



SCHOOL DISTRICT OF
WASHBURN

FACILITY Assessment

June 27, 2023



ISG

Architecture
Engineering
Environmental
Planning

ISGInc.com



FOR:

Thomas Wiatr
District Administrator/Director of Pupil Services

School District of Washburn
305 West 4th Street
P.O. Box 730
Washburn, WI 54891

715.373.6188 ext. 103
twiatr@washburn.k12.wi.us



Architecture
Engineering
Environmental
Planning
ISGInc.com

FROM:

Kevin Bills, AIA
Education Business Unit Leader

608.789.2034
Kevin.Bills@ISGInc.com

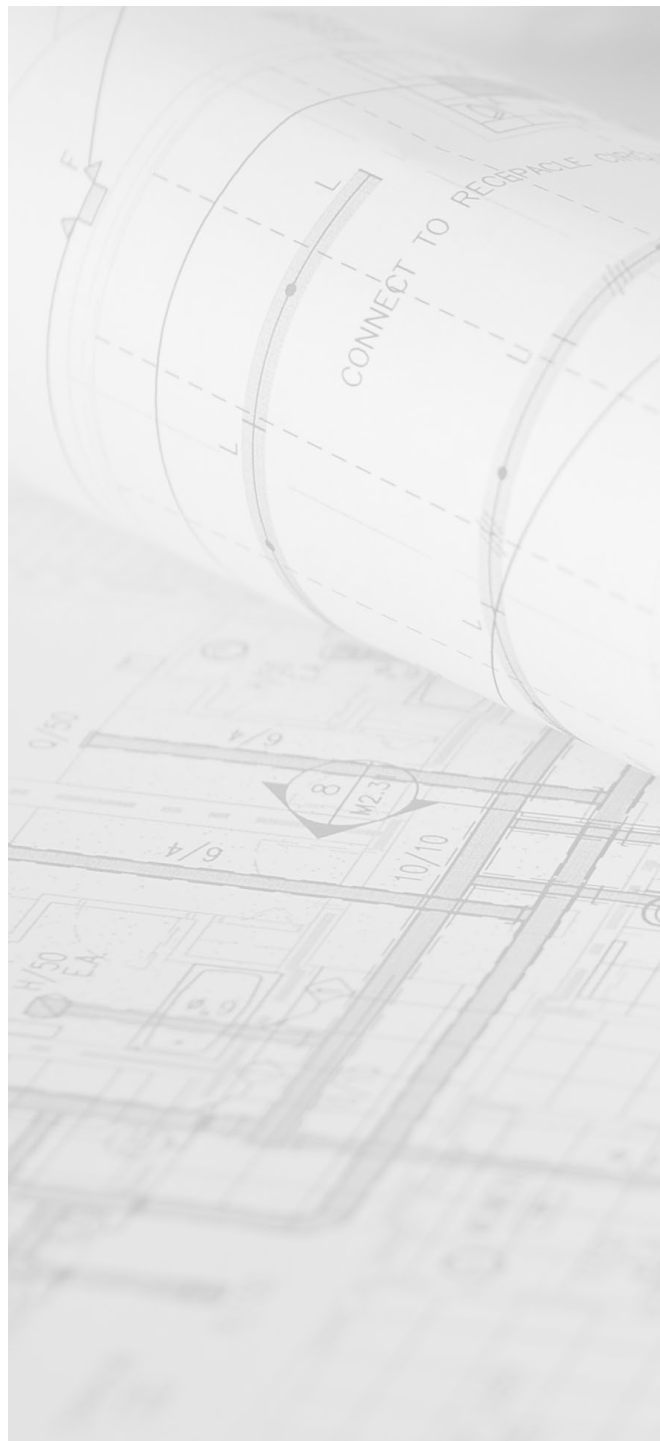
Thad Dahling
Facility Management and Planning Strategist

507.722.2980
Thad.Dahling@ISGInc.com

ISG
201 Main Street + Suite 1020
La Crosse, WI 54601

Table of Contents

Executive Summary	1
Facility Assessment.	9
Appendix.....	49
Glossary.....	57



Executive Summary

THIS PAGE INTENTIONALLY LEFT BLANK

Executive Summary

PROCESS OVERVIEW

Washburn Public School District has reached an important opportunity to further positive momentum in ensuring the continued success of its school and services. ISG is pleased to have assisted at this critical point by providing a detailed and forward-looking facility assessment that properly quantifies, prioritizes, and empowers future decisions. The intent of this assessment report is to serve as an integral tool for decision-making

Purpose Statement

The purpose of the assessment is to provide an overview of the current general physical condition of the site and building, and identify recommendations for repairs, replacements, and next steps, which may include the following:

- Planning for facility maintenance and improvements
- Informing stakeholders of facility needs
- Prioritizing long- and short-term projects
- Identifying opportunities to enhance user experience and aesthetics
- Scope of evaluation

Several locations were assessed and included the following conditions:

- Site
- Structural
- Exterior and interior architecture
- Plumbing
- Mechanical
- Electrical
- Life safety

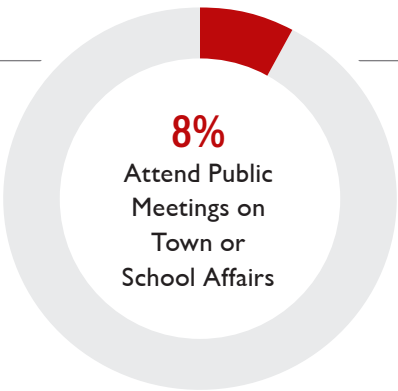
The scope of this report includes document reviews, research, and interviews to augment the walk-through survey to assist in the facility assessment, including the following:

- Completion of a site visit walk-through survey to observe the site and building systems
- Review and documentation of existing site and building systems
- Photos documentation of existing conditions
- Preparation of estimated opinion of probable costs for necessary repairs to remedy deficiencies and needed replacements

GENERAL MAINTENANCE PLAN RECOMMENDATIONS

As part of the assessment process, ISG notes systems, equipment, and items that are in good condition. Those items can be maintained with routine maintenance or minor repairs utilizing normal operating and maintenance budgets. ISG provides the recommendation to perform regular maintenance for these items and therefore includes no associated costs in the opinion of probable costs as part of the report.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed as part of this report. This assessment did not include engineering calculations to determine the adequacy of the property's original design or existing systems. Although walk-through observations were performed, not all areas were observed. There may be defects in the property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by the client or property management personnel.



3,982
Population

50.8
Median Age

1,804
Total Households

0.48%
2023–2028 Population
Annual Growth Rate

\$68,916
Median Household Income



Check out these statistics online!
bit.ly/school-district-washburn-infographic

DEMOGRAPHIC OVERVIEW

2023 + 2028 PROJECTED FAMILY GROWTH

2.71
2023 Average
Family Size



2.66
2028 Average
Family Size

3,022
2023 Family
Population



3,083
2028 Family
Population

1,116
2023 Total
Family Households



1,157
2028 Total
Family Households

2023 + 2028 PROJECTED ADULT POPULATION GROWTH

166
2023 Total Population
Ages 25–29



164
2028 Total Population
Ages 25–29

191
2023 Total Population
Ages 30–34



170
2028 Total Population
Ages 30–34

206
2023 Total Population
Ages 35–39



207
2028 Total Population
Ages 35–39

2023 + 2028 PROJECTED SCHOOL-AGED CHILDREN POPULATION

161
2023 Total Population
Ages 0–4



159
2028 Total Population
Ages 0–4

188
2023 Total Population
Ages 5–9



189
2028 Total Population
Ages 5–9

212
2023 Total Population
Ages 10–14



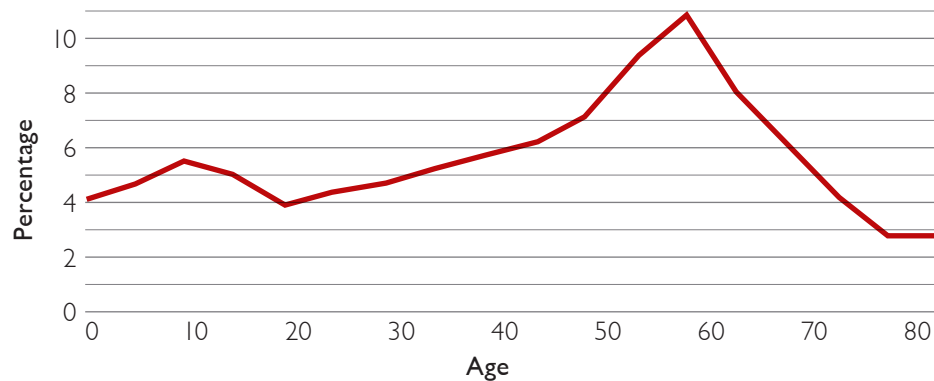
225
2028 Total Population
Ages 10–14

200
2023 Total Population
Ages 15–19



196
2028 Total Population
Ages 15–19

AGE DISTRIBUTION



RECREATION + EXERCISE

131
Attend High School
Sports Events

244
Participate
in Aerobics

132
Participate
in Basketball

276
Participate
in Jogging













1,249
Participate in
Walking for Exercise

549
Participate
in Swimming

904
Participate in Hiking
and/or Backpacking

RECOMMENDATION CATEGORIES

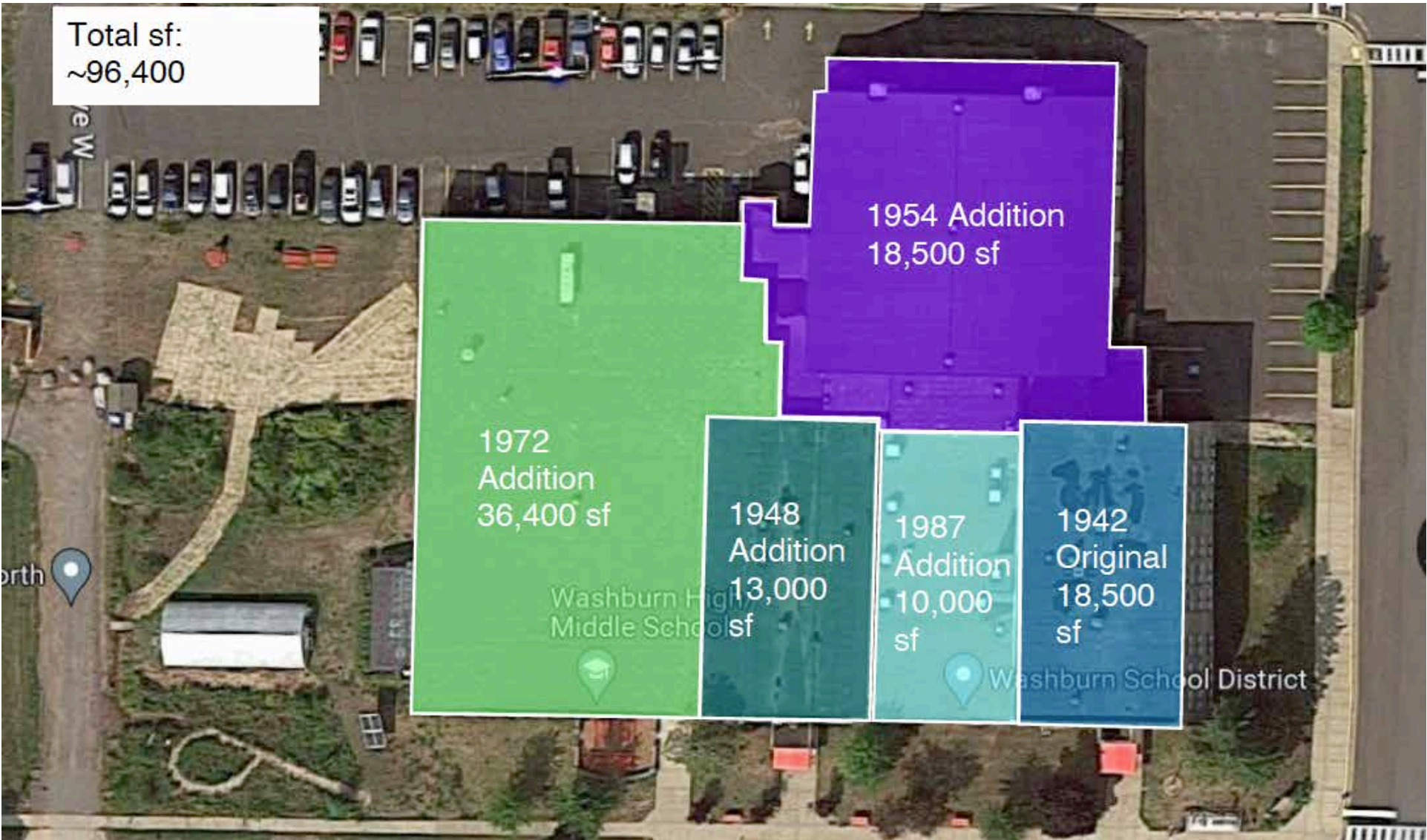
The following assessment considers information gathered from field observations, reviews of existing plans, and information provided by facility staff and personnel. The assessment performed on-site was limited to non-destructive visual reviews of existing systems. Available information and plans were provided to ISG for review. The following categories were reviewed within the scope of this assessment:

 Site + Civil Review of existing building site, including parking spaces, concrete walks, and other horizontal site elements. Site circulation, grading, paving, parking, and stormwater management were also reviewed.	 Plumbing Review of existing building plumbing systems, including water service, piping, and supply, as well as, plumbing fixtures, including drinking fountains, sinks, toilets, and showers, if applicable.	 Security Review of existing security equipment installed throughout the building. Review of existing primary entryways into the facilities, including door locations and visitor access.
 Exterior Building Review of each building's exterior shells, including an assessment of the structure, foundation, exterior walls, windows and doors, and thermal efficiency, as well as conditions of existing roofs, gutters, and downspouts.	 Mechanical Review of existing mechanical systems and their components, including verification that HVAC systems meet current building codes.	 Life Safety Review of life safety, egress, and potential code deficiencies as discovered during field observation. This also includes conditions of the fire alarm system.
 Structural System Review of structural integrity of existing buildings with analysis of columns, walls, and roof.	 Electrical Review of existing building electrical systems, including electrical service, distribution, and lighting.	 Hazardous Material Identification of potential hazardous material noted during visual field observations.
 Interior Building Examination of finishes, equipment, and other conditions found in classrooms, offices, hallways, stairwells, kitchen, and lounge areas.	 Technology Review of existing space allocation and conditions for Information Technology (IT) equipment. This section also documents technology systems and components, including security systems and others as applicable.	 Accessibility Review of existing structure for conformance with the Americans with Disabilities Act (ADA). Site parking, access into the building and entrances, accessibility routes inside of building, and restroom accessibility were considered.

PRIORITY SUMMARY

Based on the items evaluated, any issues or deficiencies documented have been assigned a priority level based on the chart below, and an estimate for costs is provided. Costs for any recommendations that are beyond the scope of the assessment are not included.

Priority	Time Frame	Item
1 Immediate	0–2 Years	Accessibility Aesthetics Deterioration
2 Short-Term	3–5 Years	Energy Estimated Useful Life Hazardous Materials
3 Long-Term	6–10 Years	Health + Safety Remaining Useful Life





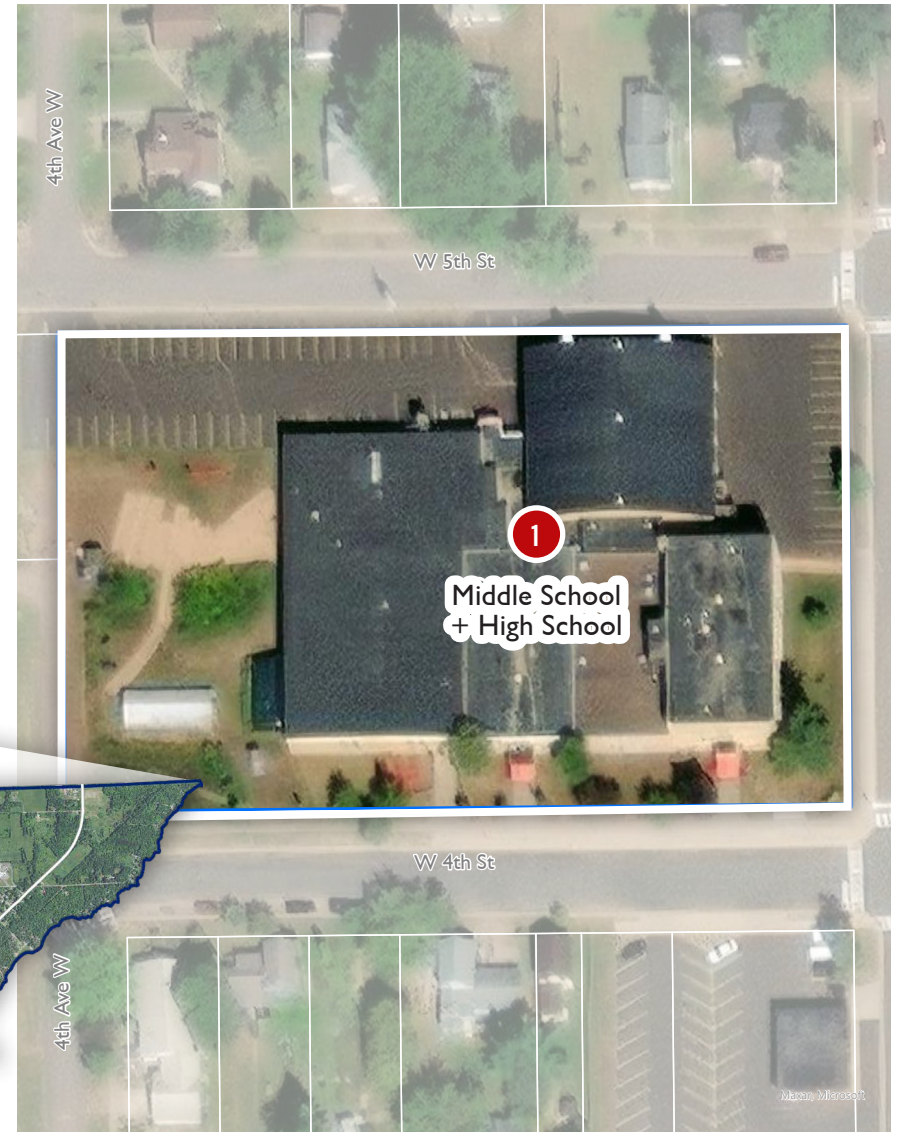
Facility Assessment

THIS PAGE INTENTIONALLY LEFT BLANK

Facility Assessment

SITE OVERVIEW

School District of Washburn Middle School and High School
305 West 4th Street
Washburn, WI 54891



SITE + CIVIL CONDITIONS

Sub-Category	Element	Condition	Priority	Details	Recommendation
Drainage	Parking Lot/ Near Door 25	Poor	I	Drainage in the area immediately outside of door 25 shows signs of ponding and sediment deposits due to improper drainage.	Reconstruct parking lot with stormwater management system.
Drainage	Door 23 Area	Poor	I	Drainage pattern flows across foundation at west facade and leads to step down at door 23, likely causing water issues. Regrade entire area for positive drainage away from door and foundation.	Improve site drainage.
Drainage	Door 26 Area	Poor	I	Drainage in the area immediately outside of door 26 shows signs of negative drainage towards entrance.	Regrade and consider retaining wall to achieve positive drainage.
Drainage	Door 20 Area	Poor	I	Drainage from scupper above door 20 has scoured and eroded the ground below creating negative drainage toward the building foundation.	Improve site drainage by adding fill and armoring ground with riprap rock.
Drainage	Southern Facade Between Doors 20 + 21	Poor	I	Drainage from roof scupper has scoured and eroded the ground below and has created negative drainage toward the building foundation.	Improve site drainage by adding fill and armoring ground with riprap rock mulch.
Drainage	Door 21 Area	Poor	I	Drainage from scupper above door 21 has scoured and eroded the ground below and have created negative drainage toward the building foundation.	Improve site drainage by adding fill and armoring ground with riprap rock mulch.



Parking Lot/Near Door 25



Door 23 Area



Door 26 Area



Door 20 Area



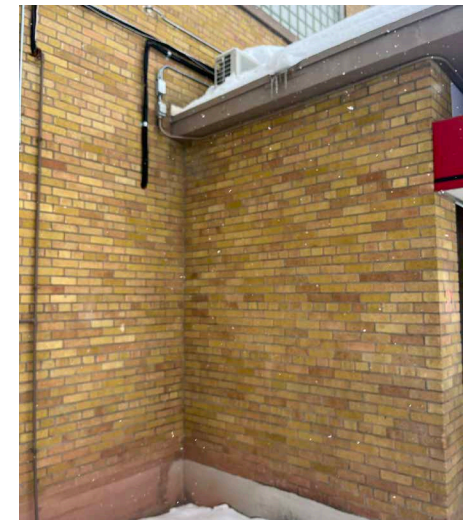
Door 20 Area



Southern Facade Between Doors 20 + 21



Southern Facade Between Doors 20 + 21

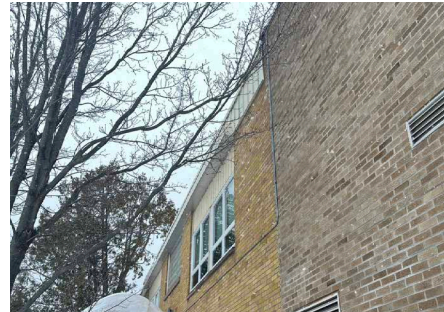


Door 21 Area

Sub-Category	Element	Condition	Priority	Details	Recommendation
Drainage	Southeast Corner of Building	Fair	2	Due to snow conditions, reviewers were unable to observe whether there is proper drainage to move water away from the building.	Ensure positive drainage away from building. Regrade if necessary.
Grounds Turf	Tree Pruning	Poor	1	Trees and branches are overgrown and damaged.	Prune out damaged limbs and hazard branches. Ensure branches do not rub on each other.
Grounds Turf	Tree Pruning	Poor	1	Branches show signs of Black Knot Fungus which may spread to other trees if left unchecked.	Prune trees immediately.
Grounds Turf	Gymnasium	Fair	3	There is a safety issue related to snow falling off the barrel roof when people are walking along the side of the building at ground-level.	Install foundation plantings serving as a safety buffer to prevent people from being too close to building when snow falls from barrel roof. This can be accomplished by saw cutting and removing existing pavement. Add shrub foundation plantings.
Vehicle Routes	Stop Sign at Northwest Parking Lot Entrance	Poor	2	Stop sign shows damage from snow removal and is out of plumb.	Reinstall sign.
Vehicle Routes	Pavement Striping	Fair	3	Pavement markings are fading.	Restripe parking areas.
Vehicle Routes	Pavement + Curbing/ Throughout Site	Fair	2	Due to weather conditions at the time of the site visit, the existing pavement and curbing throughout the site was not evaluated.	Reevaluate pavement and curbing in the spring.
Vehicle Routes	Street Sign/West 4th Street Near Solar Array	Poor	1	The street sign is missing.	Replace missing street sign.



Southeast Corner of Building



Tree Pruning



Tree Pruning



Tree Pruning



Tree Pruning



Black Knot Fungus



Gymnasium



Pavement Striping

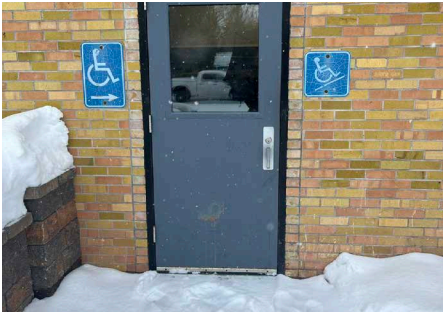


Street Sign/West 4th Street Near
Solar Array



Stop Sign at Northwest Parking
Lot Entrance

Sub-Category	Element	Condition	Priority	Details	Recommendation
Pedestrian Routes	Door 22	Poor	1	The door lacks a push button for accessibility and is therefore not ADA-compliant.	Install an automatic door and push button system.
Other Site Civil	Storage Shed at 4th Avenue Alley	Fair	3	Paint is peeling or missing.	Prepare and repaint shed.
Other Site Civil	Trash Enclosure	Poor	2	Trash enclosure structure is warped and showing signs of deterioration. Gate is difficult to operate due to inadequate design.	Replace trash enclosure.
Other Site Civil	Paint/Garden Shed	Fair	3	Paint is peeling or missing.	Prepare and repaint shed.
Other Site Civil	Hoop House	Poor	1	Hoop house vent on west side is damaged and should be replaced. There is a tear in plastic of hoop house on south east side.	Repair and replace damaged elements.
Other Site Civil	Paint + Threshold/ Door 25 Area	Fair	1	Paint is cracked and peeling on awning posts. Door threshold is not ADA-compliant as it exceeds the maximum height of one-half inch for accessibility.	Perform routine maintenance on metal posts. Mud jack or replace sidewalk.
Other Site Civil	Disconnect/ West Facade	Poor	1	Electrical disconnect should have lock to prevent tampering.	Install lock Immediately.
Other Site Civil	Chain-link Fence at Mechanical Equipment	Poor	1	Chain link security fence is compromised and damaged.	Repair and replace damaged elements.
Other Site Civil	Railing/Door 20 Area	Fair	2	Scratches and chips in railing paint are beginning to rust.	Prepare and repaint railing.
Other Site Civil	Railing/Door 21 Area	Fair	2	Scratches and chips in railing paint are beginning to rust.	Prepare and repaint railing.
Other Site Civil	Monument Sign	Fair	2	Paint is worn on wood elements of monument sign.	Prepare and repaint sign.



Door 22



Storage Shed at 4th Avenue Alley



Trash Enclosure



Paint/Garden Shed



Hoop House



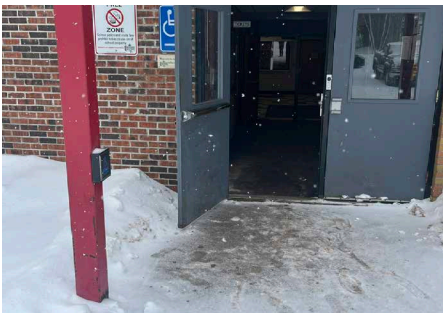
Hoop House



Paint + Threshold/Door 25 Area



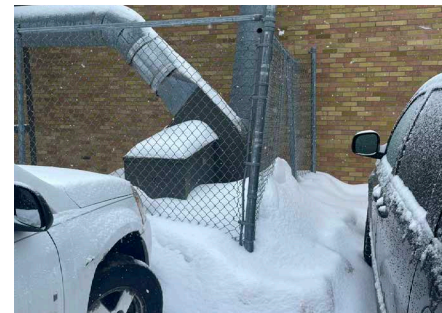
Paint + Threshold/Door 25 Area



Paint + Threshold/Door 25 Area



Disconnect/West Facade



Chain Link Fence at Mechanical Equipment



Railing/Door 20 Area

ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub-Category	Element	Condition	Priority	Details	Recommendation
Exterior Roof	Area A	Fair	3	The roof consists of a fully adhered ethylene propylene diene terpolymer (EPDM) rubber membrane. It is approximately 10 years old. The average useful service life is 20 years. The condition was not investigated due to snow cover.	Perform regular maintenance.
Exterior Roof	Area B	Fair	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 6 years old. The average useful service life is 20 years. The condition was not investigated due to snow cover.	Perform regular maintenance.
Exterior Roof	Area C	Fair	3	The roof consists of a ballasted Thermoplastic Polyolefin (TPO) membrane. It is approximately 10 years old. The average useful service life is 20 years. The condition was not investigated due to snow cover.	Perform regular maintenance.
Exterior Roof	Area D	Fair	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 10 years old. The average useful service life is 20 years. The condition was not investigated due to snow cover.	Perform regular maintenance.
Exterior Roof	Area E	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 3 years old. The average useful service life is 20 years. The condition was not investigated due to snow cover.	Perform regular maintenance.
Exterior Roof	Area F	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 3 years old. The average useful service life is 20 years. The condition was not investigated due to snow cover.	Perform regular maintenance.

Sub-Category	Element	Condition	Priority	Details	Recommendation
Exterior Roof	Area G	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 3 years old. The average useful service life is 20 years. The condition was not investigated due to snow cover.	Perform regular maintenance.
Exterior Roof	Area H	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 3 years old. The average useful service life is 20 years. The condition was not investigated due to snow cover.	Perform regular maintenance.
Exterior Roof	Area I	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 5 years old. The average useful service life is 20 years. The condition was not investigated due to snow cover.	Perform regular maintenance.

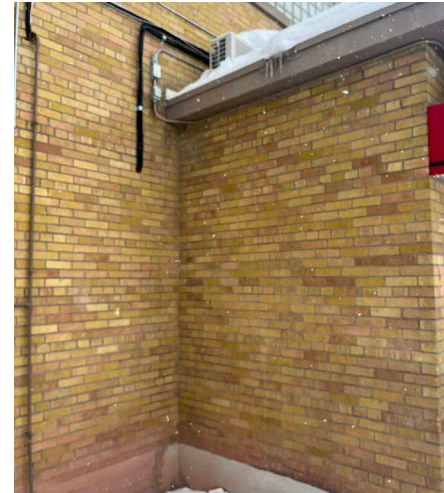
Sub-Category	Element	Condition	Priority	Details	Recommendation
Exterior Walls	Missing Vent Cover/ West Facade Near Door 23	Poor	1	Vent of unknown origin is missing vent cover.	Replace vent cover.
Exterior Walls	1942 Original Building Brick	Poor	1	Large portions of the brick are discolored and spalling due to moisture intrusion. The mortar is heavily damage throughout.	Perform exterior masonry repairs including repointing.
Exterior Walls	1948 Addition Brick	Fair	2	The 1948 addition features a common brick bond. No brick face damage was observed. Minor staining is evident to the west of the high school entrance.	Perform minor masonry repairs above and to the west of the high school entrance.
Exterior Walls	1954 Addition (Gym) Brick/Plaster	Poor	1	There is evidence of limited repointing done in the past. However, large portions of the brick are damaged, specifically on the upper north wall and west entrance. The mortar is missing in spots. The stucco material is missing from the west stack and moisture intrusion appears to be occurring at column locations throughout addition.	Perform exterior masonry repairs including repointing.
Exterior Walls	1972 Addition Brick	Fair	2	There is minor mortar deterioration at the northwest corner of the building. Damage from snow removal equipment is evident along the west wall. Water intrusion was reported inside the building along the west wall of the science room.	Perform exterior masonry repairs including tuckpointing. Further investigate the water intrusion issues that are ongoing.
Exterior Walls	1987 Addition Brick	Fair	2	The mortar has evidence of efflorescence on the south wall due to moisture infiltration.	Perform exterior masonry repairs including tuckpointing.



Missing Vent Cover/West Facade Near Door 23



1942 Original Building Brick



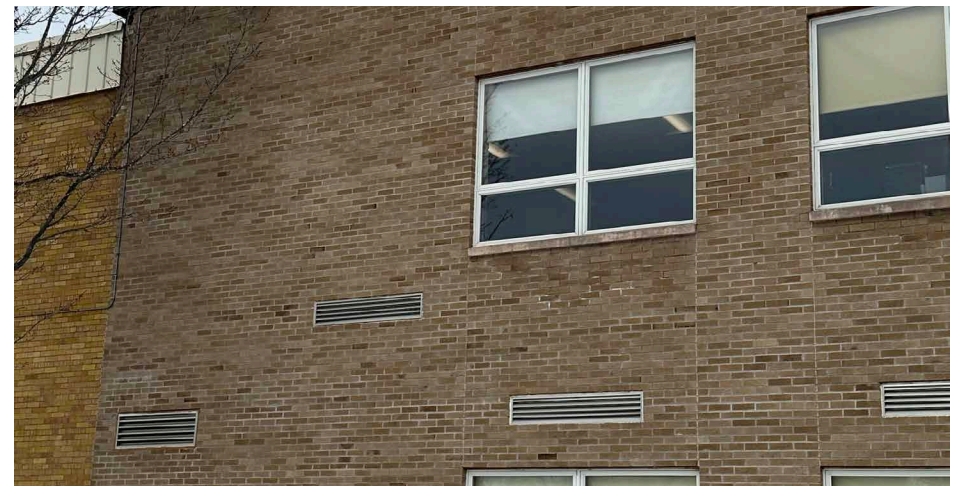
1948 Addition Brick



1954 Addition (Gym) Brick/Plaster



1972 Addition Brick

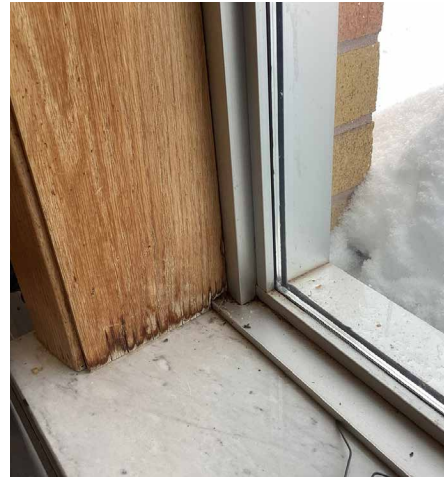


1987 Addition Brick

Sub-Category	Element	Condition	Priority	Details	Recommendation
Exterior Walls	Sealants/Throughout	Poor	1	Exterior sealants throughout the building are cracking and have lost flexibility.	Remove and replace exterior sealants.
Exterior Windows	Windows/ Throughout	Poor	1	Windows throughout the building are double-pane glass with aluminum frames. Older portions of the building feature glass block windows. Moisture penetration was apparent throughout. Most of the operable windows were difficult to open/close.	Replace windows.
Exterior Doors	Doors, Frames,+ Hardware/ Throughout	Fair	2	Exterior doors and frames have corrosion. The original gym entrance doors are not being utilized as the main entrance to the gym any longer. The number of doors could be reduced and still keep code required exit.	Replace corroded exterior doors, frames, and hardware.
Exterior Other	Window Opening Lintels/Original Building	Poor	2	Many of the original window opening lintels are heavily corroded. The corrosion appears to be the worst on the accent windows and the third floor openings.	Prepare and repaint lintels throughout. Replace in cases where lintels appear wavy or are delaminated.
Interior Ceiling	Ceiling/Common Areas + Classrooms	Poor	1	Ceilings in common areas and classrooms are a combination of acoustical ceiling tiles (ACTs) that have water damage. Two by four ceiling tiles are sagging.	Replace ACT ceiling grid and tiles.
Interior Ceiling	Ceilings/ Locker Rooms	Poor	1	Locker room ceiling tiles are missing and replacements are not available.	Replace ceiling with hard surface gypsum ceiling.
Interior Ceiling	Ceiling/Band Room	Poor	2	The band room does not have a ceiling, which impacts acoustics.	Install a ceiling, new lighting, and acoustical wall treatments.



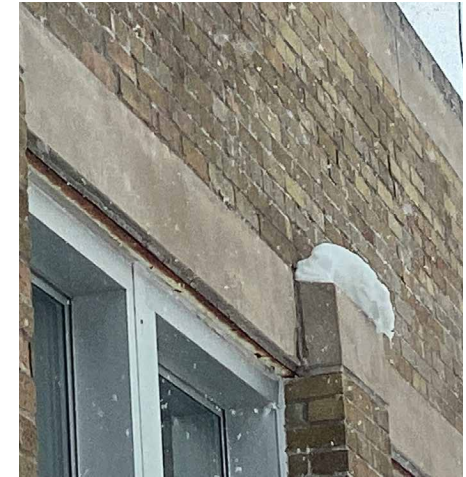
Sealants



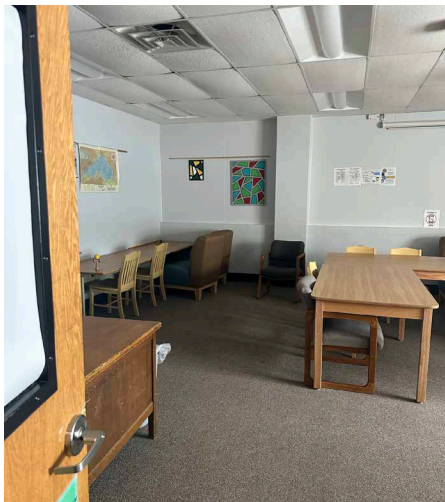
Exterior Windows



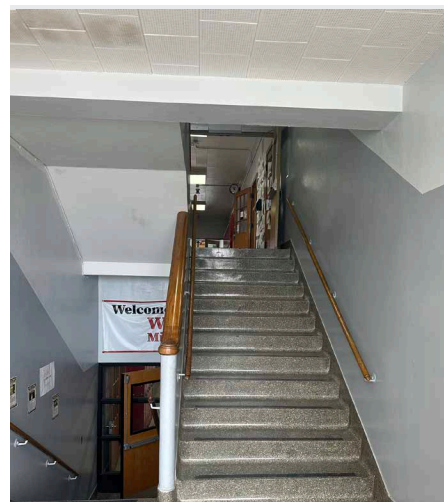
Doors, Frames, +
Hardware



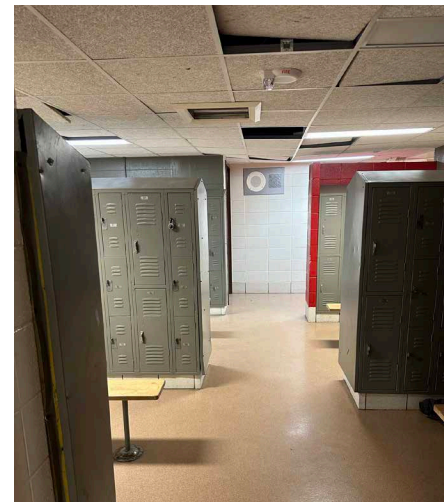
Window Opening
Lintels/Original Building



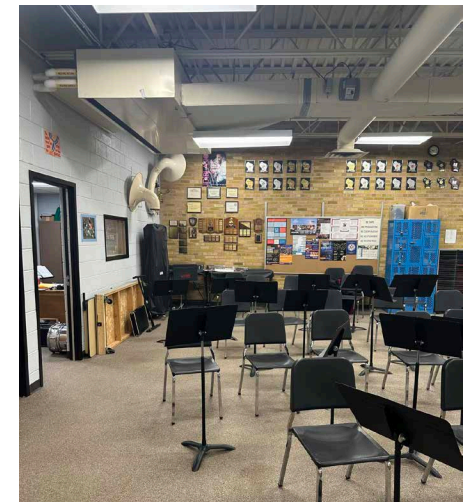
Ceiling/Common Areas + Classrooms



Ceiling/Common Areas + Classrooms

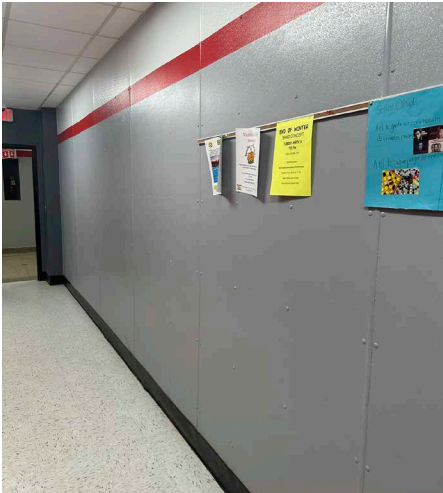


Ceilings/Locker Rooms

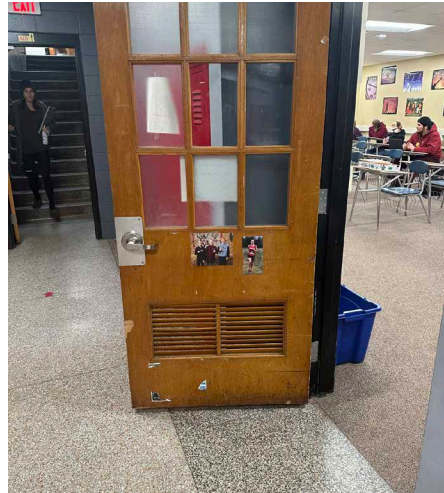


Ceiling/Band Room

Sub-Category	Element	Condition	Priority	Details	Recommendation
Interior Walls	Walls	Fair	2	Walls are a combination of masonry, gypsum board, or fiberglass reinforced plastic (FRP), and while functional they give an outdated and worn look to spaces.	Refinish masonry and gypsum board walls and replace restroom floor and wall tile to refresh spaces.
Interior Walls	Display Cases/ Branding/Corridors	Poor	2	Most corridors lack quality display cases of student work. Materials and branding is inconsistent.	Increase the quantity of visual display cases in corridors. Replace corridor flooring, wall, and ceiling finishes to be consistent.
Interior Walls	Interior Signage/ Branding	Poor	2	Interior signage and branding is missing, worn, or outdated.	Replace room signage and incorporate branding into public spaces.
Interior Doors	Interior Doors	Poor	2	Many interior doors are original and damaged.	Replace doors.
Interior Doors	Doors/Corridor	Poor	1	Original corridor to stair doors have wire glass, which is a safety hazard for students and staff.	Replace all wire glass with rated glass.
Interior Floors	Carpet + VCT Throughout	Poor	1	Carpet and vinyl composition tile (VCT) is outdated, worn, and has exceeded its useful service life.	Replace classroom flooring with new carpet and corridor type spaces with polished concrete. Replace stair flooring with new rubberized treads and risers.
Interior Floors	Floor/Stage	Poor	2	Stage floor is outdated, worn, and has exceeded its useful service life.	Replace stage floor with new wood stage floor assembly.



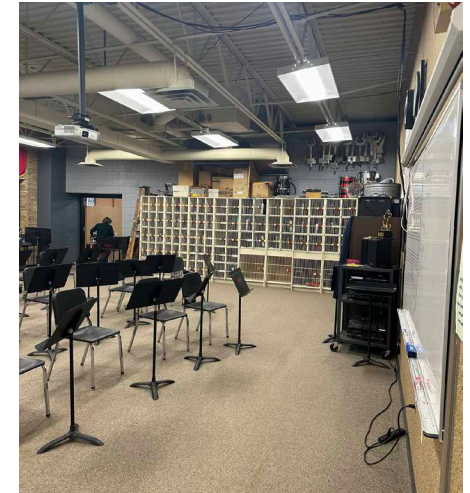
Walls



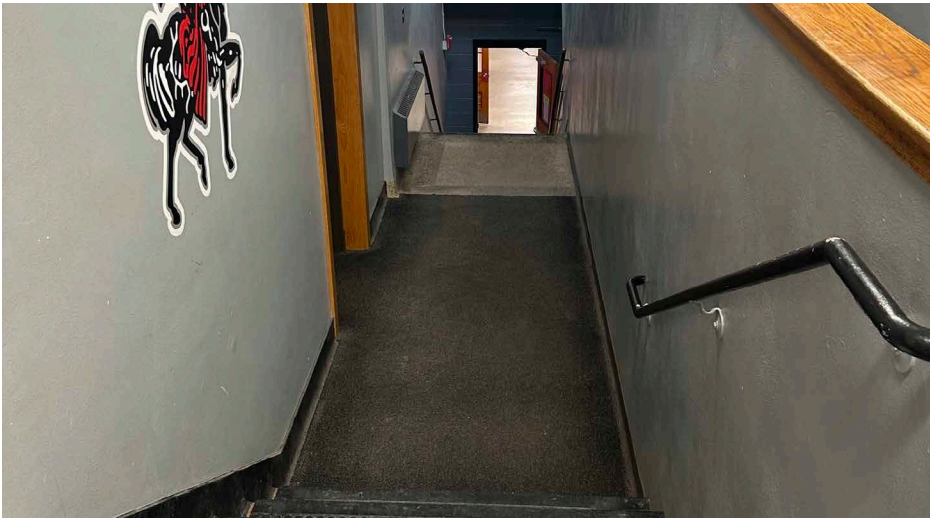
Interior Doors



Doors/Corridor



Carpet + VCT



Carpet + VCT



Floor/Stage

Sub-Category	Element	Condition	Priority	Details	Recommendation
Interior Floors	Vestibule Flooring	Poor	1	Vestibules have loosely-laid walk-off mats that can be a trip hazard.	Replace mats with walk-off carpet in vestibules
Interior Casework	Casework	Poor	2	Most classrooms lack casework for storage of materials. Instructional Materials Center (IMC) circulation desk is due for replacement.	Add mix of base and upper and tall storage cabinets in classrooms.
Interior Casework	Casework/ Science Lab	Poor	2	Casework in science lab is worn and due for replacement.	Replace casework.
Interior Other	Accessibilities/ Restroom Clearance	Poor	1	Many restroom floors lack proper accessible clearance.	Reconfigure restrooms for accessibility.
Interior Other	Stair Rails + Extensions	Poor	2	Many of the older stairs have handrails without proper extensions, or have handrails only on one side.	Replace handrails with proper extensions and install handrails on both sides.
Interior Other	Accessible Route/ Entrance to Office	Poor	1	No accessible route from main entrance into office.	Reconfigure office, or create office addition in front of building to create accessible entrance with ramp/elevator to remainder of school levels.
Interior Other	Door Hardware	Poor	2	Some doors have non-ADA-compliant knob hardware.	Replace hardware with lever-style hardware.
Interior Other	Accessible Sink/ Art Room	Poor	1	Art room does not have ADA-compliant forward approach to the sink.	Replace restroom counter.
Interior Other	Ramp/Band Room	Poor	2	Ramp from band room to band storage is not ADA-compliant as it lacks handrails.	Replace ramp with handrails.
Interior Other	Shower Stall	Poor	1	Shower areas lack ADA-compliant shower stall.	Reconfigure showers.
Interior Other	Restrooms	Poor	1	Some restroom stalls are too narrow for required accessibility clearance and are therefore not ADA-compliant.	Reconfigure restroom stall.



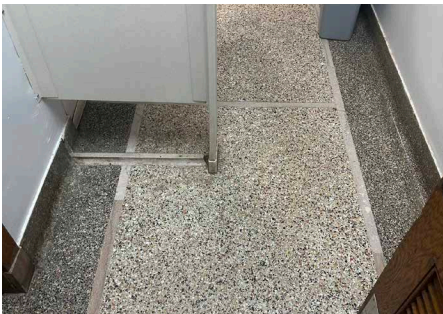
Lack of Casework



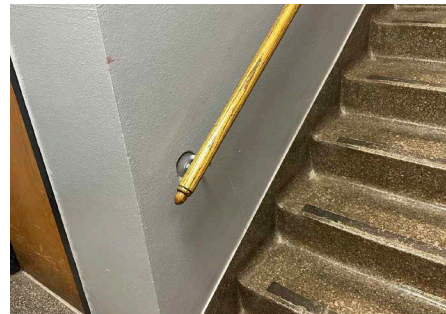
Casework/Science Lab



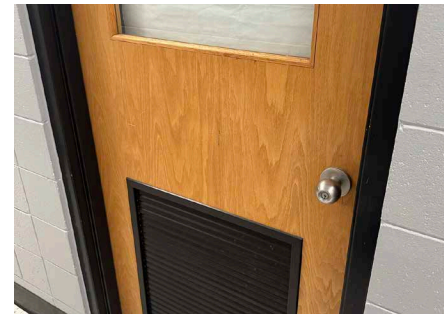
Accessibilities/Restroom Clearance



Accessibilities/Restroom Clearance



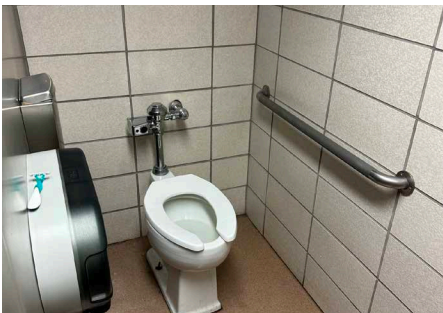
Stair Rail



Door Hardware



Accessible Sink/Art Room



Restrooms



Ramp/Band Room

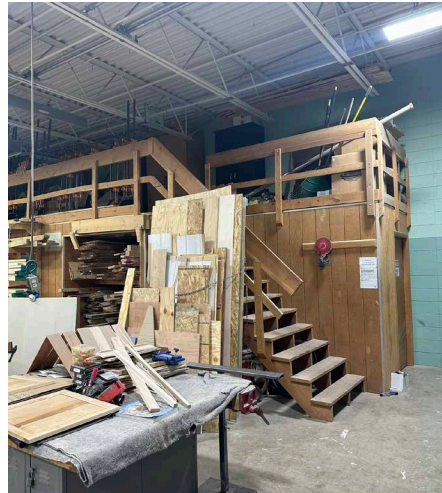


Shower

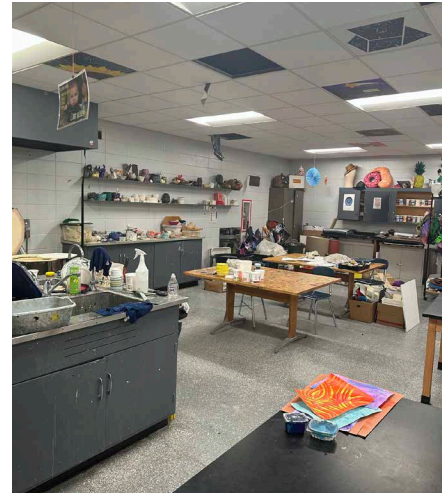
Sub-Category	Element	Condition	Priority	Details	Recommendation
Interior Other	Cooler/Freezer	Poor	1	Horizontal surface above cooler/freezer is used for storage, resulting in dust collection.	Enclose space above cooler/freezer.
Interior Other	Kiln/Art Room	Poor	1	Art room kiln is not in an enclosed, fire-rated room.	Construct a fire-rated kiln enclosure.
Interior Other	Framing/Technical Education Mezzanine	Poor	1	Technical education area mezzanine appears to be wood framed, which is not allowed under construction type.	Replace mezzanine.
Interior Other	Equipment/Gym	Poor	2	Gym equipment is outdated, worn, and has exceeded its useful service life.	Replace equipment.
Interior Other	Stage/Gym	Poor	1	There is no accessible route to the stage from the gym.	Construct an accessible route from the stage to the gym.
Interior Other	Furniture/Art Room and IMC	Poor	2	Some furniture is outdated, worn, and has exceeded its useful service life.	Replace furniture.
Interior Other	Lockers	Poor	1	Student and athletic lockers are outdated, worn, and have exceeded their useful service life.	Replace lockers.
Interior Other	Drinking Fountains	Poor	1	Some drinking fountains are not dual-height for accessibility.	Replace drinking fountains, including one with a bottle filler.
Interior Other	Window Treatments	Poor	2	Window treatments are outdated and worn.	Replace window treatments with manual roller shades.
Interior Other	Wood Trim	Poor	2	Original wood trim is aging and outdated.	Re-finish existing wood trim.
Interior Other	Freezer and Cooler Enclosures/Kitchen	Poor	1	The freezer and cooler enclosures are original and are damaged.	Replace enclosures.



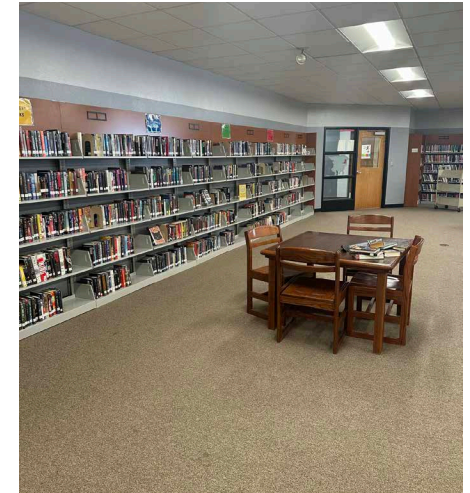
Kiln/Art Room



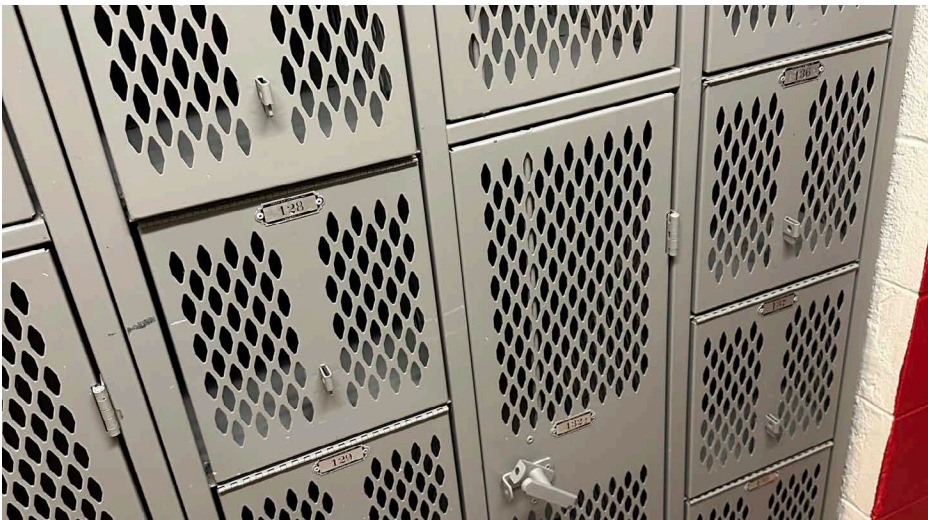
Framing/Technical Education Mezzanine



Furniture/Art Room and IMC



Furniture/Art Room and IMC



Lockers



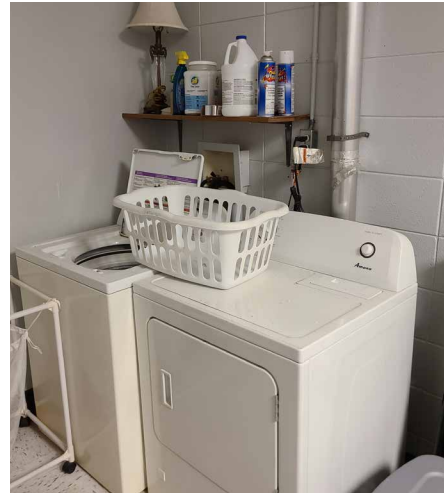
Window Treatments

MECHANICAL + PLUMBING CONDITIONS

Sub-Category	Element	Condition	Priority	Details	Recommendation
Heating Cooling	Mini-split, Washer and Dryer/Kitchen	Fair	3	Kitchen office has a mini-split heating and cooling system serving it. A washer and dryer are in the office corner. The dryer is near the exterior wall but must verify venting goes to outside.	Verify dryer vent length meets requirements and route directly outside, not into other ductwork if not already.
Heating Cooling	First Floor HVAC/1942	Poor	I	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new central air handling unit (AHU), ductwork and diffusers. New exhaust fan in restrooms, new DDC Controls.
Heating Cooling	First Floor HVAC/1948	Poor	I	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new Central AHU, ductwork and diffusers. New exhaust fan in restrooms, new DDC Controls.



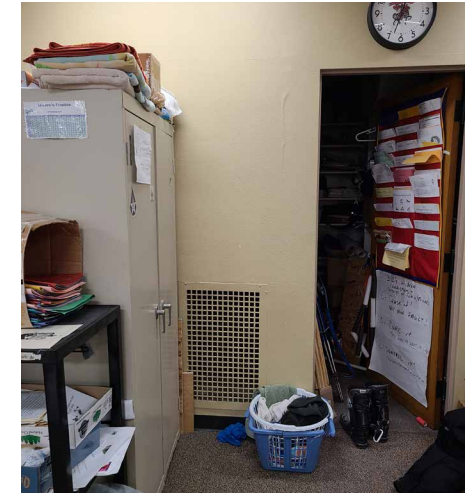
Mini-split, Washer + Dryer/Kitchen



Mini-split, Washer + Dryer/Kitchen



Mini-split, Washer + Dryer/Kitchen



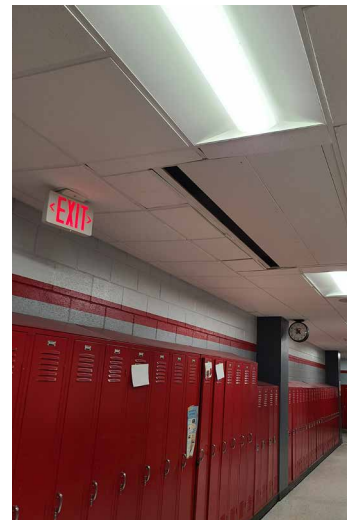
First Floor HVAC/1942



First Floor HVAC/1942



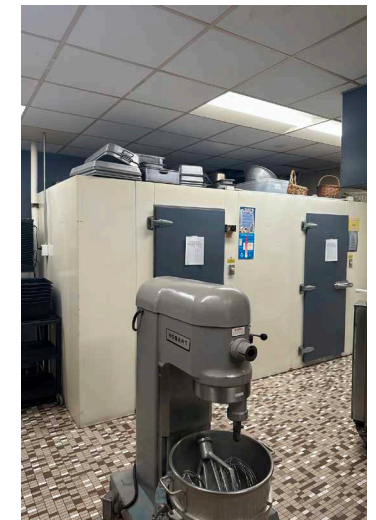
First Floor HVAC/1942



First Floor HVAC/1948



First Floor HVAC/1948



Kitchen

Sub-Category	Element	Condition	Priority	Details	Recommendation
Heating Cooling	Locker Rooms/HVAC	Poor	I	HVAC system damaged. Exhaust required. Piping insulation needs to be added. Dryer duct needs to be independently run outside not dumping into unit ductwork.	Demolish existing HVAC systems. Provide new central air handler and Exhaust to meet current building codes. Route new laundry exhaust duct.
Heating Cooling	First Floor HVAC/1972	Poor	I	Area is served by gravity exhaust with pneumatic controlled dampers and classroom ducted fan coil units. There is no cooling or dehumidification. There is no exhaust in restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Replace all classroom fan coils and unit ventilators with central, dedicated outdoor air system (DOAS) energy recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes.
Heating Cooling	First Floor HVAC/1987	Poor	I	Area is served by gravity exhaust with pneumatic controlled dampers and classroom ducted fan coil units. There is no cooling or dehumidification. There is no exhaust in restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Replace all classroom fan coils and DOAS energy recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes.
Heating Cooling	Second Floor HVAC/230 Gymnasium	Poor	I	Gym mechanical units observed to shut off frequently. These are manually reset by staff at a local panel.	Update system with direct digital controls (DDC) controls and resolve unit activation issues to prevent gym unit deactivation.
Heating Cooling	Second Floor HVAC/1942	Poor	I	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Replace existing systems with new central AHU, ductwork and diffusers. Install exhaust fan in restrooms and new DDC controls.



First Floor HVAC/I972



First Floor HVAC/I972



Second Floor HVAC/230 Gymnasium



Second Floor HVAC/230 Gymnasium



Second Floor HVAC/230 Gymnasium



Second Floor HVAC/230 Gymnasium



Second Floor HVAC/230 Gymnasium



Second Floor HVAC/230 Gymnasium



Second Floor HVAC/I942



Second Floor HVAC/I942

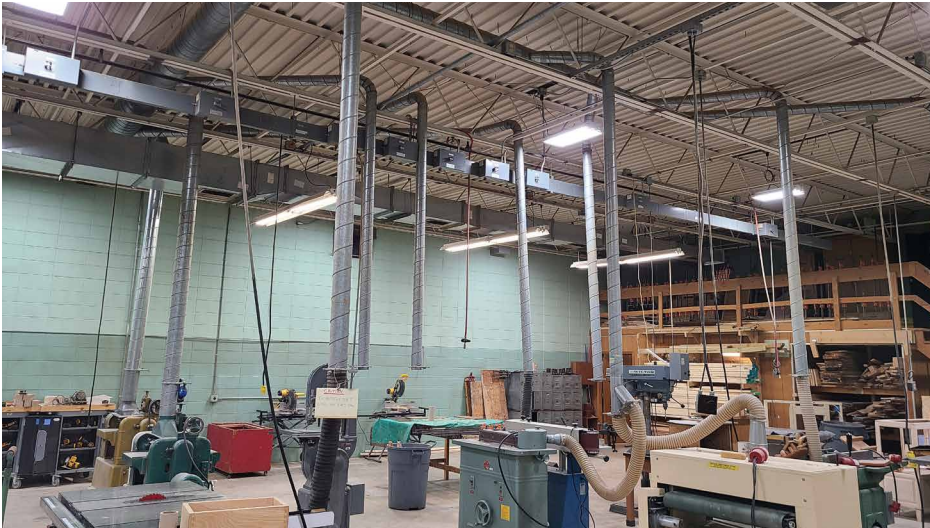


Second Floor HVAC/I942

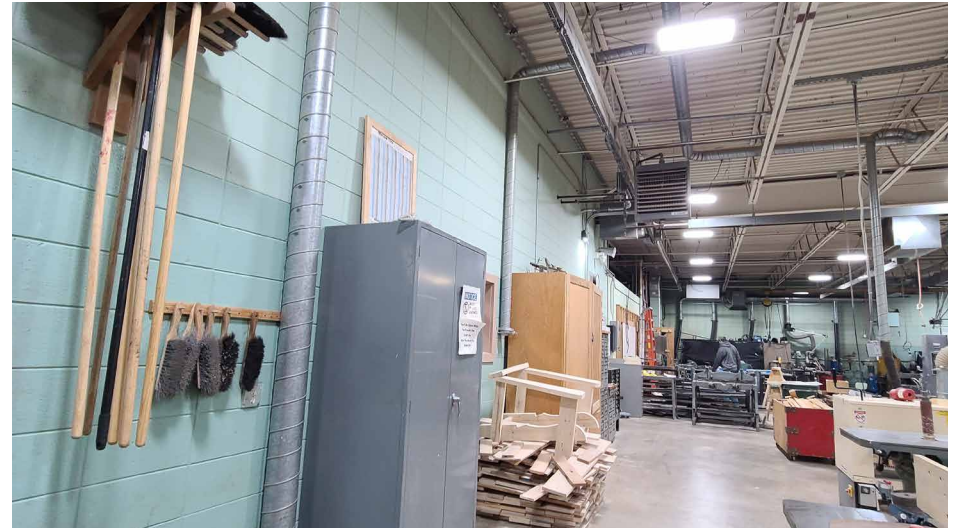


Second Floor HVAC/I942

Sub-Category	Element	Condition	Priority	Details	Recommendation
Heating Cooling	Second Floor HVAC/1948	Poor	I	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new central AHU, ductwork, and diffusers. New exhaust fan in restrooms, new DDC controls.
Heating Cooling	Second Floor HVAC/1972	Poor	I	Area is served by gravity exhaust with pneumatic controlled dampers and classroom ducted fan coil units. There is no cooling or dehumidification. There is no exhaust in restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing HVAC systems. Provide new air handler and exhaust to meet code. Route new laundry exhaust duct.
Heating Cooling	Second Floor HVAC/1972 Technical Education	Fair	2	Dust collector was installed in 1982. Ductwork in space was observed to be clean and well maintained and shall remain in service. Welder exhaust was reported by teacher to be undersized. Welding system has good flexible connections but needs a more powerful fan for fume capture.	Replace Reznor brand roof top unit (RTU), dust collection system, air cleaner and weld fume exhaust. Ductwork in space shall remain in service.
Heating Cooling	Second Floor HVAC/1987	Poor	I	Area is served by gravity exhaust with pneumatic controlled dampers and classroom ducted fan coil units. There is no cooling or dehumidification. There is no exhaust in restrooms. Equipment was installed in the 1980s and is at the end of its useful service life in terms of maintenance and controls operation.	Demolish existing HVAC systems. Provide new air handler and exhaust to meet code. Route new laundry exhaust duct.
Heating Cooling	Third Floor HVAC/1942	Poor	I	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in restrooms. Equipment was installed in the 1980s and is at the end of its useful service life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new central AHU, ductwork and diffusers. Install new exhaust in restrooms and new direct digital controls (DDC).



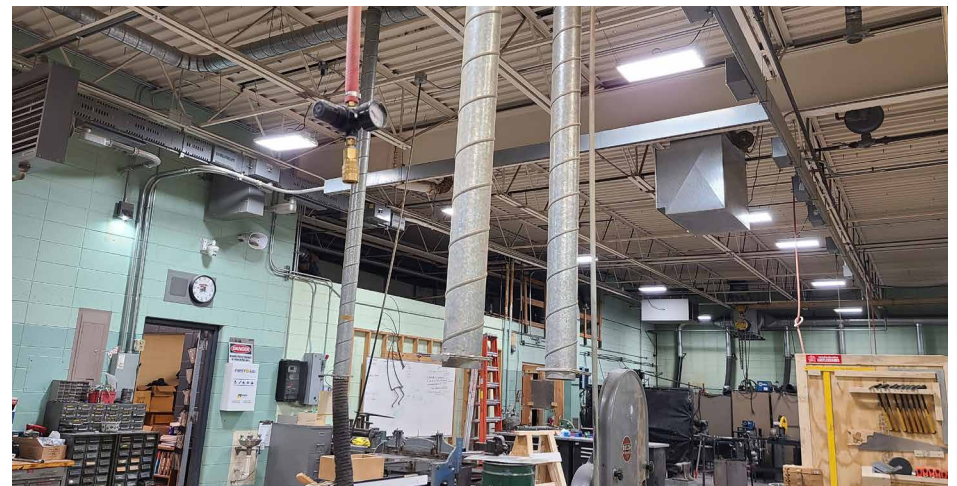
Second Floor HVAC/1972 Technical Education



Second Floor HVAC/1972 Technical Education



Second Floor HVAC/1972 Technical Education



Second Floor HVAC/1972 Technical Education

Sub-Category	Element	Condition	Priority	Details	Recommendation
Heating Cooling	Structural Reinforcement for HVAC/Building	Poor	1	Structural reinforcement for new HVAC system is likely due to added equipment and ductwork for central system.	Update structural as required to support new roof-mounted equipment.
Piping Heating Cooling	Water Boilers/105/Boiler Room	Poor	1	There are two natural gas-fired hot water boilers that supply the building's heating system. One was installed in 1993 and the other in 2018. The average useful service life is 15 years.	Replace 1993 Boiler with a 2 million btu Aerco Benchmark to match 2018 installation. Add new unit to existing boiler plant controls.
Piping Heating Cooling	Steam Boiler/105/Boiler Room	Poor	2	The abandoned steam boiler remains in place in the boiler room. This boiler is no longer in use along with the back-up fuel oil system.	Remove the boiler and fuel oil tanks.
Piping Heating Cooling	Underground Fuel Tanks/105/Boiler Room	Poor	2	DNR reports there to have been underground fuel oil tanks previously but these have been removed and site has been closed.	Verify accuracy of these existing conditions.



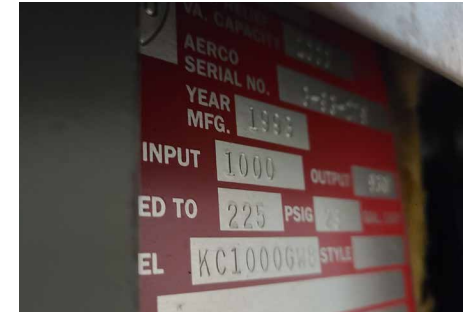
Water Boilers/I05/Boiler Room



Water Boilers/I05/Boiler Room



Water Boilers/I05/Boiler Room



Water Boilers/I05/Boiler Room



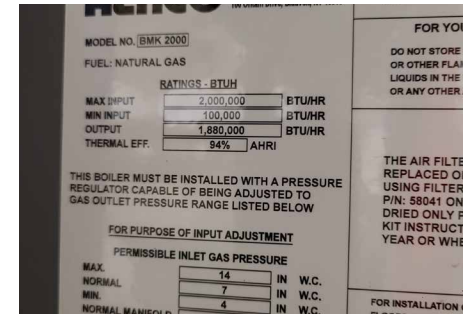
Water Boilers/I05/Boiler Room



Water Boilers/I05/Boiler Room



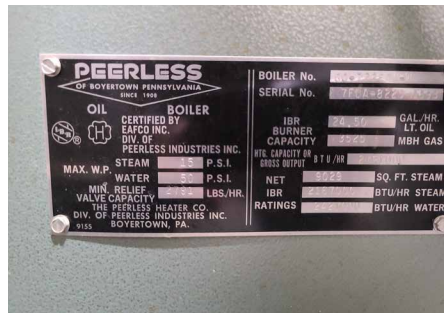
Water Boilers/I05/Boiler Room



Water Boilers/I05/Boiler Room



Steam Boiler/I05/Boiler Room



Steam Boiler/I05/Boiler Room



Steam Boiler/I05/Boiler Room



Steam Boiler/I05/Boiler Room

Sub-Category	Element	Condition	Priority	Details	Recommendation
Other Mechanical	240/Technology Education	Fair	2	Staff reported the fan to be slightly underpowered for the quantity of welding booths that are connected. Utility set fan is noisy and disruptive.	Provide new roof-mounted fan and ductwork through existing penetration.
Other Mechanical	Walk-In Freezer and Cooler/Kitchen	Poor	1	Walk in freezer and cooler are original per staff (1972). Floors are rotted out. Water and moisture is frozen under the floor. If freezer and cooler are shut off, the floor thaws and floods. Compressors are in tunnel below stairs and overheat due to lack of cooling.	Replace refrigeration system serving freezer and cooler. Cost to replace enclosure for new freezer and cooler, is provided in the architectural costs).
Other Mechanical	Emergency Gas Shut Off Valve 124/Science	Poor	1	The emergency gas shut off valve is in a locked box in the hallway. This is not code compliant and will need to be updated.	Update gas shut offs to include required manual valve at or near teachers station. Install emergency power off (EPO) switch under plastic cover at egress doorway.
Other Mechanical	Grille/Mini-Split/214/ Main Server Room	Fair	2	Grille and mini-split serve the main server room. Staff report the room exceeds 80°F if the door is closed in winter. Mini-split is off in the winter and the cooling provided by the HVAC isn't adequately serving the space.	Modify HVAC to increase airflow to server closet to adequate levels to offset the heat gain. Cost is included in the HVAC replacement for the 1987 addition.
Plumbing Water	Water Heaters/105/ Boiler Room	Fair	1	There are two gas-fired water heaters installed in 1998 that provide potable hot water to the building. The average useful service life of water heaters is 15 years. Equipment is past expected useful service life.	Remove and replace water heaters with equivalent natural gas fired water heaters.
Plumbing Water	240/Tech Education	Fair	2	Emergency eye-wash station is original to the building, but still functioning. This only has cold water supplied to it which is not compliant with current code.	Replace with current code compliant eye-wash with tepid water (60-100°F). Route hot water pipe to new fixture or add instant water heater with new eye-wash.



240/Technology Education



240/Technology Education



Walk-In Freezer + Cooler/Kitchen
Compressor



Tunnel



Walk-In Freezer + Cooler/Kitchen



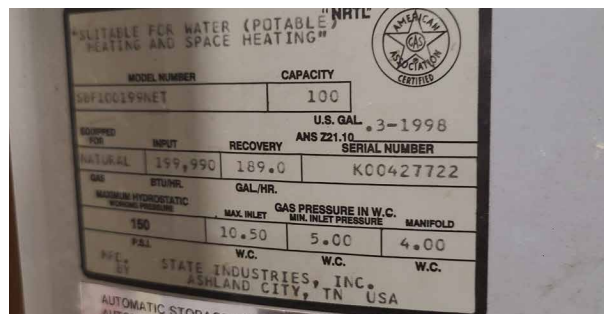
Emergency Gas Shut Off Valve 24/Science



240/Technical Education Eye Wash Station



Water Heaters/I05/Boiler Room

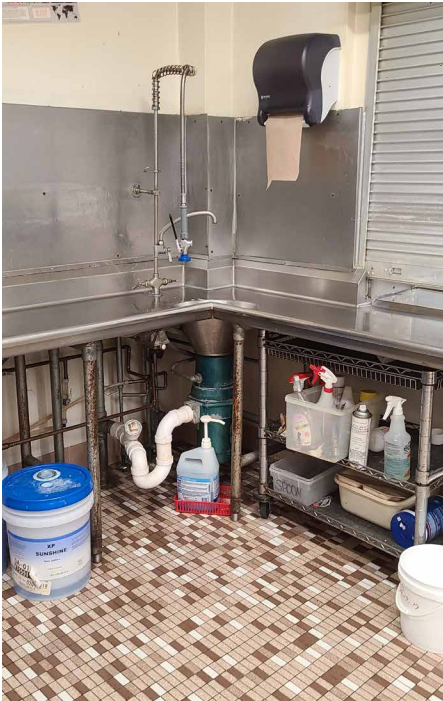


Water Heaters/I05/Boiler Room

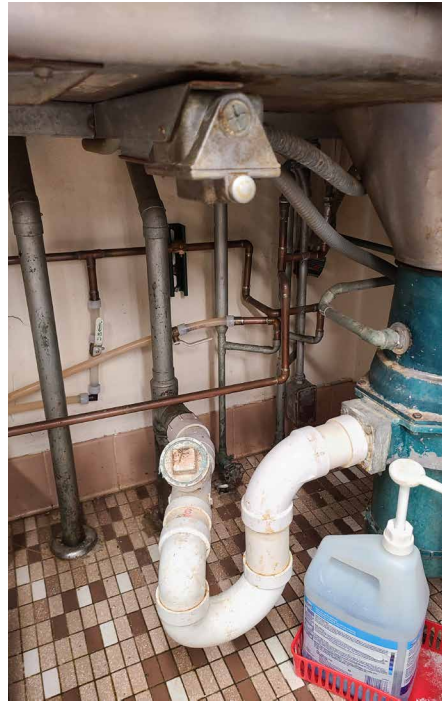


Water Heaters/I05/Boiler Room

Sub-Category	Element	Condition	Priority	Details	Recommendation
Plumbing Water	Galvanized Pipes/ Building	Poor	1	Existing galvanized sanitary pipes are failing in multiple locations throughout the building. Many of the failures are inaccessible or underground. Repairs have been made with PVC/cast iron in accessible areas as needed. Many fixtures are no longer able to drain.	Further investigations can be made by using cameras. Is it likely the entire drainage system will have to be replaced. Substantial floor cutting and patching would be necessary to replace under-floor piping. Replace plumbing fixtures and reconfigure restrooms as necessary. Provide floor drains in restrooms.
Plumbing Water	Plumbing/Kitchen	Poor	1	Kitchen equipment and piping original to building and outdated. Walk in cooler and freezer are failing and will be replaced by architecture per individual component line item. Galvanized piping serving fixtures needs to be replaced. A three-compartment sink sanitary drainage needs to route to grease interceptor and this cannot be verified above floor.	Provide new plumbing/HVAC as part of full kitchen renovation. Cost does not include kitchen equipment. This shall be provided by kitchen designer. Route all fixtures to grease interceptor per code requirements.
Restrooms	Third Floor Bathroom	Fair	3	Restroom plumbing fixtures are in fair condition with newer faucets and flush valves. Third floor restroom urinals do not have sensor flush valves.	Install sensor flush valves on urinals to match other fixtures in building.
Other Plumbing	Floor Drain/105/ Boiler Room	Poor	1	Floor drain in the pit in boiler room is full of dirt. No cover is on the drain and corrosion is visible. This drain will need to be cleaned up and replaced.	Cleanout drain and snake piping accordingly to ensure proper drainage. Provide new drain cover and sediment bucket if not present.
Other Plumbing	Storm/Piping/Building	Fair	2	Storm drainage condition and code compliance are presumed to be inadequate. Storm piping is assumed to be original galvanized pipe similar to sanitary and could have the same failure issues. Need to verify if storm piping is appropriately sized to current code requirements.	Review all overflow storm drains on building exterior and properly terminate with downspout nozzles. Replace and reconfigure storm drainage as part of any major renovation project.



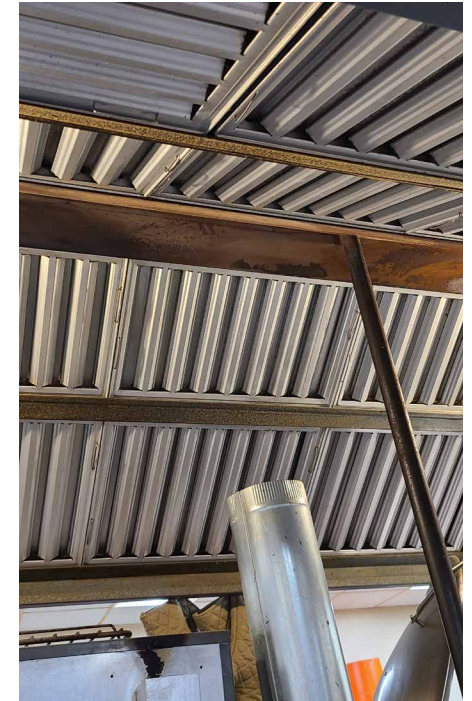
Plumbing/Kitchen



Plumbing/Kitchen



Plumbing/Kitchen



Plumbing/Kitchen



Plumbing/Kitchen



Plumbing/Kitchen



Plumbing/Kitchen



Plumbing/Kitchen

ELECTRICAL + TECHNOLOGY CONDITIONS

Sub-Category	Element	Condition	Priority	Details	Recommendation
Power Supply	Power Cord Reels/ Art Room	Poor	1	Power cord reels are hung from the structure and enter rooms through removed ceiling tiles.	Move cord reels below the ceiling tiles and re-install missing ceiling tile to maintain smoke separation.
Power Supply	Main Distribution Panel/ Concession Stand	Good	3	The main distribution panel is located in a small room adjacent to the concession stand. The 1,200 amp, Westinghouse brand panel was installed in 1994. The average useful life is 40 years. It appears to be adequately sized for the building.	Perform regular maintenance.
Power Supply	Switchboards/ Throughout Original Building + 1948 Addition	Poor	1	There are three Cutler-Hammer brand fusible switchboards located in the original building and 1948 addition. They appear to be original to construction. The average useful life is 40 years.	Replace with a switchboard that has circuit breakers.
Power Supply	Branch Panels/ Throughout	Fair	2	All of the branch panels observed throughout the facility are either past or approaching their average useful service life. All were installed between 1972 and 2000. Some panels have missing breakers with exposed wiring. System components are obsolete.	Replace panels.
Power Supply	Classroom Receptacles	Poor	2	The facility lacks receptacles for devices resulting in power strips and extension cords. There are no tamper resistant receptacles.	Replace and add receptacles.



Power Cord Reels/Art Room



Main Distribution Panel/
Concession Stand



Switchboards/Original Building
and 1948 Addition



Branch Panels



Extension Cord Used as Permanent Wiring

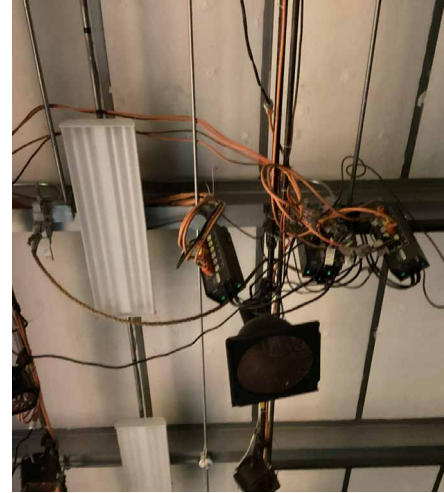
Sub-Category	Element	Condition	Priority	Details	Recommendation
Exterior Lighting	Building Exterior	Poor	2	Some of the exterior building-mounted lighting fixtures are not LED. They appear to be high intensity discharge (HID) fixtures which provide poor light levels. Lighting at entrance canopies is not LED.	Replace with LED fixtures.
Exterior Lighting	Parking Lots	Poor	2	The parking lots have no lighting and rely on the building-mounted lights.	Install parking lot lighting.
Interior Lighting	LED Lighting/ Throughout	Fair	3	Approximately 90% of the lighting has been updated to LED. Lighting controls have not been updated.	Replace remaining non-LED fixtures and update lighting controls.
Interior Lighting	Stage Lighting	Poor	1	Performance lighting above the stage and dimming controls are outdated. There are extension cords used as permanent wiring, which does not meet code.	Replace performance lighting, dimming controls, and wiring.
Life Safety	Fire Alarm	Good	3	The fire alarm panel and associated devices were recently updated to voice notification.	Perform regular maintenance.
Life Safety	Emergency Lighting/ Throughout	Poor	1	Many of the emergency lighting fixtures appeared past their useful service life.	Replace emergency lighting system.
Life Safety	Paging System/ Throughout	Fair	2	The paging system is connected to the clocks, bells, and phone system. The main system controls are having issues. The speakers throughout the building are outdated.	Upgrade main system controls and speakers.
Security	Security Cameras/ Throughout	Fair	2	A network of Verkade brand security cameras are located throughout the building interior and exterior. They were installed around 2017. Coverage appears to be adequate. Cameras are programmed to detect intruders while building is unoccupied.	Perform regular maintenance.



Building Exterior Lighting



LED Lighting



Stage Lighting



Fire Alarm Panel



Emergency Lighting

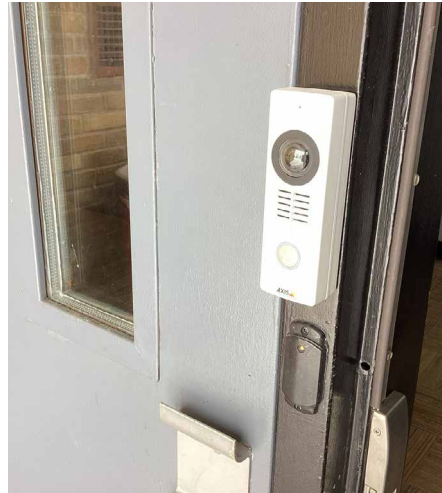


Speaker

Sub-Category	Element	Condition	Priority	Details	Recommendation
Security	Door Access/ Throughout	Fair	2	An Axis brand door access system is installed on five exterior doors around the building. The IT Director reports having issues with this system. Other doors located around the building have access control installed without audio/video capabilities.	Upgrade door access and video intercom system.
Data Network	Wi-Fi/Throughout	Good	3	Wi-Fi access points are located throughout the building. Coverage is reported to be adequate. The system was updated in 2020.	Perform regular maintenance.
Data Network	214/Technology Room	Good	3	Servers and technology equipment for the building appear to be in working order. Cables within the equipment racks could be better organized.	Perform regular maintenance and clean up cabling in equipment racks.
Audiovisual	Gym Speakers + Scoreboards	Good	3	The gym speakers were updated recently. The two scoreboards were also replaced.	Perform regular maintenance.
Audiovisual	Audio Visual Equipment/ Classrooms/ Throughout	Fair	2	Various configurations of audio-visual equipment throughout classrooms from projectors to wall-mounted TVs, to mobile cart-mounted TVs with various levels of cable management.	Update classroom displays and cabling to meet District standards for consistency and serviceability.



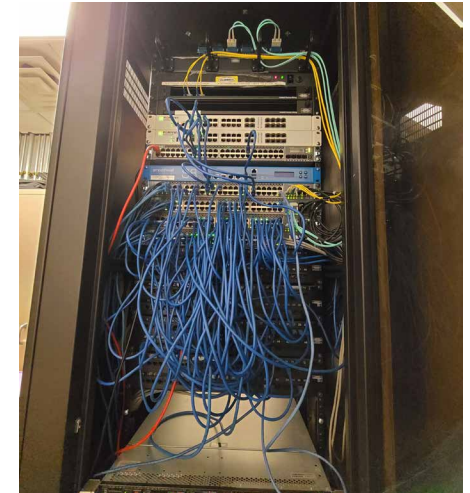
Security Cameras



Door Access



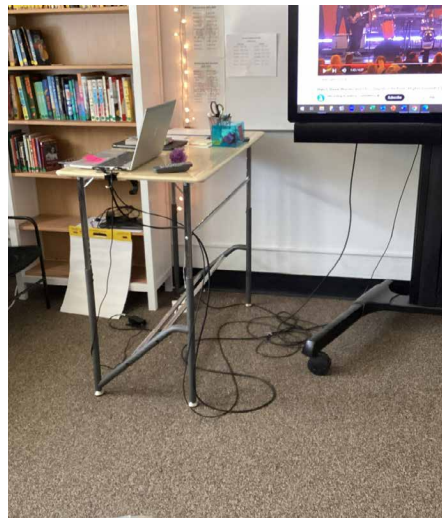
Wi-Fi



214/Technology Room



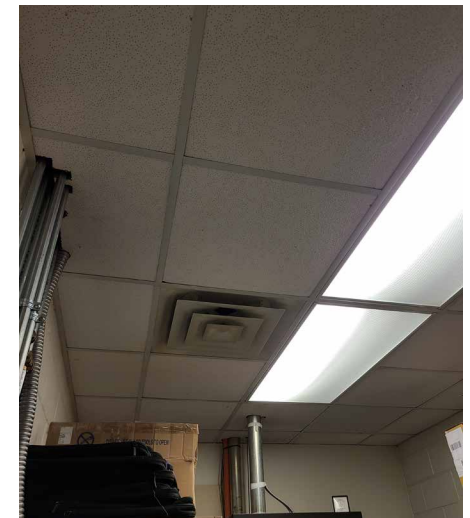
Cabling/Gym



Cabling



Air Grille/Main Server Room



Air Vent/Main Server Room

THIS PAGE INTENTIONALLY LEFT BLANK



Appendix

THIS PAGE INTENTIONALLY LEFT BLANK

Appendix

Building	Category	Sub Category	Photo 1	Photo 2	Photo 3	Photo 4	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	ADA	Life Safety	Total Construction Costs	Condition Score	1 - Immediate	2 - Emerging	3 - Future			
Middle School/High School	Site/Civil	Drainage	20230227_BH11				Parking Lot/Near Door 25	Poor	1	Drainage in the area immediately outside of door 25 shows signs of ponding and sediment deposits due to improper drainage.	Reconstruct parking lot with stormwater management system	8,000	SF	\$4	\$32,000			\$48,876.10	1	\$	48,876	\$	-	\$	-
Middle School/High School	Site/Civil	Drainage	20230227_BH15				Door 23 Area	Poor	1	Drainage pattern flows across foundation at west facade and leads to step down at door 23, likely causing water issues. Regrade entire area for positive drainage away from building.	Improve site drainage.	2,000	SF	\$7	\$14,000			\$21,383.30	1	\$	21,383	\$	-	\$	-
Middle School/High School	Site/Civil	Drainage	20230227_BH16				Door 26 Area	Poor	1	Drainage in the area immediately outside of door 26 shows signs of negative drainage towards entrance.	Regrade and consider retaining wall to achieve positive drainage.	1,800	SF	\$10	\$18,000			\$27,492.81	1	\$	27,493	\$	-	\$	-
Middle School/High School	Site/Civil	Drainage	20230227_BH51	20230227_BH30			Door 20 Area	Poor	1	Scuppers from above door 20 have scoured and eroded the ground below and have created negative drainage toward the building foundation.	Improve site drainage by adding fill and armoring ground with rip rap rock mulch.	200	SF	\$7	\$1,400			\$2,138.33	1	\$	2,138	\$	-	\$	-
Middle School/High School	Site/Civil	Drainage	20230227_BH54	20230227_BH03			Southern facade between door 20 + 21	Poor	1	Roof drains directly onto grade. Shows evidence of scouring and erosion of the ground below and has created negative drainage toward the building foundation.	Improve site drainage by adding fill and armoring ground with rip rap rock mulch.	1,000	SF	\$7	\$7,000			\$10,691.65	1	\$	10,692	\$	-	\$	-
Middle School/High School	Site/Civil	Drainage	20230227_BH51				Door 21 Area	Poor	1	Scuppers from above door 21 have scoured and eroded the ground below and have created negative drainage toward the building foundation.	Improve site drainage by adding fill and armoring ground with rip rap rock mulch.	400	SF	\$7	\$2,800			\$4,276.66	1	\$	4,277	\$	-	\$	-
Middle School/High School	Site/Civil	Drainage	20230227_BH55				Southeast Corner of Building	Fair	2	Due to snow, reviewers were unable to observe whether there is proper drainage to move water away from the building.	Ensure positive drainage away from building. Regrade if necessary.	2,000	SF	\$4	\$8,000			\$12,219.03	2	\$	-	\$	12,219	\$	-
Middle School/High School	Site/Civil	Grounds/Turf	20230227_BH17	20230227_BH20	20230227_BH18	20230227_BH19	Tree Pruning	Poor	1	Prune out damaged limbs and hazard branches. Ensure branches do not rub on each other.	Perform regular maintenance.	1	LS	\$3,500	\$3,500			\$5,345.82	1	\$	5,346	\$	-	\$	-
Middle School/High School	Site/Civil	Grounds/Turf	20230227_BH16				Tree Pruning	Poor	1	IMMEDIATELY remove branches showing signs of Black Knot Fungus before it spreads in the spring.	Prune trees immediately.	1	LS	\$500	\$500			\$763.69	1	\$	764	\$	-	\$	-
Middle School/High School	Site/Civil	Grounds/Turf	20230227_BH32				Gymnasium	Fair	3	There is a safety issue related to snow falling off the barrel roof when people are walking along the side of the building at the foundation-level.	Consider adding foundation plantings as safety buffer to prevent people from being too close to building when snow falls from roof.	800	SF	\$8	\$6,400			\$9,775.22	3	\$	-	\$	-	\$	9,775
Middle School/High School	Site/Civil	Vehicle/Routes	20230227_BH41				Stop Sign at NorthWest Parking Lot Entrance	Poor	2	Stop sign shows evidence of being impacted by snow removal and is out of plumb.	Reset stop sign plumb.	1	LS	\$500	\$500			\$763.69	2	\$	-	\$	764	\$	-
Middle School/High School	Site/Civil	Vehicle/Routes	20230227_BH53				Pavement Striping	Fair	3	Pavement markings are showing signs of fading.	Restripe parking areas.	1	LS	\$5,000	\$5,000			\$7,636.89	3	\$	-	\$	-	\$	7,637
Middle School/High School	Site/Civil	Vehicle/Routes					Pavement and Curbing/Throughout Site	Fair	2	Due to weather conditions at the time, existing pavement & curbing throughout the site was not able to be evaluated.	Reevaluate in Spring				\$0		\$0.00	2	\$	-	\$	-	\$	-	
Middle School/High School	Site/Civil	Vehicle/Routes	20230227_BH17				West 4th Street Near Solar Array	Poor	1	The street sign is missing.	Replace missing street sign.	1	LS	\$500	\$500			\$763.69	1	\$	764	\$	-	\$	-
Middle School/High School	Site/Civil	Pedestrian/Routes	20230227_BH28				Door 22	Poor	1	The door is lacking a push button for ADA accessibility.	Install an automatic door and push button system.	1	LS	\$2,500	\$2,500	Y		\$3,818.45	1	\$	3,818	\$	-	\$	-
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH43				Storage Shed at 4th Avenue Alley	Fair	3	Paint is peeling or missing.	Prepare and repaint shed.	1	LS	\$1,500	\$1,500			\$2,291.07	3	\$	-	\$	-	\$	2,291
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH54				Trash Enclosure	Poor	2	Trash enclosure structure is warped and showing signs of deterioration. Gate is difficult to operate due to inadequate design.	Replace trash enclosure.	1	LS	\$8,000	\$8,000			\$12,219.03	2	\$	-	\$	12,219	\$	-
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH55				Garden Shed	Fair	3	Paint is peeling or missing.	Prepare and repaint shed.	1	LS	\$1,000	\$1,000	N		\$1,527.38	3	\$	-	\$	-	\$	1,527
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH56	20230227_BH07			Hoop House	Poor	1	Hoop house vent on west side is damaged and should be replaced. Tear in plastic of hoop house on south east side.	Repair and replace damaged elements	1	LS	\$2,500	\$2,500	N		\$3,818.45	1	\$	3,818	\$	-	\$	-
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH12	20230227_BH10	20230227_BH09		Door 25 Area	Fair	1	Paint is cracked and peeling on awning posts. Door threshold exceeds the maximum height of one-half inch for accessibility.	Perform routine maintenance on metal posts. Mud jack or replace sidewalk to meet Americans with Disabilities Act (ADA) Standards.	1	LS	\$7,000	\$7,000	Y	Figured painting 2 metal posts with removal and replacement of 10w x 201 walkway to meet ADA at threshold.	\$10,691.65	1	\$	10,692	\$	-	\$	-
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH13	Interior Photo Video: Document on west Reports			Disconnected/West Façade	Poor	1	Electrical disconnect should have lock to prevent tampering.	Install Lock Immediately.	1	LS	\$100	\$100		Figured an hour time to pickup / install \$25 lock.	\$152.74	1	\$	153	\$	-	\$	-
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH14				Chainlink Fence at Mechanical Equipment	Poor	1	Chain link security fence is compromised and damaged.	Repair and replace damaged elements	1	LS	\$1,000	\$1,000			\$1,527.38	1	\$	1,527	\$	-	\$	-
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH53				Door 20 Area	Fair	2	Scratches and chips in railing paint are beginning to rust.	Prepare and repaint railing.	1	LS	\$500	\$500			\$763.69	2	\$	-	\$	764	\$	-
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH54				Door 21 Area	Fair	2	Scratches and chips in railing paint are beginning to rust.	Prepare and repaint railing.	1	LS	\$500	\$500			\$763.69	2	\$	-	\$	764	\$	-
Middle School/High School	Site/Civil	OtherSite/Civil	20230227_BH55				Monument Sign	Fair	2	Paint is worn on wood elements of monument sign.	Prepare and repaint sign.	1	LS	\$500	\$500			\$763.69	2	\$	-	\$	764	\$	-
Middle School/High School	Architectural/Structural	ExteriorRoof	no pic				Area A	Fair	3	The roof consists of a fully adhered ethylene propylene diene terpolymer (EPDM) rubber membrane. It is approximately 10 years old. The average useful service life is 20 years.	Perform regular maintenance.	18,000	SF	\$0	\$0		No pricing.	\$0.00	3	\$	-	\$	-	\$	-
Middle School/High School	Architectural/Structural	ExteriorRoof	no pic				Area B	Fair	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 6 years old. The average useful service life is 20 years. The condition was not	Perform regular maintenance.	6,800	SF	\$0	\$0		No pricing.	\$0.00	3	\$	-	\$	-	\$	-
Middle School/High School	Architectural/Structural	ExteriorRoof	no pic				Area C	Fair	3	The roof consists of a ballasted Thermoplastic Polyolefin (TPO) membrane. It is approximately 10 years old. The average useful service life is 20 years. The condition was not	Perform regular maintenance.	5,300	SF	\$0	\$0		No pricing.	\$0.00	3	\$	-	\$	-	\$	-
Middle School/High School	Architectural/Structural	ExteriorRoof	no pic				Area D	Fair	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 10 years old. The average useful service life is 20 years. The condition was not	Perform regular maintenance.	6,400	SF	\$0	\$0		No pricing.	\$0.00	3	\$	-	\$	-	\$	-
Middle School/High School	Architectural/Structural	ExteriorRoof	no pic				Area E	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 3 years old. The average useful service life is 20 years. The condition was not	Perform regular maintenance.	315	SF	\$0	\$0		No pricing.	\$0.00	3	\$	-	\$	-	\$	-
Middle School/High School	Architectural/Structural	ExteriorRoof	no pic				Area F	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 3 years old. The average useful service life is 20 years. The condition was not	Perform regular maintenance.	830	SF	\$0	\$0		No pricing.	\$0.00	3	\$	-	\$	-	\$	-

Middle School/High School	Architectural/Structural	ExteriorRoof	no pic		Area G	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 3 years old. The average useful service life is 20 years. The condition was not	Perform regular maintenance.	885	SF	\$0	\$0		No pricing.	\$0.00	3	\$ -	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorRoof	no pic		Area H	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 3 years old. The average useful service life is 20 years. The condition was not	Perform regular maintenance.	1,125	SF	\$0	\$0		No pricing.	\$0.00	3	\$ -	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorRoof	no pic		Area I	Good	3	The roof consists of a fully adhered EPDM rubber membrane. It is approximately 5 years old. The average useful service life is 20 years. The condition was not	Perform regular maintenance.	11,000	SF	\$0	\$0		No pricing.	\$0.00	3	\$ -	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorWalls	02/28/27, 28/28		Cover/West Façade Near Door 23	Poor	1	Large portions of the brick are discolored and spalling due to moisture intrusion. In addition, the mortar is heavily damaged throughout.	Perform exterior masonry repairs including repointing.	1	LS	\$500	\$500	N		\$763.69	1	\$ 764	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorWalls	7/1/16		1942 Original Building Brick	Poor	1	The 1948 addition features a common brick bond. No brick face damage was observed. Minor staining is evident to the west of the high school entrance.	Perform minor masonry repairs above and to the west of the high school entrance.	3,780	SF	\$35	\$132,300			\$202,072.14	1	\$ 202,072	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorWalls	7/1/16		1948 Addition Brick	Fair	2	There is evidence of limited repointing done in the past. However, large portions of the brick are damaged, specifically on the upper north wall and west entrance. The	Perform exterior masonry repairs including repointing.	100	SF	\$35	\$3,500			\$5,345.82	2	\$ -	\$ 5,346	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorWalls	7/1/20		1954 Addition (Gym) Brick/Plaster	Poor	1	There is minor mortar deterioration at the northwest corner of the building. Damage from snow removal equipment is evident along the west wall. Water intrusion was reported	Perform exterior masonry repairs including tuckpointing. Further investigate the water intrusion issues that are ongoing.	3,780	SF	\$35	\$132,300			\$202,072.14	1	\$ 202,072	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorWalls	7/1/21		1972 Addition Brick	Fair	2	The mortar has evidence of efflorescence on the south wall due to moisture infiltration.	Perform exterior masonry repairs including tuckpointing.	150	SF	\$35	\$5,250			\$8,018.74	2	\$ -	\$ 8,019	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorWalls	7/1/22		1987 Addition Brick	Fair	2	Exterior sealants throughout the building are cracking and have lost flexibility.	Remove and replace exterior sealants.	215	SF	\$35	\$7,525			\$11,493.52	2	\$ -	\$ 11,494	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorWalls	7/1/23		Sealants/Throughout	Poor	1	Windows throughout the building are double-pane glass with aluminum frames. Older portions of the building feature glass block windows. Moisture penetration was apparent	Replace windows.	2,000	LF	\$7	\$14,000			\$21,383.30	1	\$ 21,383	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorWindows	7/1/24		Throughout	Poor	1	Exterior doors and frames are showing signs of corrosion. The original gym entrance doors are not being utilized as the main entrance to the gym any longer. The number of	Replace corroded exterior doors, frames, and hardware.	2,548	SF	\$85	\$216,580			\$330,799.58	1	\$ 330,800	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorDoors	7/1/26		Hardware/Throughout	Fair	2	Many of the original window opening lintels are heavily corroded. The corrosion appears to be the worst on the second windows and the third floor openings.	Prepare and repaint lintels throughout. Replace in cases where lintels appear wavy or are delaminated.	1	LS	\$18,750	\$18,750			\$28,638.34	2	\$ -	\$ 28,638	\$ -	\$ -
Middle School/High School	Architectural/Structural	ExteriorOther	7/1/26		Window Opening Lintels/ Original Building	Poor	2	Ceilings in common areas and classrooms are a combination of concealed edge that have water damage. Two by four ceiling tiles are sagging.	Replace ACT ceiling grid and tiles.	1	LS	\$6,250	\$6,250			\$9,546.11	2	\$ -	\$ 9,546	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorceiling	ceiling 1 + 2		Ceiling/Common Areas and Classrooms	Poor	1	Locker room ceiling tiles are missing and replacements are not available.	Replace ceiling with hard surface gypsum ceiling.	27,653	SF	\$14	\$387,142			\$591,312.27	1	\$ 591,312	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorceiling	ceiling 3		Ceilings/Locker Rooms	Poor	1	The band room does not have a ceiling, which impacts acoustics.	Install a ceiling, new lighting, and acoustical wall treatments.	3,230	SF	\$20	\$64,600			\$98,668.63	1	\$ 98,669	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorceiling	ceiling 4		Ceiling/Band Room	Poor	2	Walls are a combination of masonry, gypsum board or fiberglass reinforced plastic (FRP) and while functional, give a dated/ worn look to spaces.	Re-finish masonry and gypsum board walls and replace restroom floor and wall tile to re-fresh spaces.	1,302	SF	\$51	\$66,402			\$101,420.97	2	\$ -	\$ 101,421	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorwalls	walls 1		Walls	Fair	2	Most corridors lack quality display cases of student work. Materials and branding is in-consistent	Increase visual display cases in corridors. Replace corridor flooring, wall, and ceiling finishes to be consistent.		SF	\$0		NP-Master Planning	Not enough information to price.	\$0.00	2	\$ -	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorwalls			Display Cases/Branding/Corridors	Poor	2	Interior signage and branding is missing, worn, or dated.	Replace room signage and incorporate branding into public spaces.	9,264	SF	\$25	\$231,600			\$353,740.80		\$ -	\$ 353,741	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorwalls			Interior Signage/Branding	Poor	2	Many interior doors are original and are showing signs of damage.	Replace new doors install ceiling to ceiling transfer grills.	132	EA	\$300	\$39,600			\$60,484.18	2	\$ -	\$ 60,484	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiordoors	door 1		Interior Doors	Poor	2	Original corridor to stair doors have wire glass, which is a safety hazard for students and staff.	Replace all wire glass with rated glass.	115	EA	\$4,000	\$460,000			\$702,594.00	2	\$ -	\$ 702,594	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiordoors	wire glass		Doors/Corridor	Poor	1	Carpet and VCT is dated, worn, and has exceeded its useful service life.	Replace classroom flooring with new carpet and corridor type spaces with polished concrete. Replace stair flooring with new rubberized treads and risers.	32	EA	\$500	\$16,000			\$24,438.05	1	\$ 24,438	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorfloors	floor 2 and floor 3		Carpet and VCT /Throughout	Poor	1	Stage floor is dated, worn, and has exceeded its useful service life.	Replace stage floor with new wood stage floor assembly	83,780	SF	\$24	\$2,010,720			\$3,071,130.00	1	\$ 3,071,130	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorfloors	floor 4		Floor/Stage	Poor	2	Vestibules have loosely-laid walk-off mats that can be a trip hazard.	Replace mats with walk-off carpet in vestibules	2,018	SF	\$24	\$48,432			\$73,973.98	2	\$ -	\$ 73,974	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorfloors			Vestibule Flooring	Poor	1	Most classrooms lack casework for storage of materials. IMC circulation desk is due for replacement.	Add mix of base and upper and tall storage cabinets in classrooms.	512	SF	\$12	\$6,144			\$9,384.21	1	\$ 9,384	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorcasework	casework 1		Casework 2	Poor	2	Casework in science lab is worn and due for replacement.	Replace casework.	252	LF	\$700	\$176,400			\$269,429.52	2	\$ -	\$ 269,430	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorcasework	casework 3		Casework/Science Lab	Poor	2	Many restroom floors lack proper accessible clearance.	Reconfigure restrooms for accessibility.	320	LF	\$800	\$256,000			\$391,008.83	2	\$ -	\$ 391,009	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorother	ADA 1		ADA 2	Poor	1	Many of the older stairs have handrails without proper extensions, or only have handrails on one side.	Replace handrails with proper extensions and install handrails on both sides.	12	EA	\$75,000	\$900,000			\$1,374,640.43	1	\$ 1,374,640	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorother	ADA 3		Stair Rails and Extensions	Poor	2	No accessible route from main entrance into office.	Reconfigure office, or create office addition in front of building to create accessible entrance with ramp/elevator to remainder of school levels.	544	LF	\$40	\$21,760			\$33,235.75	2	\$ -	\$ 33,236	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorother			Accessible Route/Entrance to Office	Poor	1	Some doors have non-ADA-compliant knob hardware.	Replace hardware with lever-style hardware.			\$0		NP-Master Planning	Solution to price? No pricing.	\$0.00	1	\$ -	\$ -	\$ -	\$ -
Middle School/High School	Architectural/Structural	Interiorother	ADA 4		Door Hardware	Poor	2			58	EA	\$850	\$49,300			\$75,299.75	2	\$ -	\$ 75,300	\$ -	\$ -

Middle School/High School	Architectural/Structural	interior/other	ADA 5		Accessible Sink/Art Room	Poor	1	Art room does not have ADA compliant (forward approach sink).	Replace sink with ADA compliant sink (forward approach).									Pricing assumes new fixture and sink and assumes existing supply / drain lines are in good condition to tie into.	\$8,400.58	1	\$	8,401	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other	ADA 6		Ramp/Band Room	Poor	2	Ramp from band room to band storage is not ADA-compliant and lacks handrails.	Replace ramp with handrails.									Figured as 5' landing and 6' run concrete ramp with handrails on each side.	\$6,873.20	2	\$	-	\$	6,873	\$	-
Middle School/High School	Architectural/Structural	interior/other	ADA 7		Shower Stall	Poor	1	Shower areas lack ADA-compliant shower stall.	Reconfigure showers.	30	SF	\$150	\$4,500					Pricing is based on 4 showers. 2 in each of the boys / girls locker rooms.	\$28,409.24	1	\$	28,409	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other	ADA 8		Restrooms	Poor	1	Some restroom stalls are too narrow and not ADA-compliant.	Reconfigure restroom stall.	4	EA	\$4,650	\$18,600					Quantity on some? Pricing based on 26 new restroom metal partitions but does not account for any walls moving in the spaces.	\$35,740.65	1	\$	35,741	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other	code 1		Cooler/Freezer	Poor	1	Horizontal surface above cooler/freezer is used for storage, resulting in dust collection.	Enclose space above cooler / freezer.	26	EA	\$900	\$23,400					Pricing is based on 516 SF of enclosure lid.	\$9,457.53	1	\$	9,458	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other	code 2		Klin/Art Room	Poor	1	Art room kiln is not in enclosed, fire-rated room.	Construct a fire-rated kiln enclosure.	516	SF	\$12	\$6,192					How big is the kiln to know LF of fire rated wall needed? Pricing based on 2 masonry walls at 12' in length x 14' in height and painted.	\$43,621.92	1	\$	43,622	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other	code 3		Framing/Technical Education Mezzanine	Poor	1	Technical education area mezzanine appears to be wood framed, which is not allowed under construction type	Replace mezzanine.	900	SF	\$150	\$135,000					Figured to rebuild the tools room with CMU and paint with composite deck for the mezz floor.	\$206,196.06	1	\$	206,196	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other			Equipment/Gym	Poor	2	Gym equipment is dated, worn, and has exceeded its useful service life.	Replace equipment.	1	LS	\$75,000	\$75,000						\$114,553.37	2	\$	-	\$	114,553	\$	-
Middle School/High School	Architectural/Structural	interior/other			Stage/Gym	Poor	1	There is no accessible route to the stage from the gym.	Construct an accessible route from stage to gym.				\$0					NP - Master Planning		1	\$	-	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other	Furniture 1 and 2		Furniture/Art Room and IMC	Poor	2	Some furniture is dated, worn, and has exceeded its useful service life.	Replace furniture.				\$0					NP - Master Planning		2	\$	-	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other	lockers		Lockers	Poor	1	Student and athletic lockers are dated, worn, and have exceeded their useful service life.	Replace lockers.				\$0					No pricing.		1	\$	-	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other			Lockers	Poor	1	Some drinking fountains are not dual-height for accessibility.	Replace drinking fountains, one with bottle filler	100	EA	\$600	\$60,000					Priced based on 50 lockers in each locker room for total of 100.	\$91,642.70	1	\$	91,643	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other			Drinking Fountains	Poor	1	Window treatments are worn and due for replacement.	Replace window treatments with manual roller shades.	6	EA	\$5,000	\$30,000					Price based on 6 fountains.	\$45,821.35	1	\$	45,821	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other	Window treatments		Window Treatments	Poor	2	Original wood trim is aging and dated.	Re-finish existing wood trim.			SF	\$20	\$0				Not enough information to price.	\$0.00	2	\$	-	\$	-	\$	-
Middle School/High School	Architectural/Structural	interior/other			Wood Trim	Poor	2	Kitchen office has mislabeled serving it. Washer and dryer reside in corner of office. Dryer is near exterior wall but must verify venting goes to outside.	Verify dryer vent length is not exceeded and route directly outside, not into other ductwork if not already.	10,000	LF	\$12	\$120,000					Pricing based on 10,000 LN FT.	\$183,285.39	2	\$	-	\$	183,285	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	Kitchen	Fair	3	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new Central AHU, ductwork and diffusers. New exhaust recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes. Route new	1	Each	\$3,800	\$3,800					\$5,804.04	3	\$	-	\$	-	\$	5,804
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	1st Floor HVAC - 1942	Poor	1	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new Central AHU, ductwork and diffusers. New exhaust recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes.	6,000	SF	\$90	\$540,000					\$824,784.26	1	\$	824,784	\$	-	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	1st Floor HVAC - 1948	Poor	1	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new Central AHU, ductwork and diffusers. New exhaust recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes.	5,300	SF	\$90	\$477,000					\$728,559.43	1	\$	728,559	\$	-	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	Locker Room/HVAC	Poor	1	Building area served by gravity exhaust with pneumatic controlled dampers and classroom ducted fan coil units. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Replace all classroom fan coils / unit ventilators with central DOAS energy recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes.	8,500	SF	\$90	\$765,000					\$1,168,444.36	1	\$	1,168,444	\$	-	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	1st Floor HVAC - 1972	Poor	1	Building area served by gravity exhaust with pneumatic controlled dampers and classroom ducted fan coil units. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Replace all classroom fan coils / unit ventilators with central DOAS energy recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes.	18,200	SF	\$90	\$1,638,000				Ceilings and lighting included?	\$2,501,845.57	1	\$	2,501,846	\$	-	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	1st Floor HVAC - 1987	Poor	1	Gym Mechanical units observed to shut off frequently. These are manually reset by Staff at a local panel.	Update system with DDC controls and resolve unit activation issues to prevent gym unit deactivation.	5,000	SF	\$90	\$450,000					\$687,320.21	1	\$	687,320	\$	-	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	2nd Floor HVAC - 230 Gymnasium	Poor	1	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new Central AHU, ductwork and diffusers. New exhaust recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes.	10,000	SF	\$7	\$65,000					\$99,279.59	1	\$	99,280	\$	-	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	2nd Floor HVAC - 1942	Poor	1	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new Central AHU, ductwork and diffusers. New exhaust recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes.	6,000	SF	\$90	\$540,000					\$824,784.26	1	\$	824,784	\$	-	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	2nd Floor HVAC - 1948	Poor	1	Building area served by gravity exhaust with pneumatic controlled dampers and classroom unit ventilators. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing systems/controls. Replace existing systems with new Central AHU, ductwork and diffusers. New exhaust recovery ventilator with induction displacement units in classrooms. Provide new exhaust to meet current building codes.	5,300	SF	\$90	\$477,000					\$728,559.43	1	\$	728,559	\$	-	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	2nd Floor HVAC - 1972	Poor	1	Building area served by gravity exhaust with pneumatic controlled dampers and classroom ducted fan coil units. There is no cooling or dehumidification. There is no exhaust in Restrooms. Equipment was installed in the 1980s and is at the end of its useful life in terms of maintenance and controls operation.	Demolish existing HVAC systems. Provide new air handler and exhaust to meet code. Route new laundry exhaust duct.	12,500	SF	\$90	\$1,125,000				Confirm if this includes ceilings, lighting, etc. Everything needed to accommodate this.	\$1,718,300.53	1	\$	1,718,301	\$	-	\$	-
Middle School/High School	Mechanical/Plumbing	Heating/Cooling	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	8-Projects/2000 PRCJ/2040-0 2040/2040 Washburn Schools Facility Assn- Washburn WI20400 Photo/2040 2022-02-27 27 March Site Assessment/Classroom Heating/120 - Pkg 6.6 Corr-Fan coils	2nd Floor HVAC - 1972 Tech Ed	Fair	2	Dust collector was installed in 1982. Ductwork in space observed to be clean and well maintained and shall remain in service. Welder exhaust was reported by teacher to be undersized. Welding system has good flexible connections but needs a more powerful fan for fume capture.	Replace Reznor brand roof top unit (RTU). duct collection system, air cleaner and weld fume exhaust. Ductwork in space shall remain in service.	5,700	SF	\$90	\$513,000					\$783,545.04	2	\$	-	\$	783,545	\$	-

Page 54 of 61 Architecture + Engineering + Environmental + Planning | ISGInc.com

THIS PAGE INTENTIONALLY LEFT BLANK



Glossary

THIS PAGE INTENTIONALLY LEFT BLANK

Glossary

Word Acronym	Definition/Acronym
A/C	Air conditioning.
ADA	Americans with Disabilities Act.
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers. ASHRAE standards establish consensus for test methods and performance criteria. These include voluntary consensus standards for Method of Measurement or Test, Standard Design and Standard Practice. Consensus standards define minimum values or acceptable performance. ASHRAE is accredited by the American National Standards Institute (ANSI) and follows ANSI's requirements for due process and standards development.
BUR	Built up roof.
Casework	Casework is storage, shelving, and cabinetry, that can be purchase ready-made.
CIP	Cast-in-place.
CMU	Concrete Masonry Units.
Domestic Cold Water	Drinking water.
Egress	An exit out of a space, building, or parking lot.
EPDM	Ethylene propylene diene terpolymer rubber.
Exposed (isolation) joints, Isolation joint	Allows movement to occur between a concrete slab and adjoining columns and walls of a building. Isolation joints are provided to separate new concrete from existing or adjacent construction, which might expand and contract differently or experience different soil settlement or other movement.

Word Acronym	Definition/Acronym
Facade	Exterior surface of a structure.
Word Acronym	Definition/Acronym
Fluorescent	Traditional lighting that often is in a tube. Known to be less efficient than LED.
Gypsum Board	A type of sheathing used for interior walls and ceilings, also known as sheetrock or drywall.
Hazardous Materials	Any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors.
HVAC	Heating, Ventilation, and Air Conditioning.
Ingress	Entrance into a space, building, or parking lot.
LED	Light-emitting diode. Light bulb type that uses less energy and has a longer lifespan than incandescent lighting.
Life Safety	Construction, protection, and occupancy features necessary to minimize danger to life from the effects of fire, including smoke, heat, and toxic gases created during a fire. Life Safety Code and NFPA 101 are registered trademarks of NFPA. All or part of the NFPA's Life Safety Code are adopted as local regulations throughout the country.
MEP	Mechanical, Electrical, and Plumbing.
Millwork	Custom made cabinets, shelving, and storage.
Panic bar	The operational bar or paddle that when pushed against, opens a latching mechanism on an assembly referred to as panic hardware.
Parcel	A portion or area of land.

Word Acronym	Definition/Acronym
Parge	Parge is a grout-like coating that sometimes gets applied to the outside Block walls (similar to stucco)..
Rising Damp	Moisture that has entered brick masonry and has moved upwards from the floor, causing damage to the walls.
Seasoning Check	A separation of the fiber in a timber beam or column that does not extend completely through the member; commonly appears as wood dries out over time.
Sheet Flow	Flow that occurs overland in places where there are no defined channels, the flood water spreads out over a large area at a uniform depth. This also referred to as overland flow.
Tuckpointing	Tuckpointing uses two different colors of mortar to fill in mortar joints of brickwork. One of the two colors used is made to match the actual bricks.
Repointing	The process of removing damaged mortar joints and renewing them.
Site Grading	Site grade is the slope and elevation of the soil around a building.
Topography	The detailed mapping or charting of the features of a land area.
Truncated domes	Truncated domes are tactile paving or a set of raised bumps on a pathway (sidewalk) or platform. Truncated domes alert visually impaired individuals of surface changes and other potential hazards.
Utilities	Services typically piped or wired onto the site from a city source. For example, electricity, gas, water, cable, and telephone services are considered utilities.
VCT	Vinyl Composition Tile. Typically used on floors.

EXPERTISE

Architecture
Engineering
Environmental
Planning

WORK

Commercial
Education
Food + Industrial
Government + Cultural
Healthcare
Housing
Mining
Public Works
Sports + Recreation
Telecommunications + Energy
Transportation
Water



Bentonville, AR
Des Moines, IA
Storm Lake, IA
Waterloo, IA
Bloomington, MN
Mankato, MN
Rochester, MN
St. Louis Park, MN
Pierre, SD
Sioux Falls, SD
Green Bay, WI
La Crosse, WI
Milwaukee, WI

ISGInc.com

On January 12, 2017, ISG formally announced its transition of firm ownership to a 100% employee stock ownership plan (ESOP). As a multi-disciplinary firm that started 50+ years ago, ISG has since grown to be a Top 500 Design Firm as recognized by Engineering News-Record (ENR), a Zweig Group Hot Firm, and PSMJ Circle of Excellence recipient, illustrating the progressive increase in talent, expertise, and market share.

