



2 COOLIDGE ELEMENTARY

Coolidge Elementary provides a comprehensive program for Kindergarten and 1st through 5th grade students.

BUILDING AREA: 49,778 sq. ft.
STUDENT POPULATION: 359 STUDENTS
SITE SIZE: 6.47 ACRES; 48% IMPERVIOUS SURFACE
GRADES SERVED: KINDERGARTEN, GRADES 1ST-5TH
PARKING: 39 STALLS (3 HANDICAP, 36 REGULAR)
BUS QUANTITY: 0 BUSES / 0 BUS ROUTES

COOLIDGE ELEMENTARY: BUILDING EVOLUTION

Coolidge Elementary was originally constructed in 1962. A classroom addition was completed in 1965 and a gymnasium/classroom addition in 1996.

The following building evolution diagram outlines the additions made to the original building over time due primarily to student enrollment growth.



Coolidge Elementary Main Entrance



Coolidge Elementary Classroom



Coolidge Elementary Corridor

COOLIDGE ELEMENTARY: BUILDING EVOLUTION

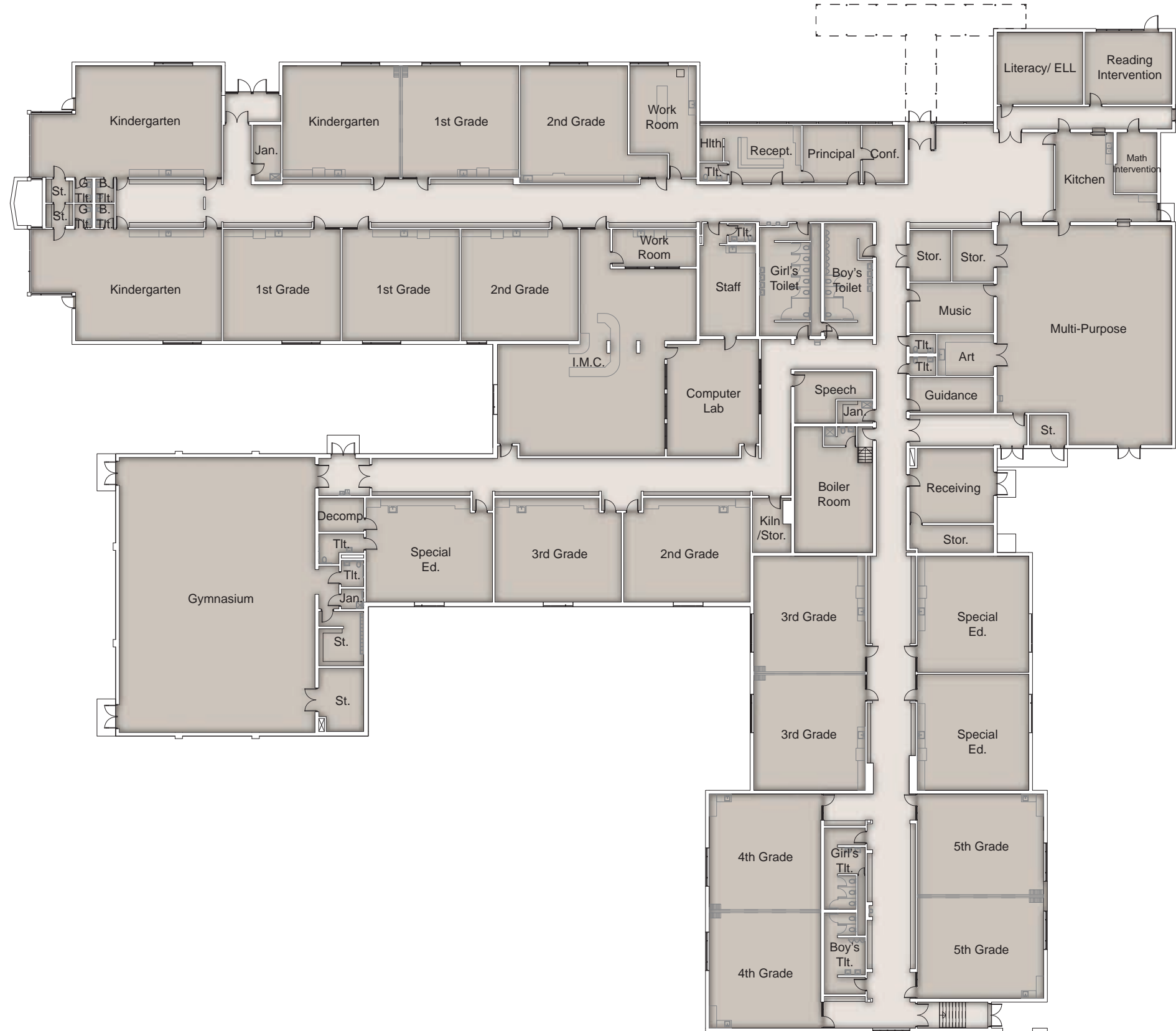


COOLIDGE ELEMENTARY: EXISTING SITE PLAN



SITE PLAN
not to scale

COOLIDGE ELEMENTARY: EXISTING FLOOR PLAN



FIRST FLOOR PLAN
not to scale



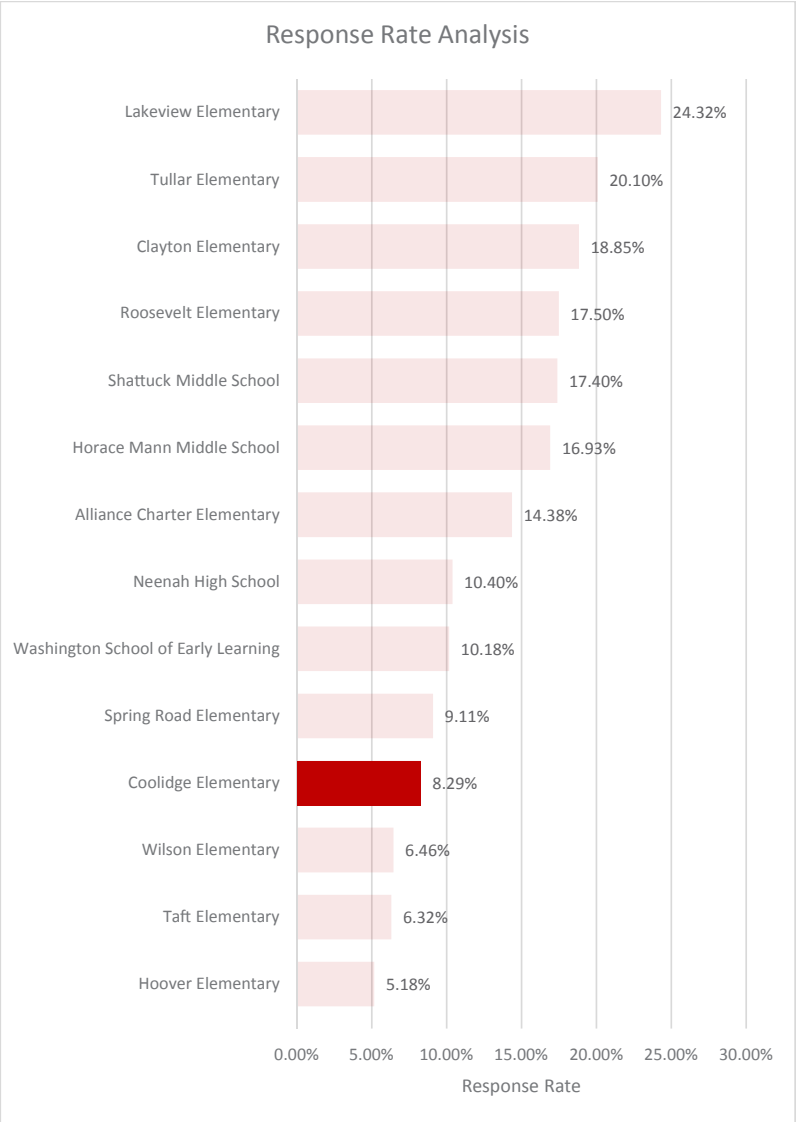
COOLIDGE ELEMENTARY: PARENT SURVEY FEEDBACK

In February 2017, the District sent out a survey via email to all parents of students within the District with the focus on identifying and prioritizing needs at each school. Parents were asked to respond to a series of questions, as well as provide open-ended comments if desired.

The following information reflects feedback and response rate for Coolidge Elementary.

TOTAL PARENTS TO RECEIVE SURVEY: 362
TOTAL NUMBER OF RESPONSES: 30

RESPONSE RATE: 8.29%

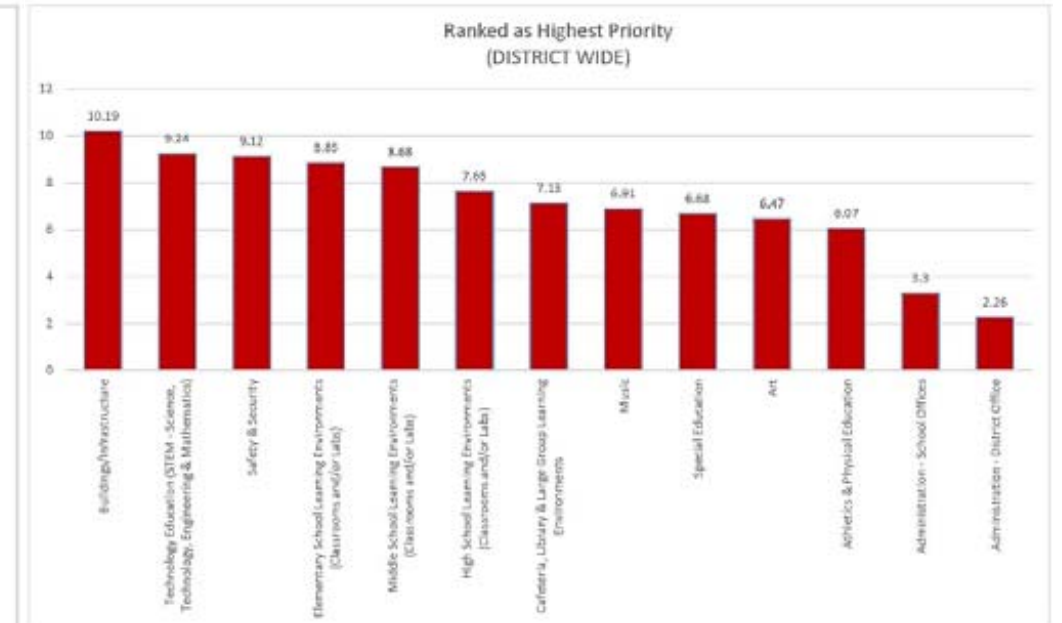
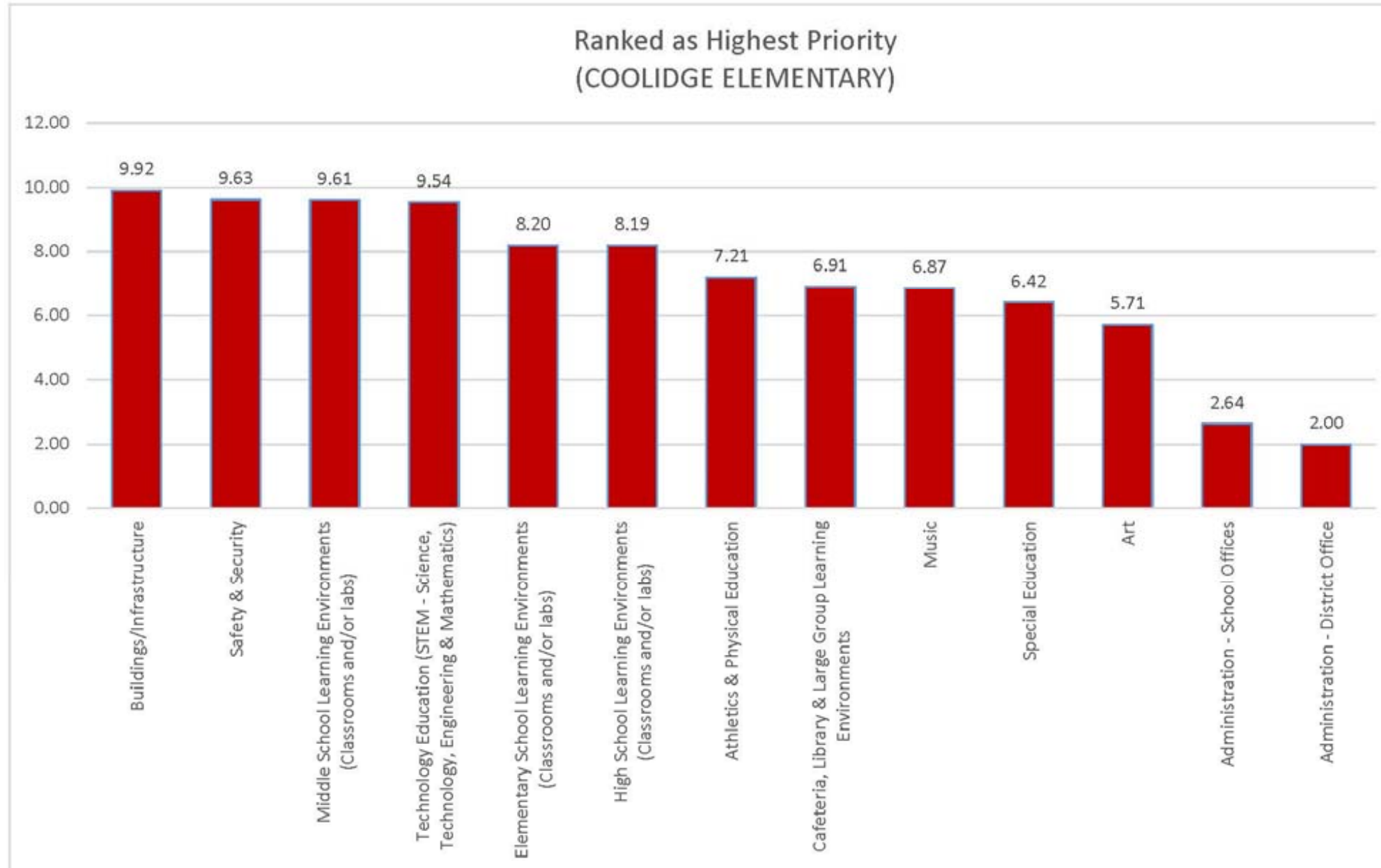


ADDITIONAL NOTES

- Coolidge Elementary had the fourth lowest response rate in the District
- Coolidge Elementary accounts for 5.24% of all parent survey feedback



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COOLIDGE ELEMENTARY: SUMMARY OF STAFF SURVEY FEEDBACK

The following is a summary of potential improvements at Coolidge Elementary. This is not intended to be a comprehensive list, but a summary of possible upgrades as identified by staff. The following information was obtained from staff survey responses and numerous meetings and listening sessions held by district leadership and Bray Architects with the objective of casting a broad net to try and gather as much feedback regarding needs as possible.

1. Academic & Educational Improvements:

CLASSROOMS

- Undersized
- Variety of flexible/movable/modular furniture desired
- Additional outlets, phone jacks, etc. desired
- Additional storage desired within the classroom
- Blinds/control of daylight within the classroom desired
- Sound-proof walls between classrooms desired
- Additional wall space desired for hanging items, projects, white boards, etc.

CONFERENCE ROOMS & LARGE/SMALL GROUP INSTRUCTION

- Large and small group instruction spaces desired
 - Dedicated rooms/space for students to present and work on projects
- Updated, flexible/movable/modular furniture desired in all commons/group areas that allow for sitting/gathering areas

MAIN OFFICE

- Safe and secure entry sequence that requires entrance into the main office/reception prior to being released into the main building desired

MUSIC

- Separate, dedicated classroom desired; currently music shares the cafeteria space for instruction, which limits scheduling due to the cafeteria being used before/after school and during lunch periods by other groups
- Temperature controlled storage/storage rooms desired
- Additional storage desired
- Performance space/stage desired for visitor and student presentations, plays, performances, etc.

ART

- Separate, dedicated classroom desired

SPECIAL ED.

- Dedicated sensory and cool-down rooms/space desired

GYMNASIUM & ATHLETICS

- Improvements to athletic equipment desired
- New/updated basketball hoops desired

SCIENCE

- Additional science rooms/labs desired (currently lacking (1) classroom for science)

2. Facility & Site Improvements:

BUILDING SYSTEMS

- HVAC
 - Temperature/climate control throughout the building desired
 - Air conditioning desired

INFRASTRUCTURE

- Windows
 - New, updated windows desired
- Finishes - Flooring, Walls, etc.
 - Updated finishes and/or repair of existing finishes desired; replace ceiling tiles as necessary
 - Newly/brightly painted walls desired
- Lighting
 - Improved, less harsh lighting throughout the building desired; existing fluorescent lighting is not ideal

TECHNOLOGY

- Improved WiFi capabilities
- Smartboard/projector
- FM Microphone system
- New/updated clock system
- I-pad/tablet/lap-top technology desired for all grades ("1 to 1")

MISCELLANEOUS

- Bathrooms
 - Additional staff bathrooms desired
 - Additional bathrooms in the classroom desired.
- Pest control (mice, bugs) desired
- Additional parking stalls desired
- Site improvements to support outdoor activities, recess, etc. desired
- Additional storage space for student belongings desired (hallway hooks, cubbies in rooms, etc.)
- Improvements to sidewalk on 3-5 playground desired; currently this area floods/ices over, creating unsafe conditions for students
- Improved building entry, parent pick-up/drop-off, bus pick-up/drop-off sequence desired

COOLIDGE ELEMENTARY: SUMMARY OF STAFF INTERVIEW FEEDBACK

The following is a summary of potential improvements at Coolidge Elementary. This is not intended to be a comprehensive list, but a summary of possible upgrades as identified by staff. The following information was obtained from staff interviews and numerous meetings and listening sessions held by district leadership and Bray Architects with the objective of casting a broad net to try and gather as much feedback regarding needs as possible.

1. Academic & Educational Improvements:

CLASSROOMS

- Some operable walls desired; 4th & 5th grade currently utilize walls
- Additional storage desired within the classroom
- Additional outlets, phone jacks, etc. desired

CONFERENCE ROOMS & LARGE/SMALL GROUP INSTRUCTION

- Flexible space for psych., visitors, and conference room desired
- Maker/ collaboration spaces for each grade level desired
- Small group instruction spaces desired for student breakout
- Large conference room with smartboard desired

MAIN OFFICE

- Safe and secure entry sequence that requires entrance into the main office/reception prior to being released into the main building desired
- Dedicated reception area
- More privacy to principal's office
- Entry to be more inviting/commons space desired

MUSIC

- Separate, dedicated classroom desired; currently music shares the cafeteria space for instruction, which limits scheduling due to the cafeteria being used before/after school and during lunch periods by other groups
- Adequate integrated technology desired; set up like classroom

ART

- Separate, dedicated classroom desired
- Adequate integrated technology desired; set up like classroom
- Additional storage desired
- Designated kiln room desired

SPECIAL ED.

- Three full-size classrooms with decompression/sensory space and toilet desired
- Changing room desired; possibly accommodating hooyer lifts
- Activity/wellness space desired
- OT/PT dedicated space desired
- Speech/language space desired

GYMNASIUM & ATHLETICS

- Updated flooring desired; wood or tile
- Storage system/shelving desired

LIBRARY/COMPUTER LAB

- Carpeting is not ideal
- Green room with green screen and recording capabilities desired
- One dedicated computer lab desired; best next to library for proximity to printers

READING/RESOURCE

- Dedicated room desired away from kitchen

CAFETERIA

- Dedicated cafeteria desired
- Larger servery desired; circulation is poor
- Three lunch periods @ 140 per period desired

STAFF WORK/BREAK

- Break room near office and separated from classrooms desired
- Work room near office; workstations for ED assistants

2. Facility & Site Improvements

TECHNOLOGY

- Additional outlets/charging stations desired

SITE

- Parent pick-up/drop-off is a concern; dedicated parking lot for parents desired
- Outdoor classrooms
- Site improvements to support outdoor activities, recess, etc. desired
- Improvements to K-2 playground black top desired; currently creates tripping hazards
- Material that makes playgrounds more accessible desired

MISCELLANEOUS

- Outdoor workspaces/classrooms desired
- Additional access to daylighting desired

COOLIDGE ELEMENTARY: NEEDS ASSESSMENT

The following is a summary of potential improvements at Coolidge Elementary. This is not intended to be a comprehensive list. The following information was obtained through notations made by Bray Architects at extensive tours of the building and grounds, as well as needs identified by school maintenance personnel.

1. Interior Infrastructure/Maintenance:

WALLS

- a. Some concrete masonry block walls and walls covered in tile are cracking

DOORS

- b. Interior double doors at the corridor leading into the Gymnasium are rotting and rusting, possibly due to water damage

CEILING

- c. Ceiling tiles are dated, with some tiles stained/showing signs of water damage and many bowing, bending and separating from the ceiling grid; there are a mix of tile types throughout the building
- d. Staff reported areas where water is leaking through the ceiling and into the building, especially at areas near the Gymnasium

FLOORING

- e. Much of the hard-surface flooring is stained, worn, cracking/heaving and in need of repair; there are multiple types of flooring throughout the building
- f. Wood parquet floors have instances of separation, rotting and wear
- g. Staff indicated areas of potential asbestos tile throughout the building; some tiles in these areas are chipped and/or missing

2. Building Envelope:

WALLS

- a. Exterior brick is crumbling/cracking, especially at building corner conditions and near the foundation wall and at flowerbed locations
- b. Exterior walls are stained, especially at the foundation wall; there are rust spots throughout the concrete masonry block walls
- c. Many of the unit vents are damaged, dented and rusting

WINDOWS

- d. Windows are dated/worn and appear to allow draftiness; some windows have panels that are worn and have paint peeling off on the exterior

DOORS

- e. Many exterior doors are dated/worn and rusting; wood doors are peeling

ROOFS

- f. Roof overhangs have metal fascia that is damaged and peeling off
- g. Structural beams supporting the roof are worn and have paint peeling off on the exterior
- h. The canopy at the main entrance has dented/damaged metal fascia, and the wood support beams are chipping/splitting at some locations; water pools/collects underneath the canopy
- i. Gutters are dented, especially at the bottom of the downspouts



FIRST FLOOR PLAN
not to scale

COOLIDGE ELEMENTARY: BUILDING SYSTEMS SUMMARY

The following is summary of Plumbing, HVAC and Electrical needs. This is not intended to be a comprehensive list, but a summary of existing building system needs and possible recommendations as identified by the engineering team. Full engineers' reports are located later in this document.

Plumbing:

- Water is supplied by a 2" water service connected to the Municipal water system and is unable to support future additions; new additions or major renovation would require a new larger water service.
- Water distribution piping in the original building and 1965 addition is copper tube and fittings with some galvanized pipe and fittings, is in fair condition, and is at the end of its life expectancy; replacement of existing pipe and fittings with new type "L" copper tube and fittings is recommended.
- There is no fire suppression system; if a complete fire sprinkler system is desired, a new 6" water service is required.
- Sanitary waste flows by gravity out of the building and connects to the Municipal sanitary sewer system. Sanitary sewer systems in the original building and 1965 addition are nearing the end of their life expectancy, and inspection of the existing sewer located below the floor is recommended; replacement pending outcome of scope.
- Prep kitchen has a double compartment sink with disposer, but no grease interceptor.
- There are no solids traps on any sinks.
- Roof water is collected by gutter and downspout, which connects to the Municipal storm sewer system.
- Storm sewer systems in the original building, 1954 addition, and 1957 addition are nearing the end of their life expectancy, and inspection of the existing sewer located below the floor is recommended; replacement pending outcome of scope.
- The domestic water heater was recently installed and is in good condition.
- Water is not softened to the building.
- Plumbing fixtures are a combination of various styles and ages, with most of the fixtures original to the building age they were installed and some of the fixtures having been replaced with newer water efficient and ADA compliant fixtures. Water closets, urinals, and lavatories should be replaced with new water conserving and ADA compliant fixtures, and older electric water coolers should be replaced with new ADA compliant fixtures with a bottle filler. Faucets on classroom sinks should be replaced with new ADA compliant faucets.

HVAC:

- Boiler plant consists of two Kewanee hot water boilers that are natural gas fired and in fair condition; owner indicated the boiler plant has reserve capacity. The older boiler was installed over 30 years ago and has exceeded its estimated life expectancy of 30 years, while the other boiler was installed in 1996 and has a life expectancy of 30 years. Continue preventative maintenance on the system, and plan for eventual replacement of the aging boiler.
- Hot water pumps are in fair condition but have exceeded their estimated life expectancy of 20 years; plan to replace.
- Much of the pipe insulation is deteriorating; plan to replace.
- Unit ventilators in the 1995 addition are in good condition and nearing their estimated life expectancy of 25 years. All other unit ventilators are original to the building, in fair condition, and have exceeded their life expectancy of 25 years. Plan for the eventual replacement of the aging unit ventilators.
- Constant volume air handling unit serving the multi-purpose room is original, in fair condition, and has exceeded its estimated life expectancy of 30 years, while the unit serving the library, computer lab and staff room was installed in 1995, is in good condition, and has an estimated life expectancy of 30 years. Plan for the eventual replacement of the aging constant volume air handling units.
- Plans should be made to install a fan powered ventilation system for the offices, as they currently do not have fan powered fresh air and current WI code does not allow fresh air via operable windows.
- With any renovation, plan to replace the door transfer grille relief system with a code approved system, as door transfer grilles are currently used to transfer relief air from the classrooms to the corridor, and current building code does not allow transfer air into a path of emergency egress.
- The pneumatic control system has limitations that result in comfort complaints and requires frequent calibration to maintain accuracy; continue to maintain and operate the system as long as the current mechanical equipment remains. When renovations to the existing equipment are made, a changeover to digital controls is strongly recommended.

COOLIDGE ELEMENTARY: BUILDING SYSTEMS SUMMARY

Electrical:

- Main electric service is in good working condition and appears to be relatively new; however, due to the switchboard being inaccessible, it is highly recommended that the issue be investigated and resolved. Provide surge suppression.
- Panelboards vary in age, with some nearing the end of their useful lifespan, and some having been replaced or added during the most recent service upgrade and are in good condition; vintage circuit breaker panelboards should be scheduled for replacement within the next 5-8 years.
- Utility service consists of a pad mounted transformer adjacent to the building with an underground electric service.
- Provide a new emergency generator system if desired, as there is no emergency backup power available in the building.
- Ensure proper working clearances are maintained in front of all panelboards at all times by using safety tape to physically indicate clearances on floor/wall around panelboards.
- Much of interior lighting throughout the building consists of a variety of T8 fluorescent or incandescent light fixtures that range in age and are in good condition, while the cafeteria and gymnasium have high bay metal halide fixtures and no emergency lighting; replace fixtures with LED equivalents and provide dimming controls and occupancy sensors to maximize on energy savings.
- General lighting controls in rooms consist of toggle switches with no occupancy sensors or dual level lighting, most classrooms utilize split area zones, and corridors have toggle switches with no occupancy sensors. Provide corridors with occupancy sensors and remove light switches.
- Schedule exterior light fixtures with LED equivalents and control via existing timeclock/photocell controls.
- Majority of switches throughout the school are vintage age Australian style rocker switches that are worn due to age and use; replace with 20A rated toggle switches or dimmers.
- If new LED lighting is provided, emergency lighting should be provisioned through back up batteries to normal light fixtures through egress paths and rooms with an occupant load greater than 50 people. An alternative option would be to provide a new emergency generator system. Currently there are no provisions for emergency lighting, except for a handful of wall mounted battery packs throughout the facility that provide minimal, non-code compliant light levels.
- Replace existing 15A rated receptacles with 20A rated type and provide additional receptacles throughout working spaces as necessary, as there is currently a general lack of receptacles throughout the building.
- Shoretel IP based phone system is in good working condition; no recommendations.
- Data service is provided via fiber optic utility service, is in good working condition, and fiber optic wiring interconnects all schools to the main district network. While it is unknown if the facility has ceiling plenums, riser rated data cabling should be replaced with plenum rated cabling if there are plenums in the ceiling.
- Data cabling consists of a variety of Cat5e and Cat6 cabling, in plenum and riser rated varieties, and the 1 data rack has spare rack capacity for future needs. Data cabling at the data rack should be reinstalled in a clean workmanlike manner with proper labeling.
- Provide a UPS battery backup system to provide battery backup power to the data rack, as there are no provisions for backup power.
- Keyless entry system is in good working condition; access controlled doors are controlled via magnetic door holders and card readers, and none of the exterior doors have door position contacts. Provide door monitor contacts on all exterior doors to help monitor and control access to the facility, and replace existing magnetic door locks with electric strike to ensure doors remain locked during a power outage.
- Dukane intercom system is nearing the end of its useful lifespan and does not have the capacity to cover the entire school, intercom speakers are nearing the end of their useful lifespan, and staff reported faulty call-in switches getting stuck in the "call" position. Bell schedule system is controlled via timeclock and has no reported issues. Schedule the existing intercom system for full replacement with a new IP-based intercom system, schedule speakers for replacement, and provide additional speakers in areas lacking coverage.
- CCTV system has 2 cameras, seems to be in good working condition, and the District plans to add about 20 more cameras to the system in the future; provide new cameras where additional coverage is necessary.

Electrical (cont.):

- Simplex fire alarm system is 15 years old and in good working condition, but lacking in notification coverage and smoke detectors; provide additional fire alarm notification devices in areas where coverage is lacking.
- Add a security system to control and monitor access to the facility, as none exists.
- Replace existing clocks with a synchronized clock system such as a GPS wireless clock system.
- Building has a monitoring system to ensure boilers in the facility are operational.

COOLIDGE ELEMENTARY: SITE SUMMARY

The following is a summary of potential improvements at Coolidge Elementary. This is not intended to be a comprehensive list, but a summary of possible upgrades as identified by Bray Architects and the engineering team. The following information was obtained through notations made by architects and engineers at extensive tours of the building and grounds, as well as needs identified by maintenance personnel.

Site Improvements:

AREA 1 - ASPHALT PLAY AREA

- Distresses Present:
 - Thermal cracking
 - Depressions due to the base settling
 - Fatigue cracking due to the base failure (throughout area)
 - Raveling
 - Surface weathering
- Recommended Repair:
 - Remove the existing pavement and 12 inches of base and/or subgrade
 - Pave 12 inches of base aggregate dense
 - Pave 3.5 inches of asphaltic pavement
 - Paint all pavement markings for a playground

AREA 2 - ASPHALT WALKING PATH FROM PLAYGROUND TO SIDEWALK

- Distresses Present:
 - Thermal cracking
 - Fatigue cracking due to base failure
 - Raveling
 - Surface weathering
 - Drainage/grading issues
- Recommended Repair:
 - Remove the existing pavement and 12 inches of base and/or subgrade
 - Place 12 inches of base aggregate dense
 - Pave 3 inches of asphaltic pavement

AREA 3 - TIMBER BORDER ON PLAYGROUND, SOUTHEAST SIDE OF SCHOOL

- Concerns:
 - Timbers are not at uniform height and pose a tripping hazard
- Recommended Repair:
 - Remove the existing timbers
 - Pour a 6 inch, concrete border

AREA 4 - ASPHALT BASKETBALL COURTS

- Distresses Present:
 - Thermal cracking
 - Depressions due to the base settling
 - Raveling
 - Surface weathering
- Recommended Repair:
 - Pavement removal
 - 12 inches of base and/or subgrade removal
 - 12 inches of base aggregate dense
 - Pave 3 inches of asphaltic pavement
 - Pavement markings for a basketball court

AREAS 5,6,7 - ASPHALT PLAY AREA, STAFF PARKING, BUS DROP-OFF

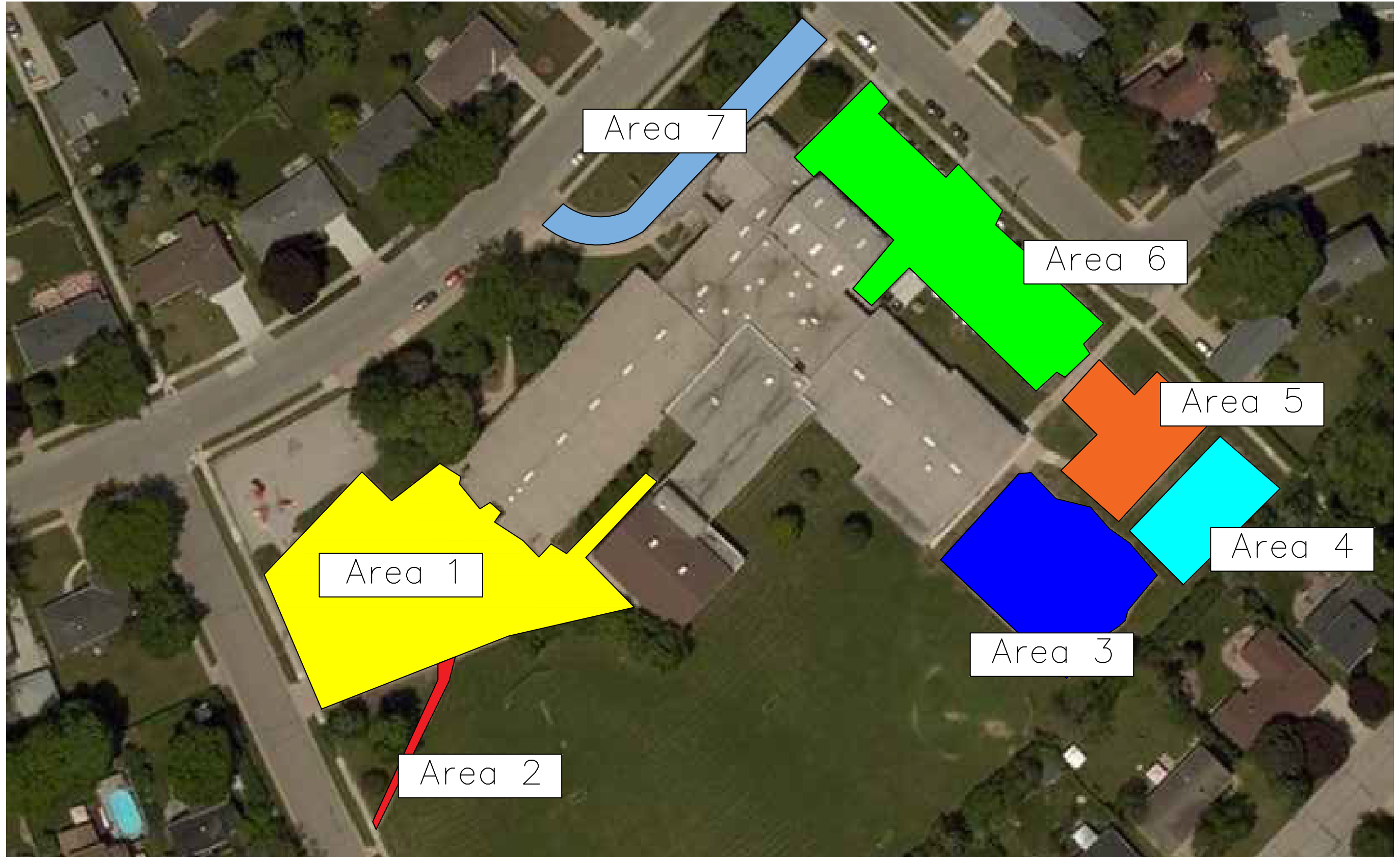
- These areas have had a recent crack fill and seal coat; they should be re-evaluated in two years

SITE CONCRETE

- Distresses Present:
 - Cracked sections of sidewalk pose a tripping hazard
 - Spalling at some joints
- Recommended Repair:
 - Remove and replace the areas of sidewalk that are cracked

ADDITIONAL NOTES

- Playground equipment appears newer; swing-set appears dated
- No dumpster enclosure exists



SITE PLAN
not to scale

COOLIDGE ELEMENTARY: ADA ACCESSIBILITY ASSESSMENT

The following is an analysis of Coolidge Elementary in regards to meeting building code requirements under the Americans with Disability Act (ADA) and regulated by the American National Standard (ANSI) Accessible and Usable Buildings and Facilities. This is not intended to be a comprehensive list, but an analysis as identified by Bray Architects and engineers gathered through extensive tours and assessment of the existing building facility.

1. Building Entrance:

There is at least (1) accessible route of travel. Entry at grade level or ramps with slope no greater than 1:12, and has 5'-0" long landings every 30'-0".

1a. The building has multiple accessible entrances at this level that meet the above criteria.

2. ADA Parking:

Designated/marked ADA stalls are located near the entrance of the building and have 5'-0" access aisles between stalls (502.4.1; 502.4.2).

2a. The site contains marked ADA stalls located near the nearest accessible entrance.

3. Ramps & Lifts:

There is at least (1) accessible route to each floor level. Changes in level greater than 1/2" in height shall be ramped (303); ramps have a slope no greater than 1:12 and have 5'-0" long landings every 30'-0" (405.2).

3a. There are areas of limited accessibility where the building does not meet the criteria for accessibility standards.

4. Railings:

Handrails shall be provided on both sides of stairs and ramps, except for aisle stairs and ramps, which may be provided with a handrail either at the side or within the aisle width (505.2). Ramp runs with a rise greater than 6 inches shall have handrails (405.8).

Ramp handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be continuous to the handrail of an adjacent ramp run.

Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs, except for handrails in aisles serving seating (505.3).

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight (505.10.2).

At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight (505.10.3).

4a. There are handrails that do not meet the above criteria for accessibility standards.

5. Maneuvering, Thresholds, & Push/Pull:

On the pull side, a minimum clearance of 18" is required parallel to the doorway. On the push side, a minimum of 12" is required parallel to the doorway (404.2.3.1). Distance between two hinged or pivoted doors in series shall be 48" minimum plus the width of any door swinging into the space (404.2.5). Doors have a minimum 32" wide clearance. Maneuvering clearances on either side of the door are a minimum of 60" from the pull side and 48" from the push side.

Thresholds at doorways shall be maximum 1/2" high otherwise a ramp is required (303.2; 303.3).

5a. There are areas where the requirements for push/pull do not meet accessibility standards.

5b. There are areas where the requirements for maneuvering do not meet accessibility standards.

5c. There are areas where the requirements for thresholds do not meet accessibility standards.

6. Door Hardware & Panic Hardware:

Doors have open, lever-styled hardware (no round/knob hardware) (404.2.6). Egress doors have panic hardware.

6a. There are doors that do not meet the above criteria for accessibility standards

7. Restrooms:

Public restrooms have at least 5'-0" clearance space for a wheelchair to turn around, at least (1) ADA accessible stall (sized 60" min. depth x 56" min. width, for wall-mounted stalls, and 59" min. depth for floor-mounted stalls) with 5'-0" clearance (604.3.1), and at least (1) sink at a 34" maximum height (606.3). The compartment door clearance between the door side of the compartment and any obstruction shall be 42" minimum. Compartment doors shall not swing into the required minimum area of the compartment (604.9.3)

There is at least (1) unisex restroom per floor level, and unisex restrooms have at least 5'-0" clearance space for a wheelchair to turn around, as well as a sink/counter-top height at a maximum of 34".

Mirrors located above the sink or counter shall have the bottom edge at a maximum height of 40" above the floor. Mirrors not located above a sink or counter shall have a bottom edge at a maximum height of 35" above the floor (603.3).

Fixed stall grab bars shall be 42" minimum in length located 12" maximum from the rear wall. Vertical fixed grab bars shall be 18" minimum in length, the bottom edge of the bar shall be 39" to 41" above the floor, and 39" to 41" from the rear wall (604.5.1). Rear fixed grab bars shall be 36" minimum in length and extend 12" from the centerline of the toilet. Rear grab bars shall be 24" minimum in length centered from where wall space doesn't permit 36" grab bar (604.5.2).

Bottom edge of urinals shall be 17" maximum above the floor (604.10.4).

ADA showers shall be 36" by 36" minimum with an entry of 36" by 48" minimum. A 36" minimum depth shall be provided adjacent to the open face of the compartment (608.2.1). A roll in shower shall be 60" x 30" minimum with a 60" minimum opening adjacent to the stall (608.2.2). A seat shall be 24" minimum to 36" maximum in length shall be provided at the entry side of the compartment (608.2.3).

Horizontal shower grab bars shall be provided across the control wall and on the back wall to a point 18" from the control wall (608.3.1.1). Vertical shower grab bars shall be 18" minimum in length on the control wall and 3" minimum to 6" maximum above the horizontal grab bar and 4" maximum inward from the front edge of the shower (608.3.1.2).

7a. Restrooms do not meet one or more of the above criteria for meeting accessibility standards.

8. Drinking Fountains & Protruding Objects:

At least (1) fountain has a clear foot space of at least 30" x 48" in front and has a spout height at a maximum of 36" off the ground. Children's fountain spout shall be 30" maximum above the floor. Wheelchair fountain spout shall be 36" maximum and standing 38" to 43" above the floor (602.4).

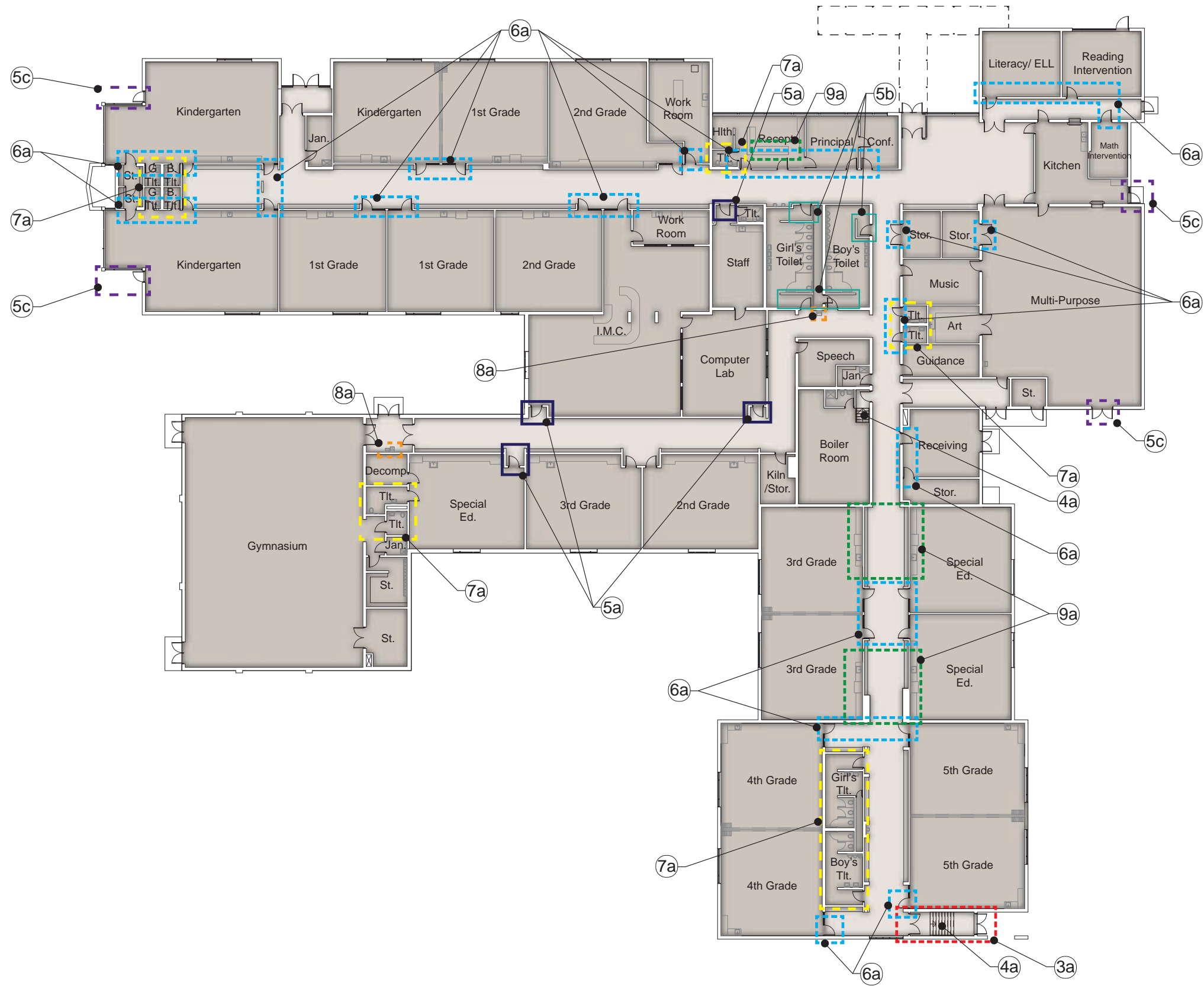
Objects more than 27" and not more than 80" above the floor shall protrude 4" maximum into the circulation path (307.2). Objects shall not reduce clear width required for accessible routes (307.5). Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed, and where the vertical clearance is less than 80 inches above the floor. The leading edge of such guardrail or barrier shall be 27 inches maximum above the floor (307.4).

8a. Drinking fountains do not meet the above criteria for meeting accessibility standards.

9. Casework, Transaction Counters, & Counters with Sinks:

Counter-tops have a maximum 34" height, and transaction counters have an accessible portion that is at a maximum 34" height for wheelchair accessibility (606.3). Counters and work surfaces for children's use shall be 26" minimum and 30" maximum above the floor (902.4.2).

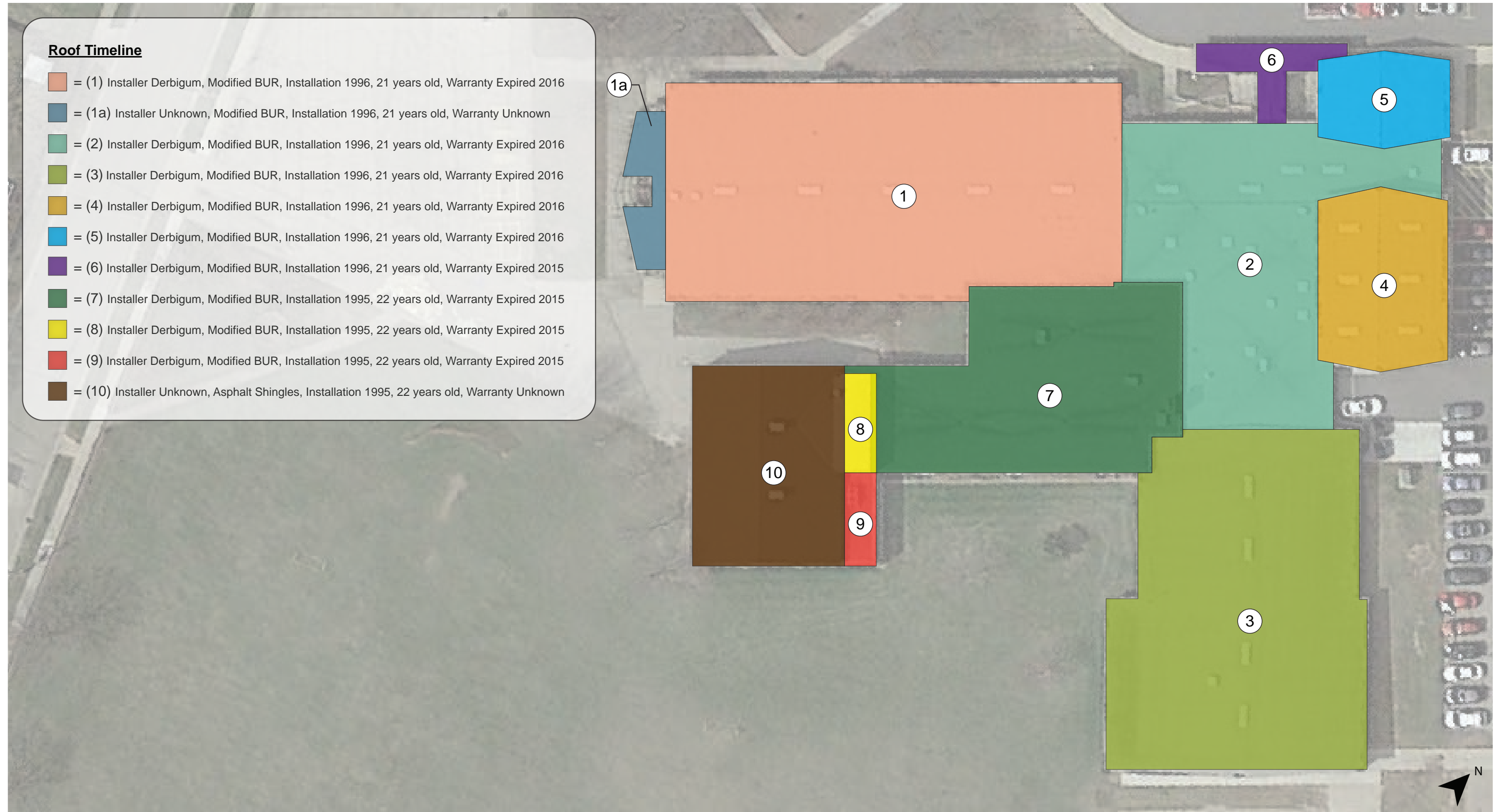
9a. There are counter-tops that do not meet the above criteria for meeting accessibility standards.



FIRST FLOOR PLAN
not to scale



COOLIDGE ELEMENTARY: ROOF PLAN



ROOF PLAN
not to scale

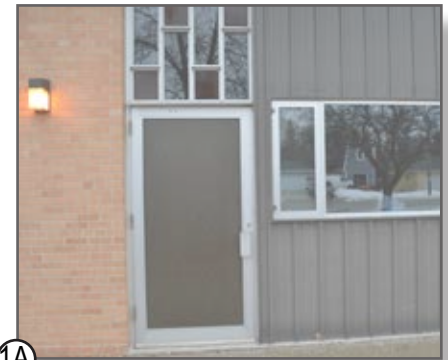
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COOLIDGE ELEMENTARY: EXTERIOR DOOR ANALYSIS

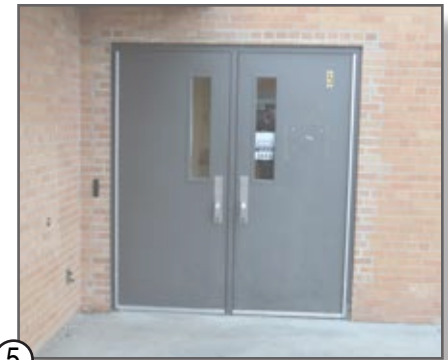
No.	Door Type	Frame Type
1	Aluminum	Aluminum Storefront
1A	Aluminum/Fiber Reinforced Plastic	Aluminum
2	Hollow Metal	Hollow Metal
3	Aluminum	Aluminum Storefront
4	Hollow Metal	Hollow Metal
4A	Hollow Metal	Hollow Metal
5	Hollow Metal	Hollow Metal
6	Hollow Metal	Aluminum
7	Aluminum	Aluminum
8	Hollow Metal	Hollow Metal
9	Hollow Metal	Hollow Metal
10	Aluminum	Aluminum
12	Wood	Aluminum
13	Wood	Aluminum
14	Aluminum	Aluminum Storefront



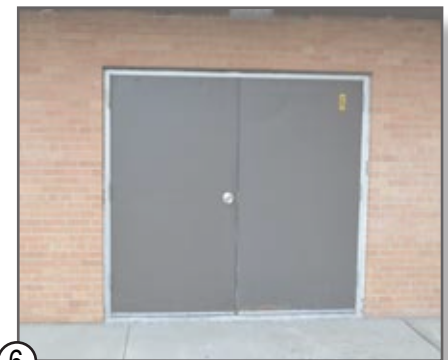
① ALUMINUM DOORS & ALUMINUM STOREFRONT



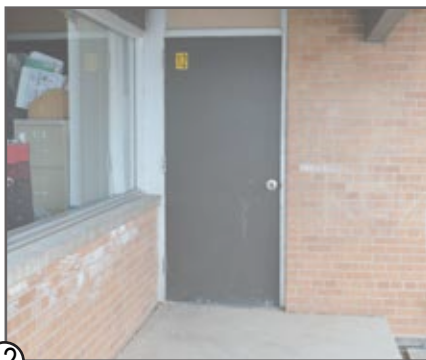
①A ALUMINUM/FIBER REINFORCED PLASTIC DOOR & ALUMINUM FRAME



⑤ HOLLOW METAL DOORS & HOLLOW METAL FRAME



⑥ HOLLOW METAL DOORS & ALUMINUM FRAME



⑫ WOOD DOOR & ALUMINUM FRAME



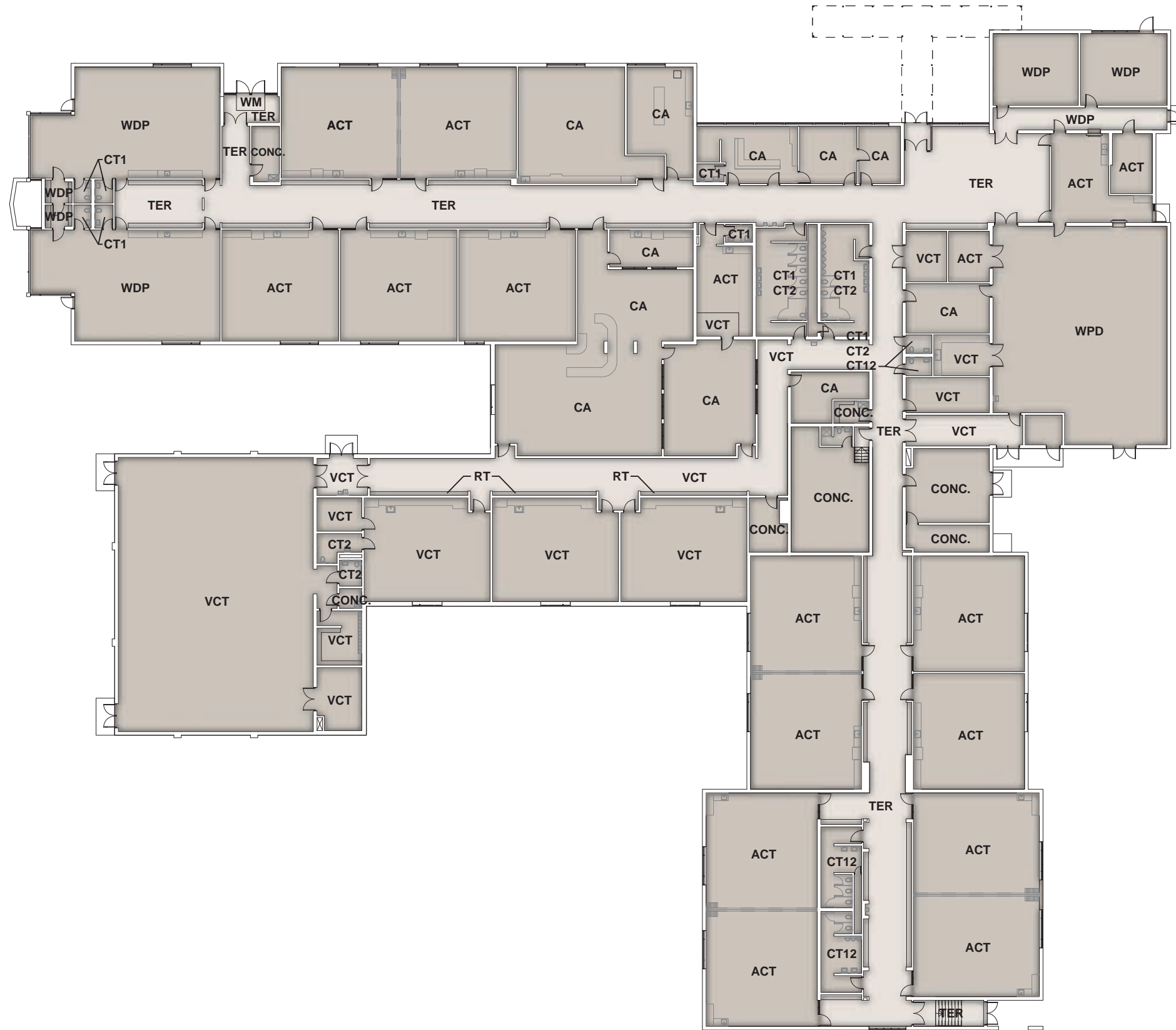
⑦ ALUMINUM DOORS & ALUMINUM FRAME



COOLIDGE ELEMENTARY: FLOORING ANALYSIS

- ACT** - 9x9 (Asbestos)
- ACT1** - 12x12 (Asbestos)
- ACT2** - 6x6 (Asbestos)
- CA** - Carpet Broadloom
- CAT** - Carpet Tile
- CT1** - 1x1 Ceramic Tile
- CT2** - 2x2 Ceramic Tile
- CT12** - 1x2 Ceramic Tile
- CTH** - Hex Ceramic Tile
- CONC.** - Concrete
- PT** - 8x8 Paver Tile
- PT1** - 6x6 Paver Tile
- PT2** - 3x3 Paver Tile
- PT3** - 3x6 Paver Tile
- RT** - Rubber Tile
- RTT** - Rubber Tile Tread
- SS** - Seamless Synthetic
- SV** - Sheet Vinyl
- TER** - Terrazzo Tile
- TER1** - 12x12 Terrazzo Tile
- VCT** - 12x12
- WD** - Wood
- WDP** - 4x4 Wood Parquet
- WM** - Walk-off Mat

* Flooring Types Identified by Gries Architectural Group



FIRST FLOOR PLAN
not to scale

COOLIDGE ELEMENTARY: ENGINEER REPORT - PLUMBING

Plumbing System Review:

The following report is the result of a site visit by Leslie Fry of Muermann Engineering, LLC that occurred in January 23, 2017. Site observations and interviews with staff were used in the preparation of this report.

The original building was built in 1962 with additions completed in 1965 and 1995.

Domestic Water

Observations

- A. Water is supplied to the building by what appears to be 2" water service which connects to the Municipal water system. There is a water meter located in the Receiving Room. The water service is at its limit and could not support any future additions.
- B. The majority of the water distribution piping in the building appears to be copper tube and fittings with some galvanized pipe and fittings in the original building. The water distribution piping appears to be in fair condition.
- C. The existing building has no fire suppression system.



Recommendations

- A. The water distribution piping in the original building and 1965 addition are at the end of their life expectancy. We would recommend replacing the existing pipe and fittings with new type "L" copper tube and fittings.
- B. If there are any new additions or major remodeling planned, a new larger water service will need to be provided.
- C. If a complete fire sprinkler system is preferred for the building, a new 6" water service will need to be provided.

Sanitary and Storm Piping

Observations

- A. The sanitary waste from the building flows by gravity out the building and connects to the Municipal sanitary sewer system.
- B. The sanitary waste piping was under slab and material could not be identified. It is reported to have no challenges.
- C. The building has a prep kitchen with a double compartment sink, with disposer but no grease interceptor..
- D. No solids traps were on any sinks.
- E. The existing roof water is collected by gutter and downspout which connects to the Municipal storm sewer system.

Recommendations

- A. The sanitary sewer system in the original building and 1965 addition are nearing the end of their life expectancy. We would recommend the existing sewer located below the floor be inspected with a camera and may need to be replaced pending outcome of the scope.



- B. The storm sewer system in the original building, 1954 addition, and 1957 addition are nearing the end of their life expectancy. We would recommend the existing sewer located below the floor be inspected with a camera and may need to be replaced pending outcome of the scope.

Plumbing Equipment

Observations

- A. The building has one domestic water heaters recently installed and is in good condition.
- B. The water is not softened in the building.

Plumbing Fixtures

Observations

- A. The existing plumbing fixtures in the building are a combination of various styles and ages. Most of the fixtures are original to the building age they were installed. Some of the fixtures have been replaced with newer water efficient and ADA compliant fixtures.
- B. The water closets are a mix of floor and wall mount with flush valves. They do not appear to be water conserving or ADA compliant. The fixtures are old and in fair condition.
- C. The urinals in the building are floor set and are not water conserving. The fixtures are old and are in fair condition.
- D. The lavatories in the building are wall hung with multiple styles of faucets. They do not appear to be water conserving or ADA compliant and are in fair condition.
- E. The drinking fountains in the building are both electric water coolers and wall hung drinking fountains. Most are not ADA compliant and are in fair condition. The fixtures are in good condition.
- F. The classroom sinks are single bowl, stainless steel drop-in sinks with gooseneck faucet and separate drinking fountain. The fixtures are not ADA compliant and are in fair condition.

Recommendations

- A. The water closets should be replaced with new water conserving and ADA compliant fixtures.
- B. The urinals should be replaced with new water conserving and ADA compliant fixtures.
- C. The lavatories should be replaced with new water conserving and ADA compliant fixtures.
- D. The older electric water coolers should be replaced with new ADA compliant fixtures with a bottle filler.
- E. The faucets on the classroom sinks should be replaced with new ADA compliant faucets.



HVAC SYSTEM

The following report is the result of a site visit by Jason Testin of Fredericksen Engineering that occurred on January 19, 2017. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report.

The original building was constructed in 1962, with additions being constructed in 1965 and 1995.

1.1 Heating System

A. Existing Data

1. The boiler plant consists of two Kewanee hot water boilers, each fired with natural gas. The first Kewanee boiler was installed over 30 years ago. The second boiler was installed in 1996. The first Kewanee boiler has a capacity of 1,150,000 btu and the second boiler has as capacity of 2,900,000 btu.
2. Hot water is pumped throughout the building in three circuits by base mounted pumps and inline pumps. In each circuit, if the primary pump fails, the secondary (stand-by) pump will provide hot water circulation to the system.

B. Observations

1. According to information obtained by the Owner, the boiler plant has reserve capacity at this point, as only one boiler is needed in the winter.
2. The first Kewanee boiler is in fair condition but has exceeded the estimated life expectancy of 30 years.
3. The second Kewanee boiler is in fair condition. It has an estimated life expectancy of 30 years.
4. The hot water pumps are in fair condition but have exceeded the estimated life expectancy of 20 years.
5. Much of the pipe insulation is deteriorating.

C. Recommendations

1. Continue preventative maintenance on the system.
2. Plans should be made for the eventual replacement of the aging boiler.
3. Plans should be made for the replacement of the aging hot water pumps.
4. Plans should be made to replace the aging pipe insulation.

1.2 Ventilation and Air Conditioning Systems

A. Existing Data

1. There are two systems that provide ventilation for the facility. The two systems are unit ventilators and constant volume air handling systems.
2. The majority of the classrooms are ventilated using unit ventilators. Unit ventilators house a fan, hot water heating coil, fresh air damper, return air damper and controls in a single cabinet mounted in the space. Hot water piping is run to each unit ventilator.
3. The multi-purpose room is served by a constant volume air handling unit. Constant volume systems consist of a central supply fan, which contains a hot water heating coil, fresh air damper, return air damper and controls. A room thermostat is used to control the temperature of the air supplied to the space.

4. The library, computer lab and staff room are served by a constant volume air handling unit. Constant volume systems consist of a central supply fan, which contains a hot water heating coil, DX cooling coil, roof mounted condensing unit, fresh air damper, return air damper and controls. Hot water booster coils are installed in the ductwork to provide individual room temperature control.

B. Observations

1. With the exception of the unit ventilators installed in the 1995 addition, the unit ventilators are original to the building and are in fair condition. The units have exceeded the estimated life expectancy of 25 years. The units installed in the 1995 addition are in good condition but are nearing the estimated life expectancy of 25 years.
2. The constant volume air handling unit serving the multi-purpose room is original and in fair condition. The unit has exceeded the estimated life expectancy of 30 years.
3. The constant volume air handling unit serving the library, computer lab and staff room was installed in 1995 and in good condition. The estimated life expectancy is 30 years.
4. The offices currently do not have fan powered fresh air being provided to the space. Current Wisconsin code does not allow fresh air via operable windows for this type of building.
5. Door transfer grilles are currently utilized to transfer relief air from the classrooms to the corridor.

C. Recommendations

1. Plans should be made for the eventual replacement of the aging unit ventilators.
2. Plans should be made for the eventual replacement of the aging constant volume air handling units.
3. Plans should be made for the installation of a fan powered ventilation system for the offices.
4. With any remodel or renovation, plans should be made to replace the door transfer grille relief system with a code approved system. The current building code does not allow transfer air into a path of emergency egress.

1.3 Control Systems

A. Existing Data

1. A pneumatic temperature control system serves the building.

B. Observations

1. The limitations of the pneumatic system do result in comfort complaints. Pneumatic systems require frequent calibration to maintain accuracy. The newer digital controls are more accurate and more flexible. In addition, the industry has made such a complete changeover to digital controls that it is becoming difficult to find good pneumatic service technicians.

C. Recommendations



1. Continue to maintain and operate the pneumatic control system as long as the current mechanical equipment remains. When any renovations to the existing equipment are made, a changeover to digital controls is strongly recommended.

COOLIDGE ELEMENTARY: ENGINEER REPORT - ELECTRICAL

Electrical System Review:

The following report is the result of a site visit by Daniel Cedeno of Muermann Engineering, LLC that occurred on January 23, 2017. Site observations, existing plan review and interviews with staff were all used in the preparation of this report. The facility was built in 1962, with additions occurring in 1965 and 1995.

Electric Service

Observations

- A. During the site visit, the main electric switchboard was inaccessible as the key lock would not open the access door. It is highly recommended that this issue be investigated further as not having access to the main panelboard could cause some major power outages due to not being able to reset breakers.
- B. The electric panelboards throughout the facility vary in age between old circuit breaker panelboards that are nearing the end of their useful lifespan, and some panelboards that were replaced or added during the most recent service upgrade that are in good working condition.
- C. Utility service to the building consists of a pad mounted transformer adjacent to the building with an underground electric service terminating at an exterior wall mounted CT cabinet and electric meter.
- D. There is no emergency backup power available in the building.



Main Electric Service Entrance



Old Panelboards

Recommendations

- A. The main electric service is in good working condition and appears to be relatively new, however due to the switchboard being inaccessible, it is highly recommended that this issue be investigated and resolved.
- B. Provide surge suppression to prevent equipment damage in the building during power surges.
- C. Vintage circuit breaker panelboards should be scheduled for replacement within the next 5-8 years.
- D. A possible recommendation is to provide a new emergency generator system to provide backup power and emergency lighting to the building during electric outages.
- E. Ensure proper working clearances are maintained in front of all panelboards at all times. Working clearance area may not be used for storage. Recommendations include using industrial vinyl safety tape to physically indicate clearance on floor/wall around panelboards.

Light Fixtures & Controls

Observations

- A. Much of the interior lighting throughout the facility consists of a variety of T8 fluorescent or incandescent light fixtures, including recessed, surface, and pendant mounted varieties. The fixtures range in age but all are in good working condition.



Corridor Lighting



- B. The cafeteria and gymnasium use high bay metal halide fixtures to provide general lighting in the space. There are no provisions for emergency lighting in either of the 2 spaces.
- C. General lighting controls in rooms consist of toggle switches with no occupancy sensors or dual level lighting. Most classrooms utilize split area zones to split lighting controls in room, some have only 1 switch to control all the lighting in the room.
- D. Corridor lighting controls consist of local toggle switches with no occupancy sensors. Staff indicated they prefer to turn off the corridor lighting circuit breakers to minimize efforts.
- E. A majority of the switches throughout the school are vintage age Australian style rocker switches, the contacts on the switches appear to indicate signs of wear due to age and use. It is recommended that the vintage australian style switches be replaced with 20A rated toggle style switches or dimmers.
- F. There are no provisions for emergency lighting, except for a handful of wall mounted battery packs throughout the facility that provide minimal, non-code compliant light levels.
- G. Exterior lighting consists of high pressure sodium wall packs.
- H. Exterior lighting is controlled via a combination of photocell and time clock controls.



Cafeteria Lighting



Classroom Lighting

Recommendations

- A. Recommendations to interior lighting include replacing fixtures with LED equivalents, providing dimming controls and occupancy sensors to maximize on energy savings.
- B. Schedule existing exterior light fixtures with LED equivalents and control via existing timeclock/photocell controls.
- C. Corridors should be provided with occupancy sensors and light switches removed to automatically control the lighting and maximize on energy savings.
- D. If new LED lighting is provided, it is recommended that emergency lighting be provisioned through back up batteries integral to the normal light fixtures through egress paths and rooms with an occupant load greater than 50 persons. Alternatively, providing a new emergency generator system would be an alternative option to battery backup.

Wiring Devices

Observations

- A. Most receptacles throughout the facility are 15A rated.
- B. There was a general lack of receptacles throughout the facility. Facility staff indicated they have problems finding available receptacles often. Some classrooms only have 3 receptacles in the whole room.



Non-GFI Receptacle

Recommendations

- A. Recommendations include replacing existing 15A rated receptacles with 20A rated type.
- B. Provide additional receptacles throughout working spaces as necessary to meet needs of space.

Phone System

Observations

- A. The facility has a Shoretel IP based phone system that is in good working condition.

Recommendations

- A. No recommendations at this time.

Data System

Observations

- A. Data service is provided via fiber optic utility service. The system seems to be in good working condition.
- B. Fiber optic wiring interconnects all of the schools to the main district network.
- C. General data cabling consists of a variety of Cat5e and Cat6 cabling, both in plenum and riser rated varieties.
- D. The school has (1) data rack, which has spare rack capacity for future needs. Data cabling management at the rack is run in a disorganized fashion with no labeling. There are also no provisions for backup power.

Recommendations

- A. It was unknown at the time of the site visit if the facility has ceiling plenums, but if there are plenums in the ceiling spaces, the riser rated data cabling should be replaced with plenum rated cabling.
- B. Data cabling at the data rack should be reinstalled in a clean workmanlike manner. Proper labeling of data cabling should also be considered to facilitate cable management and traceability.
- C. A possible recommendation is to provide a UPS battery backup system to provide backup power to the data rack in the event of power loss.

Keyless Entry System

Observations

- A. The building has a keyless entry system that is in good working condition.
- B. Access controlled doors are controlled via magnetic door holders and card readers.



IP Telephone



Data Rack



Magnetic Door Locks



- C. None of the exterior doors have door position contacts to monitor if doors are shut or left open.

Recommendations

- A. It is recommended to provide door monitor contacts on all exterior doors to help monitor and control access to the facility at all times.
- B. It is recommended to replace existing magnetic door locks with electric strike to ensure doors remain locked during a power outage.

Intercom System

Observations

- A. The building has a vintage Dukane intercom system that is nearing the end of its useful lifespan.
- B. The intercom system does not have the capacity to fully cover the entire school, various classrooms don't have speakers.
- C. Intercom speakers throughout are nearing the end of their useful lifespan.
- D. Issues reported by secretary with faulty call-in switches getting stuck on "call" position in some rooms.
- E. The bell schedule system is controlled via a timeclock. Staff reported no issues with system.



Intercom System Head-End

Recommendations

- A. The existing intercom system should be scheduled for full replacement with a new IP-based intercom system. Existing speakers should be scheduled for replacement in addition to providing additional speakers in areas lacking coverage.

CCTV System

Observations

- A. The building has a CCTV system consisting of 2 cameras throughout the facility. The system seems to be in good working condition. The district plans to add about 20 more cameras to the system in the future.



CCTV Cameras

Recommendations

- A. Provide new CCTV cameras where additional coverage is necessary.

Fire Alarm System

Observations

- A. The building has a Simplex fire alarm system that is about 15 years old and is in good working condition.
- B. The system is monitored and dials out to the fire department during a fire alarm event.
- C. Notification coverage is lacking by today's standards.



Fire Alarm Control Panel



Recommendations

- A. A possible recommendation would be to provide additional fire alarm notification devices in areas where coverage is lacking.
- B. Corridors with open cubby storage should be protected with smoke detectors per today's standards.

Other Low Voltage Systems

Observations

- A. The building does not have a security system.
- B. The building has a monitoring system to ensure the boilers in the facility are operational. The system is programmed to dial facility management in the event of a boiler failure.
- C. The building does not have a synchronized clock system.

Recommendations

- A. Other possible recommendations include adding a security system to control and monitor access to the facility.
- B. Replacing the existing clocks with a synchronized clock system such as a GPS wireless clock system may be a recommended upgrade to minimize labor efforts required when updating clocks during daylight savings time changes.



Boiler Monitoring System