

Monona Grove School District
Maywood Elementary School
Facility Assessment



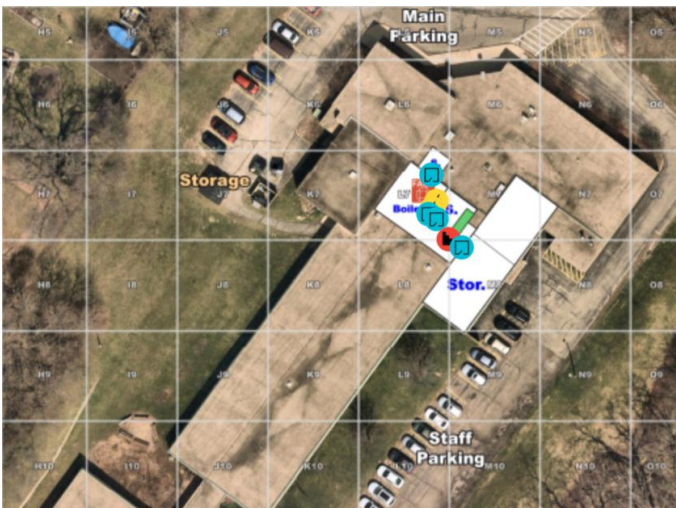
Maywood Elementary School Overview

Total Cost

\$8.73M

Summary

Maywood Elementary School located at 902 Nichols Road in Monona; WI was originally built in 1956. The building has gone through some past renovations which include the south corridor of the building. Maywood currently has a footprint of 42,000 sq ft but is 46,500 sq ft in total. Price breakdown, insights and assets are found below. Work assumed to be put in place 2026-2031. Pricing excludes abatement and hazardous materials.



GENERAL COMMENTS FACILITIES

General:

The building requires several maintenance and upgrade tasks to improve its condition and functionality. The acoustic ceiling panels need thorough cleaning or upgrading to enhance both aesthetics and acoustics. A fresh coat of paint is necessary to improve visual appeal and protect the surface. The window system is old and inefficient, including the lintels, requires upgrading to improve structural integrity and energy efficiency.

Exterior: Overall, the exterior of the building is in fair condition. However, the exterior doors, door frames, door kick plates and the lintels above the doors are rusty and need to be replaced.

Site Work: Site work in fair shape. However, the site asphalt is cracked and needs to be replaced.

Roof: Roofing is past its useful life and should be replaced

Fire Protection: No current sprinkler system is present, however, if over 50% of school is needed to be renovated then code will require the adding of fire protection to the entire building.

Plumbing: The plumbing system requires several maintenance and upgrade tasks. This includes a replacement of existing fixtures to low flow efficient fixtures. Domestic hot water heaters are close to over half of their useful life and should be replaced before

HVAC: Overall, the HVAC system is in poor condition. All HVAC equipment seems to be close to or past its useful life including RTUs and AHU. Classroom unit vents are original to the building and are no longer reasonable to repair. Air conditioning can be added for comfort.

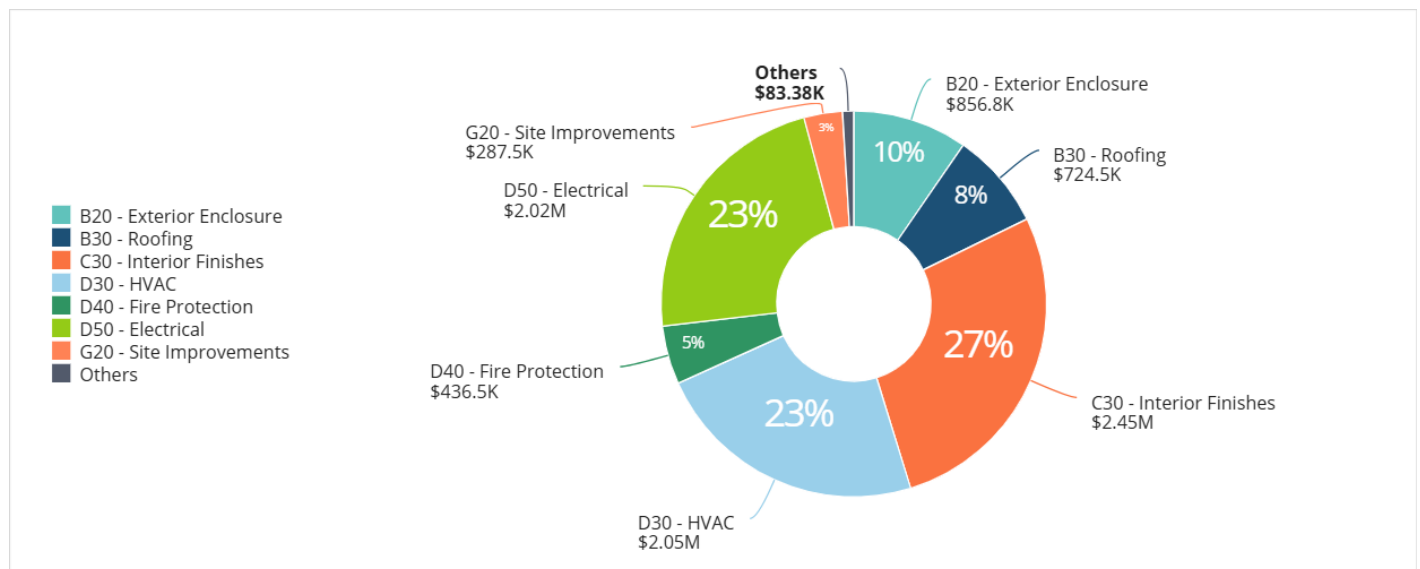
Electrical: The building requires several electrical tasks. This includes replacing the main lighting fixtures for efficiency, power distribution and electrical panels. Upgrade all lighting to LED throughout the school. Upgrading outdated low voltage systems like fire alarm, clock/PA system and tele/data will be required.

Asset Name	Condition	Total Cost
Replace Flooring Throughout	fair	\$579,600
Stairs Remodel, Handrails, Paintwork, Patch Floor	very poor	\$23,000
Roof Replacement	very poor	\$724,500
New Digital Clock System	fair	\$106,950
New Air Handling Unit	very poor	\$51,750
Replace All Exterior Windows	very poor	\$575,000
Asphalt Replacement	poor	\$287,500
Tuckpointing Allowance	good	\$57,500
Replace Exterior Doors	very poor	\$224,250
New Ceiling Tile	very poor	\$410,550
New Water line to School for Fire Protection	fair	\$181,125
Replace Existing Classroom Sinks	poor	\$51,750
Replace 1 Water Heaters	poor	\$8,625
Replace Unit Vents with New Hot Water & Dx Cooling	poor	\$1,569,750
Replace RTU's	poor	\$190,698.75
Gym/Corridor Exhaust System	poor	\$173,793.75
New Gymnasium RTU	poor	\$63,250
New Main Electrical Panel	very poor	\$132,250
New Electrical Sub Panels	poor	\$143,750
New LED Lighting	poor	\$294,113
New PA System	fair	\$93,581.25
New Cameras	poor	\$41,113
Upgrade Power Distribution	fair	\$506,408.25
New Site Lighting/ Wall Pack Lights	poor	\$115,000
New Tele/Data	poor	\$227,268.75
Bathroom Remodel Allowance	fair	\$1,001,500

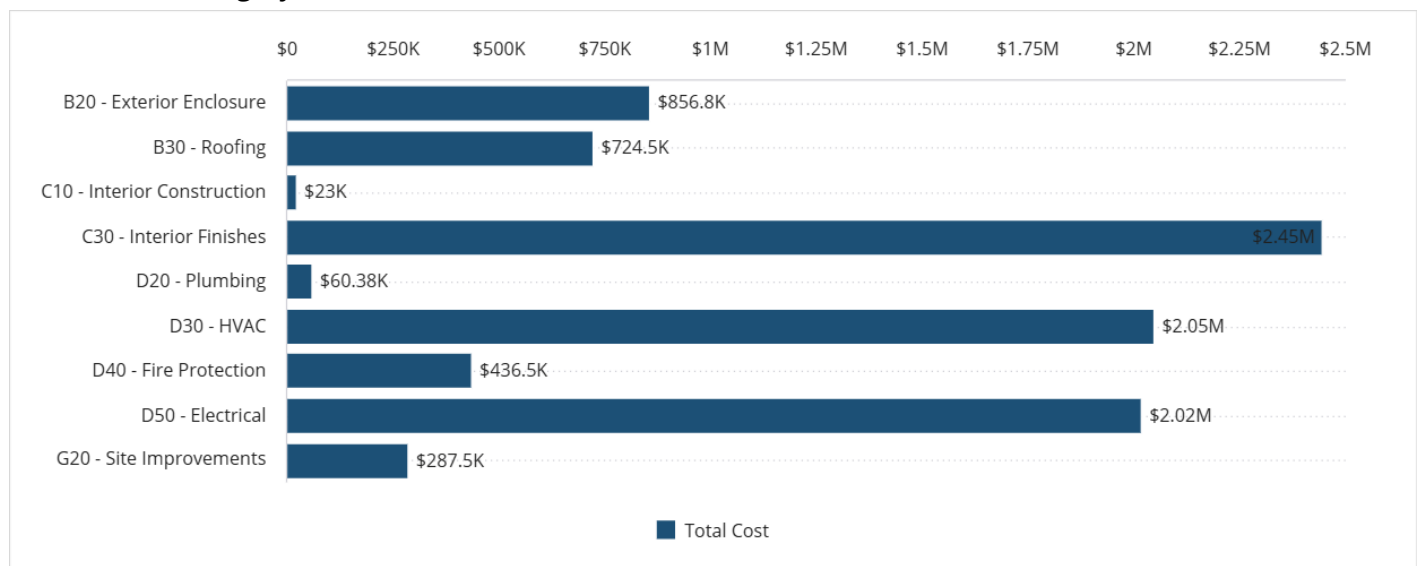
Asset Name	Condition	Total Cost
Fire Alarm System	good	\$139,709.25
Replace Interior Doors	very poor	\$187,500
Painting Allowance	poor	\$267,375
Main Entrance access control	fair	\$46,000
Add Fire Protection to Building	TBD	\$255,383
		\$8,730,542

Insights

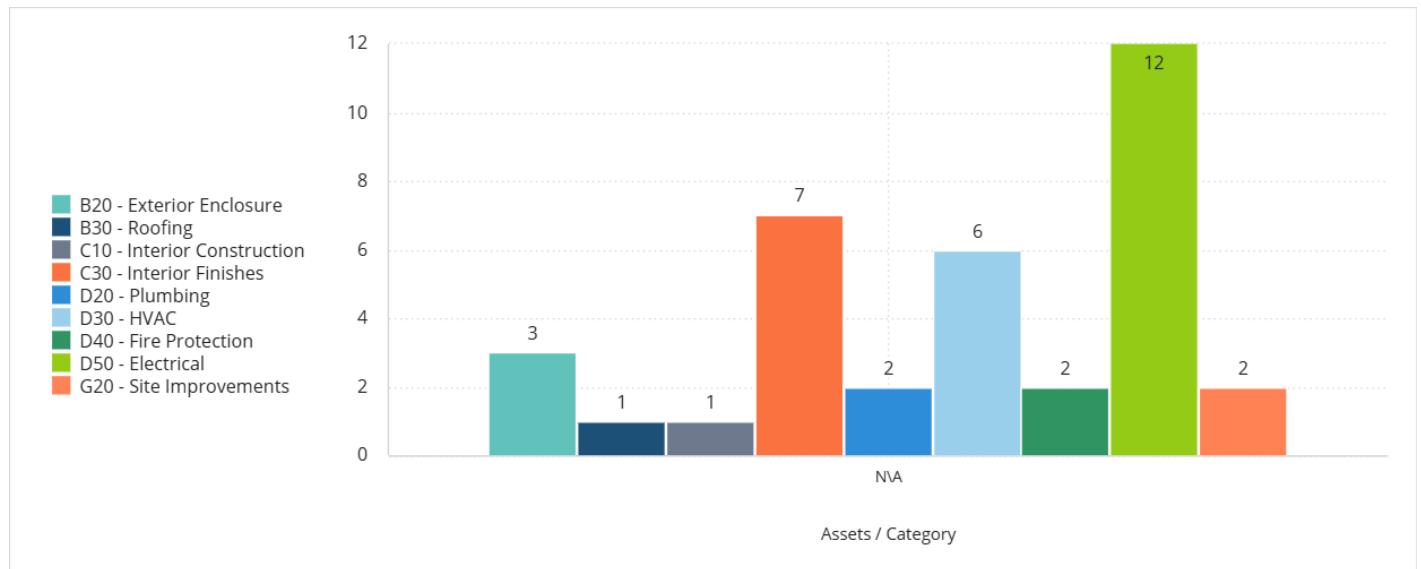
Asset Category By Renewal Cost



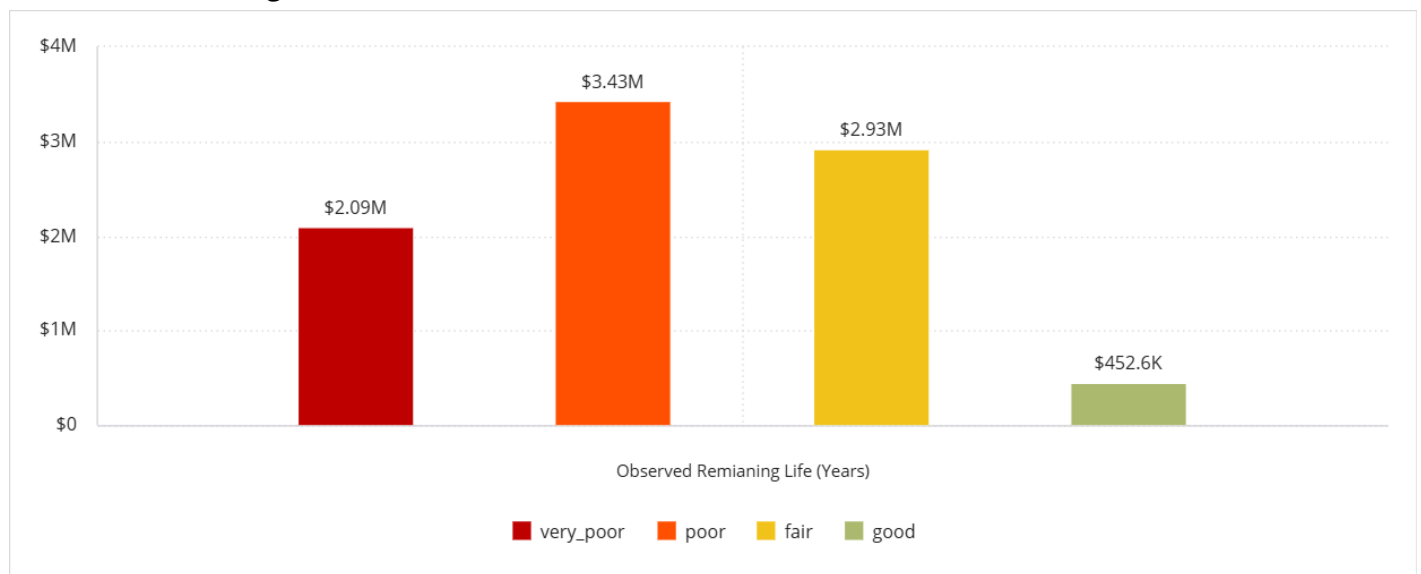
Cost of Each Category



Observed Remaining Life (Category)



Observed Remaining Life (Cost)



Recommended Remaining Life / Condition:

Good Condition= 10+ yr - Fair= 5-10 yr - Poor= 2-5 yr - Very Poor/Failed= 0-1 yr

Replacement Cost Per Year

Building	2026-27	2027-28	2028-29	2029-30	2030-31	Total
Maywood Elementary	\$2,768,675	\$2,766,844	\$227,269	\$2,770,548	\$197,209	\$8,730,544
Total	\$2,768,675	\$2,766,844	\$227,269	\$2,770,548	\$197,209	\$8,730,544

Assets

Add Fire Protection to Building - Maywood Elementary School

 December 1, 2025	 December 1, 2025	 December 1, 2025	 December 1, 2025
 December 1, 2025			
Category: D40 - Fire Protection		Size: N/A	
Type: N/A		Installation Date: N/A	
Manufacturer: N/A		Observed Remaining Life: 5-10 yr	
Model: N/A		Condition: TBD	
Serial Number: N/A		Cost: \$255,382	

Note: Fire protection system not currently installed in building. If 50% of school is renovated, then fire protection will be required for occupancy.

Asphalt Replacement - Maywood Elementary School



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025

Category: *G20 - Site Improvements*

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 2-5 yr

Model: N/A

Condition: *Poor*

Serial Number: N/A

Cost: **\$287,500**

Bathroom Remodel Allowance - Maywood Elementary School

 December 1, 2025	 December 1, 2025	 December 1, 2025	 December 1, 2025
 December 1, 2025			
Category: C30 - Interior Finishes		Size: N/A	
Type: N/A		Installation Date: N/A	
Manufacturer: N/A		Observed Remaining Life: 5-10 yr	
Model: N/A		Condition: Fair	
Serial Number: N/A		Cost: \$1,001,500	

Note: Further code review is necessary to verify if proposed work will mandate bringing bathrooms up to code.

Gym/Corridor Exhaust System - Maywood Elementary School

Category: D30 - HVAC	Size: N/A
Type: N/A	Installation Date: N/A
Manufacturer: N/A	Observed Remaining Life: 2-5 yr
Model: N/A	Condition: Poor
Serial Number: N/A	Cost: \$173,793

Main Entrance access control - Maywood Elementary School



December 1, 2025



December 1, 2025



December 1, 2025

Category: D50 - Electrical

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 5-10 yr

Model: N/A

Condition: Fair

Serial Number: N/A

Cost: \$46,000

Note: Cost reflects adding access control/call box at main entrance. Secure entrance may be desired depending on future use.

New Air Handling Unit - Maywood Elementary School



December 1, 2025

Category: D30 - HVAC

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 0-1 yr

Model: N/A

Condition: Very Poor

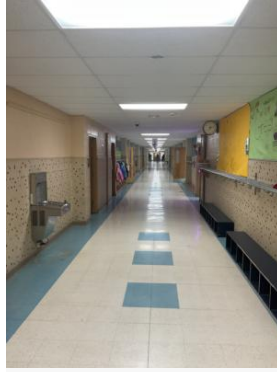
Serial Number: N/A

Cost: \$51,750

New Cameras - Maywood Elementary School



December 1, 2025



December 1, 2025

Category: *D50 - Electrical*

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 2-5 yr

Model: N/A

Condition: *Poor*

Serial Number: N/A

Cost: **\$41,112**

New Ceiling Tile - Maywood Elementary School



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025

Category: C30 - Interior Finishes

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 5-10 yr

Model: N/A

Condition: Fair

Serial Number: N/A

Cost: \$410,550

Note: Code Review required to confirm intended occupancy of the building is compliant with construction type. See unprotected wood ceiling construction.

New Digital Clock System - Maywood Elementary School



December 1, 2025

Category: *D50 - Electrical*

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 5-10 yr

Model: N/A

Condition: Fair

Serial Number: N/A

Cost: *\$106,950*

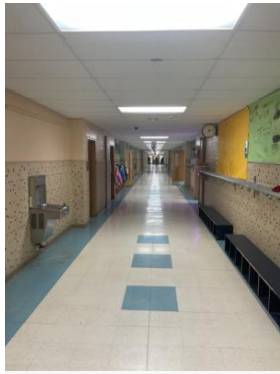
New Electrical Sub Panels - Maywood Elementary School

 December 1, 2025	 December 1, 2025	 December 1, 2025	 December 1, 2025
 December 1, 2025			
Category: <i>D50 - Electrical</i>		Size: N/A	
Type: N/A		Installation Date: N/A	
Manufacturer: N/A		Observed Remaining Life: 2-5 yr	
Model: N/A		Condition: <i>Poor</i>	
Serial Number: N/A		Cost: <i>\$143,750</i>	

New Gymnasium RTU - Maywood Elementary School

Category: <i>D30 - HVAC</i>	Size: N/A
Type: N/A	Installation Date: N/A
Manufacturer: N/A	Observed Remaining Life: 2-5 yr
Model: N/A	Condition: <i>Poor</i>
Serial Number: N/A	Cost: <i>\$63,250</i>

New LED Lighting - Maywood Elementary School

 December 1, 2025	 December 1, 2025	 December 1, 2025	 December 1, 2025
 December 1, 2025	 December 1, 2025	 December 1, 2025	
Category: <i>D50 - Electrical</i>		Size: N/A	
Type: N/A		Installation Date: N/A	
Manufacturer: N/A		Observed Remaining Life: 2-5 yr	
Model: N/A		Condition: <i>Poor</i>	
Serial Number: N/A		Cost: <i>\$294,112</i>	

New Main Electrical Panel - Maywood Elementary School

Category: <i>D50 - Electrical</i>	Size: N/A
Type: N/A	Installation Date: N/A
Manufacturer: N/A	Observed Remaining Life: 0-1 yr
Model: N/A	Condition: <i>Very Poor</i>
Serial Number: N/A	Cost: <i>\$132,250</i>

New PA System - Maywood Elementary School



December 1, 2025

Category: *D50 - Electrical*

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 5-10 yr

Model: N/A

Condition: *Fair*

Serial Number: N/A

Cost: ***\$93,581***

New Site Lighting/ Wall Pack Lights - Maywood Elementary School



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025

Category: D50 - Electrical

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 2-5 yr

Model: N/A

Condition: Poor

Serial Number: N/A

Cost: \$115,000

New Tele/Data - Maywood Elementary School

Category: D50 - Electrical

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 2-5 yr

Model: N/A

Condition: Poor

Serial Number: N/A

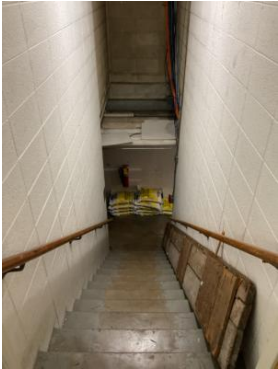
Cost: \$227,268

Note: Functions under current use, upgrade to low voltage system may be required under future use.

New Water line to School for Fire Protection - Maywood Elementary School

Category: D40 - Fire Protection	Size: N/A
Type: N/A	Installation Date: N/A
Manufacturer: N/A	Observed Remaining Life: 5-10 yr
Model: N/A	Condition: Fair
Serial Number: N/A	Cost: \$181,125

Painting Allowance - Maywood Elementary School

 December 1, 2025	 December 1, 2025	 December 1, 2025	 December 1, 2025
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Category: C30 - Interior Finishes

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 2-5 yr

Model: N/A

Condition: Poor

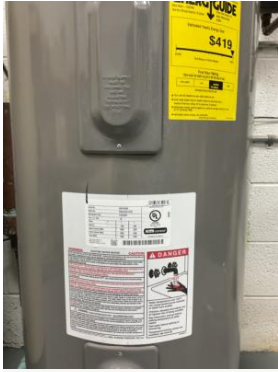
Serial Number: N/A

Cost: \$267,375

Replace 1 Water Heaters - Maywood Elementary School



December 1, 2025



December 1, 2025

Category: D20 - Plumbing

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 2-5 yr

Model: N/A

Condition: Poor

Serial Number: N/A

Cost: \$8,625

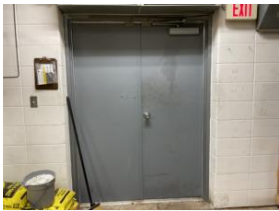
Replace All Exterior Windows - Maywood Elementary School

			
December 1, 2025	December 1, 2025	December 1, 2025	December 1, 2025
			
December 1, 2025	December 1, 2025	December 1, 2025	December 1, 2025
Category: B20 - Exterior Enclosure		Size: N/A	
Type: N/A		Installation Date: N/A	
Manufacturer: N/A		Observed Remaining Life: 0-1 yr	
Model: N/A		Condition: Very Poor	
Serial Number: N/A		Cost: \$575,000	

Replace Existing Classroom Sinks - Maywood Elementary School

			
December 1, 2025	December 1, 2025	December 1, 2025	
Category: D20 - Plumbing		Size: N/A	
Type: N/A		Installation Date: N/A	
Manufacturer: N/A		Observed Remaining Life: 2-5 yr	
Model: N/A		Condition: Poor	
Serial Number: N/A		Cost: \$51,750	

Replace Exterior Doors - Maywood Elementary School

 December 1, 2025	 December 1, 2025	 December 1, 2025	 December 1, 2025
 December 1, 2025	 December 1, 2025	 December 1, 2025	
Category: B20 - Exterior Enclosure		Size: N/A	
Type: N/A		Installation Date: N/A	
Manufacturer: N/A		Observed Remaining Life: 0-1 yr	
Model: N/A		Condition: Very Poor	
Serial Number: N/A		Cost: \$224,250	

Replace Flooring Throughout - Maywood Elementary School



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025

Category: C30 - Interior Finishes

Size: 42,000 SF

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 2-5 yr

Model: N/A

Condition: Fair

Serial Number: N/A

Cost: \$579,600

Replace Interior Doors - Maywood Elementary School



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025

Category: C30 - Interior Finishes

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 0-1 yr

Model: N/A

Condition: Very Poor

Serial Number: N/A

Cost: \$187,500

Replace RTU's - Maywood Elementary School

Category: D30 - HVAC

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 2-5 yr

Model: N/A

Condition: Poor

Serial Number: N/A

Cost: \$190,698

Replace Unit Vents with New Hot Water & Dx Cooling - Maywood Elementary School



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025

Category: D30 - HVAC

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 2-5 yr

Model: N/A

Condition: *Poor*

Serial Number: N/A

Cost: \$1,569,750

Roof Replacement - Maywood Elementary School



December 4, 2025

Category: B30 - Roofing

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 0-1 yr

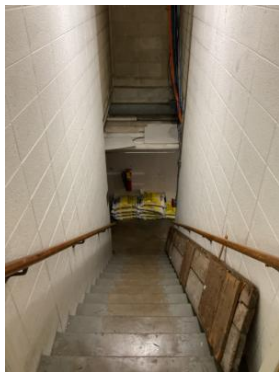
Model: N/A

Condition: Very Poor

Serial Number: N/A

Cost: \$724,500

Stairs Remodel, Handrails, Paintwork, Patch Floor - Maywood Elementary School



December 1, 2025

Category: C20 - Stairs

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 0-1 yr

Model: N/A

Condition: Very Poor

Serial Number: N/A

Cost: \$23,000

Tuckpointing Allowance - Maywood Elementary School



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025



December 1, 2025

Category: B20 - Exterior Enclosure

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 10+ yr

Model: N/A

Condition: Good

Serial Number: N/A

Cost: \$57,500

Upgrade Power Distribution - Maywood Elementary School

Category: D50 - Electrical

Size: N/A

Type: N/A

Installation Date: N/A

Manufacturer: N/A

Observed Remaining Life: 5-10 yr

Model: N/A

Condition: Fair

Serial Number: N/A

Cost: \$506,408