The School is sufficiently sized for the students enrolled. There are water infiltration issues that need to be addressed. The interior is in good condition, and there are some facility maintenance and ADA priorities that should also be addressed.

Middle School | Section 05

The School is sufficiently sized for the students enrolled. There are some safety and security challenges with the main entry that should be improved. Some facility maintenance and ADA priorities should be addressed.

High School | Section 06

The 2010 facility referendum included renovations, additions, ADA improvements, and facility maintenance upgrades that continue to benefit the building. The School is sufficiently sized for the students enrolled, but there may be some considerations for additional space options for Technical Education (Tech Ed) and Agriculture (Ag) outside of a facility maintenance budget.



SECTION 02

EAST ELEMENTARY SCHOOL

SCHOOL DISTRICT OF JEFFERSON

DISTRICT-WIDE FACILITY ASSESSMENT



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

FACILITY ASSESSMENT: EAST ELEMENTARY

A thorough analysis of the facility indicated that while the building has been well-maintained for over 70 years, there are many items in need of repair or replacement within the next 10 years.

This section includes issues, recommendations, and priorities for East Elementary School by:

1. Interiors, site, and building envelope assessment identified by Findorff and the District's facilities team
2. Building systems assessment identified by Strand and the District's facilities team
3. Inspection reports that support the assessment

All the issues below, and specific issues shown on the inspection report but not listed in this summary, have been incorporated into the 10-year facility maintenance plan. All costs associated for the following priorities are in Section 07: Facility Maintenance Budget Summary.

To provide recommendations based on whether the identified issues need to be addressed immediately or in the future, we've provided a priority ranking as follows:

- Priority 0 (Immediate Need)
- Priority 1 (1-year planned need)
- Priority 2 (2-3 year planned need)
- Priority 3 (4-5 year planned need)
- Priority 4 (6-10 year planned need)

1. INTERIORS, SITE, AND BUILDING ENVELOPE ASSESSMENT

INTERIORS SUMMARY			
Type	Issue	Recommendation	Priority
Flooring	Water damage at basement and miscellaneous areas throughout school	Replace areas as needed	2
Stage Area	Stage area is dated and portions of the area are failing	Renovate area	2
Ceilings	Gym ceiling and ceilings throughout building are outdated	Replace ceilings throughout building including gym	2
Carpentry	Woodwork throughout building (trim, sills and cabinetry) is significantly worn	Refinish carpentry and replace areas as needed	2
Vestibule	Security is a concern at entrance of the building	Add a secure vestibule	2

SITE SUMMARY			
Type	Issue	Recommendation	Priority
Fencing	Fencing along the north playground is worn	Replace fencing	2



SCHOOL DISTRICT OF JEFFERSON

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Playground	Good condition – no known issues	No action recommended	n/a
Utilities	Sanitary cistern is original to the 1938 building	Replace cistern	2

BUILDING ENVELOPE SUMMARY			
Type	Issue	Recommendation	Priority
Windows	Windows are experiencing dry rot in some areas and failing	Replace all windows	2
Roofing	Slate roof is failing and portions are falling off. Copper standing seam roof in courtyard area is also failing and causing water issues.	Recommend replacing entire roof	2
Building Joints	Caulk and masonry joints are failing throughout the building	Repair caulk joints and perform masonry tuckpointing as necessary	2
Concrete Foundation	Basement has significant water infiltration issues	Obtain an engineered solution to mitigate water issues	2

2. BUILDING SYSTEMS ASSESSMENT

The existing sanitary drain systems are having issues with leaks and corrosion. These issues will be difficult to address and resolve. The hot water piping for the heating system also has issues with leaks and valve failures at the unit ventilators. Condensation issues due to mechanical piping are causing issues with the flooring. These piping issues will be difficult to address and resolve. The chiller is approaching the end of its typical service life and may need replacement or significant maintenance in the future.

PLUMBING SUMMARY			
Fire Protection	Issue	Recommendations	Priority
Basic System	There is no fire protection system in the building.	Add fire protection	2
Plumbing Equipment	Issue	Recommendations	Priority
Water Heater	Unit is natural gas fired and a natural draft style heater. Unit is less than or equal to 5 years old. Unit is in good condition.	Water heater will likely need to be replaced in 4 to 5 years.	3
Water Softener	Good condition—No known issues.	No action recommended	n/a



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District-Wide Facility Assessment

Plumbing Piping	Issue	Recommendations	Priority
Water Systems	Portions of the water supply piping are galvanized piping. This is not causing any issues currently.	Replace galvanized water supply piping.	4
Sanitary and Storm Piping	Sanitary drain piping is showing signs of rust and corrosion resulting in leaks. (See photo 1)	Replace existing metallic piping with plastic piping.	2
Pipe Insulation	No action recommended	No action recommended	n/a
Others	The sump pump is approaching the end of its typical service life.	Replace sump pump.	3

HVAC SUMMARY

HVAC Equipment	Issue	Recommendations	Priority
Boilers (B-1, 2, and 3)	There are three boilers that serve this school. All boilers are hot water style boilers. Two of the boilers are Cleaver Brooks firetube boilers. These boilers have been in service many years and are in good condition for their age. The other boiler is an Aerco condensing boiler. This boiler is also in good condition. Make up water supply to boiler is provided with filtration and chemical dosing to extend equipment life. (See photo 2)	No action recommended	n/a
Heating Hot Water Pumps (HWP-1 and 2)	Hot water pumps are provided with variable frequency drives (VFD). The pumps are in good condition.	No action recommended	n/a
Heating Hot Water Control Valves	A number of control valves and balancing valves have begun to leak. The leaking is occurring at the valve body. These leaks are causing damage to the floor and structure.	Flush the hot water system, provide additional filtration and chemical dosing, and replace the valves on a schedule over time	3
Chiller (CH-1)	This unit is operational, but is approaching the end of its typical service life. It is reasonable to expect additional maintenance in the near future to keep the existing chiller operational. (See photo 3)	Replace Chiller	2



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Chilled Water Pump (CWP-1)	This unit is in good condition.	No action recommended	n/a
Air-Handling Units (AHU) (AHU-1 and 2)	The gym AHU is in good condition. The cafeteria AHU is also in good condition.	No action recommended	n/a
Exhaust Fans (RF-1 and 2)	The exhaust fans are located within the attic and are provided with VFDs. Units are in good condition.	No action recommended	n/a
Unit Ventilators	There is approximately one unit ventilator provided for each classroom. These units are in good condition, but as mentioned previously the valves on the supply piping leak. (See photo 4)	See recommendation for Heating Hot Water Control Valves	n/a
Cabinet Unit Heaters	These units are located in the stairwells, vestibules, and restrooms. These units produce corrosion in the summer, which leaks onto the floor and causes damage. (See photo 5)	Provide insulation for all exposed piping.	2
Digital Controls	Building has a DDC system. Equipment can be monitored and controlled from central office. The system is in good condition.	No action recommended	n/a

ELECTRICAL SUMMARY

	Issue	Recommendations	Priority
Other	Light switches and outlets within the original building are beyond their useful life and have a high failure rate.	Replace light switches and outlets within original construction	4



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Photo 1: Corroding sanitary drain piping



Photo 2: Boilers



Photo 3: Chiller

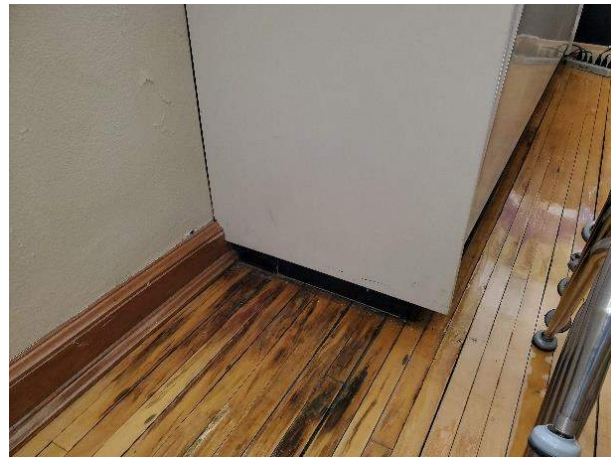


Photo 4: Floor beneath unit vent



Photo 5: Floor beneath cabinet unit heater

3. INSPECTION REPORTS

The following reports were generated during building and site walkthroughs with Tim Graffin, School District of Jefferson Buildings and Grounds Director, and Findorff. The images capture specific issues identified with the building and are a visual representation of the needs. They are in order of appearance during the walkthroughs and are not in order of priority. Every item has been added to the 10-Year Facility Maintenance Plan.

For type of work, "Planned Work" means it was added to the 10-Year Facility Maintenance Plan.

If there any questions about the following pages, please contact Tim Graffin or Tanner Davis, Findorff Project Manager who led the assessment.



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

#5 Replace All Windows Throughout Building

Status

Open

Created

May 18, 2020 5:11 PM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:32 PM

Location

East

Description

Windows are 20 years old.
Beginning to rattle and are no
longer properly sealing.

Photos

Task markup

Tanner Davis

May 18, 2020 11:57 AM



Task markup

Tanner Davis

May 18, 2020 11:57 AM



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment



Task markup

Tanner Davis

May 18, 2020 11:57 AM



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

#6 Replace slate roof

Status

Open

Created

May 18, 2020 5:13 PM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:32 PM

Location

East

Description

Replace all roof areas. 99' Roof is in better shape. All other roofs need replacement.

Photos

Task markup

Tanner Davis

May 18, 2020 11:58 AM



Task markup

Tanner Davis

May 18, 2020 11:58 AM



#7 Waterproof curb

Status

Open

Created

May 18, 2020 5:13 PM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:26 PM

Location

East

Description

Needed to prevent water infiltration

Photos



Task markup

Tanner Davis

May 18, 2020 11:59 AM



Task markup

Tanner Davis

May 18, 2020 11:59 AM



#8 Re-flash Intake

Status

Open

Created

May 18, 2020 5:13 PM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:26 PM

Location

East

Photos

Task markup

Tanner Davis

May 18, 2020 12:03 PM



#10 Create Parking lot at Abandoned Gas Station

Status

Open

Created

May 18, 2020 5:14 PM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:32 PM

Location

East

Description

District Estimates at 77k.

Photos



Task markup

Tanner Davis

May 18, 2020 12:10 PM



#11 Remove fence along north playground area

Status

Open

Created

May 18, 2020 5:14 PM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:25 PM

Location

East

Photos



Task markup

Tanner Davis

May 18, 2020 12:14 PM



#12 Replace standing seam copper roof

Status

Open

Created

May 19, 2020 11:54 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:34 PM

Location

East

Description

Repair and replace standing seam roof. SDOJ estimates of 180k for repair.

Photos



Task markup

Tanner Davis

May 18, 2020 12:26 PM



#14 Clean out and Repair Area Wells

Status

Open

Created

May 19, 2020 11:55 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:23 PM

Location

East

Photos

Task markup

Tanner Davis

May 18, 2020 12:29 PM



#15 Replace sanitary cistern

Status

Open

Created

May 19, 2020 11:55 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:23 PM

Location

East

Description

1938 cistern

Photos

Task markup

Tanner Davis

May 18, 2020 12:33 PM



#16 Repair stoop with matching stone

Status

Open

Created

May 19, 2020 11:55 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:32 PM

Location

East

Photos



Task markup

Tanner Davis

May 18, 2020 12:34 PM



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

#18 Add a Secure Vestibule

Status

Open

Created

May 19, 2020 11:55 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:32 PM

Location

East

Description

Add secured vestibule

Photos

Task markup

Tanner Davis

May 18, 2020 12:38 PM



#21 Replace all lighting throughout building

Status

Open

Created

May 19, 2020 11:55 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:21 PM

Location

East

Description

Add motion and photo sensors.
Replace with up to date 2x4
lighting.

Photos



Task markup

Tanner Davis

May 18, 2020 12:45 PM



#22 Create ADA Stalls in Bathrooms

Status

Open

Created

May 19, 2020 11:56 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:32 PM

Location

East

Description

Replace all doors, leave marble
in place.

Photos



Task markup

Tanner Davis

May 18, 2020 12:51 PM



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment



Task markup

Tanner Davis

May 18, 2020 12:56 PM



Task markup
Tanner Davis
May 18, 2020 12:56 PM



Task markup
Tanner Davis
May 18, 2020 12:56 PM



#23 Refinish all wood work and trim

Status

Open

Created

May 19, 2020 11:56 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:32 PM

Location

East

Description

Music room, various class spaces, etc.

Photos



Task markup

Tanner Davis

May 18, 2020 12:58 PM



Task markup

Tanner Davis

May 18, 2020 12:56 PM



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

Open

May 19, 2020 11:56 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:20 PM

Location

East



#25 Replace Gym Ceiling

Status

Open

Created

May 19, 2020 11:56 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:19 PM

Location

East

Photos

Task markup

Tanner Davis

May 18, 2020 1:02 PM

#24 Sprinkle Entire building

Status**Created**



#26 Renovate Stage Area

Status

Open

Created

May 19, 2020 11:56 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:19 PM

Location

East

Description

Replace ceiling and refurbish flooring in building.

Photos

Task markup

Tanner Davis

May 18, 2020 1:04 PM



#27 Complete Replacement of Mechanical Systems

Status

Open

Created

May 19, 2020 11:56 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:18 PM

Location

East

Description

Replace all piping throughout building. Replace units in basement.

Photos



Task markup
Tanner Davis
May 18, 2020 1:17 PM



Task markup
Tanner Davis
May 18, 2020 1:17 PM



Task markup

Tanner Davis

May 18, 2020 1:18 PM



#28 Waterproof foundation walls in basement

Status

Open

Created

May 19, 2020 11:56 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:17 PM

Location

East

Photos



Task markup
Tanner Davis
May 18, 2020 1:22 PM



Task markup
Tanner Davis
May 18, 2020 1:22 PM



#30 Duct cleaning throughout building

Status

Open

Created

May 19, 2020 11:56 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:16 PM

Location

East

Photos

Task markup

Tanner Davis

May 18, 2020 1:30 PM



#31 Utilize Hidden Space w/ New Class Area

Status

Open

Created

May 19, 2020 11:57 AM
tdavis@findorff.com

Type

Planned Work

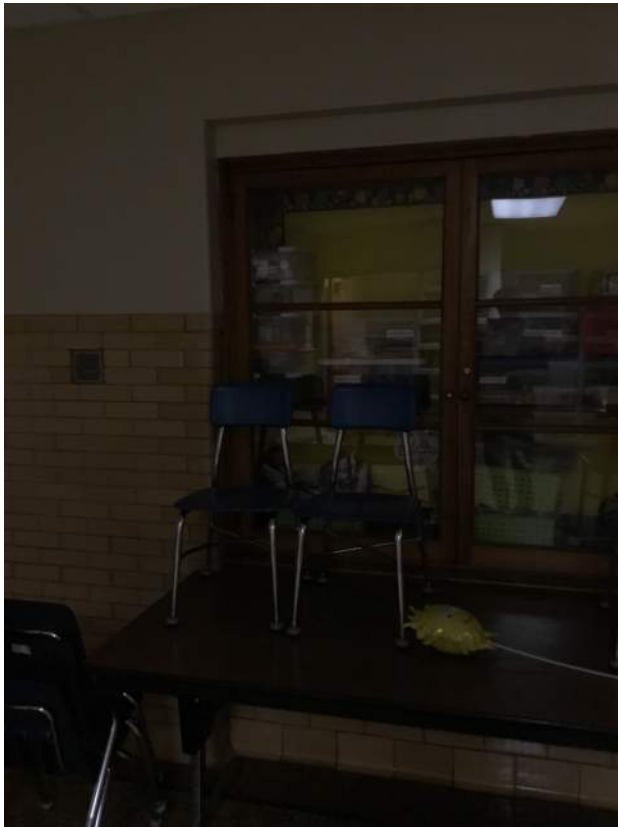
Last Updated

May 19, 2020 12:16 PM

Location

East

Photos



Task markup

Tanner Davis

May 18, 2020 1:33 PM



#32 Replace glass in hallway with casework

Status

Open

Created

May 19, 2020 11:57 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:16 PM

Location

East

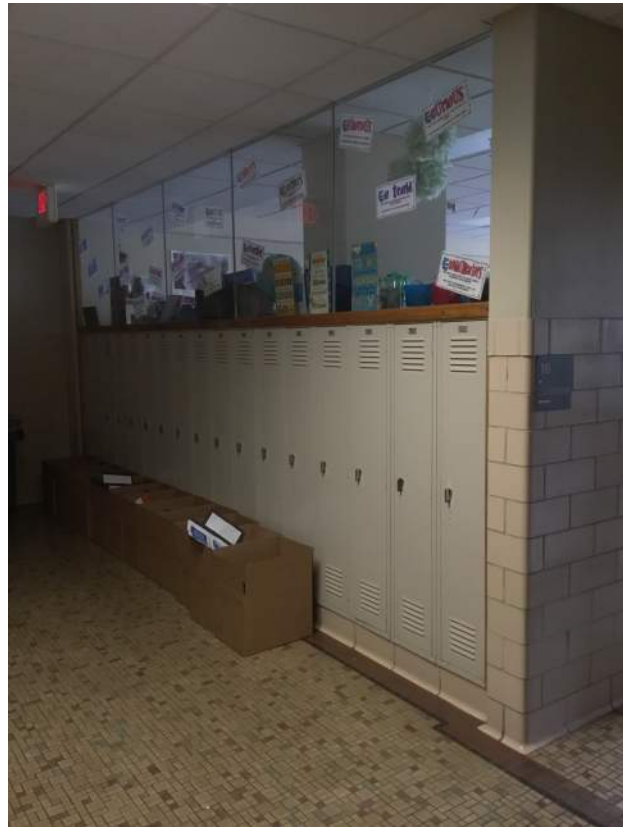
Photos



Task markup

Tanner Davis

May 18, 2020 1:45 PM



Task markup

Tanner Davis

May 18, 2020 1:44 PM



#33 Replace all lights and ceilings throughout building

Status

Open

Created

May 19, 2020 11:57 AM
tdavis@findorff.com

Type

Planned Work

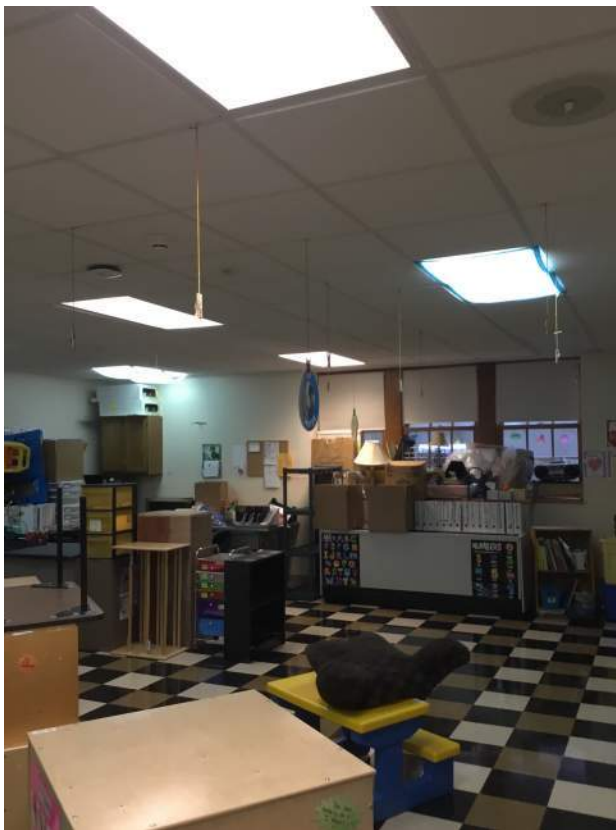
Last Updated

May 19, 2020 12:16 PM

Location

East

Photos



Task markup

Tanner Davis

May 18, 2020 1:56 PM



#34 Flooring replacement water damage

Status

Open

Created

May 19, 2020 11:57 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:15 PM

Location

East

Description

Flooring Damage in basement
due to water infiltration

Photos



Task markup

Tanner Davis

May 18, 2020 1:58 PM



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Open

May 19, 2020 11:57 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:14 PM

Location

East



#45 Replace Baseball Backstop

Status

Open

Created

May 19, 2020 12:35 PM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:35 PM

Location

East

Photos



Task markup

Tanner Davis

May 18, 2020 12:21 PM

#35 Add all new landscaping

Status

Created



#9 Re-caulk Failing Joints throughout building

Status

Open

Created

May 18, 2020 5:14 PM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:26 PM

Location

East

Description

Caulk

Photos



Task markup

Tanner Davis

May 18, 2020 12:05 PM



SECTION 03

SULLIVAN ELEMENTARY SCHOOL

SCHOOL DISTRICT OF JEFFERSON

DISTRICT-WIDE FACILITY ASSESSMENT



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

FACILITY ASSESSMENT: SULLIVAN ELEMENTARY

Overall, it appeared through our walkthroughs that Sullivan Elementary is in good condition, given its age. There were minor building envelope issues, most notably some failing window heads, and some additions to the fire protection systems that appear necessary.

This section includes issues, recommendations, and priorities for Sullivan Elementary School by:

1. Interiors, site, and building envelope assessment identified by Findorff and the District's facilities team
2. Building systems assessment identified by Strand and the District's facilities team
3. Inspection reports that support the assessment

All the issues below, and specific issues shown on the inspection report but not listed in this summary, have been incorporated into the 10-year facility maintenance plan. All costs associated for the following priorities are in Section 07: Facility Maintenance Budget Summary.

To provide recommendations based on whether the identified issues need to be addressed immediately or in the future, we've provided a priority ranking as follows:

- Priority 0 (Immediate Need)
- Priority 1 (1-year planned need)
- Priority 2 (2-3 year planned need)
- Priority 3 (4-5 year planned need)
- Priority 4 (6-10 year planned need)

1. INTERIORS, SITE, AND BUILDING ENVELOPE ASSESSMENT

INTERIORS SUMMARY			
	Issue	Recommendation	Priority
All Interiors	Overall good condition	No action recommended	n/a

SITE SUMMARY			
Type	Issue	Recommendation	Priority
Landscaping	Landscaping around building needs to be addressed around building	Re-pitch landscaping around building to avoid drainage issues	2
General Site	Transformer exposed to open at side of building	Construct fence or wall around transformer	2



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BUILDING ENVELOPE SUMMARY			
Type	Issue	Recommendation	Priority
Windows	Lintels above windows are failing	Replace lintels and repair adjacent mortar	2
Roofing	No known issues	No action recommended	n/a
Building Joints	No significant known issues	No action recommended	n/a
Concrete Foundation	No known issues	No action recommended	n/a

2. BUILDING SYSTEMS ASSESSMENT

Overall, the existing mechanical and plumbing equipment in this school is in good working condition. Some of the roof mounted equipment, including the rooftop equipment serving the cafeteria and the condensing unit, are presenting issues that suggest they will need replacement or require significant maintenance in the future. Another item to be addressed is the lack of sufficient heating and ventilating equipment for the offices.

PLUMBING SUMMARY			
Fire Protection	Issue	Recommendations	Priority
Basic System	There is no fire protection system in the building.	Add fire protection system	2
Plumbing Equipment	Issue	Recommendations	Priority
Water Heater	Unit is natural gas fired and a natural draft style heater. Unit is less than or equal to 5 years old. Unit is in good condition. (See photo 1)	Water heater will likely need to be replaced in 4 to 5 years.	3
Water Softener	There is no water softener.	Add water softener if desired	n/a
Plumbing Piping	Issue	Recommendations	Priority
Water Systems	Good condition—No known issues.	No action recommended	n/a
Sanitary and Storm Piping	Good condition—No known issues.	No action recommended	n/a
Pipe Insulation	Good condition—No known issues.	No action recommended	n/a

HVAC SUMMARY			
HVAC Equipment	Issue	Recommendations	Priority
Boiler (B-1)	Unit is a modulating gas fired boiler. Unit was installed in 2008. Make up water supply to boiler is provided with filtration and	No action recommended	n/a



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	chemical dosing to extend equipment life. Unit is in good condition.		
Heating Hot Water Pumps (HWP-1 and 2)	Hot water pumps are undersized and have issues heating the building during winter months. (See photo 2)	Replace pumps with upsized pumps.	2
Rooftop Air Handling Units (RTU-1, 2, 3, and 4)	RTU-2 is new (installed in 2019) and is in good condition. RTU-3 and 4 are in fair condition but are approaching the end of their typical service life. RTU-1 is the main air handling unit. Unit is in good condition for its age. (See photo 3)	Replace RTU-3 and 4 when the heat exchangers fail.	3
Condensing Unit (ACCU-1)	The condensing unit serves RTU-1. The unit recently had refrigerant leaks that were repaired. Unit uses R-22 refrigerant, which is no longer used in the industry. (See photo 4)	Replace equipment.	4
Variable Air Volume (VAV) Boxes	All VAV boxes are original to the building. Units are provided with electro-mechanical controls and include a hot water reheat coil. VAV boxes are in good condition.	Rebalance and calibrate all VAV boxes.	3
Exhaust Fans	All exhaust fans are in good condition. Fan housing is original to the building but the motors were replaced approximately 5 years ago.	No action recommended	n/a
Digital Controls	Building has a Direct Digital Control (DDC) system. Equipment can be monitored and controlled from central office. The system is in good condition.	No action recommended	n/a
Front Office Heating, Ventilation, and Air Conditioning (HVAC)	During the walk-through it was noted the front offices lack sufficient ventilation and have issues with heating in the winter.	Provide additional heating and ventilating equipment.	2



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment



Photo 1: Water heater and boiler



Photo 2: Hot water pumps



Photo 3: RTU-3



Photo 4: Condensing unit

3. INSPECTION REPORTS

The following reports were generated during building and site walkthroughs with Tim Graffin, School District of Jefferson Buildings and Grounds Director, and Findorff. The images capture specific issues identified with the building and are a visual representation of the needs. They are in order of appearance during the walkthroughs and are not in order of priority. Every item has been added to the 10-Year Facility Maintenance Plan.

For type of work, "Planned Work" means it was added to the 10-Year Facility Maintenance Plan.

If there are any questions about the following pages, please contact Tim Graffin or Tanner Davis, Findorff Project Manager who led the assessment.



#36 Lintel damage at each window

Status

Open

Created

May 19, 2020 11:57 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:14 PM

Location

Sullivan

Description

Replace warped/bowing lintels
and block at each window head.

Photos

Task markup

Tanner Davis

May 18, 2020 2:31 PM



#37 Repitch Landscaping

Status

Open

Created

May 19, 2020 11:57 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:14 PM

Location

Sullivan

Description

North Landscaping Slopes back towards building

Photos



Task markup

Tanner Davis

May 18, 2020 2:33 PM



#38 Add Transformer Enclosure

Status

Open

Created

May 19, 2020 11:57 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:13 PM

Location

Sullivan

Photos

Task markup

Tanner Davis

May 18, 2020 2:37 PM



Open
May 19, 2020 11:57 AM
tdavis@findorff.com

Type
Planned Work
Last Updated
May 19, 2020 12:13 PM

Location
Sullivan

#40 Replace fire alarm system

Status
Open
Created
May 19, 2020 11:57 AM
tdavis@findorff.com

Type
Planned Work
Last Updated
May 19, 2020 12:13 PM

Location
Sullivan



#42 Reinsulate hose bibs

Status

Open

Created

May 19, 2020 11:57 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 11:58 AM

Location

Sullivan

Photos



Task markup
Tanner Davis
May 18, 2020 3:01 PM



Task markup
Tanner Davis
May 18, 2020 3:00 PM

#41 Sprinkle Building

Status

Created



Task markup

Tanner Davis

May 18, 2020 3:13 PM



#43 Add new electrical paneling

Status

Open

Created

May 19, 2020 11:58 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 11:58 AM

Location

Sullivan

Description

Complete building

Photos



Task markup
Tanner Davis
May 18, 2020 3:14 PM



Task markup
Tanner Davis
May 18, 2020 3:13 PM



#44 Install Local Heating/Cooling In Office

Status

Open

Created

May 19, 2020 11:58 AM
tdavis@findorff.com

Type

Planned Work

Last Updated

May 19, 2020 12:13 PM

Location

Sullivan

Photos

Task markup

Tanner Davis

May 18, 2020 3:21 PM



SECTION 04

WEST ELEMENTARY SCHOOL

SCHOOL DISTRICT OF JEFFERSON
DISTRICT-WIDE FACILITY ASSESSMENT



FACILITY ASSESSMENT: WEST ELEMENTARY

Through our walkthrough it was obvious that water infiltration at West Elementary has historically been an issue, and is still an issue. The facilities staff had extensive basement repairs done in order to mitigate the problem, which helped significantly. However, there is still backup issues caused by city storm water, and under slab water pressure which causes issues during large rain events.

Besides these issues, the interior was in good condition. There are smaller modifications to the cabinetry, ceilings and vestibule that are recommended in line with what was discussed with facilities staff.

This section includes issues, recommendations, and priorities for West Elementary School by:

1. Interiors, site, and building envelope assessment identified by Findorff and the District's facilities team
2. Building systems assessment identified by Strand and the District's facilities team
3. Inspection reports that support the assessment

All the issues below, and specific issues shown on the inspection report but not listed in this summary, have been incorporated into the 10-year facility maintenance plan. All costs associated for the following priorities are in Section 07: Facility Maintenance Budget Summary.

To provide recommendations based on whether the identified issues need to be addressed immediately or in the future, we've provided a priority ranking as follows:

- Priority 0 (Immediate Need)
- Priority 1 (1-year planned need)
- Priority 2 (2-3 year planned need)
- Priority 3 (4-5 year planned need)
- Priority 4 (6-10 year planned need)

1. INTERIORS, SITE, AND BUILDING ENVELOPE ASSESSMENT

INTERIORS SUMMARY			
Type	Issue	Recommendations	Priority
Carpentry	Classrooms throughout building have older casework and sink vanities.	Upgrade classrooms with original cabinetry to match	2
Ceilings	Ceilings and lighting need replacement.	When upgrades to lighting occur, replace ceilings at same time	2
Flooring	No known issues	n/a	n/a



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

SITE SUMMARY

Type	Issue	Recommendations	Priority
Utilities	Storm line north of the building backs up into building during heavy rain events.	Reconfigure storm line and obtain an engineered solution	2
Landscaping	Perimeter building landscaping pitches to building.	Re-pitch landscaping to mitigate any water issues	2

BUILDING ENVELOPE SUMMARY

Type	Issue	Recommendations	Priority
Windows	No known issues, no action recommended.	n/a	n/a
Building Soffit	Soffit overhang is in poor condition.	Refinish soffit around perimeter of building	2
Roofing	No known issues, no action recommended.	n/a	n/a
Building Joints	Metal panels caulk joints are failing.	Re-caulk joints throughout building	2
Concrete Foundation	Water infiltration issues are present throughout the foundation.	Obtain engineered solution to mitigate issue.	2

2. BUILDING SYSTEMS ASSESSMENT

Overall, the existing mechanical and plumbing equipment in this school is in good working condition. The largest issue facing this school is the age and condition of the electrical service entrance equipment.

HVAC SUMMARY

HVAC Equipment	Issue	Recommendations	Priority
Boilers (B-1 and 2)	There are two Aerco condensing boilers. Make-up water to boiler is provided with filtration and chemical dosing to extend equipment life. Boilers are in good condition.	n/a	n/a
Heating Hot Water Pumps (HWP-1 & 2)	Equipment is in good condition.	n/a	n/a
Chiller (CH-1)	Equipment is in good condition.	n/a	n/a
Chilled Water Pump (CWP-1)	Equipment is in good condition.	n/a	n/a
AHU-1 and 2	The library AHU is original to the building. Unit is operational, but beyond its typical service life. The cafeteria AHU is in good condition.	Replace library air handing unit	3



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

Rooftop Unit RTU-1)	Unit serves the gym. Unit is in good condition.	n/a	n/a
Exhaust Fans	The exhaust fans are in good condition.	n/a	n/a
Unit Ventilators	There is approximately one-unit ventilator provided for each classroom. These units are in good condition.	n/a	n/a
VAV Boxes	Units are provided with electro-mechanical controls and include a hot water reheat coil. VAV boxes are in good condition, but could benefit from retro-commissioning.	Retro-commission all VAV boxes	2
Digital Controls	Building has a DDC system. Equipment can be monitored and controlled from central office. The system is in good condition.	n/a	n/a

ELECTRICAL SUMMARY

	Issue	Recommendations	Priority
Other	A number of the lighting panels are beyond their typical service life and breakers are failing.	Replace lighting panels and ventilate electrical area	4
Other	The electrical service entrance equipment has had issues with failing breakers.	Replace electrical service entrance equipment	3

PLUMBING SUMMARY

Fire Protection	Issue	Recommendations	Priority
Basic System	There is no fire protection system in the building.	n/a	2
Plumbing Equipment	Issue	Recommendations	Priority
Water Heater	Unit is a natural gas fired sealed combustion style heater. Unit is less than or equal to 5 years old. Unit is in good condition.	Water heater will likely need to be replaced in 4 to 5 years	3
Water Softener	Good condition—No known issues.	n/a	n/a
Plumbing Piping	Issue	Recommendations	Priority
Water Systems	Good condition—No known issues.	n/a	n/a
Sanitary and Storm Piping	Sanitary drain piping located above electrical service entrance should be relocated. (See photo 1)	Relocate drain piping above electrical service entrance	1
Pipe Insulation	Good condition—No known issues.	n/a	n/a
Others	The sump pump is approaching the end of its typical service life (See photo 2).	Replace sump pump	3



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment



Photo 1: West Elementary sump pump



Photo 2: West Elementary drain above electrical service

3. INSPECTION REPORTS

The following reports were generated during building and site walkthroughs with Tim Graffin, School District of Jefferson Buildings and Grounds Director, and Findorff. The images capture specific issues identified with the building and are a visual representation of the needs. They are in order of appearance during the walkthroughs and are not in order of priority. Every item has been added to the 10-Year Facility Maintenance Plan.

For type of work, "Planned Work" means it was added to the 10-Year Facility Maintenance Plan.

If there any questions about the following pages, please contact Tim Graffin or Tanner Davis, Findorff Project Manager who led the assessment.



#46 Refinish caulk joints

Status

Open

Location

West

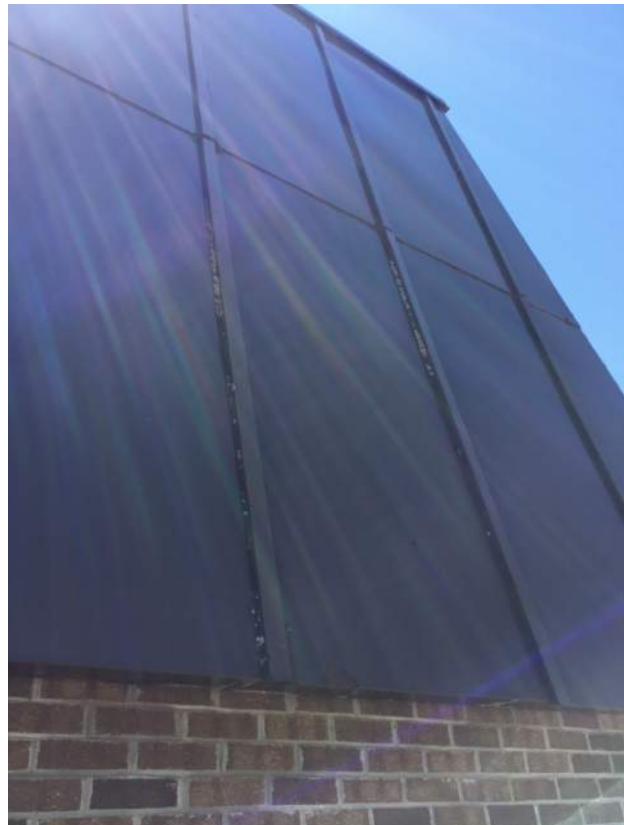
Photos



Task markup

Tanner Davis

Jun 8, 2020 12:18 PM



Task markup

Tanner Davis

Jun 8, 2020 12:05 PM



#47 Refinish soffit

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:08 PM



#48 Clean area well

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:08 PM



#49 Repitch landscaping

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:11 PM



#50 Replace exterior lighting

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:15 PM



Task markup

Tanner Davis

Jun 8, 2020 12:14 PM



#51 Recaulk panels

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:17 PM



Task markup

Tanner Davis

Jun 8, 2020 12:17 PM



#53 Reconfigure vestibule to Control Building Cooling/Heating

Status

Open

Location

West

Description

Air curtain

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:24 PM

#52 Sprinkle building



#54 Reconfigure storm line

Status

Open

Location

West

Description

Storm line backs up into the building during heavy rains.
Suggest adding check valve in building

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:30 PM



#55 Replace all lighting

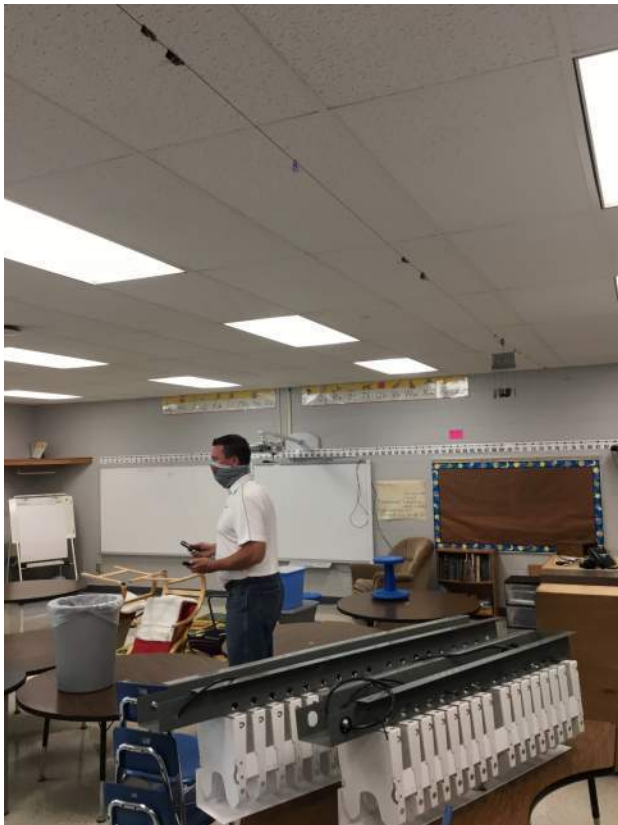
Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:36 PM



#56 Upgrade casework and sinks

Status

Open

Location

West

Description

Replace older cabinetry, counters and sinks to match all rooms throughout building. Certain rooms have newer cabinets/counters.

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:39 PM



#58 Perimeter drain tile for water issues

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:41 PM

#57 Replace fire alarm throughout

Status

Open

Location



#59 Upgrade plumbing fixtures

Status

Open

Location

West

Description

Add motion sensor faucets.

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:47 PM



#60 Add ADA stall throughout

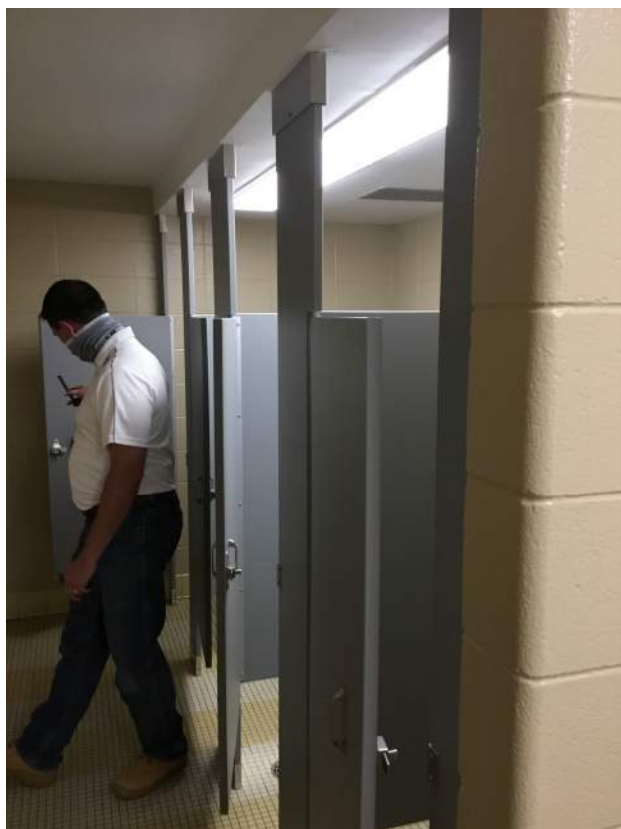
Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:48 PM



#61 Replace Old Electrical Breakers

Status

Open

Location

West

Description

Breaker outdated and parts are no longer readily available.

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:50 PM



#62 Add Fields Per Master Plan Documents

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 12:57 PM



Task markup

Tanner Davis

Jun 8, 2020 12:57 PM



#63 Reconfigure server room

Status

Open

Location

West

Description

Add cooling

Photos



Task markup

Tanner Davis

Jun 8, 2020 1:11 PM



#64 Address hydronic pressure at stairs

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 1:24 PM



#65 Replace Air Handler

Status

Open

Location

West

Description

1968 Air Handler. 10 year replacement plan.

Photos



Task markup

Tanner Davis

Jun 8, 2020 1:26 PM



#66 Replace main breaker

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 1:29 PM



#67 Address leaking above electrical panel

Status

Open

Location

West

Photos



Task markup

Tanner Davis

Jun 8, 2020 1:30 PM



#68 Replace Generator

Status

Open

Location

West

Description

Needed to maintain sump pump operational and safety lighting

Photos



Task markup

Tanner Davis

Jun 8, 2020 1:32 PM



SECTION 05

JEFFERSON MIDDLE SCHOOL

SCHOOL DISTRICT OF JEFFERSON

DISTRICT-WIDE FACILITY ASSESSMENT



FACILITY ASSESSMENT: JEFFERSON MIDDLE SCHOOL

Overall, the Middle School was in good condition. The interiors needed minor work, but the major underlying issue that the Middle School faces is the current state of the windows. During a walkthrough with facilities staff it was observed that many of the windows are in disrepair. The frames are currently separating and there are large gaps between the glass and frames.

This section includes issues, recommendations, and priorities for Jefferson Middle School by:

1. Interiors, site, and building envelope assessment identified by Findorff and the District's facilities team
2. Building systems assessment identified by Strand and the District's facilities team
3. Inspection reports that support the assessment

All the issues below, and specific issues shown on the inspection report but not listed in this summary, have been incorporated into the 10-year facility maintenance plan. All costs associated for the following priorities are in Section 07: Facility Maintenance Budget Summary.

To provide recommendations based on whether the identified issues need to be addressed immediately or in the future, we've provided a priority ranking as follows:

- Priority 0 (Immediate Need)
- Priority 1 (1-year planned need)
- Priority 2 (2-3 year planned need)
- Priority 3 (4-5 year planned need)
- Priority 4 (6-10 year planned need)

1. INTERIORS, SITE, AND BUILDING ENVELOPE ASSESSMENT

INTERIORS SUMMARY			
Type	Issue	Recommendation	Priority
Carpentry	No known issues.	No action recommended	n/a
Ceilings	Ceilings are beginning to age.	Replace ceilings throughout building	2
Flooring	Flooring is in good shape, except computer lab carpeting.	Replace computer lab carpeting	2

SITE SUMMARY			
Type	Issue	Recommendation	Priority
Landscaping	Landscaping is pitched toward the building and could cause water issues.	Re-pitch landscaping away from building around perimeter	2



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

BUILDING ENVELOPE SUMMARY			
Type	Issue	Recommendation	Priority
Windows	Windows are failing.	Replace all windows throughout building	2
Roofing	No major issues. Minor roofing issues at precast panels.	n/a	n/a
Building Joints	Building caulk joints are failing.	Replace all building caulk joints (work currently ongoing)	0
Concrete Foundation	No known issues.	No action recommended	n/a

2. BUILDING SYSTEMS ASSESSMENT

The Middle School mechanical and plumbing equipment is in good working condition. The largest mechanical and electrical issues facing this building are the difficulties with the existing direct digital control (DDC) system and the complexity of the lighting control system. Both of these items can likely be handled with hardware and programming changes.

PLUMBING SUMMARY			
Fire Protection	Issue	Recommendation	Priority
Basic System	There is no fire protection system in the building.	Add fire protection system	2
Plumbing Equipment	Issue	Recommendation	Priority
Water Heater	There are two water heaters one natural gas fired sealed combustion style heater and the other electric. Both units are less than or equal to 5 years old. Equipment is in good condition.	Water heater will likely need to be replaced in 4 to 5 years	3
Water Softener	Good condition—No known issues.	No action recommended	n/a
Plumbing Piping	Issue	Recommendation	Priority
Water Systems	Good condition—No known issues.	No action recommended	n/a
Sanitary and Storm Piping	Good condition—No known issues.	No action recommended	n/a
Pipe Insulation	Good condition—No known issues.	No action recommended	n/a
Sump pump	Sump pumps are in fair condition and operating well.	No action recommended	n/a



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

HVAC SUMMARY			
HVAC Equipment		Recommendations	Priority
Boilers (B-1 and 2)	Both the Cleaver Brooks firetube and the Camus condensing style boiler are in good condition.	No action recommended	n/a
Heating Hot Water Pumps (HWP-1 and 2)	Equipment is in good condition.	No action recommended	n/a
Chiller (CH-1)	This unit is approaching the end of its typical service life. It is reasonable to expect additional maintenance in the future to keep existing chiller operational. (See photo 1)	Replace Chiller	4
Chilled Water Pump (CWP-1 and 2)	Equipment is in good condition.	No action recommended	n/a
Rooftop Unit (RTU-1, 2, 3, 4, and 5)	RTU-1 serves the gym and is in good condition. RTU-2 serves the band room and is in good condition. RTU-3 serves the offices and is new and working well. RTU-4 serves the library and is in good condition. RTU-5 serves the cafeteria and is in good condition.	No action recommended	n/a
Exhaust Fans	The exhaust fans are approaching the end of their typical service life.	Provide new motors within existing fan housings	3
Unit Ventilators	These units are in good condition but could benefit from some control modifications. (See photo 2)	Retro commission unit ventilator controls	3
VAV Boxes	Units are provided with electromechanical controls and include a hot water reheat coil. VAV boxes are in good condition.	No action recommended	n/a
Digital Controls	Building has a (DDC) system. The current DDC system is difficult to operate and the cause of many maintenance issues.	Upgrade exiting DDC system	3

ELECTRICAL SUMMARY			
	Issue	Recommendations	Priority
Other	Existing lighting controls are overly complex and the cause of maintenance issues.	Replace existing lighting controls system	4
Other	Existing fire alarm control panel is not operating properly.	Replace existing fire alarm control panel	1



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment



Photo 1: Chiller



Photo 2: Unit ventilator

3. INSPECTION REPORTS

The following reports were generated during building and site walkthroughs with Tim Graffin, School District of Jefferson Buildings and Grounds Director, and Findorff. The images capture specific issues identified with the building and are a visual representation of the needs. They are in order of appearance during the walkthroughs and are not in order of priority. Every item has been added to the 10-Year Facility Maintenance Plan.

For type of work, "Planned Work" means it was added to the 10-Year Facility Maintenance Plan.

If there any questions about the following pages, please contact Tim Graffin or Tanner Davis, Findorff Project Manager who led the assessment.



#69 Replace windows throughout

Status

Open

Location

Middle

Description

Close inspection of windows show the majority are pulling apart. Frames are separating and likely causing air infiltration.

Photos



Task markup

Tanner Davis

Jun 8, 2020 1:58 PM



Task markup

Tanner Davis

Jun 8, 2020 1:58 PM



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment



Task markup

Tanner Davis

Jun 8, 2020 2:00 PM



#70 Recaulk 2/3 of building

Status

Open

Location

Middle

Description

Remainder of building to be caulked. Being addressed currently through capital maintenance.

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:45 PM



Task markup

Tanner Davis

Jun 8, 2020 2:01 PM



#71 Install new exterior lighting

Status

Open

Location

Middle

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:03 PM



Task markup

Tanner Davis

Jun 8, 2020 2:03 PM



#72 Rework negative grade

Status

Open

Location

Middle

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:08 PM



#73 Replace lighting throughout building

Status

Open

Location

Middle

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:14 PM



#74 Infill cafeteria pit

Status

Open

Location

Middle

Description

Tim described area as under utilized as it was designed. Also, hazardous for custodial staff moving tables into area.

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:15 PM



#76 Replace ceilings throughout

Status

Open

Location

Middle

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:23 PM



#77 Replace fire alarm

Status

Open

Location

Middle



#78 Localize lighting controls

Status

Open

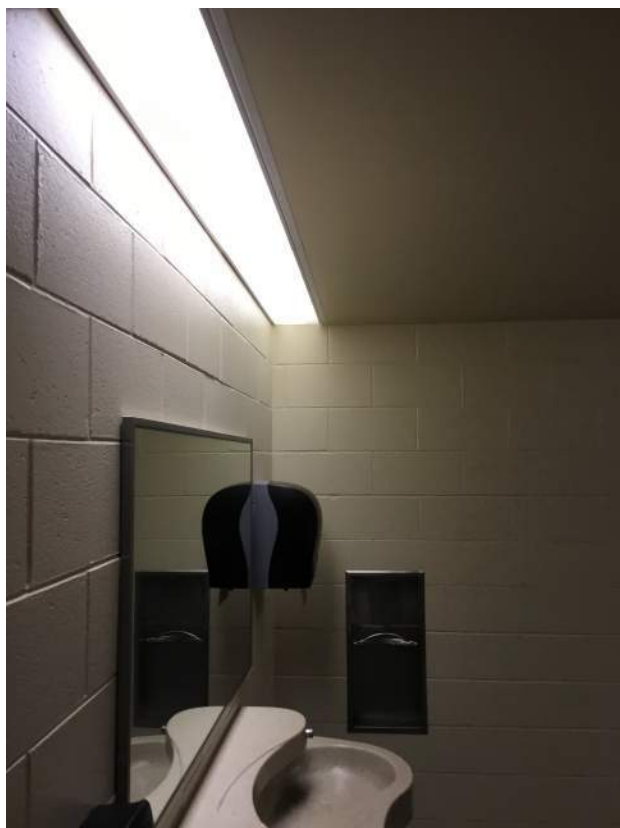
Location

Middle

Description

Localized lighting controls (room sensors) desired by custodial staff. Back-up batteries in bathrooms not working as well.

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:29 PM



Task markup

Tanner Davis

Jun 8, 2020 2:25 PM



#80 Replace carpeting in computer labs

Status

Open

Location

Middle

Description

30x30 2 rooms

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:39 PM



Task markup

Tanner Davis

Jun 8, 2020 2:30 PM



#81 Add ceiling fans in tech ed space

Status

Open

Location

Middle

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:32 PM



#84 Waterproof wall

Status

Open

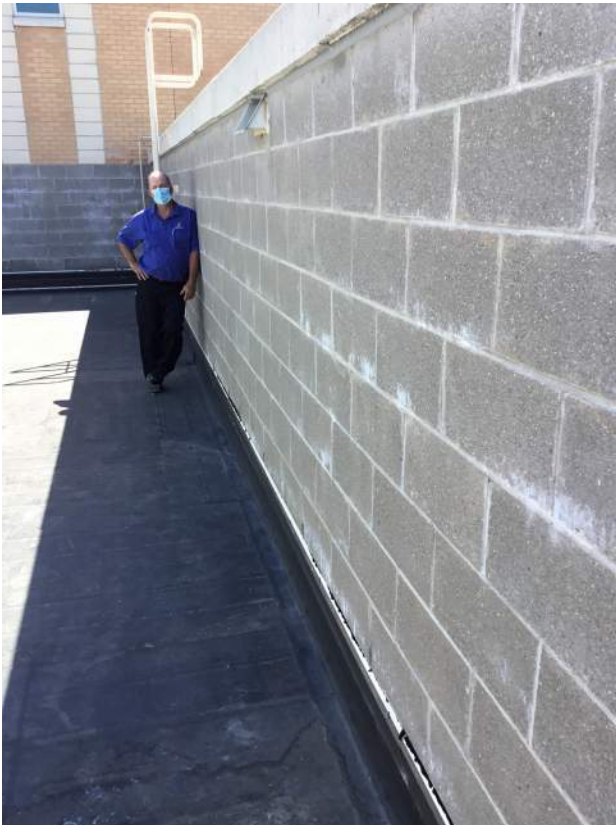
Location

Middle

Description

Parapet wall on roof above band room/offices

Photos



Task markup

Tanner Davis

Jun 8, 2020 2:47 PM



SECTION 06

JEFFERSON HIGH SCHOOL

SCHOOL DISTRICT OF JEFFERSON

DISTRICT-WIDE FACILITY ASSESSMENT



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

FACILITY ASSESSMENT: JEFFERSON HIGH SCHOOL

Overall, the state of the High School is good. There are exterior joints that are failing at the older construction of the building which would be expected. The interior of the building is in good condition.

This section includes issues, recommendations, and priorities for Jefferson High School by:

1. Interiors, site, and building envelope assessment identified by Findorff and the District's facilities team
2. Building systems assessment identified by Strand and the District's facilities team
3. Inspection reports that support the assessment

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To provide recommendations based on whether the identified issues need to be addressed immediately or in the future, we've provided a priority ranking as follows:

- Priority 0 (Immediate Need)
- Priority 1 (1-year planned need)
- Priority 2 (2-3 year planned need)
- Priority 3 (4-5 year planned need)
- Priority 4 (6-10 year planned need)

1. INTERIORS, SITE, AND BUILDING ENVELOPE ASSESSMENT

INTERIORS SUMMARY			
Type	Issue	Recommendation	Priority
Carpentry	No known issues.	No action recommended	n/a
Ceilings	No known issues.	No action recommended	n/a
Flooring	No known issues.	No action recommended	n/a

SITE SUMMARY			
Type	Issue	Recommendation	Priority
Landscaping	No known issues	No action recommended	n/a

BUILDING ENVELOPE SUMMARY			
Type	Issue	Recommendation	Priority
Windows	No known major issues.	No action recommended	n/a
Roofing	No known major issues.	No action recommended	n/a
Building Joints	Joints throughout building are failing.	Tuckpoint and re-caulk east elevation of addition	2



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

		and auditorium and DOAS mechanical room	
Concrete Foundation	No known issues.	No action recommended	n/a

2. BUILDING SYSTEMS ASSESSMENT

The high school has a significant quantity of mechanical and plumbing related equipment. The vast majority of this equipment is in good working order and the condition of this equipment is generally in line with its age. One of the issues at this school is the performance of the air handling equipment serving the Auditorium. This unit may require modification to properly serve the space. Additionally, the lighting control system is the cause of maintenance issues and may require replacement.

HVAC SUMMARY			
HVAC Equipment	Issue	Recommendations	Priority
Boilers (B-1 and 2)	The Camus boiler is a backup boiler for the geothermal heating system and runs infrequently. The Aerco boiler serves the pool. Both boilers are in good condition.	No action recommended	n/a
Heating Hot Water Pumps (BLP-1 and PWP-1)	Equipment is in good condition.	No action recommended	n/a
Chiller (CH-1)	Multi-stack chiller is working well. There are no know issues	No action recommended	n/a
Geothermal Pump (GWP-1 & 2)	Equipment is in good condition.	No action recommended	n/a
Dedicated Outdoor Air System (Quantity 11)	These units are located throughout the building and on the roof. The unit serving the Auditorium has controllability issues. The remaining units are in good condition. (See photo 1)	Upgrade the controls and upsize the heating and cooling capacity of the Auditorium unit	3
Exhaust Fans (Quantity 21)	There are a variety of fan styles located both interior and exterior to the building. No issues were noted with the fans. Units are in good condition.	No action recommended	n/a
Water Source Heat Pumps (Quantity 144)	These units are operating well. There are some units with minor reparable issues, but overall this equipment is in good condition.	No action recommended	n/a
Make-up Air Units (Quantity 6)	Equipment is natural gas fired. Equipment is in good condition.	No action recommended	n/a
Cabinet Unit Heaters (Quantity 11)	These units provide electric heat. Equipment is in good condition.	No action recommended	n/a



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

Pool Air Handling Unit (PDU-01)	Equipment is functioning well. Unit has some issues with internal water flow. (See photo 2)	Rebalance water piping within unit	4
Digital Controls	Building has a DDC system. Equipment can be monitored and controlled from central office. The system is in good condition.	No action recommended	n/a

PLUMBING SUMMARY

Fire Protection	Issue	Recommendations	Priority
Wet System	Good condition—No known issues.	No action recommended	n/a
Plumbing Equipment	Issue	Recommendations	Priority
Water Heater (WH-1 and 2)	Units are natural gas fired sealed combustion. Units were recently replaced	n/a	n/a
Water Softener	Equipment is in fair condition, but approaching the end of typical service life.	Replace water softener control head and exchange media	2
Plumbing Piping	Issue	Recommendations	Priority
Water Systems	Good condition—No known issues.	No action recommended	n/a
Sanitary and Storm Piping	Good condition—No known issues.	No action recommended	n/a
Pipe Insulation	Good condition—No known issues.	No action recommended	n/a

ELECTRICAL SUMMARY

	Issue	Recommendations	Priority
Other	Existing lighting controls and associated breakers are failing.	Replace existing lighting controls system	4



Photo 1: Auditorium unit



Photo 2: Pool water unit

3. INSPECTION REPORTS

The following reports were generated during building and site walkthroughs with Tim Graffin, School District of Jefferson Buildings and Grounds Director, and Findorff. The images capture specific issues identified with the building and are a visual representation of the needs. They are in order of appearance during the walkthroughs and are not in order of priority. Every item has been added to the 10-Year Facility Maintenance Plan.

For type of work, "Planned Work" means it was added to the 10-Year Facility Maintenance Plan.

If there any questions about the following pages, please contact Tim Graffin or Tanner Davis, Findorff Project Manager who led the assessment.



#85 Refinish gym floors

Status

Open

Location

High School

Description

Refinish both gym floors.
\$45000 estimate obtained.

Photos



Task markup

Tanner Davis

Jun 15, 2020 2:08 PM



Task markup

Tanner Davis

Jun 15, 2020 2:08 PM



#86 Tuckpoint and caulk east elevation of addition and auditorium

Status

Open

Location

High School

Description

Tuck point and caulk east elevation of addition, roofs and auditorium

Photos



Task markup

Tanner Davis

Jun 15, 2020 3:14 PM



Task markup

Tanner Davis

Jun 15, 2020 2:13 PM



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Task markup

Tanner Davis

Jun 15, 2020 2:13 PM



#87 Add 50' x 50' animal lab

Status

Open

Location

High School

Photos



Task markup

Tanner Davis

Jun 15, 2020 2:22 PM



Task markup

Tanner Davis

Jun 15, 2020 2:18 PM



Task markup
Tanner Davis
Jun 15, 2020 2:24 PM



Task markup
Tanner Davis
Jun 15, 2020 2:24 PM



#88 Remove wall and renovate tech ed /fab lab space

Status

Open

Location

High School

Description

Remove wall and drain cleanout

Photos



Task markup

Tanner Davis

Jun 15, 2020 2:32 PM



Task markup

Tanner Davis

Jun 15, 2020 2:25 PM



#89 Address daylight in auditorium

Status

Open

Location

High School

Description

Outside light is visible from inside

Photos



Task markup
Tanner Davis
Jun 15, 2020 3:18 PM



Task markup
Tanner Davis
Jun 15, 2020 3:09 PM



#90 Main high voltage breaker testing

Status

Open

Location

High School



#91 Repaint ceiling in metal shop

Status

Open

Location

High School

Description

Paint doesn't stick and falls throughout year

Photos



Task markup

Tanner Davis

Jun 15, 2020 2:38 PM



#93 Localize all lighting controls

Status

Open

Location

High School

Photos



Task markup

Tanner Davis

Jun 15, 2020 2:51 PM



#94 Recaulk outside of DOAS Mechanical Room

Status

Open

Location

High School

Photos



Task markup
Tanner Davis
Jun 15, 2020 3:22 PM



Task markup
Tanner Davis
Jun 15, 2020 3:22 PM



SECTION 07

FACILITY MAINTENANCE BUDGET SUMMARY

SCHOOL DISTRICT OF JEFFERSON

DISTRICT-WIDE FACILITY ASSESSMENT



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

10-YEAR FACILITY MAINTENANCE BUDGET SUMMARY

This portion of the report summarizes the costs associated with the issues identified by the school district, Findorff, and Strand via the walkthroughs of each facility. **All costs are in today's dollars.** The below information represents a 10-year plan which addresses maintaining the conditions of the existing buildings only. This does not include longer-term options to address broader educational/instructional needs that were included as part of Section 02. The sections below are broken out by totals including:

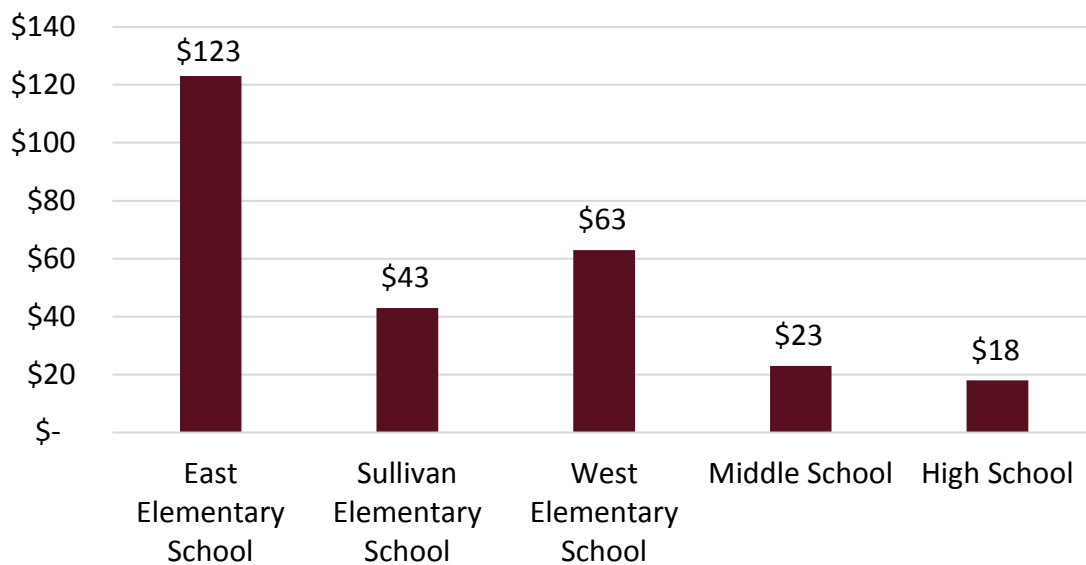
- Cost per gross square foot
- Cost by school
- Cost by category (building envelope & roofing, site, interior, and systems)
- Cost by category per school

The following tables and charts illustrate which schools are the most costly and which portions of each facility have the greatest needs. The first table below is a summary of costs for each building by gross square foot, total costs, and by category.

School	Cost/GSF	Total Cost	Envelope	Site	Interiors	Systems
East Elementary School	\$ 123	\$ 7,469,205	\$ 1,575,341	\$ 217,867	\$ 2,454,901	\$ 3,221,096
Sullivan Elementary School	\$ 43	\$ 1,567,550	\$ 667,772	\$ 33,567	\$ -	\$ 866,212
West Elementary School	\$ 63	\$ 2,975,043	\$ 1,116,497	\$ 41,037	\$ 192,680	\$ 1,624,829
Middle School	\$ 23	\$ 2,114,839	\$ 1,291,100	\$ 37,958	\$ 70,179	\$ 715,601
High School	\$ 18	\$ 4,519,211	\$ 3,802,439	\$ -	\$ 112,435	\$ 604,337

Total 10-Year Facility Maintenance Costs \$ 18,645,848

Maintenance Costs per Gross Square Foot

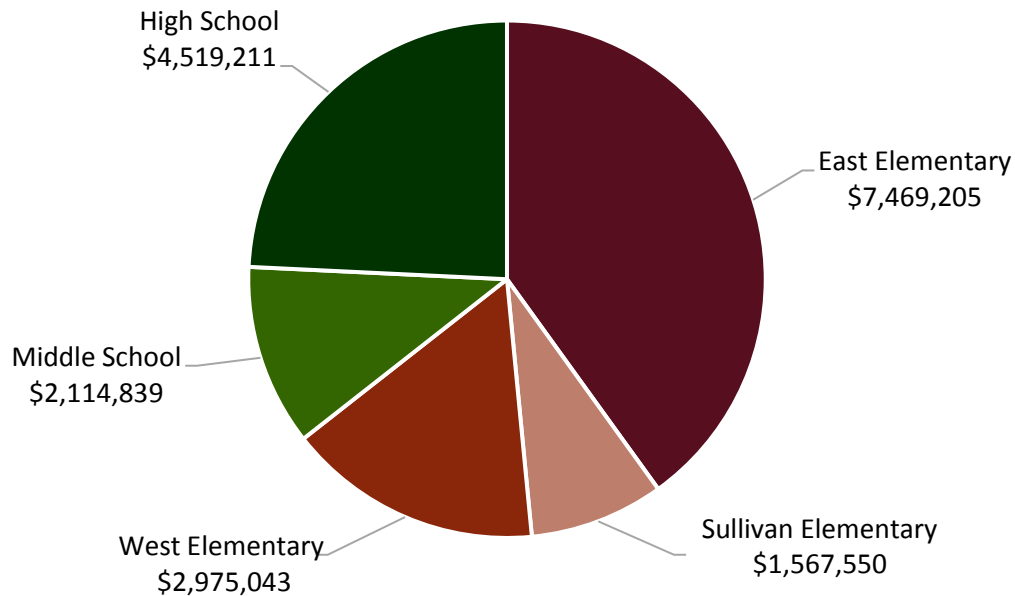




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Total Maintenance Costs by School



Total Maintenance Cost by Category - Definitions

Interiors: Interiors include all aspects of the inside finishes of the space. Examples of these items would include ceilings, flooring, finish woodwork, etc.

Site: Site components include all items that are not directly related to the buildings itself. Examples of site include storm sewer, athletic fields, playgrounds, and landscaping.

Building Envelope and Roofing: Building envelope includes all exterior portions of a building. Examples of building envelope include windows, roofing, foundations, brick, caulking, etc. Costs include full roof replacement at Sullivan, East, and West Elementary Schools, Middle School, and High School.

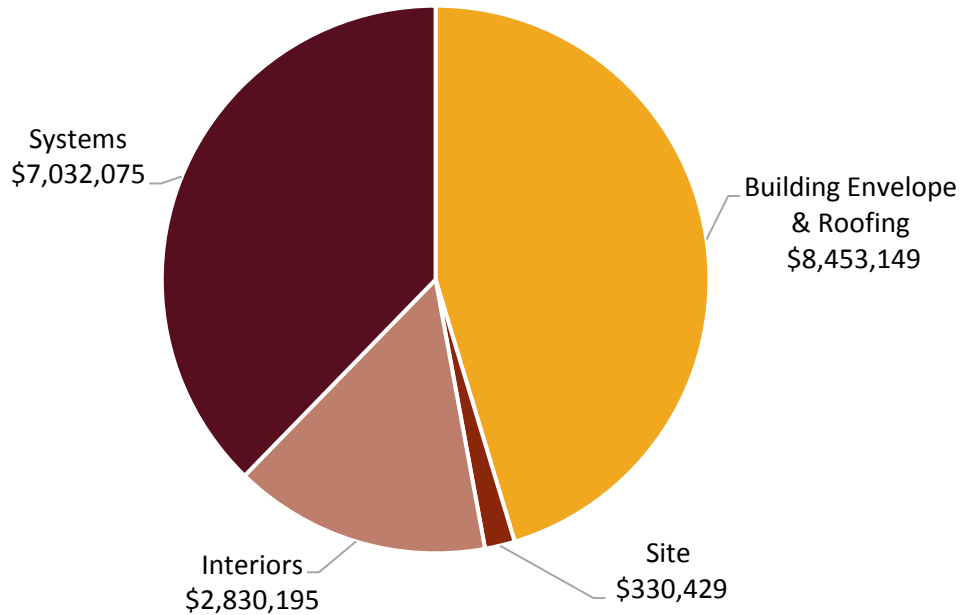
Systems (Mechanical, Electrical, Plumbing): Included in the MEP section of this report are issues related to building systems such as fire alarm, fire protection, piping, plumbing, lighting, and HVAC systems.



SCHOOL DISTRICT OF JEFFERSON

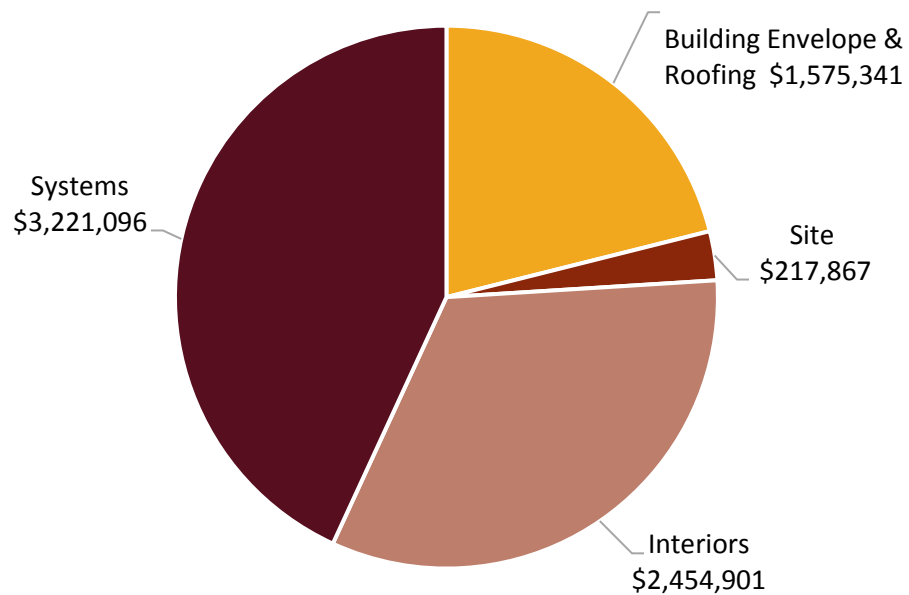
District-Wide Facility Assessment

Total Maintenance Cost by Category



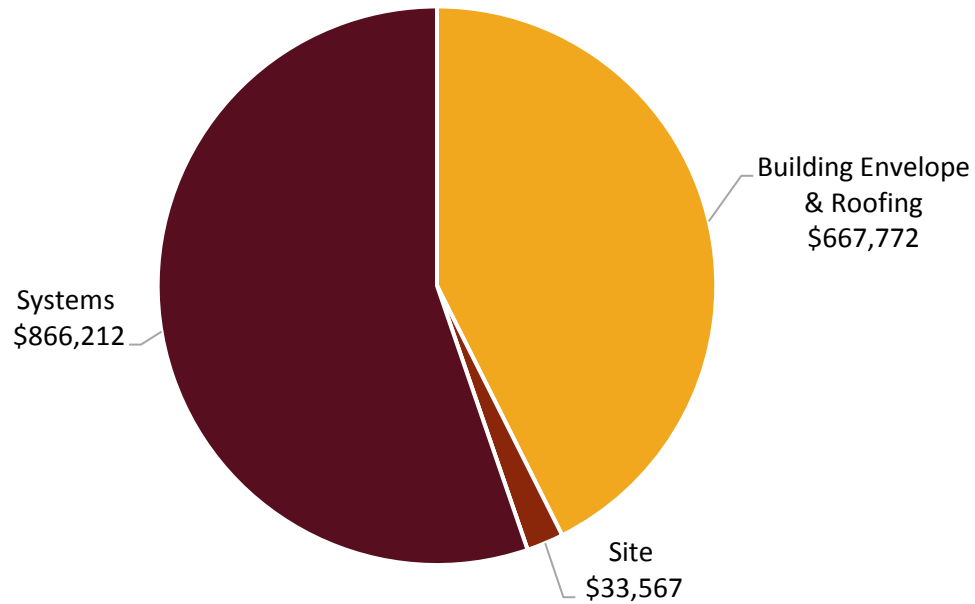
Total Maintenance Cost by School and Category

East Elementary: Section 02

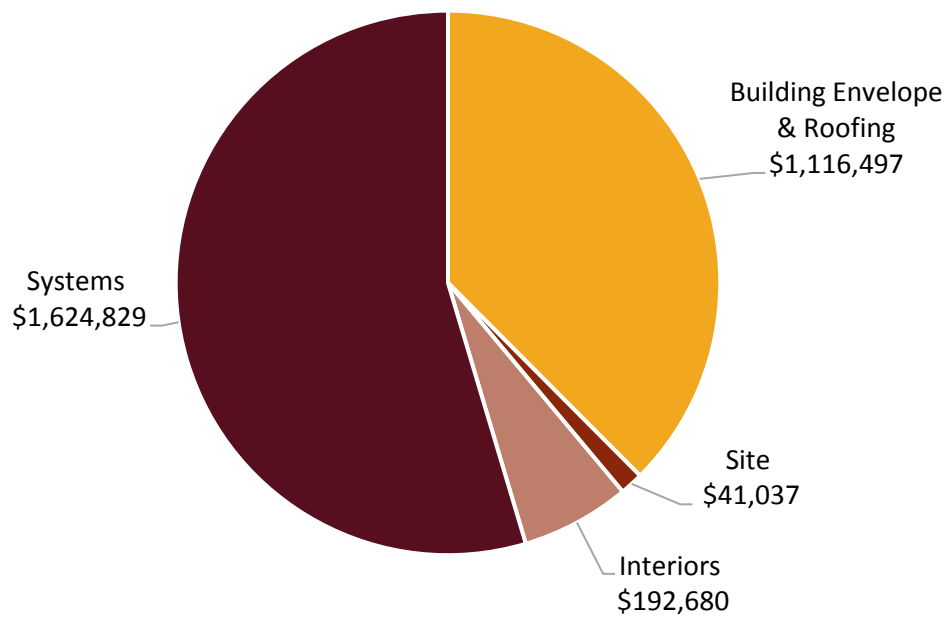




Sullivan Elementary: Section 03



West Elementary: Section 04

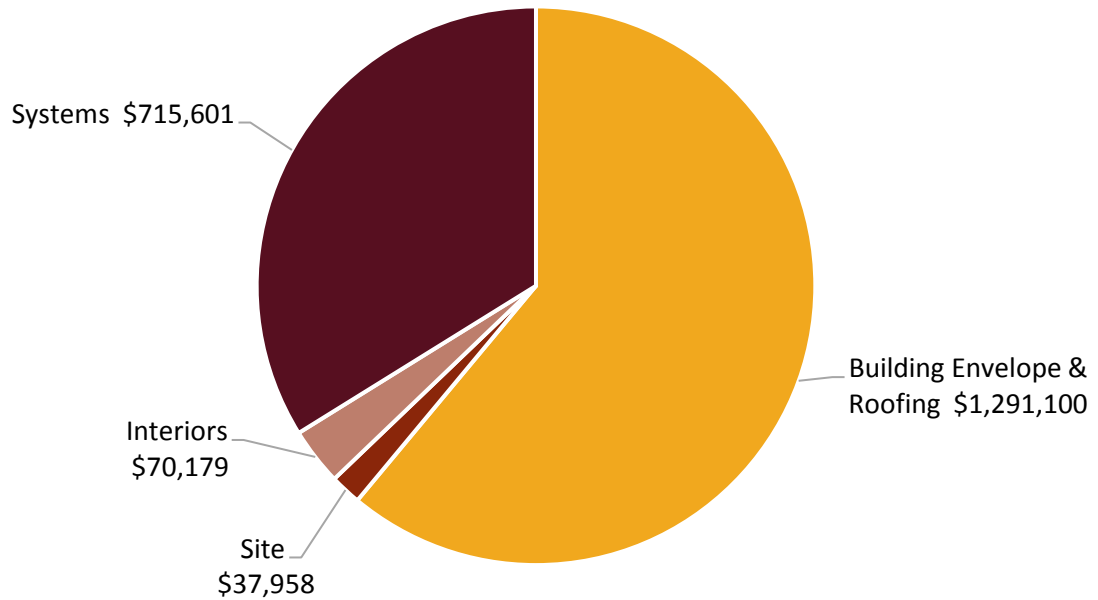




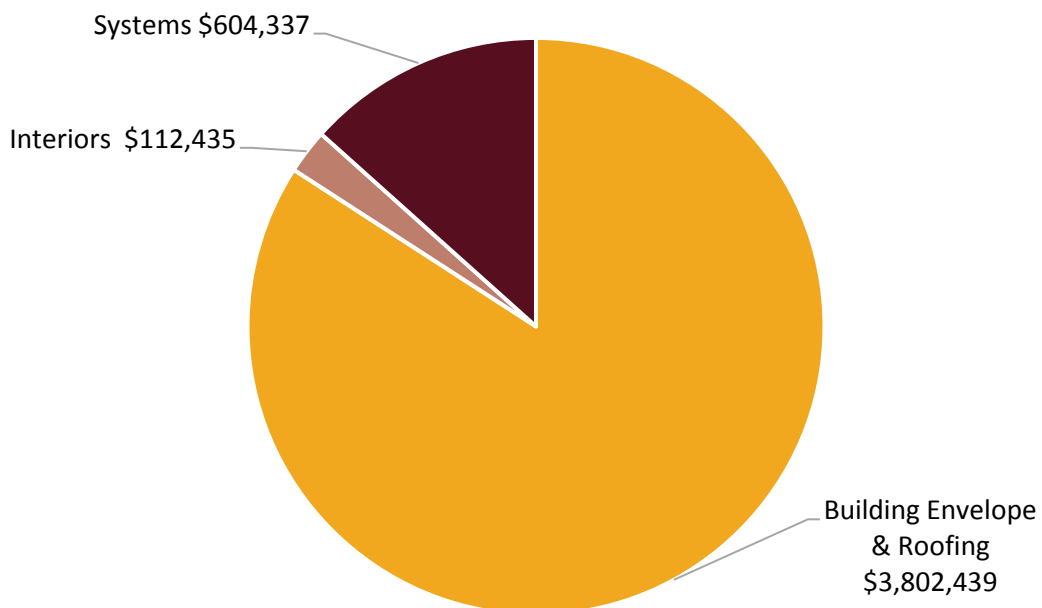
SCHOOL DISTRICT OF JEFFERSON

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Middle School: Section 05



High School: Section 06





SECTION 08

SAFETY & SECURITY

SCHOOL DISTRICT OF JEFFERSON

DISTRICT-WIDE FACILITY ASSESSMENT



SAFETY & SECURITY SUMMARY

There are many ways to improve safety and security throughout each building within the district. Recent upgrades have been made with cameras, but we have identified additional improvements that could increase security. Due to the age of the District's elementary schools, the original designs did not consider the increased level of safety that modern schools include. Notably, secure vestibules are recommended for the elementary and middle schools in order to screen visitors prior to allowing them full access to the school.

Bus, vehicle, and pedestrian traffic is an issue at all three elementary schools and the middle school. This results in traffic congestion and student safety issues at the start and end of the school day.

The below portion of this section lists the safety and security recommendations that Findorff, Zimmerman, and the District's facilities employees identified as items for consideration.

Industry recommendations for improving security within schools are as follows:

- Security cameras outside and inside the building. Inside cameras should focus on the entry points to the building and provide views along each corridor.
- Secure entry at the main entrance, with visibility from the office into a secure vestibule.
- Secure vestibule should have a double electronic locking system, one to gain access to the entry vestibule, and a second to allow the visitor in the main office after check-in is approved.
- Electronic locking for all classroom doors for lockdown.
- Classroom doors should be locked once the class starts, if possible.
- Sidelights next to classroom doors should be removed, or at least have an option to obstruct view into room
- Door grills should be covered, or the door should be replaced.

Safety & Security Issues with Recommendations

East Elementary

- The security for the building is challenged. The main office does not have a direct view into the entry.
Recommendation: Relocate offices into conference room to the south, extend the main corridor and construct a secure entry.
- The circulation pattern of drop-off/pick-up of students is an issue.
Recommendation: Being a tight site, land will need to be purchased to allow buses to enter and exit without crossing through the parking lot for the site.

Sullivan Elementary

- Security is only accomplished with the use of cameras. The main office does not have a direct view into the entry.
Recommendation: Relocation and better layout of the main office. A better layout will also create the ability to expand the health room.
- The circulation pattern of drop-off/pick-up of students is an issue. Busses and cars compete for



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District-Wide Facility Assessment

the same space, and there are only five visitor spaces.

Recommendation: Extend the exit drive to the north, creating a small parking area for visitor parking and student drop-off. This eliminates pedestrians crossing the bus routes.

West Elementary

- Security is only accomplished with the use of cameras. The main office does not have a direct view into the entry.

Recommendation: Relocation and better layout of the main office.

- The circulation pattern of drop-off/pick-up of students is an issue.

Recommendation: The entry drive could extend to the west, which could also serve future athletic field expansion.

Middle School

- Once the school day starts, only one entry should be used. The parent drop-off/pick-up was recently improved and only takes place in the north lot. The only security point currently is the south entry which needs to be improved. Additionally, the police department is restricting cars from waiting on Taft Avenue as it caused traffic congestion and unsafe conditions for students and pedestrians.

Recommendation: Create a secure double locking entry vestibule for the north entrance to accommodate only using one secure entrance during school hours.

High School

- Cameras are currently utilized, however due to the size of the building more cameras could be added. Also, security controls at overhead doors are lacking.
- The facility has a variety of different users (students, maintenance, community members, teachers, etc.) that need different types of access.

Recommendation: Add separate entrances for different users, additional cameras, and security controls for overhead doors.



SECTION 09

EDUCATIONAL ADEQUACY & CAPACITY

SCHOOL DISTRICT OF JEFFERSON

DISTRICT-WIDE FACILITY ASSESSMENT



SCHOOL DISTRICT OF JEFFERSON

District-Wide Facility Assessment

EDUCATIONAL ADEQUACY & CAPACITY

The current classroom sizes and building footprints meet current industry and educational standards. Even though there is declining enrollment in the district, consideration should be given to expand classroom size by at least 10% in order to accommodate the growing need for flexible learning spaces.

Also included in this section is an evaluation of ADA accessibility and building recommendations.

District Demographics

Based on the 2019-20 District Enrollment guide, enrollment will decline by a total of 148 students: 1,855 (2018-19) – 1,707 (2023-24).

	Actual Enrollment			Projected Enrollment		
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Elementary School	827	783	757	745	736	734
Middle School	402	407	395	395	374	353
High School	626	617	602	592	609	620
Total	1,855	1,807	1,754	1,732	1,719	1,707

Recommended Classroom Size

The following maximum class sizes are recommended in the SDOJ District Guidelines and Policies. DPI has no administrative rule that establishes any requirement related to classroom size or square footage per pupil in school buildings. To formulate a comparison, the industry standards documented below is an average of multiple states that have guidelines. Identifying the appropriate classroom size is done by multiplying the District's student per classroom guidelines by the industry square foot standard.

Grade Level	Industry Standard	District Guidelines	Industry Square Foot Standard	Recommended Classroom Size
K4-K	23 students	23 students	50 SF/Student	1,150 SF
1-3	24 students	24 students	35 SF/Student	840 SF
4-5	26 students	25 students	35 SF/student	875 SF
Middle School	n/a	28 students	30 SF/student	840 SF
High School	n/a	30 students	30 SF/student	900 SF

East Elementary classroom size range is 780 to 1,100 SF

Sullivan Elementary classroom size range is 820 to 1,100 SF

West Elementary classroom size range is 910 to 1,200 SF

Middle School classroom size range is 900 to 1,000 SF

High School classroom size are approximately 900 SF



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District-Wide Facility Assessment

Targeted Functional Design Capacity

Using data collected from school districts throughout the state who have recently completed K-12 building projects, the following standards and targeted capacities were developed. This is calculated by multiplying the total square footage of the building with the ratio of SF/student. This will indicate if the facility has the appropriate amount of auxiliary/support space for the building to function properly.

Building	Current Enrollment	Square Footage	Industry Standard Ratio	Targeted Capacity Based on Building Area
East Elementary	287	60,821	150 SF/student	405 students
Sullivan Elementary	168	36,220	150 SF/student	241 students
West Elementary	240	47,571	150 SF/student	317 students
Middle School	395	92,090	200 SF/student	460 students
High School	602	253,607	310/SF/student	818 students

Based on the functional capacity analysis, each school's current enrollment would allow for additional students at each site. The above chart indicates each facility has capacity if needed to increase enrollment by 18-20%.

Building Capacity & Utilization Analysis

There are multiple ways to look at utilization/efficiency of educational facilities. The recommended utilization rates by the Council for Educational Facility Planners International (CEFPI), target the following percentages for elementary schools is 90-95% utilization of classroom spaces.

The utilization rate is calculated by dividing the total number of students by the capacity of the classrooms based on District's guidelines.

Elementary School Capacity and Utilization

East Elementary – Utilization 79%

Grades	Number of Students	Number of Sections	Industry Capacity Standard	East Elementary Capacity
K4, K	67	3	54	69
1,2 & 3	127	7	168	168
4 & 5	93	5	130	125
Totals	287	15	352	362

Sullivan Elementary – Utilization 70%

Grades	Number of Students	Number of Sections	Industry Capacity Standard	Sullivan Elementary Capacity
K4, K	41	3	54	69
1,2 & 3	72	4	96	96
4 & 5	55	3	78	75
Totals	168	9	228	240



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West Elementary - Utilization 76%

Grades	Number of Students	Number of Sections	Industry Capacity Standard	West Elementary Capacity
K	42	2	36	46
1,2 & 3	105	6	144	144
4 & 5	93	5	130	125
Totals	240	13	310	315

The charts indicate that all grade levels at each elementary school have current capacities lower than the District's guidelines. Based on the functional capacity analysis, the overall District average is 75%, with an industry average of 77%. The capacities of the District's elementary schools are well below the target of 90-95% for elementary schools.

Middle and High School Capacity and Utilization

Since middle and high school students move from classroom to classroom throughout the day, CEFPI recommends the ratio of used-to-unused dedicated classroom spaces be evaluated to determine whether school buildings are being utilized efficiently based on current class offerings and class sizes. This is referred to as the "Targeted Functional Design Capacity."

For the Middle School, the CEFPI Targeted Functional Design Capacity goal is 75%-85% utilization. For the High School, the Targeted Functional Design Capacity goal is 80%-85% utilization.

In determining the capacity using a targeted functional design approach, learning spaces over 500 SF are considered a classroom. The number of classrooms is multiplied by the number of students per classroom target. Then that total is multiplied by a 75% utilization rate for the Middle School and 80% utilization rate for the High School to equal a targeted capacity of the school. Using this formula, the following represents the targeted capacity of each building.

Building	Current Student Enrollment	Number of Classrooms	Students per Classroom Target	Targeted Capacity
Middle School	395	22	28	462
High School	602	35	30	840

The above data shows that both the middle and high schools are below capacity.

Site Summary

School	Floor SF	Footprint SF	Site Acreage
East Elementary	60,821	22,640	8.91 acres
Sullivan Elementary	36,220	36,220	10.76 acres
West Elementary	47,571	47,571	11.53 acres
Middle School	92,090	56,175	36.35 acres
High School	253,607	215,000	28.54 acres
Total	490,309 SF	321,431 SF	96.09 acres

When determining the proper site, size factors that are used include: buildings, sidewalks/walkways,



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outdoor physical education/playgrounds, parking, and any easements existing on the site. There are two ways to analyze site size:

#1 Minimum Acreage Per Student

Elementary schools: 5 acres + 1 acres per 100 students
 Middle schools: 15 acres + 1 acres per 100 students
 High schools: 20 acres + 1 acres per 100 students

#2 Minimum Outdoor Activity Area Per Student (Excludes building and parking)

Elementary Schools: 200 SF x students
 Middle schools: 275 SF x students
 High Schools: 310 SF x students

#1 Minimum Acreage Per Student

School	Formula	Students	Current Site acreage	Minimum acreage
East Elementary	5Ac+2.87Ac	287	8.91	7.87
Sullivan Elementary	5Ac+1.68Ac	168	10.76	6.68
West Elementary	5Ac+2.4Ac	240	11.53	7.4
Middle School	15Ac+3.95Ac	395	36.35	18.9
High School	20Ac+6.02Ac	602	28.54	26

#2 Minimum Outdoor Activity Area Per Student

School	Formula	Students	District outdoor area	Minimum outdoor area
East Elementary	200 SF x students	287	2.88 acres	1.32 acres
Sullivan Elementary	200 SF x students	168	1.15 acres	.77 acres
West Elementary	200 SF x students	240	3.39 acres	1.1 acres
Middle School	275 SF x students	395	5.78 acres	2.5 acres
High School	310 SF x students	602	8.62 acres	4.2 acres

Reviewing the criteria established above the sites are not stressed, except for parking/traffic flow.

Reviewing all three categories (site, overall building function and classroom utilization), and the current enrollment numbers the size of the buildings or number of learning spaces is not an issue. However, as referenced above regarding the recent demand for flexible classroom space, industry standards suggest that the District's classroom sizes could increase by 10%. Larger classroom spaces will also be required to create the appropriate social distancing of students in coordination with the CDC guidelines as schools adjust to provide a safe environment while preventing the spread of the COVID virus.



Current Education Industry Methodologies

Education and facility design continually evolve. Students had traditionally been placed in a classroom with a balance of class size to teacher. Instruction was dominated with the teacher in front of the classroom and students in rows of individual desks.

Current methodologies prioritize collaboration between students, project-based learning instead of lecture-based learning, technology, and student involvement in everything from seating choices to evaluation practices. A premium is placed on flexible spaces capable of providing collaboration, team teaching, learning, etc.

The following observations we made about the District's schools using current methodologies.

- Middle and High Schools can accommodate increased break-out spaces due to size of facilities.
- Most classrooms in the High School use multiple forms of seating and a flexible learning environment.
- Sullivan can implement flexible learning and teaching environments by using moveable partitions which is possible due to low student enrollment.
- West is already using two areas for large-group instruction and has dividable walls that when closed creates four classrooms.
- East could potentially accommodate flexible learning areas by using their smaller classrooms as break-out spaces.

Other Options for Consideration

East Elementary

- The cafeteria located in the basement is loud due to the number of hard surfaces. Sound absorbing panels should be placed on the walls and ceiling. Products like Audimute's AcoustiColor have been utilized to create a playful solution to the problem.
- With moving the offices into the existing conference room, a secure entry vestibule could be added. The addition could also create an area for outdoor classroom tucked against the building.
- Existing computer lab is used approximately 20% of the time and is currently used for English Language Learners (ELL). The computer lab is approximately 750 SF and is accessed by walking through the IMC. An improvement for the space and the IMC would be to extend the corridor into the computer lab to eliminate passing through the IMC.

Sullivan Elementary

- The operable walls that separate classrooms when closed do not isolate the noise between the adjoining classrooms. To maintain the flexibility of the spaces, a better acoustical wall panel should be considered. Glass doors should not be an option. Lighting control also needs to be adjusted for the joint space to interact as one room.
- The large amount of exterior open space could be captured as a teaching environment. The creation of an outdoor learning lab would accommodate this. At most, it would be a terraced seating area, not an enclosed structure.



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West Elementary

- Cold air is funneled through the south corridor creating heating and cooling efficiency losses. This is the only entry without a vestibule. A small addition would need to be built to accommodate a vestibule.

Middle School

- The wrestling room is too tight and the District could use additional athletic floor space. Adding a third station to the gym could solve both issues. Adding a concession and a set of outdoor restrooms should be considered.
- The playground floods and should be regraded.
- The ID classroom needs a restroom added to the space.

High School

- The only area not addressed in the 2010 referendum was the Tech Ed area – woods/metals/fabrication lab. Tech Ed may be able to expand into the maintenance room.
- There is a need for a small animal lab. Consideration should be given to an addition adjacent to the greenhouse.

ADA Accessibility

East Elementary

- Entry is accessible.
- Doorways on the second-floor classroom in the original building need to be widened. 18" clear must be provided between the door latch and the adjoining wall.
- The restrooms on the first floor are not accessible. Entries need to be widened, and a handicapped size stall needs to be added. Second floor restrooms have a ADA size stall for each gender.
- Sinks in classrooms should be lowered, and the front panel removed to allow a student or teacher in a wheelchair direct access.

Sullivan Elementary

- Entry is accessible.
- Doorways to some classrooms need to be widened. 18" of clearance must be provided between the door latch and the adjoining wall.
- Restrooms are not accessible. Entries need to be widened, and a ADA stall needs to be added.
- Sinks in classrooms should be lowered, and the front panel removed to allow a student or teacher in a wheelchair direct access.

West Elementary

- Entry is accessible.
- Two of the boy's restrooms are not accessible. Doorways need to be widened. 18" clear must be provided between the door latch and the adjoining wall.
- None of the restrooms have a handicapped accessible stall.
- Sinks in classrooms should be lowered, and the front panel removed to allow a student or teacher in a wheelchair direct access.



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Middle School

- Entry is accessible.
- The platform in the cafeteria is not ADA accessible. The solution could be to convert the corridor/storage room attached to the platform into a ramp.
- The ADA railing around the “pit” in the cafeteria is limiting the effective use. The 2’ change in floor elevations requires protection from a fall.

High School

- The 2010 referendum addressed ADA.