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SCHOOL DISTRICT OF POYNETTE
FACILITY ASSESSMENT

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SECTION 01

INTRODUCTION

SCHOOL DISTRICT OF POYNETTE
Facility Assessment

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INTRODUCTION

This facility assessment is the outcome of work completed by J.H. Findorff & Son Inc. for the School District of Poynette between January and April 2017. The facility assessment documents the physical condition of existing buildings, sites, and systems. Plunkett Raysich Architects completed the review of the educational adequacy of the three buildings.

The process to generate this report included:

- Existing plan review
- Interviews with building principals
- Meetings with administrators
- Meetings with building and grounds staff
- Review of existing District proactive capital maintenance planning
- In-depth site visits and site investigation (non-destructive investigation techniques)

Those in attendance during the site walk-throughs included Ben Austin (Findorff), Laura Blood Velotta (Findorff), Steve Kieckhafer (Plunkett Raysich Architects), and Diana Hogard (Plunkett Raysich Architects).

The report is divided into multiple sections.

Section 03, immediately following the Executive Summary, documents the geographical information related to the buildings in the District, as well as other general building information (Building square footage, site area, etc.).

The educational adequacy report, produced by Plunkett Raysich Architects, is included in Section 04 of this report and documents the capacity analysis of the three buildings. At the end of each section related to a building's capacity, there is a listing of other educational needs gathered from building observations, and interviews with the Administrators and Principals. Solutions to address the educational and instructional needs of each building is not included in this report.

Sections 05 through 08 document the physical condition of various building components for the following:

- Arlington Early Learning Center (Section 05)
- Poynette Elementary / Middle School (Section 06)
- Poynette High School (Section 07)
- District Athletic Fields (Section 08)

Sections 05 through 07 are divided into four sub-sections related to envelope, interiors, systems, and site. Each section begins with a component summary including these four sub-sections. The written summary is followed by photos to provide visual context to the summary. Section 08 includes just a site sub-section.
The outcome of Sections 05 through 08 is summarized in the Capital Maintenance Budget Summary included in Section 09. This Capital Maintenance Summary incorporates individual maintenance projects to be addressed through the district's capital maintenance budget over the next 10 years (through 2027). **This 10-year capital maintenance plan addresses maintaining the existing buildings' conditions and not potential longer-term options to address broader educational and instructional needs that are included as part of Section 04.**

After the individual maintenance projects were identified (Section 09), prioritization was completed through discussions with the District team and are summarized as follows:

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

Summary of maintenance projects by Building, Category, and Priority is included in Section 09.

SECTION 02

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The School District of Poynette's Mission and Vision statements:

"Student learning and achievement is at the core of everything we do in our district. The Mission of the School District of Poynette is to provide an education that treats each person as an individual. We will instill within each student the love of learning and foster self-esteem and civic responsibility. Our educational program will impart the necessary skills to excel in a changing and progressing society."

"If the School District of Poynette is to become an exemplary school system, it must have a clear sense of the goals it is trying to accomplish and the characteristics of the schools it seeks to provide and the contributions that the various stakeholders in the district must make in order to transform these ideals into reality. The following vision statement is intended to provide the standards that the schools within the district should strive to achieve and maintain. This vision should serve as a blueprint for our improvement efforts and the benchmarks by which we will evaluate our progress."

With these statements in mind, the School District of Poynette hired J.H. Findorff & Son Inc. in late December 2016 to complete a facility assessment. The District consists of two buildings in Poynette (High School, Elementary / Middle School) and one building in Arlington (Early Learning Center). All three of these facilities were originally constructed in the 1950s and 1960s and have been added on to since their original construction, and in some cases, multiple times. Apart from the main buildings, the District also owns several maintenance and storage buildings on the High School site as well as softball, baseball, and football athletic fields.

An informational breakout of each school building is as follows:

1. Arlington Early Learning Center

Building Gross Square Footage	13,992 GSF
Year Originally Built	1953
Year Additions Built	2001
Grade Levels	EC-K
Number of Students	74

2. Poynette Elementary/Middle School

Building Gross Square Footage	85,683 GSF
Year Originally Built	1954
Year Additions Built	1968, 1989, 1999, 2012
Grade Levels	K-5 (ES), 6-8 (MS)
Number of Students	387 (ES), 245 (MS)

3. Poynette High School

Building Gross Square Footage	113,115 GSF
Year Originally Built	1963
Year Additions Built	Library (Year Unconfirmed), 1993, 2001
Grade Levels	9-12
Number of Students	333

The District already had a detailed, 10-year capital maintenance plan in place at the outset of this report. This plan has been in place for some time, and is reviewed annually and updated as-needed by the District Facilities Committee. Proactive repairs and maintenance are completed by tracking equipment lifespan and regularly monitoring the condition of the building's component parts. The District does all they can do to repair and maintain before full replacement. Even with these proactive efforts, the amount of maintenance needs identified in this report will require a more significant investment in the maintenance of the facilities over the next 10 years.

Below is a summary of each building's identified needs, divided into three categories:

- Capacity Analysis
- Other Educational Needs
- Facility Maintenance Needs

Maintenance items that were identified in the District's existing capital maintenance plan have been incorporated into the updated 10-year Capital Maintenance Planning Budgets in Section 09 of this report. Please note that solutions and budgets to address the educational and instructional needs highlighted in the "Capacity Analysis" and "Other Educational Needs" sections below are not included in this report.

1.) Arlington Early Learning Center

Capacity Analysis (See Section 04 for detail)

- Classrooms are beyond capacity for class size and space area

Other Educational Needs (See Section 04 for detail)

- Storage takes away from instructional spaces
- Staff for certain specialties travel between buildings
- Main office does not have direct sight lines to the main entrance, not able to fully monitor who enters the building

Facility Maintenance Needs (See Section 05 for detail, budgets for these items included in Section 09)

- Front Entrance Original to the building and needs replacement, consider vestibule
- Replace Remaining 9x9 Floor Tile as it's indicative of asbestos containing materials
- Asphalt throughout the site is in very poor condition and needs replacement
- Room unit ventilators, originally installed in 1953 should be replaced
- Exterior brick veneer is cracking throughout and needs to be addressed
- Windows are a source of air leakage into the building, replacement would improve energy efficiency
- Replace miscellaneous finishes that are failing throughout the building

2.) Poynette Elementary / Middle School

Capacity Analysis (See Section 04 for detail)

- Elementary School classrooms are beyond capacity for class size and space area
- Middle School classrooms appear to be adequately sized

Other Educational Needs (See Section 04 for detail)

- No division between Elementary and Middle School
- Limited green space on site
- Grade levels are spread out
- Lack of collaborative instructional spaces
- Lack of flexible learning spaces
- Lack of designated OT/PT staff
- No separation of parent/bus drop-off (Busses stage on N. Cleveland St. for pick-up/drop-off.)
- Lack of classrooms, students must travel to the High School for certain programs (is that right?)
- Lack of large assembly space
- Congestion is a problem at certain passing times
- Lack of modern Tech Ed space

Facility Maintenance Needs (See Section 06 for detail, budgets for these items included in Section 09)

- Roofing replacements needed for sections at the end of useful life (20 years)
- Original building exterior masonry deterioration needs to be addressed
- Asphalt throughout site is in poor condition and needs to be replaced
- Energy efficiency LED lighting upgrades are recommended
- Mechanical rooftop replacement required, not an immediate need, but in 10-year plan
- Replace miscellaneous finishes that are failing throughout the building

3.) Poynette High School

Capacity Analysis (See Section 04 for detail)

- Classrooms are within, and even greater than what is recommended, apart from the science rooms.

Other Educational Needs (See Section 04 for detail)

- Entrance not fully secure, main office not connected
- Lack of collaborative instructional spaces
- Lack of co-curricular programming space

Facility Maintenance Needs (See Section 07 for detail, budgets for these items included in Section 09)

- Roofing replacements needed for sections at the end of useful life (20 years)
- Many pieces of mechanical equipment are approaching replacement
- Energy efficiency LED lighting upgrades are recommended
- Boiler Replacement needed within 10-year maintenance period
- Replace Remaining 9x9 Floor Tile as it's indicative of asbestos containing materials
- Replace miscellaneous finishes that are failing throughout the building

4.) Athletic Fields

Facility Maintenance Needs (See Section 08 for detail, budgets for these items included in Section 09)

- Re-surface the track rubber, evaluate substructure to confirm if replacement/repair is required

- Address baseball field drainage issues
- Athletic Fields need bathrooms
- Football field needs to be crowned and uprights reset
- Wooden light poles twisting, consider upgrading or replacing

5.) District Wide – Storage and Maintenance

Facility Maintenance Needs (No detail section included, budgets for these items included in Section 09)

- *Replace shingle roofing at storage buildings as they reach the end of their useful life.*
- *Repair / Replace district vehicles and equipment as they reach the end of their useful life.*

To address classroom capacity limitations, it is recommended that the District develop a plan to provide adequate educational space to accommodate students. Feedback on other educational needs should be evaluated with these capacity needs as part of a broader plan, as this is not included in this report.

SECTION 03

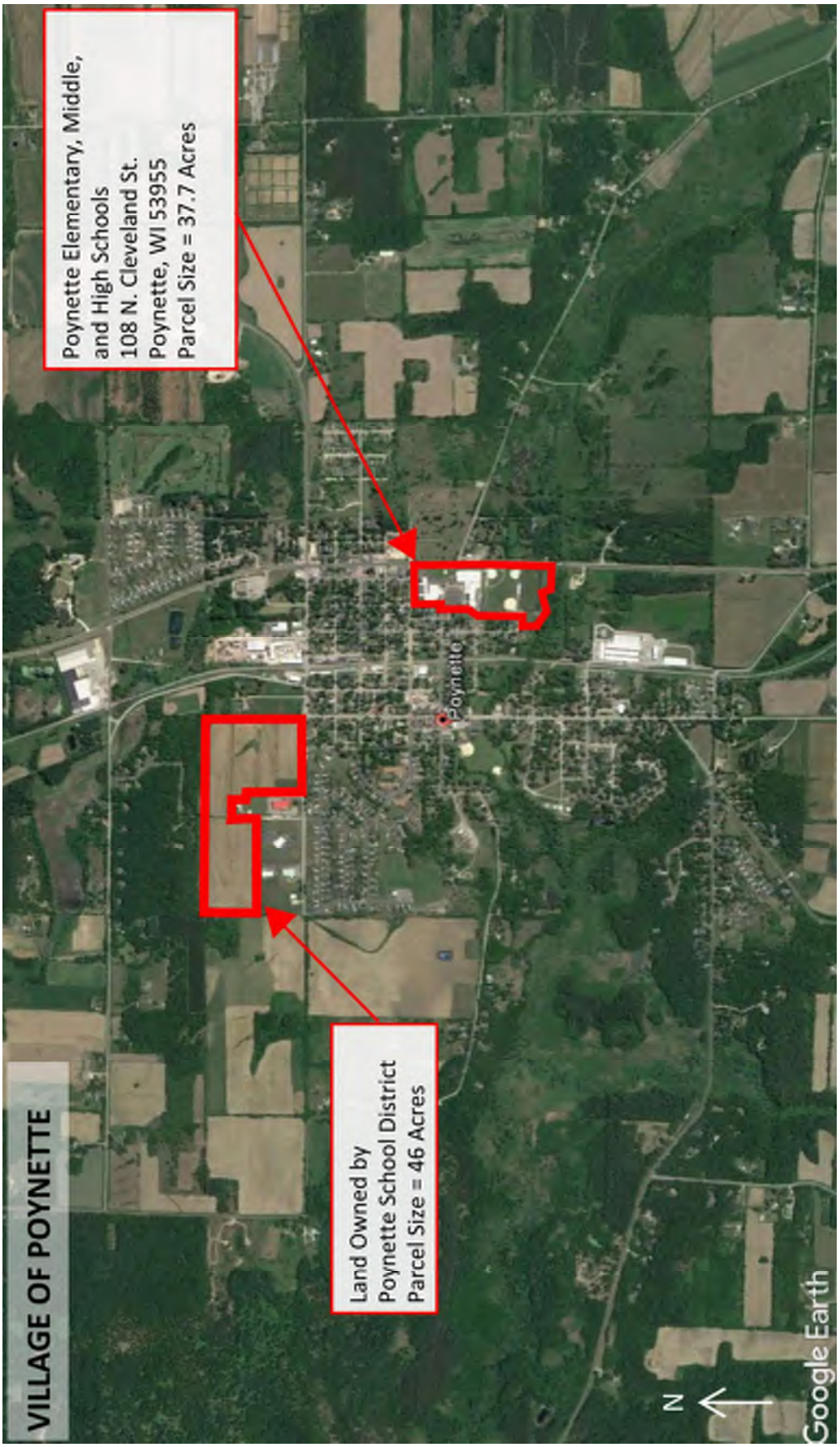
HISTORY / DISTRICT INFORMATION

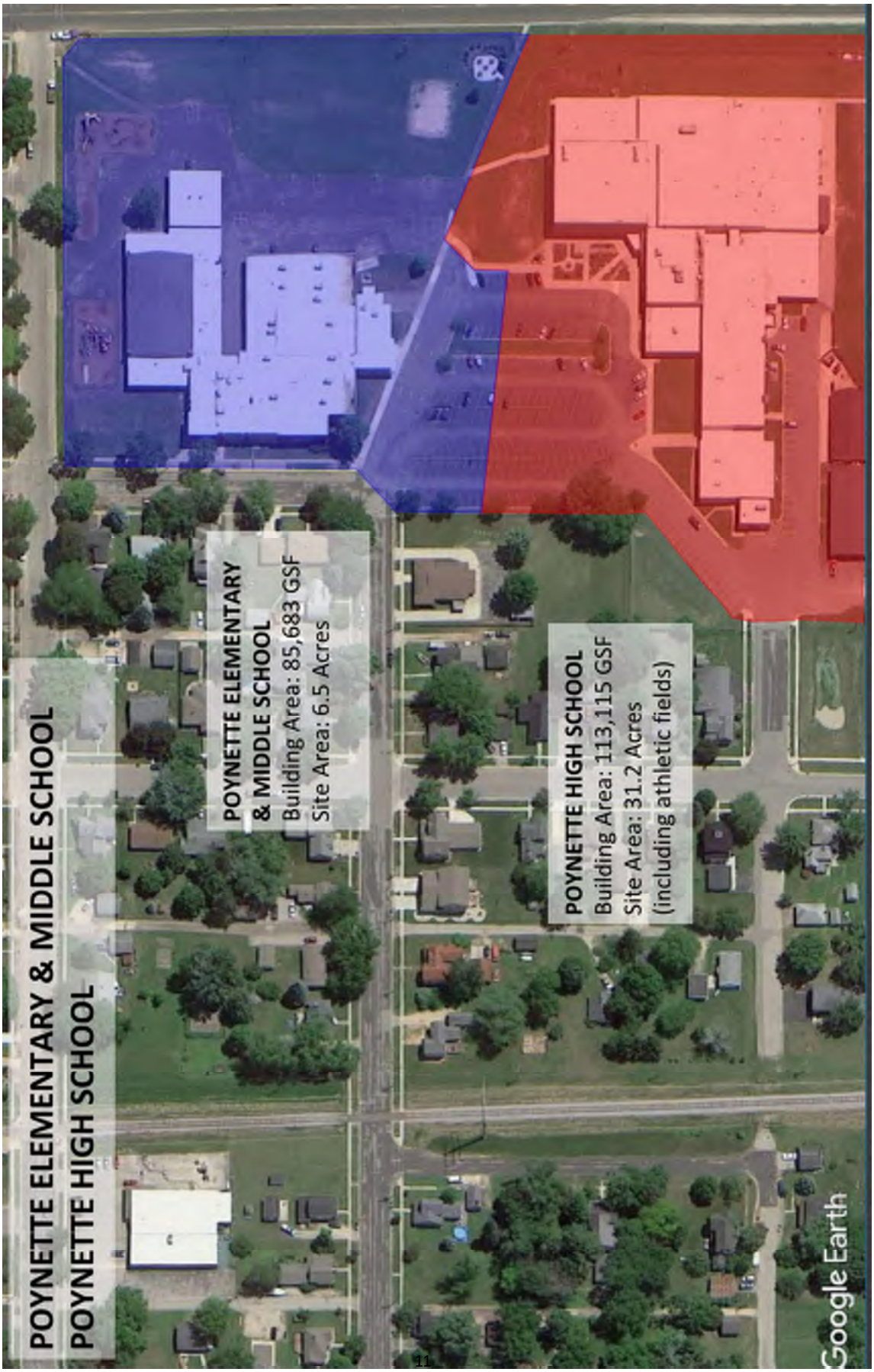

VILLAGE OF POYNETTE
VILLAGE OF ARLINGTON

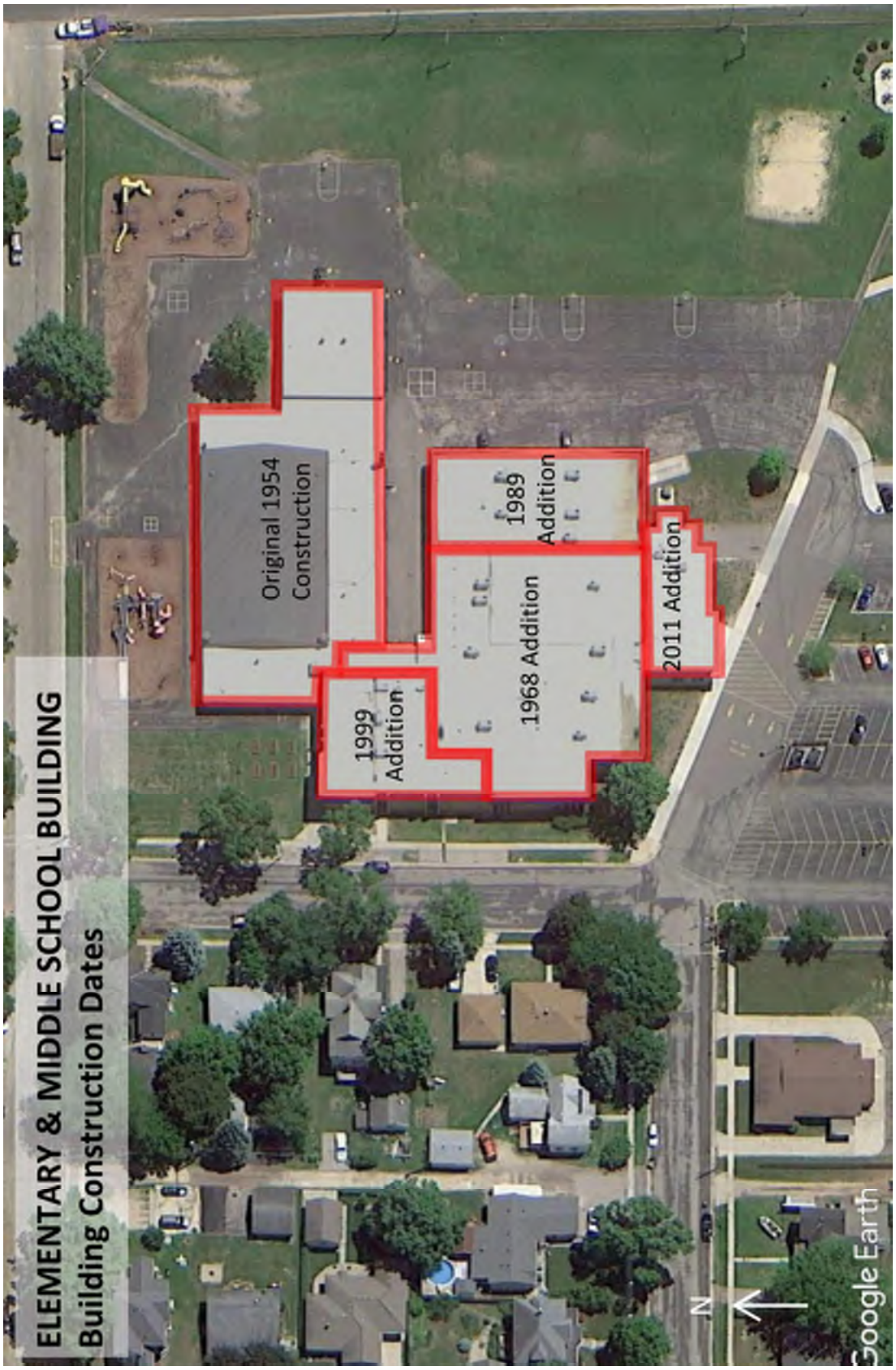

Arlington Early Learning Center
307 Bullen Road
Arlington, WI 53911
Parcel Size = 5.1 Acres
VILLAGE OF ARLINGTON
N
Google Earth


ARLINGTON EARLY LEARNING CENTER
ARLINGTON EARLY
LEARNING CENTER
Building Area: 13,992 GSF
Site Area: 5.1 Acres
Google Earth


ARLINGTON EARLY LEARNING CENTER
Building Construction Dates
Original 1953
Construction
2001
Addition
N


Poynette Elementary, Middle, and High Schools
108 N. Cleveland St.
Poynette, WI 53955
Parcel Size = 37.7 Acres
Land Owned by
Poynette School District
Parcel Size = 46 Acres
VILLAGE OF POYNETTE
Poynette
N
Google Earth


POYNETTE ELEMENTARY & MIDDLE SCHOOL
POYNETTE HIGH SCHOOL
POYNETTE ELEMENTARY & MIDDLE SCHOOL
Building Area: 85,683 GSF
Site Area: 6.5 Acres
POYNETTE HIGH SCHOOL
Building Area: 113,115 GSF
Site Area: 31.2 Acres
(including athletic fields)
Google Earth


ELEMENTARY & MIDDLE SCHOOL BUILDING
Building Construction Dates
Original 1954 Construction
1999 Addition
1968 Addition
1989 Addition
2011 Addition
N
Google Earth


HIGH SCHOOL & DISTRICT OFFICE BUILDING
Building Construction Dates
2001 Addition
Original 1963 Construction
Library Addition
Year Unconfirmed
1993 Agriculture Addition
N
Google Earth


POYNETTE ATHLETIC FIELDS
Softball
Softball
Football Practice Field
Baseball
Football Field
Google Earth


POYNETTE SCHOOL DISTRICT
Traffic Plan
N. Cleveland St. is closed down for buses in the morning and afternoon for bus staging.
Early bus traffic stages here, as well as parent drop off and student parking. No separation of traffic streams.
Google Earth

SECTION 04

EDUCATIONAL ADEQUACY - ALL BUILDINGS

SCHOOL DISTRICT OF POYNETTE
Facility Assessment

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Educational Space Analysis

SUMMARY

Capacity

Arlington Primary and Poynette Elementary School are beyond capacity, by our calculation, for Class Size and Space Area. It is recommended that a plan is developed that will provide additional space to accommodate the enrollment of students

Poynette Middle and Poynette High Schools are adequate within our calculation, and would have the educational classrooms spaces available to accommodate additional students.

Educational Space Deficiencies

The classroom spaces at Arlington Primary School are well below the classroom area recommendation, and also lack amenities that would be associated with the type of classroom for the students.

Several classroom spaces for the Poynette Elementary School are well below the classroom recommendation, especially within the older/original sections of the building, which are currently designated as 1st and 2nd Grade classrooms. Some classrooms for 3rd and 4th Grade are slightly below recommendation, which Is not of urgent concern.

Classroom spaces associated for Poynette Middle School appear to be sized properly and adequate. The shared spaces of IMC/Library is space deficient per educational recommendations.

Poynette High School has several classrooms that are within, and even greater, than what is recommended, however a few of the Science Classrooms that were original to building are below size recommendation. A few of the standard classrooms that are below recommendation should be monitored to only accommodate the number of students that can function properly in the assigned space. An example would be the English Classrooms on the second floor.

Other Educational Needs

Through our review of the existing facilities and observation of assessing educational spaces, we have identified and quantified elements that are deficient for an educational facility to perform as a structure for instruction. Through an interview process and feedback from the Administration, along with our own assessment has a list been developed to identify Other Educational Needs. This list of elements and needs is identified for further evaluation by the School District to determine the desire to execute changes or corrections to be made in order to accomplish a recommended educational facility.

Facility Assessment

Educational Space Analysis

Facility Assessment

SUMMARY

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Facility Assessment

Facility Assessment

INTRODUCTION

This report is prepared to provide an objective analysis to determine the building capacities for School District of Poynette's Early Learning Center, Elementary School, Middle School and High School facilities.

This analysis has three sections

- Overview to outline the process and assumptions in determining building capacity
- Building/Program Capacities worksheets and summary
- Building floor plans to identify spaces

We appreciate the opportunity to have provided this analysis on building capacity.

OVERVIEW

Through interviews with building Principals, building tour and space utilization data provided, this capacity analysis provides a quantitative measure of spaces currently located within each school to support current and potential programming. This analysis includes all elementary, middle and high school facilities of the School District of Poynette.

The School District of Poynette Class Size Practice:

Non-SAGE Schools:

Grade	Target Students Per Class	Optimal Student Per Class
Kindergarten	22	18
First	22	20
Second	22	20
Third	22	20
Fourth	22	20
Fifth	22	20
Middle School	25	21
High School	26	22
Lab	24	20

Grade	Target Students Per Class	Recommended Classroom Square Feet	Square Feet Per Student
Early Childhood	9	1,100	90
4 Year Old Kindergarten	18	1,100	61
Kindergarten	22	1,100	50
First	22	900	41
Second	22	900	41
Third	22	900	41
Fourth	22	900	41
Fifth	22	900	41
Sixth	25	850	34
Seventh	25	850	34
Eighth	25	850	34
Ninth	26	800	31
Tenth	26	800	31
Eleventh	26	800	31
Twelfth	26	800	31
Lab Spaces	24	1,200	50

Facility Assessment

There are three questions that need to be answered in order to determine a buildings capacity. These questions are:

1. Is the existing capacity adequate to service the needs of the district today and in the future? If not, what are the additional space needs required? (Capacity)

2. Are there any building space deficiencies that should be addressed immediately? (Deficiency)

3. What facilities will be required in order to accommodate visionary programs? (Vision)

For the specific scope requested by the School District of Poynette we will be analyzing only the first question in regard to capacity. The contents of this analysis on building capacity provided within will assist the District to address the second and third question as related to space deficiency and visionary programs within each building.

It will be the District's objective to determine how each building is to function and service the students that attend their assigned school and the uniqueness that each building has provided.

Current enrollment has been identified for reference, and does not factor in to any capacity calculations, but has been identified to determine if a building is currently over or (under) capacity.

The method of calculating capacity has been accomplished by two scenarios; **"Optimal Class Size Capacity"** is the point where the building is functioning optimally as an educational facility. This is at the point where the District should be planning and preparing for the future of the facility, or other facilities within the District, before reaching the identified target class size capacity. The **"Target Class Size Capacity"** is the point where a building is at the target student count to run effectively and efficiently. The District has identified that student count is constantly monitored throughout the year, and also has been projected on an annual basis.

The analysis incorporates an operational efficiency based upon the grade levels that occupy each building which are as follows: 90% is considered to be the target capacity level to be optimal at the elementary school level for optimum building utilization; 85% is considered to be target capacity level to be optimal at the middle school level for optimum building utilization; and 80% is considered to be target capacity level to be optimal at the high school level for optimum building utilization based on reputable educational planning guidelines. These utilization factors are used to compensate for scheduling difficulties and variations in class size. Operating a facility at or below these levels allows for the availability of time and space in the building to support teacher preparation and tutoring activities, the flexibility to accommodate scheduling conflicts between events and classes, and unscheduled special assistance to individual or small groups of students.

Area Space Formula

The "Area Space Formula" is a method of calculating each individual classroom space student capacity based upon the actual space dimensional area of a classroom space. In the event that a classroom does not meet educational space guidelines but is utilized for instruction, the student capacity is reduced based upon a smaller physical dimensional area. This calculation would identify that a small classroom space has a lower student capacity than a large classroom space which would accommodate a greater student capacity.

Elementary School Capacity

Assessing the Capacity Based on the Number of Rooms and the Class Size Guideline

There are several ways to assess the existing elementary school capacity. The method this analysis will be based upon is assessing the Capacity on the current and potential change from current use, the number of rooms that are adequate to be classrooms. The number of classrooms is then calculated by the number of students to occupy the room, which has been determined by the Districts Class Size Guidelines. The resultant calculation is then multiplied by 90% (which is a planning guideline for the student station utilization factor as explained above).

Optimal Class Size Formula:

*Number of Classrooms per grade level * Class size = Capacity * 90% = Optimal Capacity*

Target Class Size Formula:

*Number of Classrooms per grade level * Class size = Target Capacity*

Area Space Formula:

Target Student per Class /
Recommended Classroom Area (square feet) =
Square Feet Area per Student

Middle School Capacity

Assessing the Capacity Based on the Number of Rooms and the Target Class Size

The method this analysis will be based upon is assessing the Capacity on the current and potential change from current use, the number of rooms that are adequate to be classrooms. The number of classrooms is then calculated by the number of students to occupy the room, which has been determined by the Districts Class Size Guidelines. The usage factor is determined by the actual use of a classroom, divided by the number of periods that the building operates within an instructional day. The resultant calculation is then multiplied by 85% (which is a planning guideline for the student station utilization factor as explained above). Each classroom or instructional space that has been assigned for student credit will be factored in to the calculation. This method will determine how many students are in an assigned instruction space at any one period of the day. After a period has ended, the students rotate to another instructional space. The periods that each instructional space is used will vary depending upon the administrations scheduling of the spaces, as will the optimal class size number, which is dependent upon the acceptable number of students assigned.

Optimal Class Size Formula:

Periods used / Periods in day = Usage Factor %

*Number of Rooms * Usage Factor % * Class size = Capacity * 85% = Optimal Capacity*

Target Class Size Formula:

Periods used / Periods in day = Usage Factor %

*Number of Rooms * Usage Factor % * Class size = Target Capacity*

Area Space Formula:

Target Student per Class / Recommended Classroom Area (square feet) = Square Feet Area per Student

High School Capacity

Assessing the Capacity Based on the Number of Rooms and the Target Class Size.

The method this analysis will be based upon is assessing the Capacity on the current and potential change from current use, the number of rooms that are adequate to be classrooms. The number of classrooms is then calculated by the number of students to occupy the room, which has been determined by the Districts Class Size Guidelines. The usage factor is determined by the actual use of a classroom, divided by the number of periods that the building operates within an instructional day. The resultant calculation is then multiplied by 80% (which is a planning guideline for the student station utilization factor as explained above). Each classroom or instructional space that has been assigned for student credit will be factored in to the calculation. This method will determine how many students are in an assigned instruction space at any one period of the day. After a period has ended, the students rotate to another instructional space. The periods that each instructional space is used will vary depending upon the administrations scheduling of the spaces, as will the optimal class size number, which is dependent upon the acceptable number of students assigned.

Optimal Class Size Formula:

Periods used / Periods in day = Usage Factor %

*Number of Rooms * Usage Factor % * Class size = Capacity * 80% = Optimal Capacity*

Target Class Size Formula:

Periods used / Periods in day = Usage Factor %

*Number of Rooms * Usage Factor % * Class size = Target Capacity*

Area Space Formula:

Target Student per Class / Recommended Classroom Area (square feet) = Square Feet Area per Student

SPACE DEFICIENCIES

Are there any building space deficiencies that should be addressed? The scope of this analysis does not identify spaces that are not adequate based upon classroom size, but the spaces identified as classrooms, and potential change from current use have been verified that they would be adequate for the intended instruction. Spaces identified as; Specials, Special Education, or other designation have not been assessed to determine if they are sized adequately for the purpose of their use. An example would be to determine if the gymnasium is the appropriate size for the various physical activities that accommodate the number of students using the space. Another example is to calculate if the cafeteria capacity for the number of students that are assigned a lunch period. These examples for review of spaces were not intended to be part of this analysis.

ANALYSIS ASSUMPTIONS

PRA has made several assumptions in order to create the capacity study below. These assumptions include:

- One teacher per teaching station (typically this means one teacher per room).
- Schedules of classes, usage of rooms and the basic curriculum will remain the same.
- Identified Potential Classroom allocation, was verified by the building Principal.

The building capacities derived and presented in this study are predicated on very specific methods of program delivery that have been adopted by the District. These methods of program delivery are linked to specific academic and non-academic goals and reflect community expectations.

This study does not determine capacity by utilizing building or fire code “life safety” building capacities, nor by merely counting the number of rooms per site and multiplying by an average student to teacher ratio. Those methods, while useful insofar as they provide an upward limit for capacity, are very limited in their utility in providing a practical capacity based on current program delivery. In short, the School District of Poynette Board of Education and community expect that the program and delivery model will largely drive the use of building space, not that building space will dictate the program model and delivery. Therefore, the following assumptions are embedded in the derivation of the building capacities:

Facility Assessment

Elementary Schools:

- Regular classroom space is dedicated to special education.
- Regular classroom space is dedicated to Bilingual / ESL instruction.
- Teachers have at least one prep period in their classroom thus taking that classroom out of use for that period.
- Capacities are based on 90% room usage efficiency.
- Specials classroom space are not calculated as part of capacity.

Middle Schools

- 7 periods of classes in an academic day.
- Core curriculum includes Reading classroom as well as; Social Studies, English, Math and Science.
- Regular classroom space is dedicated to Bilingual / ESL education.
- Regular classroom space is dedicated to special education.
- Regular classroom space is dedicated to at-risk programming.
- Capacities are based on 85% room usage efficiency.
- Teachers have at least one prep period in their classroom thus taking that classroom out of use for that period.

High School

- 5 periods of classes in an academic day
- Regular classroom space is dedicated to Bilingual / ESL education
- Regular classroom space is dedicated to special education
- Regular classroom space is dedicated to at-risk programming
- Capacities are based on 80% room usage efficiency.
- Teachers have at least one prep period in their classroom thus taking that classroom out of use for that period.
- Some classes have specialized space needs and thus cannot be placed in just any regular classroom. This includes such classes as ceramics, video production and chemistry labs for example.
- Foreign Language is used by Middle School four of five periods per day.
- Physical Education is used by Middle School.
- Music is used by Middle School.

SOURCES

The goal of this analysis was to measure enrollment capacity of the schools within the School District of Poynette relative to generally accepted standards of square feet per student and student station utilization factors. The utilization factors used in this report are derived from not only our in-house knowledge of programming educational facilities but from nationally recognized experts such as Basil.

Castaldi's 'Educational Facilities', resources available from 'The Little Institute for School Facilities Research' and from resources available through CEFPI (The Council of Educational Facility Planners, International).

Castaldi, B., Educational Facilities; Planning, Modernization, and Management, 1994. Fourth Edition, Allyn and Bacon Publishers, 160 Gould Street, Needham Heights, MA 02194.

The School Design Primer, The Little Institute for School Facilities Research, 1996. Contact The Little Institute for School Facilities Research, 5815 Westpark Drive, Charlotte, NC 28217.

Guide for Planning Educational Facilities, The Council of Educational Facility Planners International, 1991. Contact CEFPI at 8687 E. Via de Ventura, Suite 311, Scottsdale, AZ 85258-3347.

National Clearinghouse For Educational Facilities (NCEF) a program of the National Institute of Building Sciences. Since 1998, the National Clearinghouse for Educational Facilities has provided timely, comprehensive information on designing, building, and maintaining safe, healthy, high-performing schools -- from early childhood and K-12 to higher education. NCEF is a program of the National Institute of Building Sciences, a non-governmental, non-profit organization authorized by Congress to serve as an authoritative source of innovative solutions for the built environment.

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Arlington Primary

Current Enrollment and Room Usage - Year 2016/17

Program	Current Enrollment	Capacity Enrollment	of Rooms Used	of Students Per Room
Early Childhood	6	6	1	6.00
4 year-old Kindergarten	0	0	0	0.00
Kindergarten	68	68	4	17.00
Totals:		74	5	

Enrollment Capacity based on Target and Optimal Class Size

Num of Rooms	Program	Target Class Size	Target Capacity	Optimal Class Size	Optimal Capacity
1	Early Childhood	9	9	9	9
0	4 year-old Kindergarten	15	0	14	0
4	Kindergarten	22	88	18	72
5	Current Classrooms		97		81
0	Change from Current Use	20	-	17	-
5	Total Classrooms		97		81

	Target Capacity	Optimal Capacity
Capacity @ 90%	87	73
Current Enrollment	74	74

Capacity Based on Space Area

Function/Grade	Qty.	Area (SF)	(SF)/student	Optimal Capacity
Early Childhood	1	884		
Kindergarten	1	874	52	17
Kindergarten	1	887	52	17
Kindergarten	1	887	52	17
Kindergarten	1	716	52	14
				65
				Capacity @ 90%
				58

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Arlington Primary

Educational Space Deficiencies

Function/Grade	Qty.	Area (SF)	Extn. (SF)	Recommended Area (SF)	Recommended Exten. (SF)	Deficient
Early Childhood	1	884	884	1,100	1,100	(216)
Kindergarten	1	874	874	1,100	1,100	(226)
Kindergarten	1	887	887	1,100	1,100	(213)
Kindergarten	1	887	887	1,100	1,100	(213)
Kindergarten	1	716	716	1,100	1,100	(384)
Administration			0			
Art			0			
Cafeteria			0			
Kitchen			0			
IMC			0			
Book room			0			
Computer Lab			0			
Gymnasium			0			
Storage			0			
Music			0			
OT/PT			0			
Reading/Math			0			
Specialists; Psycology			0			
Specialists; Soc. Wk.			0			
Special Education			0			
Speech			0			
Staff			0			
			3,364		4,400	

Total Area Deficient (1,252)

	Area (SF)	Number of Periods	Capacity	
Cafeteria Capacity	1,309	1	87	Capacity = Area/(15 SF per Student)*Periods
IMC Capacity	964		80	Capacity = Area/(12 SF per Student)

	Current Size	Recommend		
Site Size	5.1 Acres	10.9 Acres	(5.8) Acres	Recommended 10.0 Acres plus 1.0 Acre per 100 students
Site Parking	10 Spaces	8 Spaces	3 Spaces	Recommended 1.5 spaces per staff member
Playground				

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Arlington Primary

Other Educational Needs:

- Items that should be stored are taking up academic space. Items stored in the gym require classes, clubs, and co-curriculars to modify and condense their use of the space. This creates safety concerns for students during the school day.
- Main Entrance is not secure.
- Due to the shuttle buses and a lack of sidewalks, students ability to safely come and go from school is impacted. Loss of instructional time due to the buses arriving in time for students to be shuttled to the 1-8 building.
- Loss of instructional time and service time when staff travel to the AELC for physical education, music, art, OT/PT services and guidance.
- Loss of administrative support and time due to traveling between multiple buildings. Teachable moments are lost due to travel.
- Consideration for aesthetic upgrades.
- Bathrooms are original to the facility, consideration for renovation.

Facility Assessment

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette Elementary

Current Enrollment and Room Usage - Year 2016/17

Program	Capacity Enrollment	of Rooms Used	of Students Per Room
Early Childhood	0	0	
4 year-old Kindergarten	0	0	
Kindergarten	0	0	
1st Grade	84	4	21.00
2nd Grade	60	3	20.00
3rd Grade	84	4	21.00
4th Grade	82	4	20.50
5th Grade	77	4	19.25
Totals:	387	19	

Enrollment Capacity based on Target and Optimal Class Size

Num of Rooms	Program	Target Class Size	Target Capacity	Optimal Class Size	Optimal Capacity
0	Early Childhood	9	0	9	0
0	4 year-old Kindergarten	18	0	14	0
0	Kindergarten	22	0	18	0
4	1st Grade	22	88	20	80
3	2nd Grade	22	66	20	60
4	3rd Grade	22	88	20	80
4	4th Grade	22	88	20	80
4	5th Grade	22	88	20	80
19	Current Classrooms		418		380
0	Change from Current Use	22	-	20	-
19	Total Classrooms		418		380

	Target Capacity	Optimal Capacity
Capacity @ 90%	376	342
Current Enrollment	387	387

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette Elementary

Capacity Based on Space Area

Function/Grade	Qty.	Area (SF)	(SF)/student	Optimal Capacity
1st Grade	1	671	43	16
1st Grade	1	681	43	16
1st Grade	1	941	43	22
1st Grade	1	888	43	21
2nd Grade	1	678	43	16
2nd Grade	1	921	43	21
2nd Grade	1	521	43	12
3rd Grade	1	669	43	16
3rd Grade	1	857	43	20
3rd Grade	1	953	43	22
3rd Grade	1	857	43	20
4th Grade	1	1,014	43	24
4th Grade	1	865	43	20
4th Grade	1	839	43	20
4th Grade	1	849	43	20
5th Grade	1	930	43	22
5th Grade	1	953	43	22
5th Grade	1	961	43	22
5th Grade	1	947	43	22
				372
				Capacity @ 90%
				335
				387

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette Elementary

Educational Space Deficiencies

Function/Grade	Qty.	Area (SF)	Extn. (SF)	Recommended Area (SF)	Recommended Exten. (SF)	Deficent
PreKindergarten						
Kindergarten						
1st Grade	1	671	671	900	900	(229)
1st Grade	1	681	681	900	900	(219)
1st Grade	1	941	941	900		
1st Grade	1	888	888	900	900	(12)
2nd Grade	1	678	678	900	900	(222)
2nd Grade	1	921	921	900		
2nd Grade	1	521	521	900	900	(379)
3rd Grade	1	669	669	900	900	(231)
3rd Grade	1	857	857	900	900	(43)
3rd Grade	1	953	953	900		
3rd Grade	1	857	857	900	900	(43)
4th Grade	1	1,014	1,014	900		
4th Grade	1	865	865	900	900	(35)
4th Grade	1	839	839	900	900	(61)
4th Grade	1	849	849	900	900	(51)
5th Grade	1	930	930	900		
5th Grade	1	953	953	900		
5th Grade	1	961	961	900		
5th Grade	1	947	947	900		
Administration						
Art						
Cafeteria	1	2,087				
Kitchen	1	391	391	500	500	(109)
IMC						
Book room						
Computer Lab						
Gymnasium						
Music						
OT/PT						
Reading/Math						
Specialists; Psycology						
Specialists; Soc. Wk.						
Special Education						
Speech						
Staff						
				Total Area Deficient		(1,634)

	Area (SF)	Number of Periods	Building Capacity	
Cafeteria Capacity	2,087	3	417	Capacity = Area/(15 SF per Student)*Periods
IMC Capacity	2,238		187	Capacity = Area/(12 SF per Student)

	Current Size	Recommend		
Site Size	6.5 Acres	13.8 Acres	(7.3) Acres	Recommended 10.0 Acres plus 1.0 Acre per 100 students
Site Parking	32 Spaces	29 Spaces	4 Spaces	Recommended 1.5 spaces per staff member
Playground				

School District of Poynette
Educational Space Analysis

Building/Program Capacities | Poynette Elementary

Other Educational Needs:

- No division between Elementary School and Middle School.
- Since the Middle School and Elementary School are in the same building this causes issues. Assemblies from the middle school impact instructional time due to a different dismissal time. Physical education classes have to be transplanted when the middle school holds assemblies.
- Grade levels are spread out
- Lack of collaborative instructional spaces
- Lack of designated OT/PT space.
- OT/PT services are provided in hallways, and other parts of the school. We are using all of our elementary classrooms throughout the day, and there are options are limited.
- Limited green space at playground
- Increase for potential safety issues due to the lack of green space. At lunch recess time, there are multiple student activities going on in the same area. The lack of green space increases student disagreements which impacts instructional time after lunch. Staff spends time dealing with these issues because students are on top of each other.
- Lack of storage
- Excess sound in cafeteria with lockers and as main connector to other parts of building
- Classrooms around the cafeteria are impacted by the noise at lunch time and passing periods. There is a loss of instructional time and attention from students due to lockers in the lunchroom and for classes being attached to this area.
- Bus/parent drop. Currently have to close city street to create safe transition.
- Lack of large assembly space
- Issues with humidity in classrooms.
- Instructional time is impacted by dehumidifiers running in classes. The flow of the classroom and students is impacted as well.
- Lack of flexible spaces
- Consideration for bigger art and tech spaces.
- Distracting IMC location.
- Open and shared IMC impacts instructional time. One of the main corridors is through the IMC. Also, middle school classes pass during scheduled library time which impacts the effectiveness and amount of instructional time in the IMC.
- Lack of classrooms. Students travel to High School at times.
- Lack of co-curricular and community space for all opportunities available. This requires scheduling activities in a manner that negatively affects family time, academic school work, and overall participation numbers.
- Loss of instructional time when both middle school and elementary school students are passing throughout the building.
- Loss of instructional time when students need to travel to the high school for physical education classes.
- Loss of instructional planning and collaboration time for teachers due to the classrooms being spread throughout the building. Lack of collaboration areas where a grade level can work together on projects.
- The ramps between the two levels are too narrow for multiple grades to move about, creating congestion and may delay students moving toward class. Also may create a dangerous situations for 1st graders when encountering 8th graders.
- Lack of meeting space for staff.
- Stage is currently used for office/storage out of necessity. Limits opportunities for student performances, etc.
- Consideration for aesthetic upgrades.
- Outdated toilet rooms, consideration for renovation.

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette Middle School

Current Enrollment and Room Usage - Year 2016/17

Program	Enrollment	
Sixth Grade	73	
Seventh Grade	82	
Eighth Grade	90	
Student that use space at HS	-57	average number of students that use HS space
Totals:	188	

Enrollment Capacity based on Target and Optimal Class Size

Num of Rooms	Program	Periods Per Day	Periods Used	Usage Factor	Target Class Size	Target Capacity	Efficiency Factor	Optimal Capacity
8	Standard Classrooms	6	4	67%	25	133	85%	113
2	Science resource	6	4	67%	25	33	85%	28
1	Classroom	6	2	33%	25	8	85%	7
11								
1	Phy-ed Stations *	6	1	17%	25	4	85%	4
0	Fitness	6	0	0%	25	0	85%	0
0	Health	6	0	0%	25	0	85%	0
1	Tech. Ed. Labs	6	5	83%	25	21	85%	18
2	Computer Labs	6	0	0%	25	0	85%	0
1	STEM classroom	6	3	50%	12	6	85%	5
0	FACE	6	0	0%	25	0	85%	0
1	Art	6	4	67%	25	17	85%	14
1	Band	6	4	67%	34	23	85%	19
0	Choir *	6	0	0%	55	0	85%	0
0	Foreign Language *	6	0	0%	25	0	85%	0

	Target Capacity	Optimal Capacity
* - use space at High School	245	209
Current Enrollment	188	188

Schedule	
1st Block	1
Nutrition	n/a
2nd Block	1
I/E	0
Music/PE	0
Lunch	n/a
3rd Block	1
Rotation	1
	4 Periods Used

Spaces that are deficient or located outside of building:

Gymnasium is not dedicated to Middle School
Cafeteria is not available to Middle School
IMC space is inadequate to Middle School

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette Middle School

Capacity Based on Space Area

Function/Grade	Qty.	Area (SF)	(SF)/student		Useage Factor	Optimal Capacity
6th Math	1	850	34		67%	17
6th Math	1	881	34		67%	17
6th Comm/Arts	1	862	34		67%	17
7th Math	1	834	34		67%	16
7th/8th	1	867	34		67%	17
6th/8th English	1	660	34		33%	6
7th/8th SS/Health	1	799	34		67%	16
8th Grade	1	836	34		67%	16
8th Math	1	893	34		67%	18
6th/7th Science	1	1,402	50		67%	19
7th/8th Science	1	1,402	50		67%	19
STEM classroom	1	1,200	50		50%	12
Art	1	1,121	50		67%	15
Phy-ed Stations	1	7,054	250	*	0%	0
Tech. Ed. Labs	1	1,733	75		83%	19
Band	1	1,445	34		67%	28
Choir	0	0	55	*	0%	0
Foreign Language	0	0	34	*	0%	0
						253

Capacity @ 85%

215

188

* use space at High School.

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette Middle School

Educational Space Deficiencies

Function/Grade	Qty.	Area (SF)	Extn. (SF)	Recommended Area (SF)	Recommended Exten. (SF)	Deficient	
6th Math	1	850	850	850			
6th Math	1	881	881	850			
6th Comm/Arts	1	862	862	850			
7th Math	1	834	834	850	850	(16)	
7th/8th	1	867	867	850			
6th/8th English	1	660	660	850	850	(190)	
7th/8th SS/Health	1	799	799	850	850	(51)	
8th Grade	1	836	836	850			
8th Math	1	893	893	850			
6th/7th Science	1	1,402	1,402	1,400			
7th/8th Science	1	1,402	1,402	1,400			
Storage							
Administration							
Art	1	1,121	1,121	1,250	1,250	(129)	
Storage							
Cafeteria							
Kitchen							
IMC	1	2,238	2,238	2,696	2,696	(458)	
Computer Lab							
Phy-ed Stations	1	7,054	7,054	7,200			
OT/PT							
Reading/Math							
Special Education							
Speech							
Staff							
Tech. Ed. Labs	1	1,733	1,733	1,550			
FACE							
Band	1	1,445	1,445	1,400			
Choir/Orchestra/Music							
Music storage							
Foreign Language	1	868	868	850			

Total Area Deficient (844)

	Area (SF)	Number of Periods	Building Capacity	
Cafeteria Capacity	2,087	2	278	Capacity = Area/(15 SF per Student)*Periods
IMC Capacity	2,238		280	Capacity = Area/(8 SF per Student)

	Current Size		Recommend				
Site Size	6.5	Acres	22.5	Acres	(16.0)	Acres	Recommended 20.0 Acres plus 1.0 Acre per 100 students
Site Parking	28	Spaces	36	Spaces	(8)	Spaces	Recommended 1.5 spaces per staff member
Playground							

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette Middle School

Other Educational Needs:

- Congestion in corridors. Lockers are in a bad spot.
- Instructional time is lost due to our locker structure. The hallway is congested especially near the ramp outside of Room 101 (Social Studies) during passing time. Travel to and from the lockers by 6th and 7th graders also has an impact on instructional time.
- Lack of a PE/Health classroom or flexible classroom impacts the effectiveness of the delivery of the instruction for key reporting areas like nutrition.
- Lack of a shared makerspace area impacts the abilityof ITech, Art, and STEM teachers to collaborate and share resources during instructional time.
- Distracting IMC location.
- The open IMC concept with corridors that border the space impacts the lessons that are executed by the librarian, as well as causes distractions for students who are reading or working with a para-professional or group of students.
- Lack of large assembly space
- The lack of an auditorium or large assembly space impacts the ability for teachers to combine classes for interdisciplinary projects or lessons. It also lessens the effectiveness of parent or class meetings.
- Lack of Gym space
- Sharing one gym with the elementary school causes students to have to use the high school gym spaces for their PE classes. The travel to and from the high school has a negative impact on the use of instructional minutes.
- Lack of Cafeteria space.
- Both the schedule and capacity of the elementary school forces the need for all Middle School students to eat lunch at the High School. The travel to and from the High School results in loss of instructional time.
- Lack of storage.
- Consideration for larger art and tech spaces.
- Issues with humidity in classrooms.
- Want flexible spaces
- Because teachers share with the high school the following classes: Spanish, General Music, Coding, PE, Choir, causes students to travel to the High School for class which results in a loss of instructional time.
- Consideration for aesthetic upgrades.
- Outdated toilet rooms

Facility Assessment

Facility Assessment

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette High School

Current Enrollment and Room Usage - Year 2016/17

Program	Enrollment	
Middle School Students	57	average number of students that use HS space
Ninth Grade	83	
Tenth Grade	77	
Eleventh Grade	82	
Twelfth Grade	91	
Alternative	0	
Totals:	390	

Enrollment Capacity based on Target and Optimal Class Size

Num of Rooms	Program	Periods per Day	Periods Used	Usage Factor	Target Class Size	Target Capacity	Efficiency Factor	Optimal Capacity
9	Standard Classrooms	4	3	75%	21	142	80%	113
1	* Shared with MS	4	3	75%	21	16	80%	13
3	Science	4	3	75%	21	47	80%	38
13								
1	* Phy-ed Stations (A gym)	4	3	75%	25	19	80%	15
1	* Phy-ed Stations (K gym)	4	2.5	63%	25	16	80%	13
1	Weight/Fitness	4	0	0%	25	0	80%	0
1	Swimming Pool	4	1	25%	25	6	80%	5
1	Health Classroom	4	3	75%	25	19	80%	15
1	World Language	4	3	75%	25	19	80%	15
0	Computer Lab	4	3	75%	25	0	80%	0
0	Multi-Purpose Room	4	1	25%	25	0	80%	0
1	Distance Learning	4	0	0%	25	0	80%	0
1	Study Hall/ IMC	4	4	100%	5	5	80%	4
1	Business Education	4	3	75%	25	19	80%	15
1	* Business Education	4	3	75%	25	19	80%	15
1	Tech. Ed. Classroom	4	3	75%	20	15	80%	12
1	Tech. Ed. Classroom	4	0	0%	20	0	80%	0
1	Tech. Ed. Labs	4	0	0%	20	0	80%	0
1	* Agriculture classroom	4	3	75%	24	18	80%	14
0	Agriculture lab	4	3	75%	24	0	80%	0
0	Video Production	4	1	25%	25	0	80%	0
1	FACE classroom and lab	4	3	75%	16	12	80%	10
1	Art	4	3	75%	24	18	80%	14
1	Band	4	4	100%	22	22	80%	18
0	Orchestra	4	3	75%	50	0	80%	0
1	Choir	4	3	75%	13	10	80%	8
0	ESL	4	2	50%	10	0	80%	0
3	Special Education	4	4	100%	5	15	80%	12

* - Shared with other students, Middle and Elemtary School

	Target Capacity	Optimal Capacity
	435	348
Current Enrollment	390	390

Schedule	
Block 1	1
Advisory	0
Block 2	1
Lunch	n/a
Block 3	1
Block 4	1

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette High School

Capacity Based on Space Area

Function/Grade	Qty.	Area (SF)	(SF)/student		Useage Factor	Optimal Capacity
English	1	857	31	*	75%	21
Math	1	921	31		75%	22
Math	1	1,069	31		75%	26
Math	1	800	31		75%	20
Social Studies	1	962	31		75%	23
Social Studies	1	773	31		75%	19
Social Studies	1	762	31		75%	19
English	1	874	31		75%	21
English	1	768	31		75%	19
English	1	761	31		75%	19
Science	1	1,256	50		75%	19
Chemistry	1	1,235	50		75%	19
Biology	1	1,220	50		75%	18
Art	1	1,255	50		75%	19
Band	1	1,760	34		100%	52
Orchestra	1					
Choir	1	1,325	50		60%	16
Phy-ed Stations (A gym)	1	6,980	250		75%	21
Phy-ed Stations (K gym)	1	10,224	250	*	63%	26
Weight/Fitness	1	1,128	250		0%	0
Swimming Pool	1	5,774	250		20%	5
Health Classroom	1	743	31		60%	14
World Language	1	738	31		75%	18
Study Hall			50		100%	0
Business Education	1	1,104	50	*	75%	17
Business Education	1	905	50		75%	14
Technical Education	1	1,252	50		75%	19
Agriculture	1	942	50		75%	14
Family & Consumer Ed	1	1,340	50		75%	20
Special Education	1	904	50		100%	18
						535

Capacity @ 80%

428

* utilization by Middle School students in addition to High School students. 390

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette High School

Educational Space Deficiencies

Function/Grade	Qty.	Area (SF)	Extn. (SF)	Recommended Area (SF)	Recommended Exten. (SF)	Deficient
English	1	857	857	800		
Math	1	921	921	800		
Math	1	1,069	1,069	800		
Math	1	800	800	800		
Social Studies	1	962	962	800		
Social Studies	1	773	773	800	800	(27)
Social Studies	1	762	762	800	800	(38)
English	1	874	874	800		
English	1	768	768	800	800	(32)
English	1	761	761	800	800	(39)
Science	1	1,256	1,256	1,440	1,440	(184)
Chemistry	1	1,235	1,235	1,440	1,440	(205)
Biology	1	1,220	1,220	1,440	1,440	(220)
Storage						
Administration						
Art	1					
Cafeteria	1	3,024				
Kitchen						
Library						
Computer Lab						
Band	1	1,760				
Orchestra						
Choir	1	1,325				
Phy-ed Stations	2					
Weight/Fitness	1					
Swimming Pool	1	5,774				
Health Classroom	1	743				
World Language	1					
Study Hall						
Business Education	1					
Technical Education	2					
Family & Consumer Ed	1	1,340				
Special Education	2					
Speech						
Staff						
			12,258		7,520	

Total Area Deficient (4,738)

School District of Poynette
Educational Space Analysis

Building/Program Capacities — Poynette High School

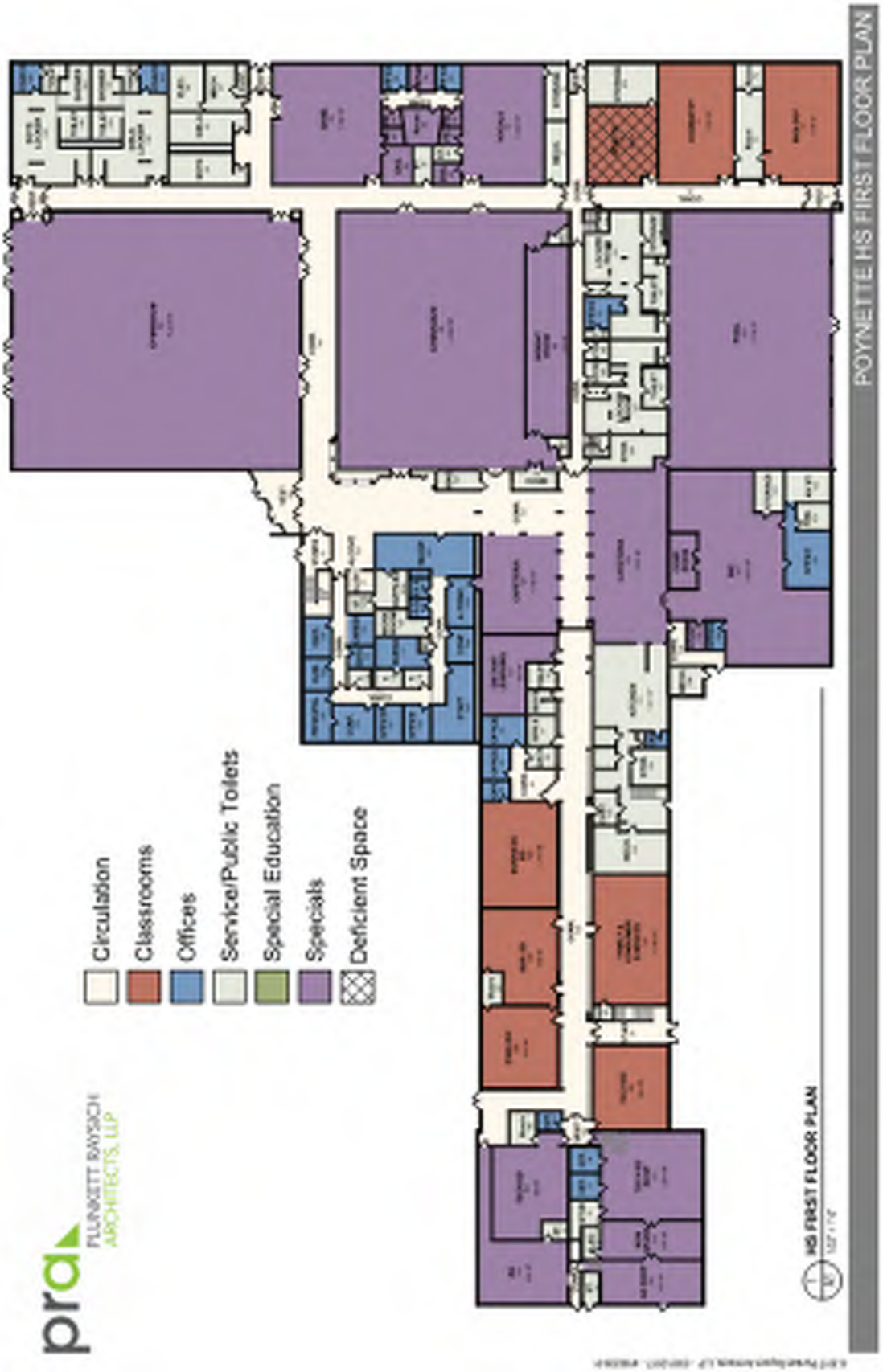
	Area (SF)	Number of Periods	Building Capacity	
Cafeteria Capacity	3,024	1	252	Capacity = Area/(12 SF per Student)*Periods
IMC Capacity	3,315		414	Capacity = Area/(8 SF per Student)

	Current Size		Recommend				
Site Size	31.2	Acres	33.3	Acres	(2.1)	Acres	Recommended 30.0 Acres plus 1.0 Acre per 100 students
Site Parking	92	Spaces	218	Spaces	(126)	Spaces	Recommended 1.5 spaces per staff member + 50% of students
Playground							

Other Educational Needs:

- Main entrance to the high school needs to be more secure. Office staff currently buzzes in all high school guests. However, once the front door unlocks, a guest may quickly take a right and move up the stairs or left down the hallway instead of checking in within the office
- Lack of flexible meeting spaces designed for collaborative learning. As teachers move toward the higher end of the Educator Effectiveness rubrics, more spaces are needed for students to collaborate, problem solve, and conduct research.
- Corridor between the Auxiliary Gym and pool locker rooms is very narrow, creating congestion and may delay students moving toward class.
- Weight Room is inadequate, small confining space, and safety concern.
- Lack of space for strength and conditioning.
- Desire to promote Co-Curricular programming, lacking space
- Lack of co-curricular and community space for all opportunities available. This requires scheduling activities in a manner that negatively affects family time, academic school work, and overall participation numbers.
- Restroom facilities are in need of upgrading. Some bathroom facilities are original to the building.
- One science room is located away from the others and is not fully structured for science experiments (no gas/no ventilation fans).
- Lack of performance space for fine arts classes and clubs. Class performances and One-Act plays are conducted within the IMC, which requires the IMC to close for other academic work.
- Items that should be stored are taking up academic space. Items stored within both the Kerr and Auxiliary Gyms require classes, clubs and co-curriculars to modify and condense their use of the space.
- Locker rooms: shower and changing areas afford no privacy.
- Some classroom entrance areas are open at transom creating noise and possible security issues.
- Parking is difficult when events are held.
- Some lab areas limit the size of classes and extent of offerings

Facility Assessment



Facility Assessment

SECTION 05

ARLINGTON EARLY LEARNING CENTER

SCHOOL DISTRICT OF POYNETTE
Facility Assessment

Findorff

Facility Assessment - BUILDING SUMMARY

Project/Job: 171048 - Arlington Early Learning Center
Owner: Poynette School District
Date: 04/19/17

A. OVERALL BUILDING SUMMARY		
Facility Location:	*307 Bullen Road* *Arlington, WI* *53911*	
Original Construction:	*Original Construction: 1953*	
Additions/Renovations:	*Addition: 2001*	
Building Statistics:	*Building Footprint = 13,992 SF* *Building Gross Square Footage =13,992 GSF* *Site Parking Spaces = 10 Spaces* *Site Area = 5.1 Acres*	
Number of Levels:	*One Level Above Ground* *Mechanical Spaces on Lower Level*	
Building Overview/Useage:	*Early Childhood - Kindergarten Grade Levels* *Current Year Enrollment: 74*	
Construction Type (Structural):	*Addition: 4' Concrete Frost Walls, Wood Shear Wall* *Prefabricated Wood Truss*	
Construction Type (Exterior):	*Brick Veneer Walls, Fiberglass Asphalt Shingles Roof*	

Findorff

Facility Assessment - ENVELOPE

Project/Job: 171048 - Arlington Early Learning Center Date: 4/19/17
Owner: Poynette School District

ENVELOPE		
Exterior Wall System		*Recommendation*
Concrete Foundation Walls	*No issues noted*	
Masonry Brick Veneer - 1953	*Modular brick throughout the existing building exterior is cracked and deteriorating in multiple locations. (See photos 13-21)*	Tuckpoint exterior brick wall on 1953 building (Priority 0)
Concrete Masonry Unit (CMU) Block - 1953	*Exterior concrete masonry unit (CMU) walls at the gymnasium are cracked in multiple locations. Routing and caulking of cracks has been completed previously. Paint on CMU is also peeling off. (See photos 3, 6)*	Tuckpoint exterior CMU on 1953 building (Priority 0), remove and repaint walls (Priority 0)
Masonry Brick Veneer - 2001	*Modular brick is in good condition. Vertical control joint caulking is failing. (See photos 22-24)*	Replace vertical cualk joints (Priority 0)
Cast Stone Window Sills	*Window sills are cracking in various locations on west side of building. (See photo 12)*	Route and caulk joints (Priority 0)
Exterior Windows & Doors		*Recommendation*
Main Entrance	*Wood entrance to building is original to building. (See photos 25-27)*	Remove entrance and replace with aluminum entrance with vestibule. This will increase security and energy efficiency. (Priority 1)
Windows (1953)	*Metal windows are operable and there are locations where significant energy loss is apparent (see thermal imaging section).(See photo 18)*	Remove and replace windows on 1953 original building with more energy efficient windows (Priority 0)
Misc. Exterior Entrances	*At the gymnasium entrance, a gap can be seen under the doors. Wood jambs on the east side of the building are deteriorating at the base. (See photo 28)*	Review exterior door and window openings and add weatherstripping and adjust doors as needed.
Aluminum Entrances - 2001	*Aluminum entrance from the 2001 addition is in good condition. (See photo 33)*	
Roofing		*Recommendation*
Shingle Roofing - Main Section & Addition	*This roof was addressed in 2014 and is in good condition. Re-roof expected in 2034 based on 20-year useful life.*	
Shingle Roofing - Gymnasium	*This roof was replaced in 2014 and is in good condition. Re-roof expected in 2034.*	

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ENVELOPE

Exterior Wall System

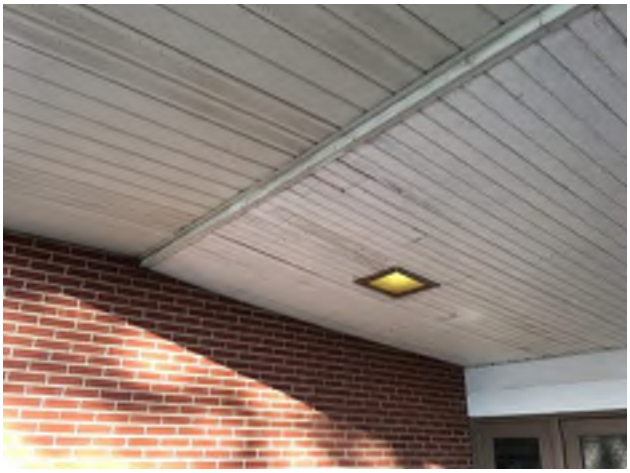


Photo 1. Main entrance. Painted wood soffit (right) and metal vented soffit (left). Soffit could be painted as part of entry vestibule install (Priority 0).

Photo 2. Building lettering. Two letters inconsistent with remainder.

Photo 3. West wall of Gymnasium. Crack visible entire height of wall. Multiple exterior cracks visible have been caulked. Recaulk as needed (Priority 0).

Photo 4. Paint peeling off exterior Gymnasium walls throughout. Remove existing and repaint. (Priority 0).

Photo 5. Paint peeling off exterior Gymnasium walls throughout. Remove existing and repaint. (Priority 0).

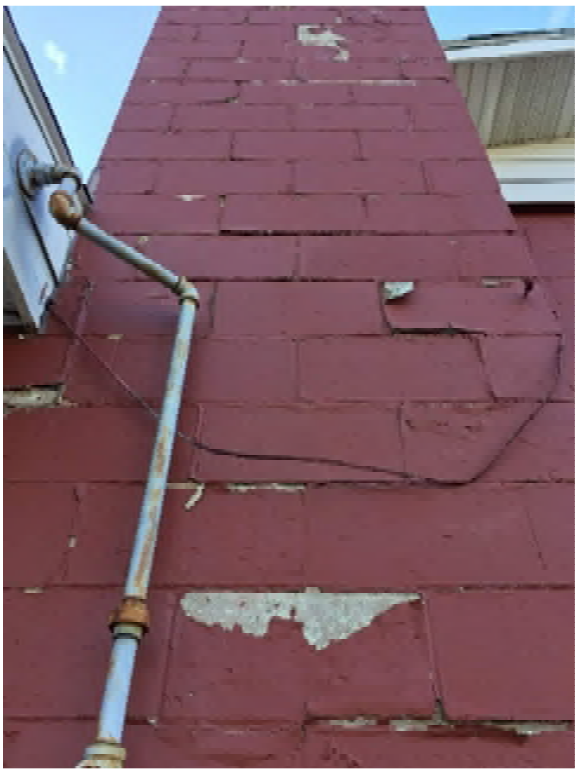


Photo 6. Paint peeling off chimney on east side of building. Cracking throughout mortar joints. Walls should be structurally analyzed to confirm integrity. If sound, remove finish, tuckpoint, and repaint.(Priority 0).

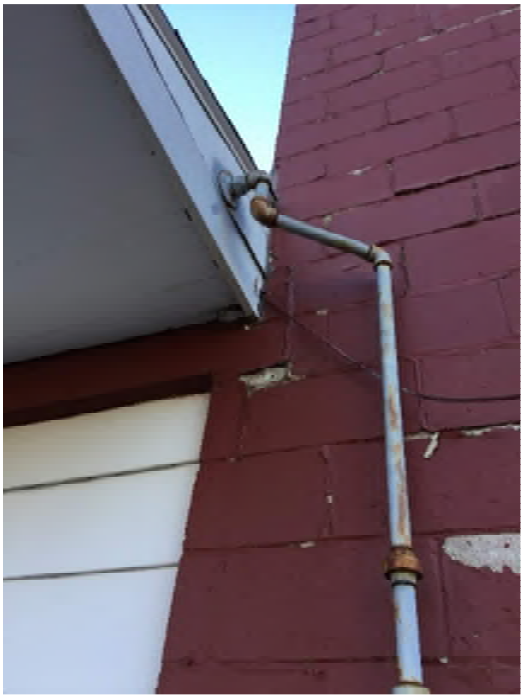


Photo 7. Paint peeling off chimney on east side of building. Cracking throughout mortar joints. Walls should be structurally analyzed to confirm integrity. If sound, remove finish, tuckpoint, and repaint.(Priority 0).

Photo 8. East side exterior wall and painted wood soffit.

Photo 9. East side exterior wall and painted wood soffit.

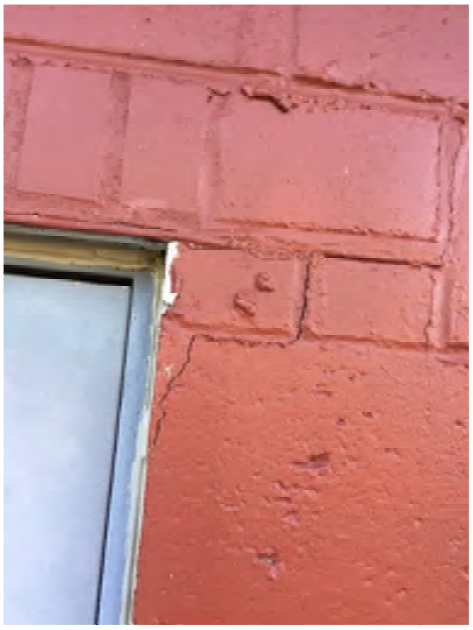


Photo 10. Masonry cracking adjacent exterior door on building's East Elevation. Tuckpoint exterior. (Priority 0).

Photo 11. Damage to grille and significant mortar cracking. Route out caulk and recaulk or tuckpoint. (Priority 0).

Photo 12. Failed caulk and cracking at cast stone sill. This condition is consistent throughout the original building exterior. Repair joints and caulk. (Priority 0).

Photo 13. Mortar cracking and discoloration. Typical on west elevation.

Photo 14. Mortar cracking and discoloration. Typical on west elevation.

Photo 15. Mortar cracking and discoloration. Typical on west elevation.

Photo 16. Masonry cracking at main entrance.

Photo 17. Masonry cracking at main entrance.

Photo 18. Operable exterior windows on original building. Thermal imaging displayed significant energy loss at these locations. Replace with energy efficient windows. (Priority 0).

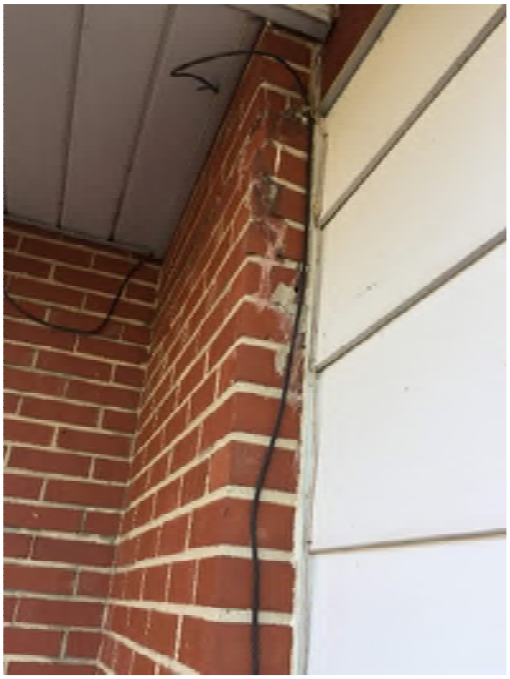


Photo 19. Significant deterioration of masonry veneer on building's west elevation.

Photo 20. Significant deterioration of masonry veneer on building's west elevation.

Photo 21. Significant deterioration of masonry veneer on building's west elevation.

Photo 22. Masonry on 2000 addition in good condition.

Photo 23. Masonry on 2000 addition in good condition. No visible signs of deterioration.

Photo 24. Caulking of vertical control joints on 2000 addition have failed. Recaulk. (Priority 0).

Windows & Doors

Photo 25. Main building entrance. Locked down during the day, but not fully secure as office is down the hallway. Recommend to replace with new aluminum entry vestibule for security and energy efficiency. (Priority 1).

Photo 26. Main entrance. Camera/Call button unit makes this entrance secure. No direct entry to vestibule.

Photo 27. Pull handle hardware at main building entrance.

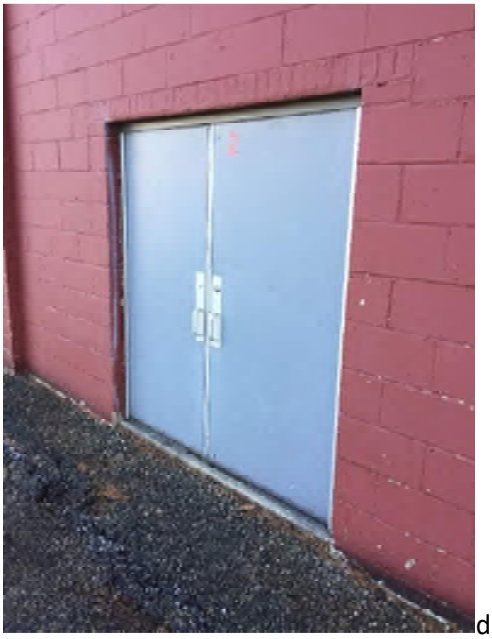


Photo 28. Gymnasium exterior doors, facing north. Doors need to be adjusted, and additional weatherstripping installed. Large gap at bottom of door. (Priority 0).

Photo 29. Exterior veneer failing at window on building's west elevation.

Photo 30. Exterior doors in poor condition. Need to be adjusted and sealed more effectively. (Priority 0).

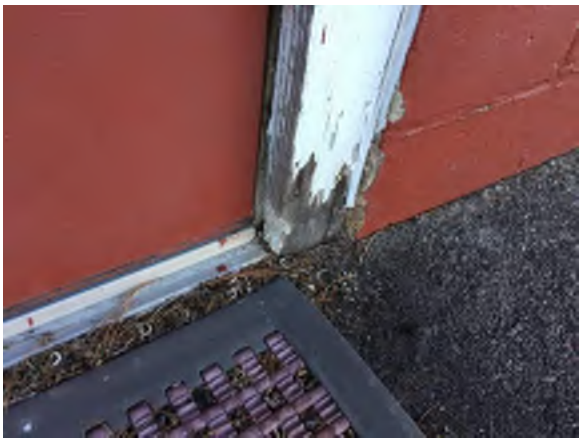


Photo 32. Exterior doors in poor condition. Wood jamb is worn where it meets the asphalt. Replace jambs. (Priority 0).

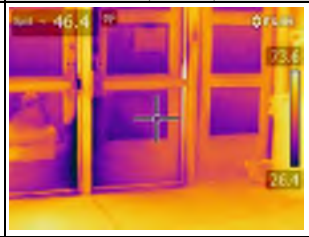
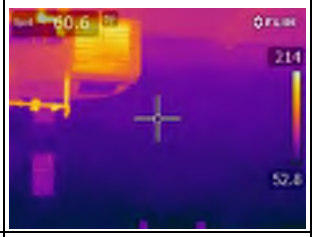
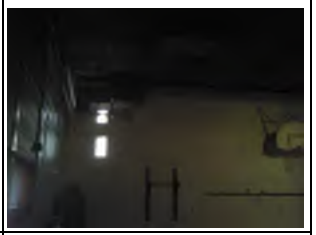
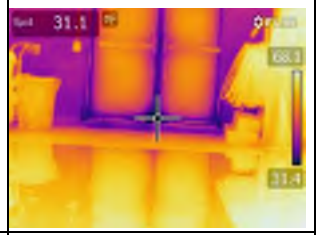
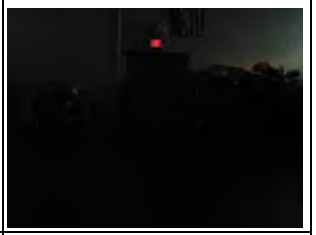
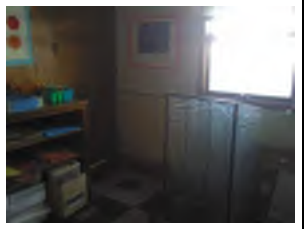
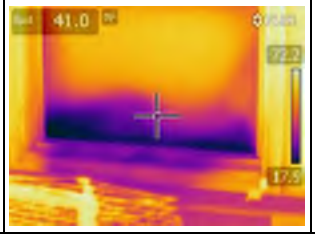
Photo 31. Exterior doors in poor condition. Need to be adjusted and sealed more effectively. Gap can be seen above as door in not square in frame.

Photo 33. Exterior doors in at 2000 addition are in good condition.

Facility Assessment - THERMAL IMAGING

Project/Job: 171048 - Arlington Early Learning Center
Owner: Poynette School District

Date: 4/19/17

THERMAL IMAGING					
Item #	Area	Description	Corrective Action Recommended	Photo (Thermal)	Photo (Regular)
1	Front Entry	The darker areas show a temperature of 26.4°F at the mullion. There is air leaking around the openings.	We would recommend that this entrance be removed and replaced with a new aluminum entry vestibule. This would improve energy efficiency and security.		
2	Gymnasium	Gymnasium exterior wall is 52.8F. Cracking in this exterior wall are causing the gymnasium to not hold heat as well as it could.	Insulating exterior wall not practical. Seal openings where possible (Doors, windows, cracks).		
3	Gymnasium	Gymnasium north doors to exterior. Air gap can be seen below the door.	Seal opening / provide sweeps or gaskets.		
4	Main Office	Exterior wall showing a temperature of 21.2F. The wall insulation here should be addressed.	Review wall insulation condition and re-insulate as necessary.		
5	Main Office	Bottom section of window showing a temperature of 17.9F. The is a large amount of energy loss at operable windows.	Windows should be replaced with a more energy efficient alternative.		

6	Classroom (West Elevation)	Bottom section of window showing a temperature of 35.5F. The is a large amount of energy loss at operable windows.	Windows should be replaced with a more energy efficient option.		

Facility Assessment - INTERIORS

Project/Job: 171048 - Arlington Early Learning Center Date: 4/19/17
Owner: Poynette School District

INTERIORS		
Casework & Trim		*Recommendation*
Casework - 1953	*Wood classroom casework in the original building is in poor condition.*	Replacement included under yearly general finish allowance.
Casework - 2001	*Laminate countertops and casework in 2001 addition are in good condition.*	
Window Trim	*Wood window trim throughout clerestory windows.*	
Cubbies / Coat Racks	*Cubbies in addition are in good condition.*	
Interior Doors, Frames, Hardware		*Recommendation*
Classrooms Doors - 1953	*Classroom entrances are wood trim with wood doors, and included a wood grille for air transfer (original to building). Wood show signs of wear in various locations throughout building.Door hardware includes keyed metal knob. (See photo 15)*	
Classrooms Doors - 2001	*Doors in building addition are wood with hollow metal frames. They are in good condition.(See photo 16)*	
Exit Doors - 2001	*Interior vestibule doors in addition are aluminum entranceswith closers, and are in good condition.*	
Door Hardware	*Door hardware varies throughout spaces.(See photo 12)*	
Wall Surfaces		*Recommendation*
Wall Surfaces - 1953	*Walls in the original building are painted concrete masonry unit (CMU) block. Non-load bearing interior walls are wood walls with windows in numerous locations. (See photo 19)*	
Wall Surface - 2001	*In the hallways, finish consists of painted CMU block, or exposed brick veneer. Classrooms are painted CMU block.*	
Bathrooms	*Full height ceramic tile installed at 2001 building bathroom. Painted CMU block on all walls in 1953 original building.*	
Ceilings		*Recommendation*
Ceilings - 1953	*Hallways ceilings are 2x4 acoustical ceiling tile (ACT) system, tile is In the classrooms, the underside of the deck is exposed .*	
Ceilings - 2001	*Hallways and classroom ceilings are 2x4 acoustical ceiling tile (ACT) system. Tile and grid are in good condition.*	

Flooring		*Recommendation*
Flooring - 1953	*Flooring in the majority of hallways, classrooms, and gymnasium is 9x9 tile, indicative of asbestos containing flooring material and/or mastic. (See photos 25-28) Some rooms have been overlayed with a sheet carpet. Both vinyl and carpet finishes are in poor condition.Bathroom floors and base are ceramic tile, in fair condition.*	Tile and mastic should be abated and replaced with new flooring. (Priority 0)
Flooring - 2001	*Flooring in the hallways is 12x12 vinyl tile, classrooms are primarily sheet carpet. Finishes are in good condition. Bathroom floors are ceramic tile, in good condition.*	
Toilet Partitions & Accessories		*Recommendation*
Toilet Partitions	*Toilet partitions only present in the original building. Floor mounted partitions are in fair condition. (See photo 30)*	
Toilet Accessories	*Soap dispensers, paper towel dispensers, and toilet paper rools are in fair condition in original building restrooms.*	
Miscellaneous Finishes		*Recommendation*
Window Blinds/Shades	*Horizontal louver blinds are installed in the 2001 classrooms, roller shades are installed in the 1953 classrooms.*	
Gym Equipment	*Scoreboard original to the building.(See photo 33)*	
Kitchen Equipment	*A portion of kitchen equipment is at the end of it's useful life.*	Repair or replace per District schedule.

INTERIORS

Photo 1. Classroom.

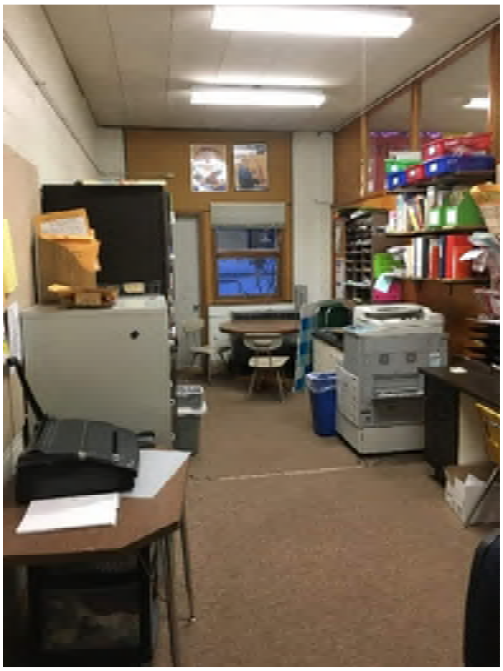


Photo 2. Main Office. Located a few doors down from the main entrance. This is a security concern.

Photo 3. Gymnasium.

Casework & Trim

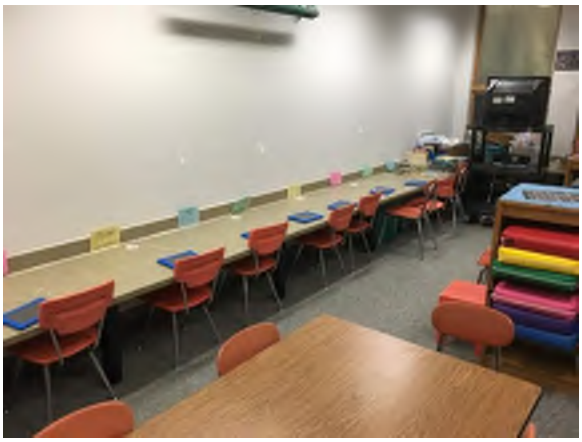


Photo 4. Laminate countertop in good condition in 2000 addition. Grommet holes cored for device plug-in access.

Photo 5. Clerestory glazing from classrooms to corridor. Ceiling returns to accommodate as much light to enter corridor as possible.

Photo 6. Wood classroom casework, original building. Repair/replace damaged casework as needed.

Photo 7. Coat rack and bench for students in fine condition. No separation between hangers.

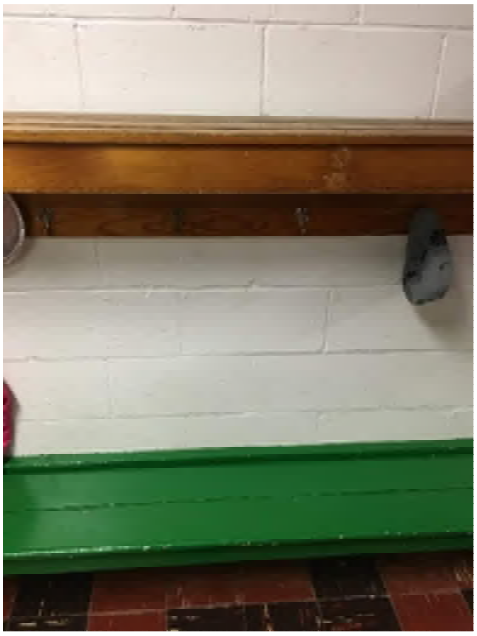


Photo 8. Coat rack and bench for students in fair condition. No separation between hangers.

Photo 9. Cubbies in 2000 addition. Separation included to adjacent cubbies.

Photo 10. Art Room casework in fair condition.

Interior Doors, Frames, and Hardware

Photo 11. Interior of main entrance. Door electrification surface mounted.

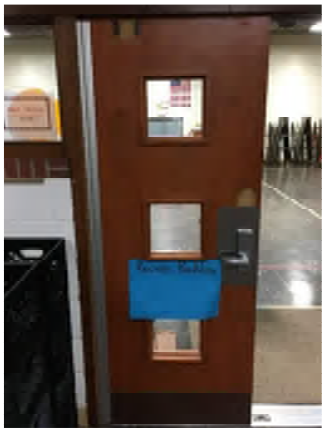


Photo 12. One leaf of doors from entrance hallway into gymnasium. Door hardware retrofitted and leaves stain mismatched.

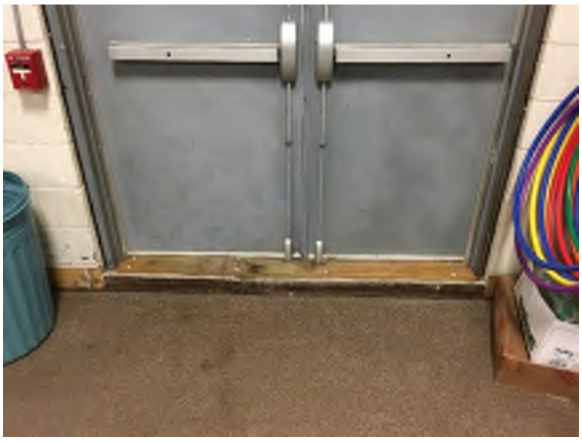


Photo 13. Exterior doors to north in poor condition. Daylight can also be seen at bottom. Replace or adjust, add weatherstripping.

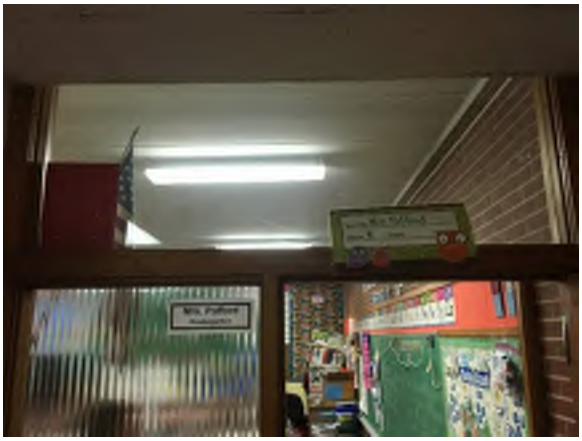


Photo 14. Wood Door lite above classroom entrance door.

Photo 15. Keyed knob door handle typical at classrooms.

Photo 16. Aluminum entrance vestibule, 2000 addition.

Photo 17. Typical classroom entrance elevation.

Photo 18. Louvered grille for air transfer at classroom entrance.

Wall Surfaces

Photo 19. Classroom dividing wall. Storage minimal in classrooms.

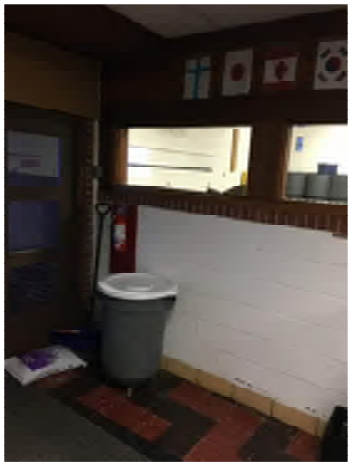


Photo 20. Walls are primarily painted block.

Ceilings

Photo 21. Water damaged ceiling tile from leak (origin unknown). ACT ceilings used in corridors and 2001 addition classrooms.

Photo 22. Ceiling fans are installed in 1953 classrooms.

Flooring

Photo 23. 9x9 tile shown here is indicative of asbestos containing material.

Photo 24. Carpet seam pulling apart. Carpet is very worn and in poor condition. Yearly allowance is included for finish repair/replacement throughout the building.

Photo 25. 9x9 Tile Throughout is cracking at isolated conditions and in poor condition.

Photo 26. 9x9 Tile Throughout is cracking at isolated conditions and in poor condition.

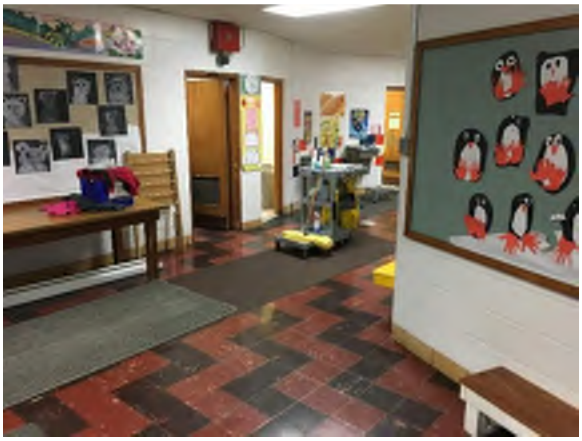


Photo 27. Area rugs are used over flooring in the main hallway.

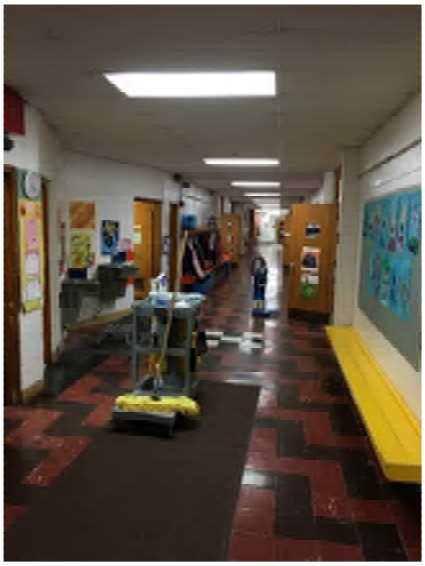


Photo 28. View down the main corridor, original building.

Photo 29. An elevation change exists at the exterior doors in the gym.

Toilet Partitions and Accessories

Photo 30. Bathroom stall in the 1953 original building.

Photo 31. Toilet accessories are in fair condition.

Miscellanous Finish – Blinds

Photo 32. Horizontal louver blinds are installed in the 2001 building addition classrooms.

Miscellaneous Finish – Gym Equipment

Photo 33. Scoreboard is original to building. Replacement is not currently included in capital maintenance plan as this Gym is not widely used for competition.

Photo 34. Stationary basketball boards. Wrestling storage in gym.

Photo 35. Storage is contained within the gymnasium.

Miscellaneous Finish – Kitchen Equipment

Photo 36. Kitchen Equipment. Review District schedule for items reaching the end of their useful life.

Photo 37. Kitchen Equipment. Review District schedule for items reaching the end of their useful life.

Facility Assessment - SYSTEMS

Project/Job: 171048 - Arlington Early Learning Center Date: 4/19/17
Owner: Poynette School District

SYSTEMS		
Fire Protection		*Recommendation*
Basic System	There is no fire protection system in the building.	
Plumbing Equipment		*Recommendation*
Water Heater	Bradford White Water Heater, Installed in 2012. Gas fired. Good Condition. (See photo 1)	
Sump Pump	Installed in 1997, Working okay per Troy.	
Water Softener	Small softener unit to feed hot water system.	
Plumbing Piping		*Recommendation*
Water Systems	Good condition – no known issues. Manual flush valves on toilets	
Sanitary, Acid, and Storm Piping	Good condition – no known issues	
Pipe Insulation	Good condition – no known issues	
Others	There was a sewer back-up early 2017 and sand was found in pipe. Troy plans to have pipe scoped in April during spring break.	
HVAC Equipment		*Recommendation*
Boiler	PB Heat gas fired unit, 1450 MBH. Installed in 2012. Excellent condition. (See photo 2)	
Unit Ventilators	UV-1,2,3,4,5 Installed in classrooms. Units installed in 1953 and refurbished with DDC controls in 2012. Ceiling mounted units with reheat. No AC in classrooms. Although these units are old, they are running smoothly with no immediate need for repair.	
Condensate Pumps	Pump in boiler room were recently replaced. Good condition. Pump in hall is original and needs to be replaced.	Replace condensate pump in hall.
Steam Traps	Replaced, repaired in 2012. In good condition.	
Furnace/AC	(2) Gas forced air furnace and AC units – feeds classrooms 121 and 4. Installed in 2002 and 2009. Appears to be in good condition.	
Digital Controls	Updated to DDC in 2012. Good condition	
Exhaust Fans	EF-2 Installed in 1980 to feed bathrooms and general exhaust. In good condition.	
Unit Heaters	AHU-1 and UH-2 feed gym. In okay condition.	

Electrical Systems		*Recommendation*
Fire Alarm	Full fire alarm system – in good condition	
Security	Full building security system with locked doors and cameras – in good condition.	
Paging	No paging system installed	
Clocks	No clock system installed	
Low Voltage	Wireless access throughout building	
EM Power	Battery backup, no generator.	

SYSTEMS

Photo 1. Arlington Hot Water Heater

Photo 2. Arlington Boiler

Facility Assessment - SITE

Project/Job: 171048 - Arlington Early Learning Center
Owner: Poynette School District
Date: 4/19/17

SITE		
Site Concrete		*Recommendation*
Entrances	*Site concrete at entrances in fair condition. Separation between sidewalk and stoop slab apparent on the SE corner of the building. (See photo 1)*	Remove and repour approach to 2001 entrance, tie into stoop wall (Priority 1)
Asphalt		*Recommendation*
Parking Lot	*Asphalt main parking area in poor condition. Cracking and potholing present throughout entire lot. (See photos 2-9)*	Remove existing asphalt, prepare subgrade, and install new asphalt and striping (Priority 0)
Landscaping		*Recommendation*
Grass	*Tire ruts are present at areas adjacent asphalt from winter plowing operations. (See photo 10)*	Re-grade and re-seed disturbed areas. (Priority 0)
Miscellaneous Site Items		*Recommendation*
Grass Playground	*North end of site is not draining.(See photo 14)*	Regrade and restore area to allow proper drainage (Priority 0)
Fencing	*Gas meter and transformer are both exposed on the east side of the school, in the play area.(See photo 15-16)*	Install enclosure fencing around these pieces of equipment (Priority 0)

SITE

Site Concrete

Photo 1. Exterior concrete sidewalk has separated from stoop slab. Sidewalk should be re-poured and tied into the stoop wall to avoid differential movement. (Priority 1).

Asphalt

Photo 2. Asphalt in poor condition with cracking and potholes throughout. Replace and restripe. (Priority 0).

Photo 3. Asphalt in poor condition with cracking and potholes throughout. Replace and restripe. (Priority 0).

Photo 4. Asphalt in poor condition with cracking and potholes throughout. Replace and restripe. (Priority 0).

Photo 5. Asphalt in poor condition with cracking and potholes throughout. Replace and restripe. (Priority 0).

Photo 6. Asphalt in poor condition with cracking and potholes throughout. Replace and restripe. (Priority 0).

Photo 7. Asphalt in poor condition with cracking and potholes throughout. Replace and restripe. (Priority 0).

Photo 8. Asphalt in poor condition with cracking and potholes throughout. Replace and restripe. (Priority 0).

Photo 9. Asphalt in poor condition with cracking and potholes throughout. Replace and restripe. (Priority 0).

Landscaping

Photo 10. Ruts throughout grass areas from plowing operation. (Priority 0).

Photo 11. Play equipment installed in east play area. Equipment appears to be in good condition.

Photo 12. Older play equipment. Equipment appears to be in fair condition.

Stormwater

Photo 13. Asphalt has failed and roof runoff runs between asphalt and the building. Install corrective measure to direct water away from the building.

Photo 14. Site drainage issues at NE corner of site. Standing water present. Fill and regrade to improve drainage. (Priority 0).

Fencing

Photo 15. Gas meter exposed adjacent hard play area. Screen gas meter to separate from students. (Priority 0).

Photo 16. Transformer sits in the middle of the grass play area for students. Screen or enclosure unit. (Priority 0).

SECTION 06

ELEMENTARY/ MIDDLE SCHOOL

SCHOOL DISTRICT OF POYNETTE
Facility Assessment

Findorff

Facility Assessment - BUILDING SUMMARY

Project/Job: 171048 - Poynette Elementary/Middle School Date: 04/19/17
Owner: Poynette School District

A. OVERALL BUILDING SUMMARY		
Facility Location:	*108 N. Cleveland Street* *Poynette, WI* *53955*	
Original Construction:	*Original Construction: 1954*	
Additions/Renovations:	*Building Addition: 1968* *Building Addition: 1989* *Buidling Addition: 1999* *Building Addition 2011*	
Building Statistics:	*Building Footprint = 55,457 SF* *Building Gross Square Footage = 85,683 GSF* *Site Parking Spaces = 60 Spaces* *Site Area = 6.5 Acres*	
Number of Levels:	*Two Levels Above Ground (all levels except 1954 Bldg)*	
Building Overview/Useage:	*ES - Kindergarten - 5th Grade Levels* *MS - 6th - 8th Grade Levels* *Current Year Enrollment (ES): 387* *Current Year Enrollment (MS): 245*	

Facility Assessment - ENVELOPE

Project/Job: 171048 - Poynette Elementary/Middle School Date: 4/19/17
Owner: Poynette School District

ENVELOPE		
Exterior Wall System		*Recommendation*
Masonry Brick Veneer - 1954	*Brick veneer is poor condition, with mortar cracking throughout. (See photos 7-9)*	Tuckpoint exterior of the original section of the building. (Priority 0)
Masonry Brick Veneer - Multiple Areas	*Brick veneer in good condition throughout. Areas around roof drain discharge locations show discoloration. (See photo 5,6,10)*	Clean exterior brick veneer at various locations (Priority 0)
Plywood Soffit - 1989	*Painted plywood soffit is discolored, peeling in multiple locations. (See photo 14-16)*	Investigate discoloration and remove paneling as required. Cut in soffit venting to allow air flow in and out of soffit. (Priority 0)
Plywood Soffit - 1954	*Painted plywood soffit is peeling in multiple locations. (See photo 17)*	Prep and repaint soffit. (Priority 2)
Exterior Windows & Doors		*Recommendation*
Access Control	*Key fobs are installed throughout the building's exterior for security. (See photo 28)*	
Windows	*Windows in good condition throughout. Caulking at older windows are deteriorating.*	Route and recaulk window where caulk is deteriorating. (Priority 0)
Exterior Doors	*Doors throughout are in good condition, many areas have been replaced since original construction.*	
Roofing		*Recommendation*
Roofing	*One roofing area remains standing seam metal (east wing of 1954 original building). Other areas of roofing are nearing the end of their 20-year useful life, and replacement should be planned based on District schedule.*	Replace per schedule (Priority 2 through 4)

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ENVELOPE

Exterior Wall System

Photo 1. 1968 Exterior Wall, South Elevation. Brick in good condition.

Photo 2. 1968 Exterior wall (left) at tie-in to 2012 addition (right).

Photo 3. Brick discolored due to water run-off. Clean masonry. (Priority 0).

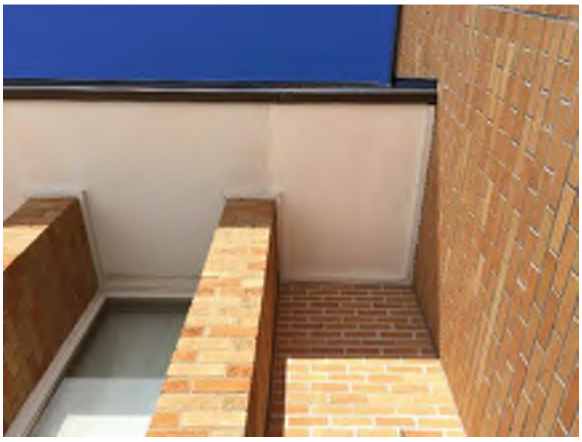


Photo 4. 1968 Exterior wall (left) at tie-in to 2012 addition (right). Soffit here in good condition, but mismatching colors.

Photo 5. Brick discolored due to water run-off. Clean masonry. (Priority 0)

Photo 6. Brick discolored due to water run-off at 1954 original building. Clean masonry. (Priority 0)

Photo 7. Brick throughout the 1954 exterior shows mortar cracking. Tuckpoint exterior. (Priority 0)

Photo 8. Brick throughout the 1954 exterior shows mortar cracking. Tuckpoint exterior. Patch in brick as needed. (Priority 0)

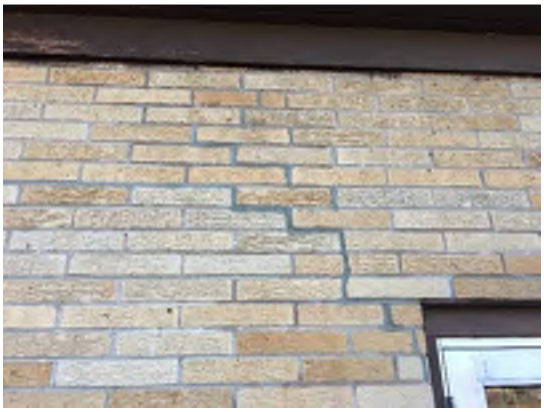


Photo 9. Brick throughout the 1954 exterior shows mortar cracking. This location has been caulked.

Photo 10. Brick discolored due to water run-off at 1954 original building. Clean masonry. (Priority 0)

Photo 11. The surface of the brick at the north elevation of the 1968 addition is deteriorating. It appears that snow may be plowed against this wall in the winter. This should be avoided to maintain integrity of brick.

Photo 12. Weep vent at 1989 addition north elevation is plugged. Review weep vents throughout to confirm proper drainage out of wall cavity. (Priority 0)

Photo 13. Concrete frost walls appear to come up to 8" below grade. One course of CMU is run around the exterior below brick. This is the 1968 Addition.

Photo 14. Soffit of 1989 addition shows discoloration. No venting mechanism is apparent. Remove soffit panels and investigate discoloration. Replace soffit as necessary and cut in venting to allow air transfer. (Priority 0)

Photo 15. Soffit of 1989 addition shows discoloration. No venting mechanism is apparent. Remove soffit panels and investigate discoloration. Replace soffit as necessary and cut in venting to allow air transfer. (Priority 0)

Photo 16. Soffit of 1989 addition shows discoloration. No venting mechanism is apparent. Remove soffit panels and investigate discoloration. Replace soffit as necessary and cut in venting to allow air transfer. (Priority 0)

Photo 17. Soffit paint finish on exterior peeling away, prep and repaint. Venting may need to be added similar to other areas. (Priority 0)

Photo 18. Tie-in of 1999 addition (right) to original 1954 building (left). Prep and repaint original 1954 soffit boards. (Priority 2)

Photo 18. Prep and repaint original 1954 soffit boards. (Priority 2)

Windows & Doors

Photo 19. Maintenance door at 2012 addition. Keyed entry.

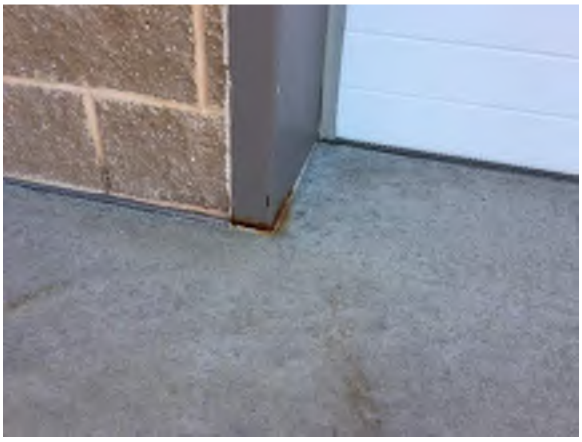


Photo 20. Overhead door jambs on 2012 addition beginning to rust.

Photo 21. West elevation of 2012 addition. Windows in excellent condition.

Photo 22. West elevation of 2012 addition. Windows in excellent condition.

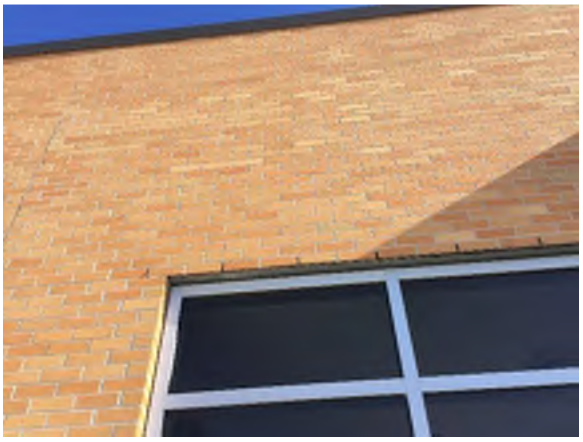


Photo 23. Lintels are primed steel and show signs of rust. Paint exterior lintels at 2012 addition.

Photo 26. 1954 building north elevation. Basketball station mounted directly to exterior wall.

Photo 24. Exterior door at 1968 addition. Keyed access from exterior.

Photo 27. South elevation windows into 1954 classrooms were replaced and partially infilled in the last 10 years.

Photo 25. Windows at 1954 original building. Thermal imaging showed no major temperature issues here.

Photo 28. Keycard access installed at North set of double doors out to play area.

Photo 29. East entrance to 1989 classroom addition. Keycard access available.

Photo 30. East entrance to 1989 classroom addition. Keycard access available.

Photo 31. Caulking failed at 1989 addition windows. Cut out and replace. (Priority 0)

Photo 32. Caulking failed at 1989 addition windows. Cut out and replace. (Priority 0)

Roofing

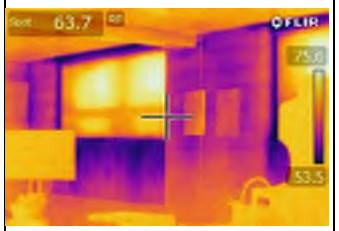
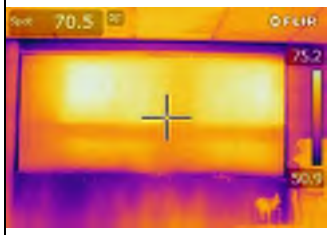
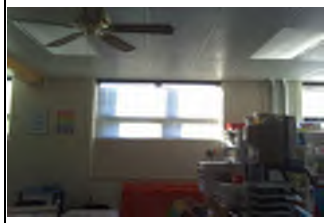
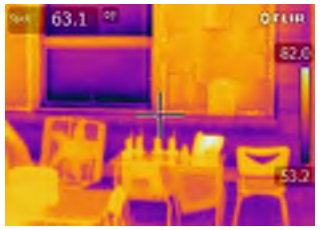
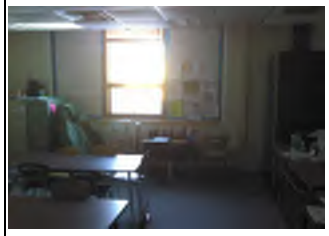
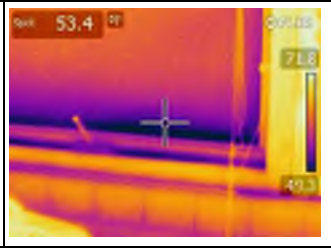
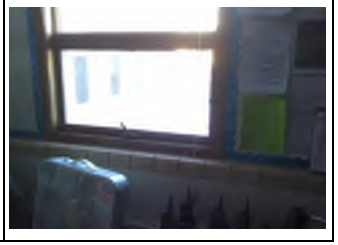
Photo 33. Gymnasium Roof.

Photo 34. 1954 roofing at tie-in to 1968 addition.

Facility Assessment - THERMAL IMAGING

Project/Job: 171048 - Poynette Elementary/Middle School
Owner: Poynette School District

Date: 4/19/17

THERMAL IMAGING					
Item #	Area	Description	Corrective Action Recommended	Photo (Thermal)	Photo (Regular)
1	1954 Building Classroom	Classroom on south elevation. Windows were previously replaced and area wells infilled with CMU block. Thermal distribution is not consistent below window.	Investigate exterior wall construciton where infill of area well was completed.		
2	1954 Building Classroom	Classroom on south elevation. Windows were previously replaced and area wells infilled with CMU block. Thermal distribution is not consistent below window.	Investigate exterior wall construciton where infill of area well was completed.		
3	1954 Building Classroom	Classroom exterior wall (west elevation) shows a temperature range of 53.2F to 82.0F. There is some thermal loss to windows, but no significant issue.	None		
4	1954 Building Classroom	Classroom exterior wall (west elevation) shows a temperature range of 53.2F to 82.0F. There is some thermal loss to windows, but no significant issue.	None		

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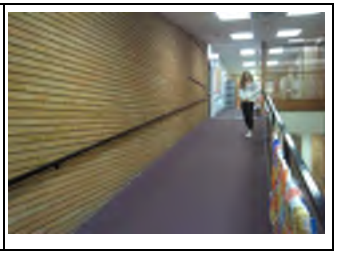
5	Corridor Connection 1954 Building to 1968 Addition	Cold spots are visible at the middle of the wall.	There is inconsistent temperature dissipation through te exterior wall. Exterior wall cracking / insulation should be investigated and addressed as needed.		

Facility Assessment - INTERIORS

Project/Job: 171048 - Poynette Elementary/Middle School Date: 4/19/17
Owner: Poynette School District

INTERIORS		
Casework & Trim		*Recommendation*
Classroom Casework	*Condition of classroom casework varies depending on age of the construction.*	1954 classrooms and non-renovated areas of the 1968 addition should be reviewed for priority of repair / replacement. A yearly allowance is included for Capital Maintenance Planning Budgets.
Interior Doors, Frames, Hardware		*Recommendation*
Doors - 1954, 1968	*Doors and frames in 1954 building are wood. They are in fair condition. Hardware is lever handles. (See photo 10)*	Update doors as needed to meet District needs. A yearly allocation is included for Capital Maintenance Planning Budgets.
Doors - 1999, 2011	*The 1999 addition includes wood doors and hollow metal frames. Assemblies are in good condition.(See photo 12)*	
Door Security	*Secure entrance was constructed as part of 2011 addition.*	
Wall Surfaces		*Recommendation*
Finishes	*Wall Finishes are CMU block, drywall, wood paneling, ceramic tile, and more throughout the school. Due to the number of additions to the building, there is not a central theme to the finishes.*	A yearly allowance is included for repair/replacement as part of Capital Maintenance Planning Budgets.
Ceilings		*Recommendation*
Acoustical Ceilings	*Ceiling systems is primarily Acoustical Ceiling Tile Systems, either 2x2 or 2x4. Ceilings are in good condition with the exception of the 2x4 ceiling tiles that are sagging in the 1989 addition, and the 2x4 tiles that are damaged throughout the 1954 building corridor. (See photo 34, 36)*	Replace ceiling tiles in the 1954 hallway (Priority 2). Retrofit 2x4 grid in the 1989 addition to 2x2, install new tile (Priority 0).
Drywall Ceilings	*Small amount of drywall bulkheads and ceilings. No issues noted.*	
Flooring		*Recommendation*
Carpet	*First floor corridors outside of cafeteria, 1999 building corridors are currently carpet, and in high traffic and wet areas.This carpet is in poor condition. (See photo 44)*	Replace hallway carpet with a more durable LVT or MCT product. (Priority 0)
Vinyl Flooring	*Vinyl flooring is installed throughout the building in various areas. Flooring is in good condition with the exception of the 1954 hallway, 1968 cafeteria. (See photo 41, 43)*	Update flooring as needed to meet District needs. A yearly allowance is included for repair/replacement as part of Capital Maintenance Planning Budgets.

Wood Gym Flooring	*Floor in good condition.*	Continue regular maintenance.
Elevators		*Recommendation*
Lift	*The lift installed in the 1954 hallways is not used. (See photo 52)*	Continue regular maintenance and inspection.
Elevator	*The elevator serving the 1999 addition is in good condition.*	Continue regular maintenance and inspection.
Toilet Partitions & Accessories		*Recommendation*
Toilet Partitions	*Partitions in the older areas of the school are in fair condition. If renovation of these bathrooms occurs, they will need to be brought up to meet newer code.*	
Toilet Accessories	*Toilet accessories are in fair condition.*	Replace accessories on an as needed basis.
Miscellaneous Finishes		*Recommendation*
Lockers	*DeBourgh lockers throughout the building are in good condition. An additional mobile bank of lockers is stationed on the 2nd floor.*	
Gym Equipment	*Gym equipment (basketball hoops) are in good condition.*	
Bleachers	*Manual bleachers in the gymnasium are in poor condition and are original to the building. (See photo 70)*	Replace bleachers on two sides of the gymnasium (Priority 0).
Scoreboard	*One scoreboard in the gymnasium is in poor condition and is original to the building. (See photo 68)*	Replace scoreboard (Priority 0).

INTERIORS

Photo 1. Gymnasium in 1954 original building.

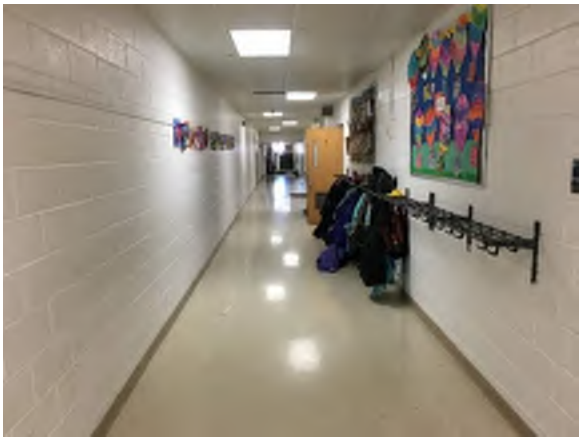


Photo 2. Main hallway in 1954 original building.

Photo 3. Classroom in 1954 original building.

Photo 4. Classroom in 1989 addition.

Casework & Trim

Photo 5. Library shelving installed across corridor on South Wall.

Photo 6. Classroom casework in 1968 building.

Photo 8. Science classroom in 1999 building addition.

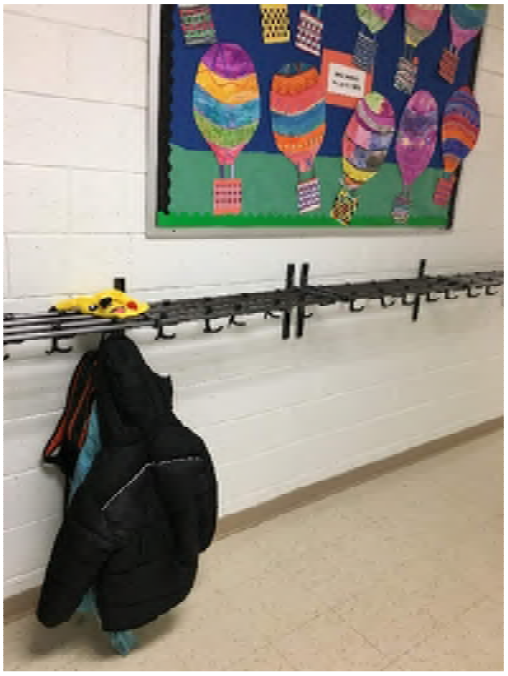


Photo 7. Student coak hooks in 1954 original building hallway.

Photo 9. Casework with sinks in 1954 building. Cabinet doors are not installed in this particular instance. Small sink with drinking fountain included.

Interior Doors, Frames, and Hardware

Photo 10. Wood trim and doors in 1954 original building. Doors in fair condition.

Photo 11. Wood trim and painted wood door into Kitchen from Cafeteria. Overhead roll-up doors also installed in multiple locations along south wall to kitchen. OH doors in good condition.

Photo 12. Hollow metal frame and wood double doors in 1999 addition.

Photo 13. Doors at first floor vestibule in 1999 addition do not close. Check HVAC balancing to confirm pressurization. (Priority 1)

Photo 14. Wood trim and painted wood door at 1968 addition.

Photo 15. Main entry vestibule in 2012 addition. Doors have ADA auto opener button installed on mullion.

Photo 16. Electric strike at interior vestibule doors of 2012 addition main entrance. This secures interior set of doors and requires passage through main office to gain access to building.

Photo 17. Automatic overhead door at 2012 addition. Door in good condition.

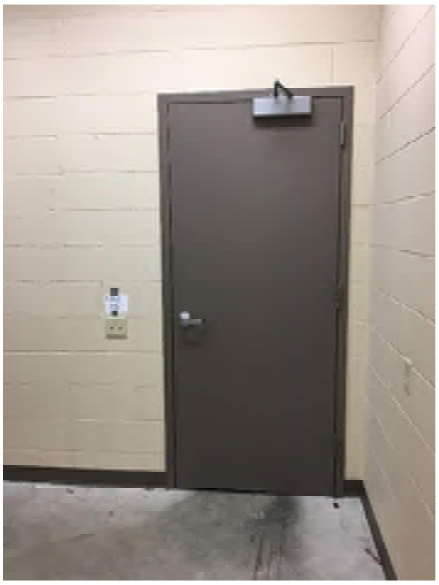


Photo 18. Hollow metal door in maintenance area of 2012 addition.

Photo 19. Wood door at conference room in 1999 addition. Door grille utilized for air transfer.

Wall Surfaces

Photo 20. Drywall partition walls installed after ceiling in perimeter classrooms around IMC.

Photo 21. Finishes throughout 1968 addition inconsistent on 1st and 2nd floors.

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Photo 22. Finishes at stage in 1954 original building inconsistent.

Photo 23. Wood walls were installed on the stage in the 1954 Gymnasium to create PE offices.

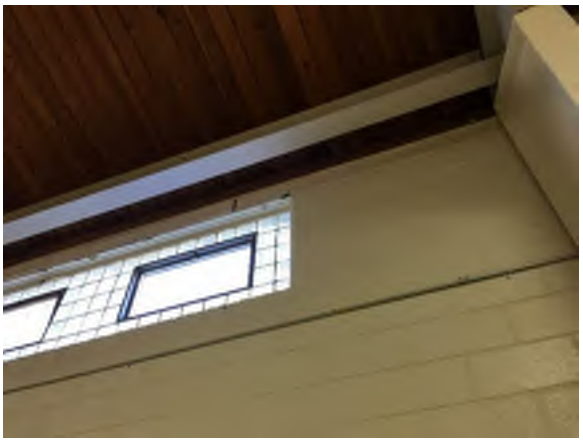

Photo 24. Masonry exterior walls at gymnasium with glass block.

Photo 25. Masonry walls at gymnasium. Cracking is seen throughout the south wall. Route and caulk. (Priority 0)

Photo 26. Ceramic tile surround at 1954 building drinking fountain. There is currently no water to this section of the building (exterior issue). (Priority 0)

Photo 27. Ceramic tile surround at 1968 building drinking fountain.

Photo 28. Girls and Boys changing rooms on east side of gymnasium do not appear to be heavily used. Walls were installed after this space was originally constructed. Space did not appear to have adequate warm air supply.

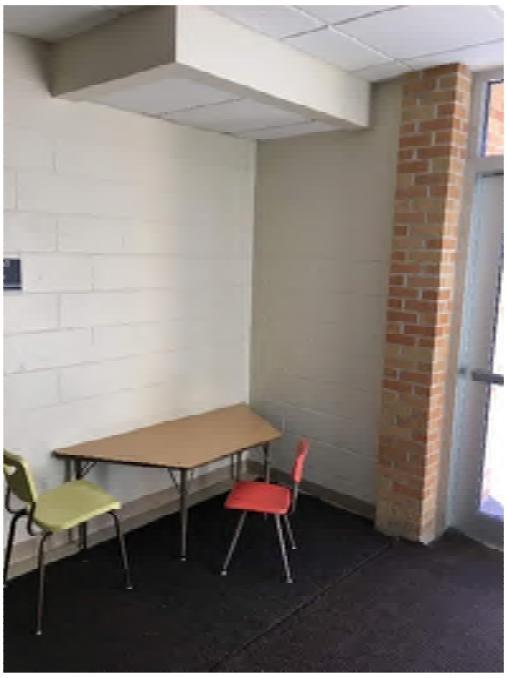

Photo 29. Interior wall construction is CMU throughout 1999 addition. Masonry in good condition.

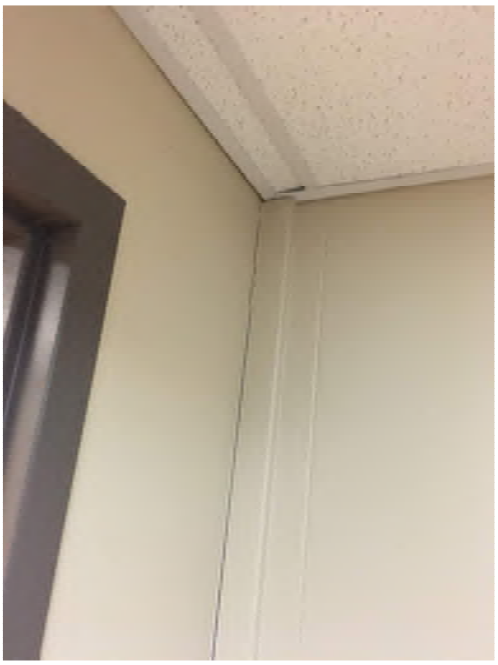

Photo 30. Crack at building tie-in location between 2012 addition and 1968 addition (2nd floor).

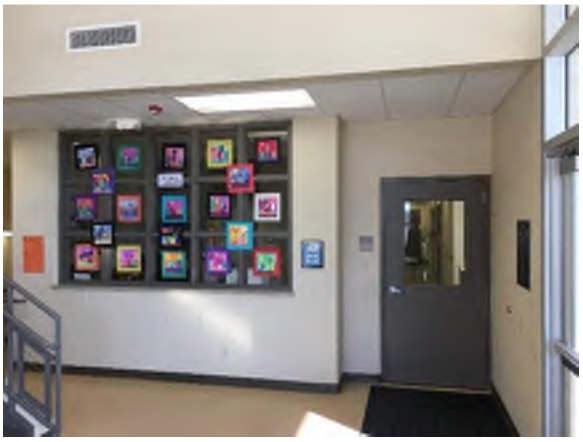

Photo 31. CMU partitions are typical wall construction for 2012 addition.

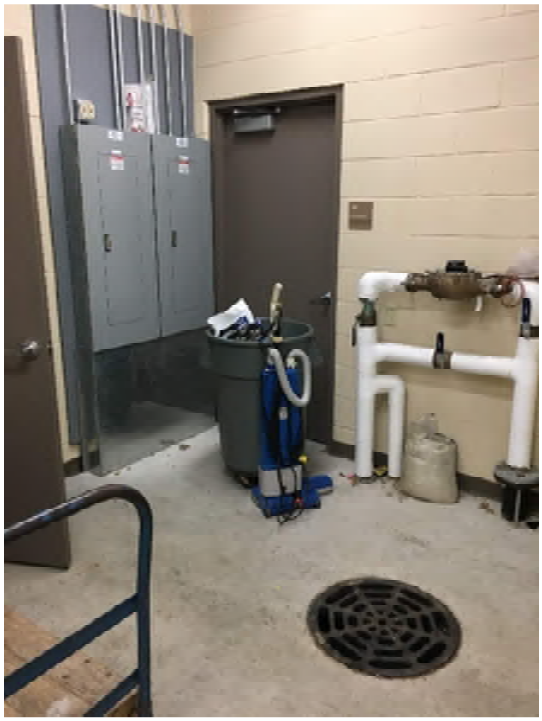

Photo 32. Painted CMU walls in maintenance area of 2012 addition.

Ceilings

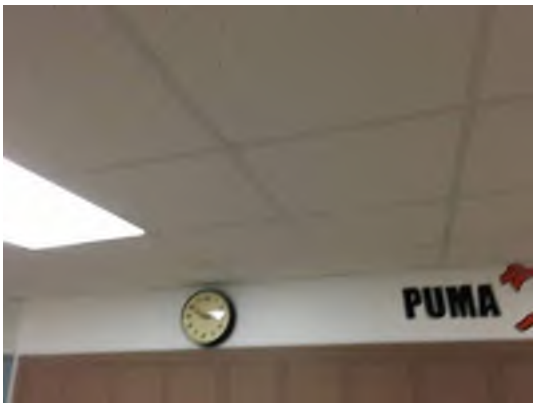

Photo 33. 2x2 Acoustical Ceiling Tile ceilings at 1st floor corridor of 1968 building. Ceiling in good condition.

Photo 34. 2x4 ACT ceilings in 1954 building corridors. Tile and grid in poor condition. Tile should be replaced. (Priority 2)

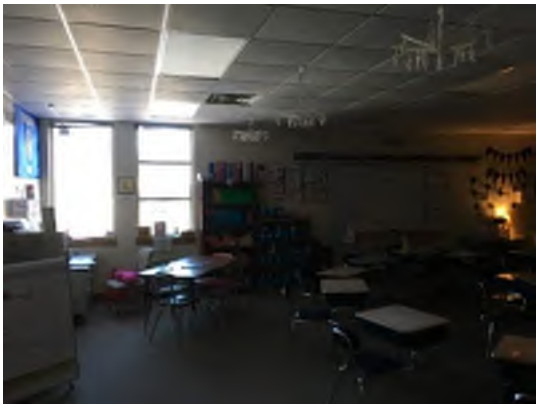

Photo 35. 2x2 ACT ceiling in 1968 classroom.

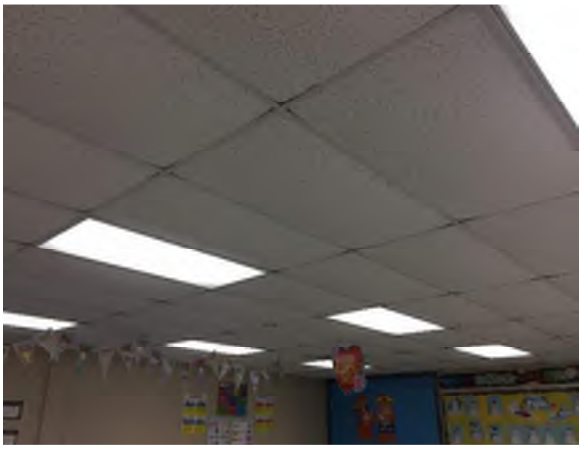

Photo 36. 2x4 ACT ceiling in 1989 addition classroom. Tile is sagging and in poor condition. To reduce issues with 2x4 tiles, retrofit to 2x2 grid and install 2x2 tile. (Priority 0)

Photo 37. 2x2 ACT ceiling in 2012 entryway in excellent condition.

Photo 38. GWB ceiling in 2012 entry vestibule.

Photo 39. Exposed wood deck board in gymnasium.

Photo 40. 2x2 ACT ceiling in 1968 cafeteria in good condition.

Flooring

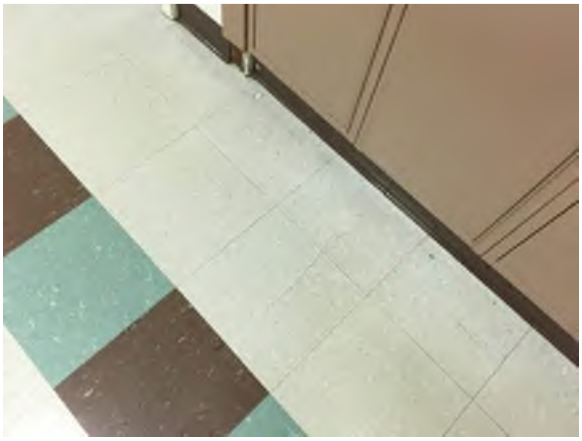

Photo 41. Cafeteria flooring (12x12 VCT) is cracking.

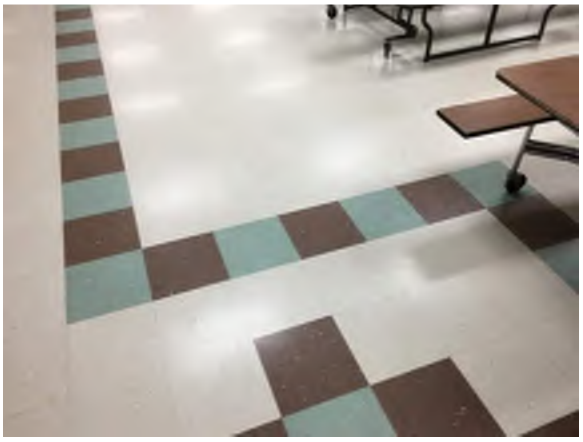

Photo 42. Cafeteria flooring (12x12 VCT).

Photo 43. Cafeteria flooring (12x12 VCT) is cracking.

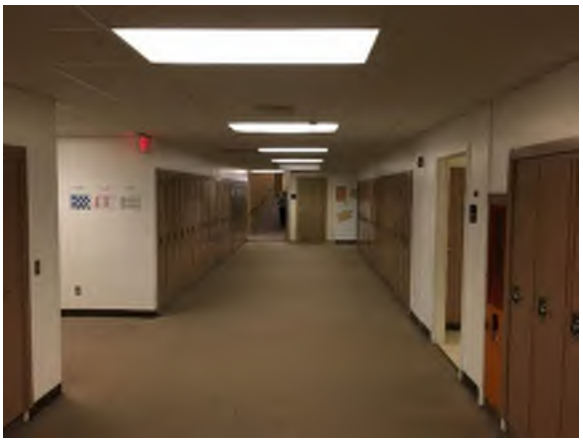

Photo 44. Sheet carpet flooring at 1st floor main corridor, 1968 addition, adjacent cafeteria. Carpet is worn and should be replaced with something more durable as this is a high traffic area. (Priority 0)

Photo 45. IMC carpeting and corridor 12x12 VCT. Flooring was replaced as part of the 2012 work. Good condition.

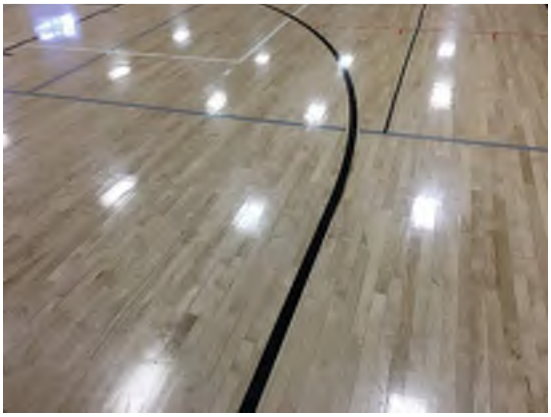

Photo 46. Gymnasium wood flooring. Refinished and maintain per regular schedule.

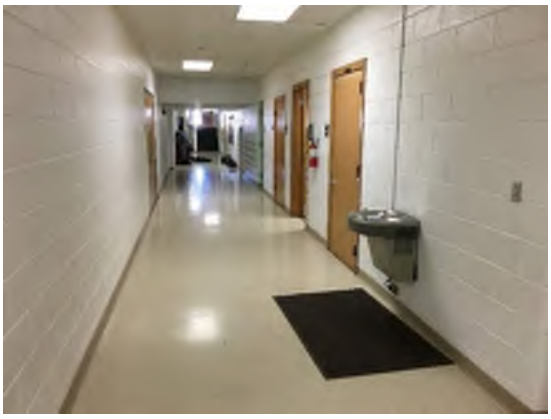

Photo 47. VCT flooring at 1954 building corridor. Lower level shown here in fair condition. At upper area to the east, flooring in poor condition and should be replaced.

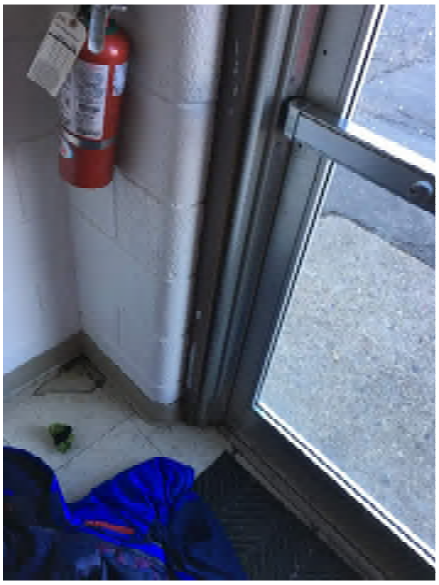

Photo 48. VCT flooring at 1954 building corridor. Flooring in poor condition further to east end of hallway and should be replaced. (Priority 1)

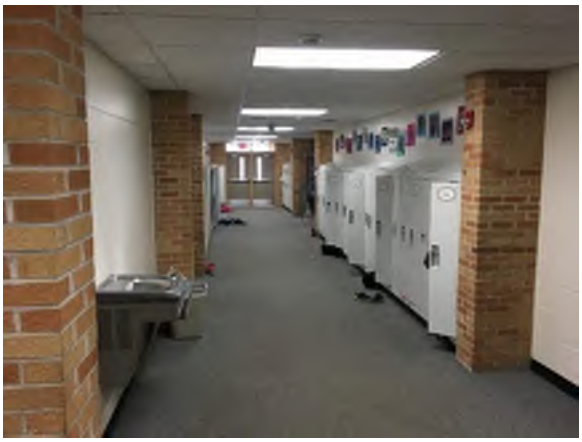

Photo 49. Sheet carpet flooring installed in main hallway in 1999 addition. Flooring is in fair condition, consider replacement as this is a high traffic area with something more durable.

Photo 50. VCT flooring from 2012 building addition, in good condition.

Photo 51. Sealed concrete finish in 1999 addition science rooms.

Elevators

Photo 52. Lift currently installed in 1954 building corridor. Storage utilized adjacent. Lift is not used at this time.

Photo 53. Lift currently installed in 1954 building corridor. Storage utilized adjacent. Lift is not used at this time.

Photo 54. Elevator serving two stories of 1999 building addition.

Toilet Partitions and Accessories

Photo 55. Manual flush valve urinals in 1954 building. Toilet partitions have been replaced and are in good condition.

Photo 56. Manual sinks in 1954 building.

Photo 57. Toilet partitions in 1968 addition. They are in fair condition.

Photo 58. Toilet in 1968 addition.

Photo 59. Manual sinks in 1968 building.

Photo 60. Small restroom in 1968 building.

Miscellaneous Finish – Lockers

Photo 61. DeBourgh Lockers installed throughout 1968 addition on the first floor.

Photo 62. DeBourgh Lockers installed throughout 1968 addition on the first floor.

Photo 63. DeBourgh Lockers installed throughout 1968 addition on the first floor.

Photo 64. DeBourgh Lockers installed throughout 1968 addition on the first floor. There are major congestion issues in this hallway during passing times. Ramp opening is a pinch point.

Photo 65. Lockers installed in 1999 addition.

Photo 66. There are limited number of mobile lockers on wheels located on second floor.

Photo 67. Lockers in the boy changing area in the 1954 building. This area does not seem to be used frequently.

Miscellaneous Finish – Gym Equipment

Photo 68. Gymnasium Scoreboard.

Photo 69. Gymnasium basketball stations.

Photo 70. Gymnasium bleachers. Replacement should be scheduled (Priority 0).

Miscellaneous Finish – Fire Ext. Cabinets

Photo 71. Fire extinguisher cabinets and trash receptacles.

Miscellaneous Finish

Photo 72. Curtains at Gymnasium stage. These were recently donated and installed.

Facility Assessment - SYSTEMS

Project/Job: 171048 - Poynette Elementary/Middle School Date: 4/19/17
Owner: Poynette School District

SYSTEMS		
Fire Protection		*Recommendation*
Basic System	There is no fire protection system in the building.	
Plumbing Equipment		*Recommendation*
Water Heater – Feeds Elementary School	Old AO Smith gas fed unit in basement. Installed in 1990. (See photo 1)	Recommend replacing unit.
Water Heater – Feeds 2002 Addition	AO Smith, gas fired unit. Installed in 2002. 80 gal unit. Unit had to be re-piped recently and insulation should be replaced. (See photo 3)	Replace insulation on new piping.
Water Heater – Feeds 1989 Addition (art rooms?)	TAKAGI on demand, gas fired unit installed in 2012. Good condition. (See photo 2)	
Water Heater – Feeds Kitchen and Bathrooms	(2) Units installed, (1) Advantage Plus in 2010 and (1) Bradford White in 2012. Gas fed. Installed next to main switchgear. (See photo 4)	Recommend increased inspection to ensure no issues with proximity to electrical
Sump Pump	Installed in 1990. Working okay.	
Water Softener	Small softener unit to feed hot water system.	
Plumbing Fixtures		*Recommendation*
Water Closets	One set of toilets operates on timer with lights. Works okay. Remaining water closets have regular flush valves in good shape.	
Lavatories	Sinks in okay shape.	
Plumbing Piping		*Recommendation*
Water Systems	Overall good condition. Team repairs leaks as needed. Had one large leak recently and the source was found. There's a second smaller leak that is potentially caused by Water Closets on timer	Finalize source of smaller leak.
Sanitary, Acid, and Storm Piping	Good condition – no known issues	
Pipe Insulation	Good condition – no known issues	
Others	N/A	

HVAC Equipment		*Recommendation*
AHU-1 Elementary Area	Oil system replaced with gas system in 2006. Very old June-Aire HVAC unit with new heater. KMC Controllers replaced in 2012. Working in fair condition. (See photo 5-6)	
RTU-1 – Rooms 202, 203	Trane 5 ton unit installed in 2007. In good condition per 2B Cool report dated 10/2016.	
RTU-2 – Rooms 108, 109, 112	Trane 7.5 ton unit installed in 2006. In good condition per 2B Cool report dated 10/2016.	Change filter on RTU-2.
RTU-3 – Rooms 204-207	Trane 7.5 ton unit installed in 2007. In good condition per 2B Cool report dated 10/2016.	
RTU-4 – Rooms 107, Café, Kitchen	Trane 5 ton unit installed in 2006. In good condition per 2B Cool report dated 10/2016.	
RTU-5 – Room 213, Staff work room, Office	Trane 7.5 ton unit installed in 2006. Good condition per 2B Cool report dated 10/2016.	
RTU-6 – Room 105, 106	Trane 6 ton unit installed in 2006. Good condition per 2B Cool report dated 10/2016.	
RTU-7 – Room 208, 209	Trane 6 ton unit installed in 2006. Good condition per 2B Cool report dated 10/2016.	
RTU-8 – Rooms 210-212	Trane 7.5 ton unit installed in 2007. Good condition per 2B Cool report dated 10/2016.	
RTU-9 – Rooms 103, 104	Trane 5 ton unit installed in 2007. Good condition per 2B Cool report dated 10/2016.	
RTU-10 - Room 101, 102	Trane 6 ton unit installed in 2007. Good condition per 2B Cool report dated 10/2016.	
RTU-11 - IMC	Trane 7.5 ton unit installed in 2006. Good condition per 2B Cool report dated 10/2016.	
RTU-12 - Rooms 201, 214, 215, Offices, Time Out rooms	Trane 5 ton unit installed in 2007. Good condition per 2B Cool report dated 10/2016.	
RTU-13 – Rooms 110, 111	Trane 7.5 ton unit installed in 2007. Good condition per 2B Cool report dated 10/2016.	
RTU-14 – Room 216	Trane 7.5 ton unit installed in 2015. Good condition per 2B Cool report dated 10/2016.	
RTU-15 – Rooms 217, 218	Trane 8.5 ton unit installed in 2015. Good condition per 2B Cool report dated 10/2016.	
RTU-16 – Rooms 114, 115	Trane 7.5 ton unit installed in 2014. Good condition per 2B Cool report dated 10/2016.	
RTU-17 – Room 113	Trane 6 ton unit installed in 2014. Good condition per 2B Cool report dated 10/2016.	
RTU-18 – Title 1, Conference room	Trane 1.5 ton unit, installed in 2014. Good condition per 2B Cool report dated 10/2016.	
RTU-19 – Room 01, 02	Trane 5 ton unit installed in 2014. Good condition per 2B Cool report dated 10/2016.	
Addition RTU-1, RTU-2	Installed in 2012. Per 2B Cool Report dated 10/2016, the OA is 100% blocked	unblock OA damper.
Electric Reheats	Installed in 2002, serves 6 classrooms – Rooms 214, 215, 138, 201, Suspension Area, and Restrooms	
Gas Ceiling Heater – Delivery Area	Modine heater installed in 2012. Good condition.	
Electric Unit Heaters – East stairwell	Not operational and not needed. Abandon in place.	
Electric unit heaters – main front entry	(2) ceiling mounted and (1) wall mounted. Installed in 2012 in good condition.	
Digital Controls	All controls were updated to DDC in 2012.	
Exhaust Fans	Five (5) Exhaust fans serve school area, installed 10+ years ago with no issues. Three (3) exhaust fans serve new addition, installed in 2012 with no issues	

Electrical Systems		*Recommendation*
Fire Alarm	Simplex fire alarm system – in good condition	
Main Service	One main building service, switchboard located next to kitchen.	
Security	Full building security system with locked doors – in good condition. All visitors are routed through front office. Camera system in place to support security.	
Paging	Paging system installed, however it is old and parts are not easily replaced.	Recommend replacing paging system
Clocks	Clocks currently being changed by switching off breakers for 1 hour.	Recommend installing new clock system
Lighting	Various fixtures throughout facility – upgraded to T5 fluorescent lights	Recommend upgrading to LED in future
Low Voltage	Wired CAT5 to classrooms and offices, wireless access throughout school – in good condition	
EM Power	All on battery back-up. No generator	

SYSTEMS

Photo 1. Elementary Water Heater

Photo 3. Middle School Water Heater

Photo 2 Middle School Water Heater

Photo 4. Middle School Water Heater

Photo 5. AHU-1 Elementary Unit

Photo 6. AHU-1 Elementary Unit

Facility Assessment - SITE

Project/Job: 171048 - Poynette Elementary/Middle School Date: 4/19/17
Owner: Poynette School District

SITE		
Site Concrete		*Recommendation*
Entrances	*Site concrete at entrances in good condition overall. Movement in the first sidewalk slab off of the stoop is apparent. (See photo 2)*	Remove and repour approach where applicable and tie into stoop. Caulk joint (Priority 0).
Asphalt		*Recommendation*
Asphalt Playground	*Asphalt is in poor condition throughout, with potholes in localized areas. (See photo 6-11)*	Remove asphalt, prepare subgrade, and repave playground (Priority 3)
Asphalt Playground	*Asphalt nook to the east of the gymnasium has a low spot where water sits. (See photo 20)*	Build up grade to reject water away from building (Priority 1).
Landscaping		*Recommendation*
Grass	*Tire ruts are present at areas adjacent asphalt from winter plowing operations. (See photo 18)*	Re-grade and re-see disturbed areas. (Priority 0)
Miscellaneous Site Items		*Recommendation*
Bicycle Racks	*Installed in the play area in the NE section of the site. Bicycle racks are in fair condition.*	
Play Equipment	*Playground equipment is in good condition. Slide was recently broken, but will be fixed by the District.*	
Fencing	*4' fencing along E. Seward St. is in poor condition and damaged.*	Replace 4' fence along E. Seward St. with new, taller fence (Priority 2).
Kitchen Equipment	*Multiple pieces of kitchen eqiupment are at the end of their useful life and should be replaced.*	District tracks this equipment. Replace per District schedule.
Water Supply	*Water supply to east wing of 1954 building is not functioning.*	Excavate and repair/replace section of water line to the east wing of the building (Priority 0).

SITE

Site Concrete

Photo 1. Curb is damaged at southeast section of the site.

Photo 2. Sidewall is pulling away from the stoop slab. Slab should be tie in to the stoop wall to avoid differential movement. (Priority 2)

Photo 3. Differential movement at exterior concrete slabs. This should be replaced or remedied. (Priority 2)

Photo 4. Paint should be reapplied at exterior bollard, northwest portion of the site.

Photo 5. Caulk joint between building and exterior concrete. Water below slab could cause the slab to heave. (Priority 0)

Asphalt

Photo 6. Asphalt in north play area in poor condition. This area should be patched or replaced. (Priority 3)

Photo 7. Asphalt in north play area in poor condition. This area should be patched or replaced. (Priority 3)

Photo 8. Asphalt in north play area in poor condition. This area should be patched or replaced. (Priority 3)

Photo 9. Asphalt in east play area in poor condition. This area should be patched or replaced. (Priority 3)

Photo 10. Volleyball court. Boundaries are not easily distinguished from adjacent grass.

Photo 11. Asphalt in east play area in poor condition. This area should be patched or replaced. (Priority 3)

Photo 12. North Cleveland Street, along west elevation of building, is closed daily and used for bus drop-off and pick-up due to insufficient site space.

Fencing / Play Equipment

Photo 13. Play equipment is good condition.

Photo 14. Fencing along north boundary of site is bent and damaged. Fencing should be replaced with a taller fence along E. Seward Street. (Priority 2)

Photo 15. Gate along NE boundary of site. Play area not fully enclosed or secure. Include gates at openings to close off play area. (Priority 2)

Photo 16. Swing set appears to be in fair condition.

Photo 17. Slide was broken recently. The District will be replacing this section.

Landscaping

Photo 18. Rutting resulting from plowing operations. (Priority 0)

Photo 19. Bike racks are provided within the play area to the north of the site.

Stormwater

Photo 20. Address drainage in nook along north elevation of 1954 original building.

Photo 21. Gutter discharging water into void between asphalt and building. Patch asphalt and drain water away from building.

SECTION 07

HIGH SCHOOL

SCHOOL DISTRICT OF POYNETTE
Facility Assessment

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Facility Assessment - BUILDING SUMMARY

Project/Job: 171048 - Poynette High School
Owner: Poynette School District
Date: 04/19/17

A. OVERALL BUILDING SUMMARY		
Facility Location:	108 N. Cleveland Street Poynette, WI 53955	
Original Construction:	*Original Construction: 1963*	
Additions/Renovations:	*Building Addition (Library): Year Unconfirmed* *Building Addition: 1993* *Building Addition: 2001*	
Building Statistics:	*Building Footprint = 85,714 SF* *Building Gross Square Footage =113,115 GSF* *Site Parking Spaces = 92 Spaces* *Site Area = 31.2 Acres*	
Number of Levels:	*Two Levels Above Ground* *Mechanical Spaces on Lower Level*	
Building Overview/Useage:	*9th - 12th Grade Levels* *Current Year Enrollment: 333*	

Facility Assessment - ENVELOPE

Project/Job: 171048 - Poynette High School Date: 4/19/17
Owner: Poynette School District

ENVELOPE		
Exterior Wall System		*Recommendation*
Masonry Brick Veneer - 1963	*Brick veneer is good condition, with mortar cracking in localized areas only. (See photo 15-16)*	Tuckpoint exterior in localized areas where cracking is occuring (Priority 0).
EIFS (Exterior Insulated and Finish Systems)	*On 1963 building, these areas are in good condition, with the exception of a few localized areas. (See photo 9,19,20)*	Address peeling paint (Priority 2). Address two areas where moisture damaged is present (Priority 0).
Insulated Precast Panels	*Vertical cracking apparent throughout precast panels. (See photo 24, 28)*	Caulk and maintain cracks as part of regular maintenance.
Insulated Precast Panels	*Vertical caulk joints are failing.(See photo 22)*	Caulk and maintain joints as part of regular maintenance. (Priority 0)
Exterior Windows & Doors		*Recommendation*
Windows	*Aluminum windows on both sections of the building are in good condition. Caulk joints in certain locations are failing.*	Caulk failing joints as needed (Priority 0).
Exterior Doors - Hollow Metal	*Multiple hollow metal exterior frames on from the 2001 addition are rusting out at the base.(See photo 29)*	Remove and replace door frame (Priority 1).
Exterior Entrances - Aluminum	*Aluminum entrances in fair condition. Two entrances (one on north, one on south) of the 1963 building are beginning to rust at the bottom of the frame. (See photo 35)*	Remove and replace entrance (Priority 2).
Access Control	*Entrances are secured and have key fob access. Entrance to High School does not include a secure entry through the main office. (See photo 32)*	
Roofing		*Recommendation*
Vinyl Roofing	*Roofing in good condition. Roofing has been replaced proactively in the past. The roofing of the 2001 addition reaches the end of its useful life (20 years) in 2021.*	Replace roofing at the end of its useful life per schedule (Priority 2-4)
Roofing Access	*Certain areas of the roof do not have permanent access ladders installed.*	Install permanent access ladders to remaining sections of the roof (Priority 2).
Flashing	*Roofing tie-in locations throughout the 1963 building to the 2001 addition are not watertight. (See photo 40)*	Investigate and implement revised detail for roofing flashing at precast panels (Priority 0).

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ENVELOPE

Exterior Wall System

Photo 1. Receptacle on exterior wall. Visible gap between brick.

Photo 2. Detail at window and adjacent wall on building south elevation. Review caulking and sealing when differing materials intersect. (Priority 0)

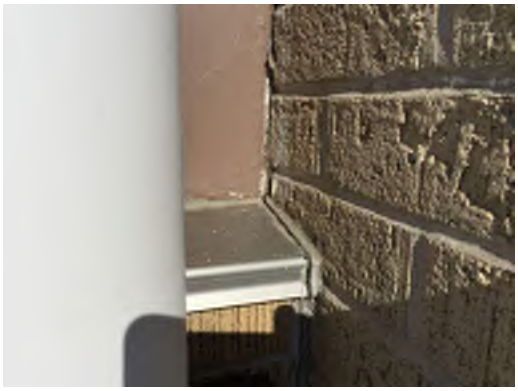

Photo 3. Detail at window and adjacent wall on building south elevation. Review caulking and sealing when differing materials intersect. (Priority 0)

Photo 4. Brick to brick control joint on buildings south elevation

Photo 5. Patch to minimize potential for water infiltration below grade. (Priority 0)

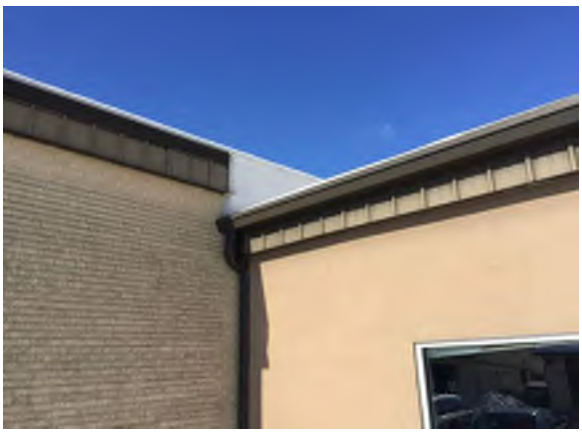

Photo 6. Detail at roof tie-in location.

Photo 7. Downspouts on south side of building discharge at grade on asphalt paving.

Photo 8. South elevation, exterior wall system.

Photo 9. Finish delaminating in an isolated location on the south elevation. Repair finish. (Priority 0)

Photo 10. Caulk/seal openings on south elevation in brick. (Priority 0)

Photo 11. Finish damage at north aluminum entrance. Repair finish (Priority 0)

Photo 12. Brick overhangs foundation wall slightly on south elevation.

Photo 13. Brick at 1963 original building in good condition.

Photo 14. Brick at 1963 original building in good condition.

Photo 15. Brick at 1963 original building in good condition. Minor grout deterioration. Tuckpoint select areas. (Priority 0)

Photo 16. Brick at 1963 original building in good condition. Minor grout deterioration. Tuckpoint select areas. (Priority 0)

Photo 17. Northwest corner of building, north elevation.

Photo 18. Typical window on 1963 building north elevation. Lintel is unpainted, finish of wall system in fair condition. (Priority 3)

Photo 19. Moisture issue apparent at north elevation of 1963 classroom below window. Remove and replace failed backing material. (Priority 0)

Photo 20. Moisture issue apparent at north elevation of 1963 classroom window head. Remove and replace failed backing material. (Priority 0)

Photo 21. Precast panels installed at west wall of District Office, part of 2001 addition.

Photo 22. Caulk at precast is failing. Remove and replace caulk throughout 2001 addition. (Priority 0)

Photo 23. Crack is apparent in center of precast panel above window.

Photo 24. Crack is apparent in center of precast panel above window (same location as shown in photo 23)

Photo 25. Texture of precast, typical 2001 addition.

Photo 26. West elevation of 2001 addition gymnasium.

Photo 27. Joint between sidewalk and exterior wall should be reviewed and caulked as needed. Water infiltration below sidewalk slab could lead to heaving issues. (Priority 0)

Photo 28. South elevation of 2001 gymnasium addition, on roof. Vertical cracking is present at middle of each panel. Cracks should be monitored and recaulked as needed. (Priority 0)

Windows & Doors

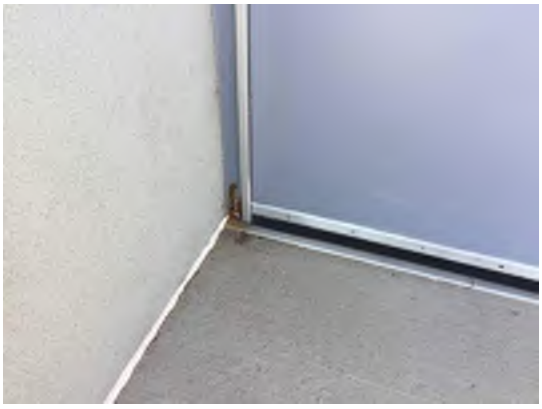

Photo 29. Bottom of hollow metal door frame is shows signs of deterioration. Replace or repair frame. (Priority 1)

Photo 30. Concrete cracking at top of concrete foundation wall. Joint should be caulked to avoid future freeze/thaw concern. (Priority 0)

Photo 31. Entry on west side of north elevation in 1963 building. Key fob access only during the school day. Aluminum framing is failing at bottom of door jamb. (Priority 2)

Photo 32. Entry on west side of north elevation in 1963 building. Key fob access only during the school day.

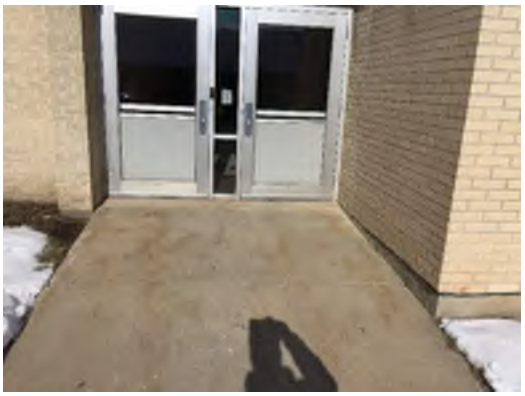

Photo 33. Access into 1963 building from south parking lot (across from maintenance buildings). Key fob access only during the school day.

Photo 34. Caulk joint is failing a 2001 window in precast. (Priority 0)

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Photo 35. Aluminum door frame failing. These should be replaced. (Priority 2)

Photo 36. Keyed lever handle on 2001 building exterior.

Roofing

Photo 37. Roofing tie-in location 1963 building.

Photo 38. Roofing at 1963 original building. Roofing rework was completed in 2014.

Photo 39. Roofing at 1963 original building. Roofing rework was completed in 2014.

Photo 40. Roofing tie-in at south wall of 2001 gymnasium. Address flashing detail, water infiltration is a consistent issue here. (Priority 0)

Photo 41. South elevation of 2001 gymnasium addition, on roof. Vertical cracking is present at middle of each panel. Cracks should be monitored and recaulked as needed. (Priority 0)

Photo 42. Roofing area enclosed on all four sides at 1963 building. Water sits in this location. There is ladder access to this area from the south.

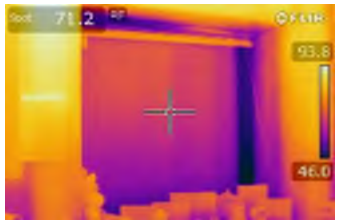
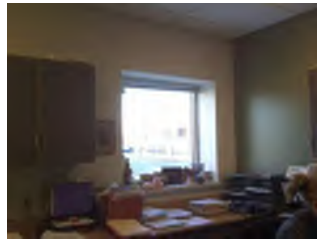
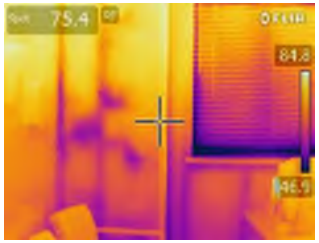
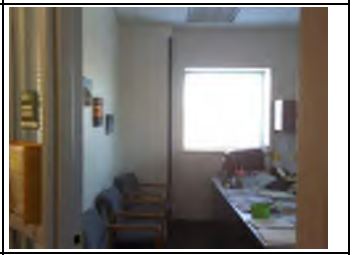
Photo 43. Roofing on top of District Office addition from above.

Photo 44. Roof drain location on second floor roof.

Facility Assessment - THERMAL IMAGING

Project/Job: 171048 - Poynette High School
Owner: Poynette School District

Date: 4/19/17

THERMAL IMAGING					
Item #	**Area**	**Description**	**Corrective Action Recommended**	**Photo (Thermal)**	**Photo (Regular)**
1	2001 District Office - Office	This office was originally the printer/copier room. This room is consistently warm.	Review controls settings and revise set points in order to reduce energy consumption.		
2	2001 District Office - Office	Drywall enclosure adjacent to the window show localized cool areas. This is indicative of air/moisture leakage at this location.	Remove drywall and investigate water/air infiltration locations.		
3	Classroom - 1963 Building (South Elevation)	Temperature variation around windows ranges from 69.6F down to 39.3F. There is some air leakage and energy loss at these locations.	Review seals around windows and other areas where air could infiltrate.		
4	Classroom - 1963 Building (South Elevation)	Temperature variation around windows ranges from 71.5F down to 47.5F. There is some air leakage and energy loss at these locations.	Review seals around windows and other areas where air could infiltrate.		

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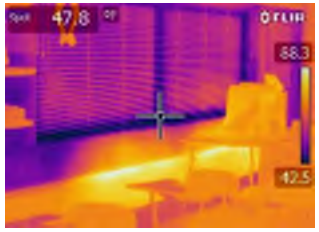
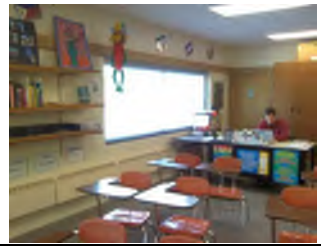
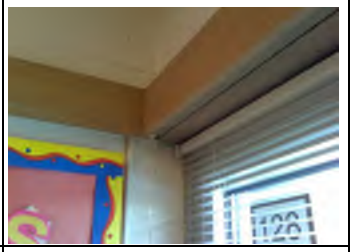
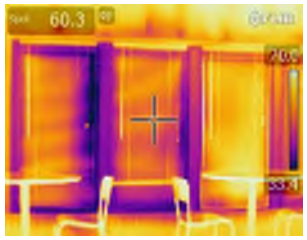
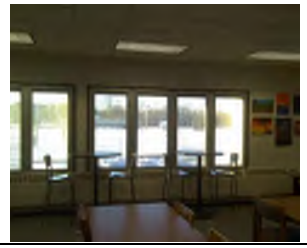
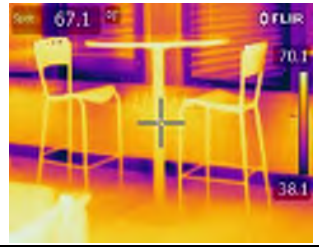
5	Classroom - 1963 Building (North Elevation)	Temperature variation around windows ranges from 88.3.0F down to 42.5F. The higher temperatures are due to the fin tube heating below the windows.	None		
6	Classroom - 1963 Building (North Elevation)	Temperature variation around windows ranges from 70.0F down to 33.4F. There is some air leakage and energy loss at these locations.	Review seals around windows and other areas where air could infiltrate.		
7	Library	Temperature variation around windows ranges from 70.0F down to 33.4F. There is some air leakage and energy loss at these locations.	Review seals around windows and other areas where air could infiltrate.		
8	Library	Temperature variation around windows ranges from 70.1F down to 38.1F. There is some air leakage and energy loss at these locations.	Review seals around windows and other areas where air could infiltrate.		

Facility Assessment - INTERIORS

Project/Job: 171048 - Poynette High School Date: 4/19/17
Owner: Poynette School District

INTERIORS		
Casework & Trim		*Recommendation*
Casework & Trim - 2001	*The majority of the casework throughout the new areas of the building is plastic laminate (regular classrooms) or wood science casework, and is in good condition.*	
Casework - 1963	*Wood cabinets throughout the classrooms of the original 1963 building are in poor condition. (See photo 22)*	Priority items should be removed and replaced (Priority 2).
Casework - Shop	*Casework throughout the shop in various conditions. Replacement has not been included as part of this report, but should be addressed by the District if a priority.*	
Interior Doors, Frames, Hardware		*Recommendation*
Doors - 2001	*Wood doors and aluminum frames throughout these newer spaces are in good condition.*	
Doors - 1963	*The condition of wood doors and wood frames the 1963 building varies. Maintenance doors in particular are in poor condition. (See photo 25) Opening above classroom doors included for air transfer, and closing this off is not addressed as part of this plan.*	Update finsihes as needed to meet District needs. A yearly allowance is included for Capital Maintenance Planning Budgets.
Overhead Door	*Overhead door out of the Ag. Shop addition is in fair condition.*	
Wall Surfaces		*Recommendation*
Wall Surfaces	*Walls throughout 1963 building are painted CMU. The 2001 addition is a combination of precast, CMU, and drywall interior partitions.*	Upgrade finishes as needed. A yearly allowance is included for Capital Maintenance Planning Budgets.
Bathrooms	*Ceramic tile is installed throughout bathrooms.New areas are in good condition, older areas are in fair condition.*	
Ceilings		*Recommendation*
Ceiling Systems	*2x2 Acoustical Ceiling Tile (ACT) Systems are installed throughout. ACT systems in good to fair condition throughout.*	
Ceiling Tile	*Building tie-in locations (original building to addition) have resulted in wet ceiling tiles in multiple locations.*	Roofing issues should be addressed separately, but once this work is complete, replace ceiling tiles.
Flooring		*Recommendation*
Terrazzo Flooring	*Terrazzo flooring is installed throughout the original 1963 building and is in good condition. There has been some cracking at localized areas.*	

Vinyl Flooring	*Vinyl flooring (VCT) is installed in both newer and older areas. There are 9x9 tiles in 8 rooms. 9x9 tile is indicative of asbestos containing material.(See photo 56)*	Abate remaining 9x9 tile and mastic, install new flooring (Priority 0).
Carpet	*Carpet is installed throughout the administrative areas, offices, and some classrooms. Carpet in general in good condition.*	
Gym Floors (Two Gyms)	*Floor in good condition.*	Continue regular maintenance.
Ceramic Tile	*Ceramic tile throughout pool areas, locker rooms, and bathrooms in good condition.*	
Epoxy Flooring	*Epoxy flooring in boys/girls lockers rooms in 2001 addition is a slipping hazard. (See photo 61)*	Refinish epoxy flooring with higher grit level for higher traction (Priority 0).
Elevators		*Recommendation*
Lift	*The lift installed in the shop area, is rarely used. (See photo 75)*	Continue regular maintenance and inspection.
Elevator	*The elevator serving the 1999 addition is in good condition.*	Continue regular maintenance and inspection.
Toilet Partitions & Accessories		*Recommendation*
Toilet Partitions	*Floor mounted toilet partitions throughout are in good condition (2001 addition) and in fair condition (1963 original buidling).*	
Toilet Accessories	*Toilet accessories in older restrooms are damaged in some areas.*	Replace/repair accessories as necessary.
Miscellaneous Finishes		*Recommendation*
Signage	*Signage inconsistent between different areas of the building.*	
Kitchen Equipment	*Various pieces of equipment are at the end of its useful life. Replace equipment per*	District equipment schedule (Priorities 0-4)
Shop Equipment	*Condition of shop equipment not evaluated as part of this assessment.*	Any priority replacement should be added to the Capital Maintenance Planning Budget included in Section 09.
Gymnasium Equipment	*Gym equipment in good condition*	
Bleachers	*Bleachers in both gyms are nearing replacement.*	Replace two sides Don Kerr Gymnasium bleachers (Priority 4), replace one side Auxiliary Gym bleachers (Priority 2).
Scoreboards	*Scoreboards in both gyms are nearing replacement.*	Replace two Don Kerr Gymnasium scoreboards (Priority 0), replace two Auxiliary Gym scoreboards (Priority 2).
Lockers	*Lockers in 1963 building corridor in fair condition.Locker s in 2001 locker room addition are in good condition.*	

INTERIORS

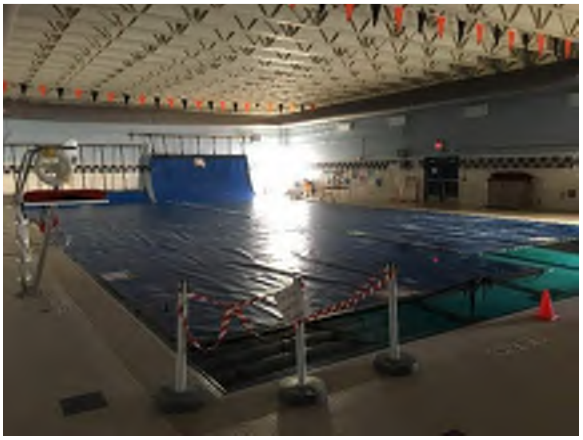


Photo 1. Pool with cover applied. Pool not adequately sized for competition.

Photo 2. Cafeteria with pool entrance shown in background of photo.

Photo 3. Classroom – 1963 original building.

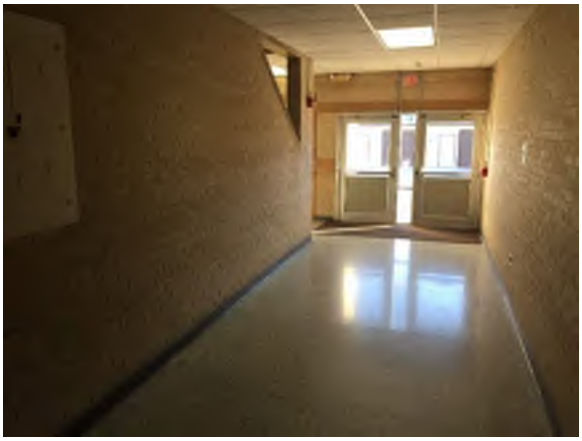


Photo 4. First floor corridor, west end of 1963 original building.

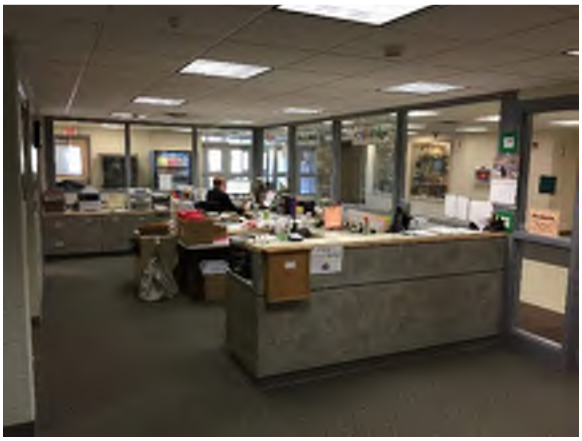


Photo 5. Reception area in 2001 HS addition. Visitors must buzz into vestibule but do not have to pass through the office to access the school.

Photo 6. Family and Consumer Education Room.

Photo 7. Shop Area. Equipment replacement not considered as part of this assessment.

Casework & Trim

Photo 8. Library workroom casework is in good condition.

Photo 9. Science classrooms in 2001 addition.

Photo 10. Transaction top at HS reception desk. Work trim stain is fading but in good condition.

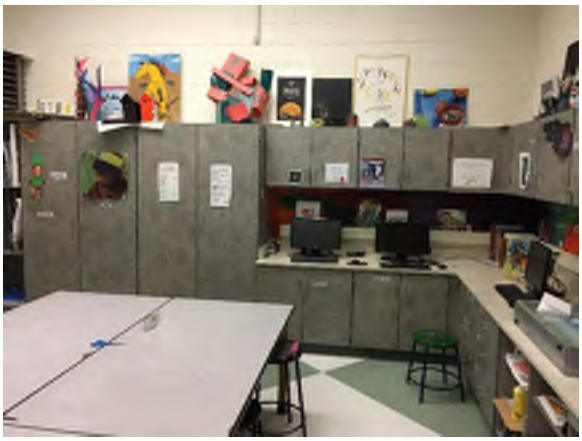


Photo 11. Art Room casework is in good condition.

Photo 12. Mailroom counter at HS office. Work trim stain is fading but in good condition.

Photo 13. Mailroom counter at HS office.

Photo 14. Music rooms in 2001 addition. Finishes throughout are in good condition.

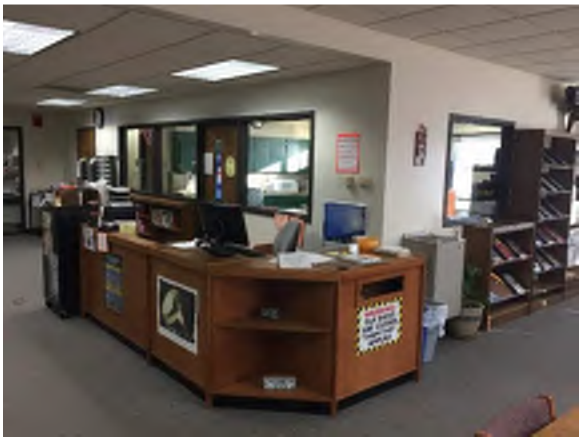


Photo 15. Library Circulation Desk.

Photo 16. Tall cabinets in Family and Consumer Ed room are in fair condition. They do not close fully on their own. (Priority 2)

Photo 17. Solid surface window sills at north elevation of 1963 original classrooms are in good condition.

Photo 18. Solid surface window sills at south elevation of 1963 original classrooms are in good condition.

Photo 19. Typical Classroom, original 1963 building.

Photo 20. Typical classroom finishes, 2001 addition.

Photo 21. Casework in Tech Ed Shop.

Photo 22. Casework in poor condition in 1963 classroom.

Photo 23. Plastic laminate window sills at second floor stairwell at 2001 addition.

Findorff

Photo 24. Display cases between original and new gymnasiums.

Interior Doors, Frames, and Hardware

Photo 25. Door to maintenance area in main 1963 corridor. Replace door on first floor. (Yearly finish allowance included in Capital Maintenance Planning Budgets – Section 09)

Photo 26. Door monitoring in place to assess if exterior doors are left open.

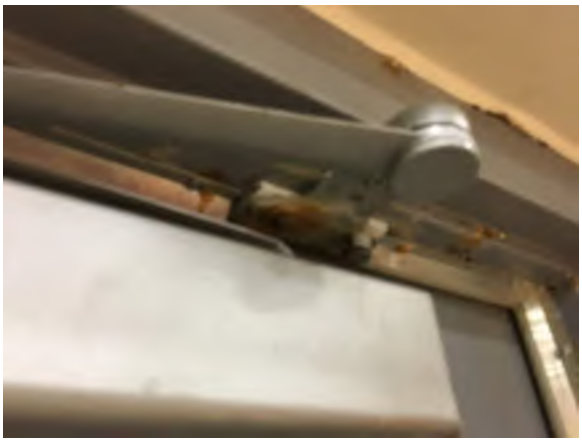


Photo 27. Door frames on the north elevation of the 2001 gymnasium are showing significant amount of surface rust. District will remove and repaint.

Photo 28. Overhead door into the 1993 agriculture addition.

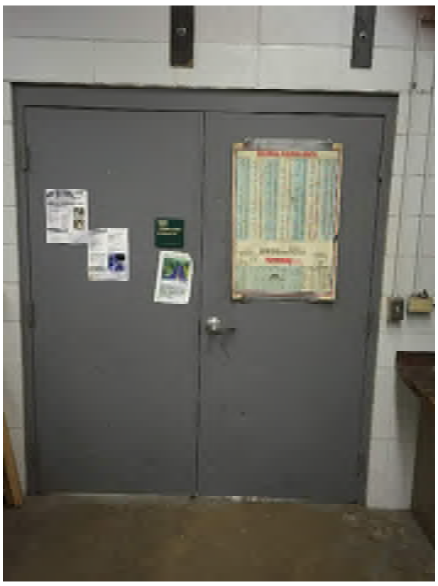


Photo 29. Double hollow metal separating Tech. Ed. and Agriculture Shop areas.

Photo 30. Aluminum frame is rusting at the intersection with the floor. (Priority 2).

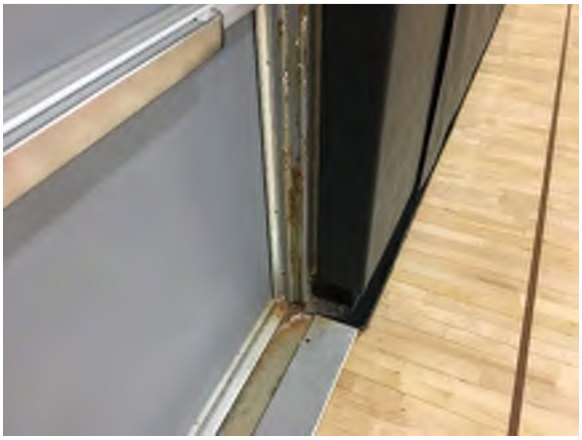


Photo 31. Door Frames along north end of Gymnasium (2001 Addition) show signs of surface rust. Prep and repaint to address.

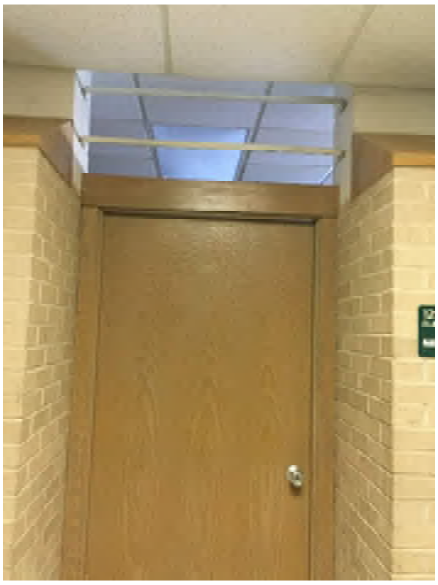


Photo 32. Area above doors open between hallway and classrooms in 1963 original building utilized for air flow. Solution not addressed as part of the assessment.

Photo 33. Art room wood door and frame shows signs of wear, in fair condition. Knob door hardware.

Photo 34. Magnetic hold opens are installed at areas in the 2001 addition.

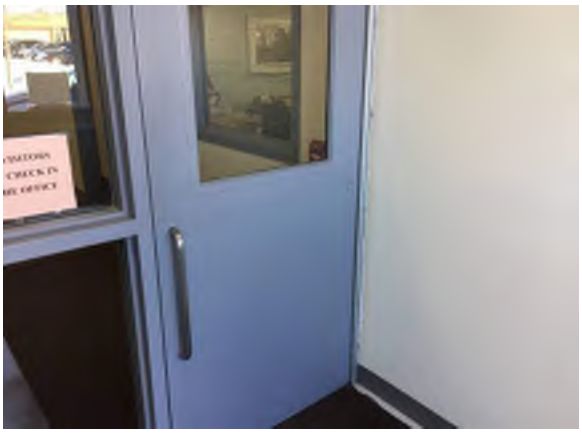


Photo 35. Interior vestibule entry at District Office. Hardware inconsistent with other areas in the building.

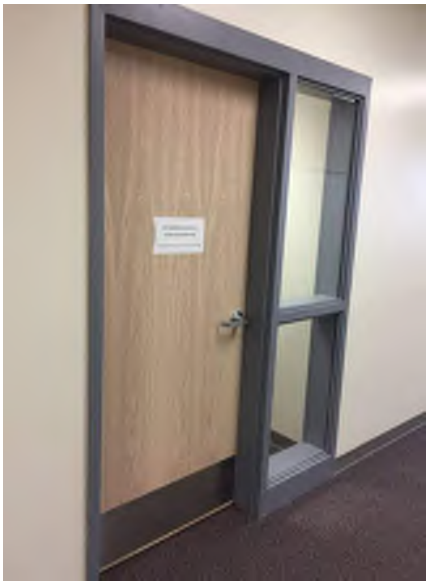


Photo 36. Hollow metal frame with sidelite and wood door at the 2001 District Office addition. Lever handle with keyed access.

Photo 38. Music rooms with hollow metal framing and wood door hardware. Panic bars installed in the door for means of egress.

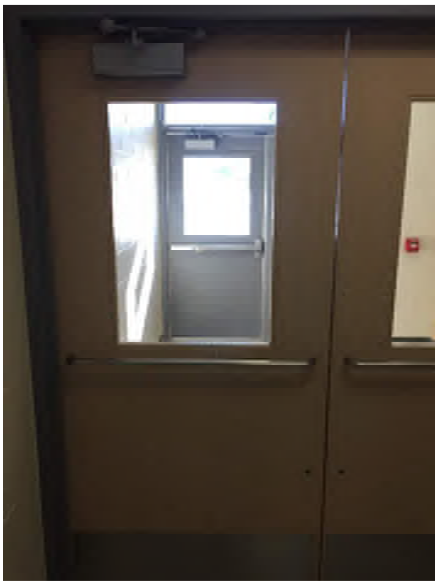


Photo 37. Interior vestibule wood doors at east side of building, 2001 addition. Interior set of doors in good condition.

Photo 39. Signs of water at hollow metal door framing entryways adjacent music rooms.

Photo 40. Camera/speaker entry button at District Office Entry. Access into building does not require passing through an office.

Wall Surfaces

Photo 41. Painted CMU (Concrete Masonry Unit) walls in the 1963 building.

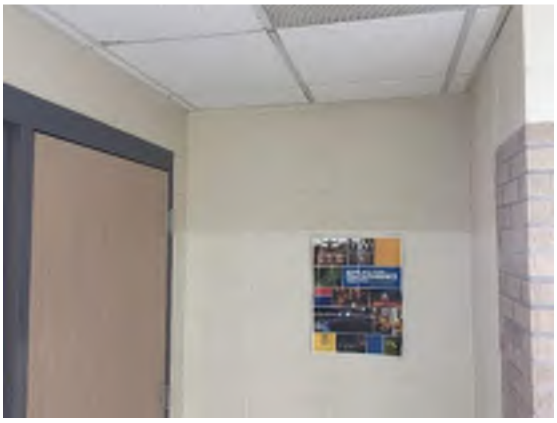


Photo 42. Multiple paint colors are seen in areas of the 1963 original building.

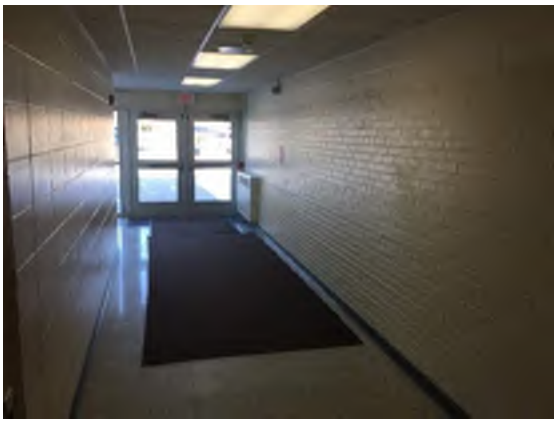


Photo 43. Wall construction materials throughout the 1963 building are varied.

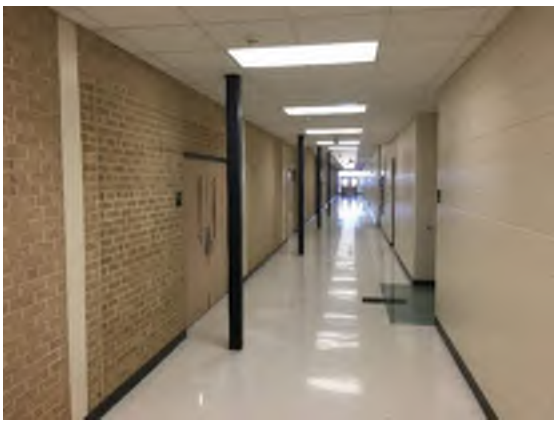


Photo 44. Exposed brick (1963 building exterior) on one side of the corridor with painted CMU in the 2001 addition.

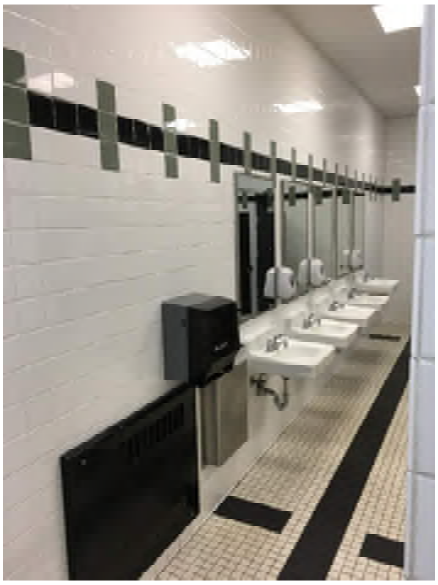


Photo 45. Bathroom finishes in 2001 addition in good condition.

Photo 46. Brick wall finish in 1963 corridor has cracked and been repaired.

Photo 47. Painted block walls in the pool area. Acoustical wall panels installed throughout.

Photo 48. Finish condition at locker end walls in 1963 building main hallway.

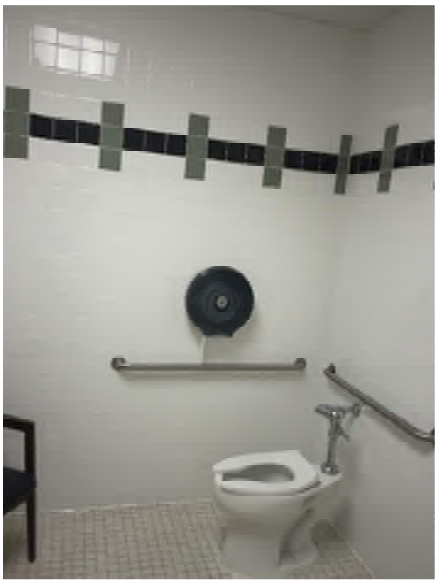


Photo 49. Bathroom finishes in HS office in good condition.

Photo 50. Crack in CMU wall at tie-in between 2001 addition (District Office Hallway) and 1963 original building. Install expansion control. (Priority 2)

Ceilings

Photo 51. Stained ceiling tile at tie-in between 2001 addition (District Office Hallway) and 1963 original building. Install expansion control. (Priority 2)

Photo 52. 2x2 Acoustical Ceiling Tile (ACT) system in the second-floor classrooms, ceilings in good condition.

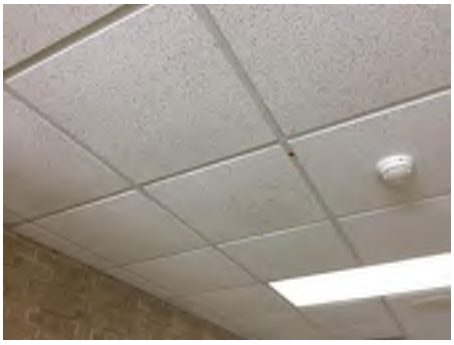


Photo 53. Water stained ceiling tiles are present throughout the N/S hallway on the east side of the gymnasiums. Flashing at roofline needs to be addressed.

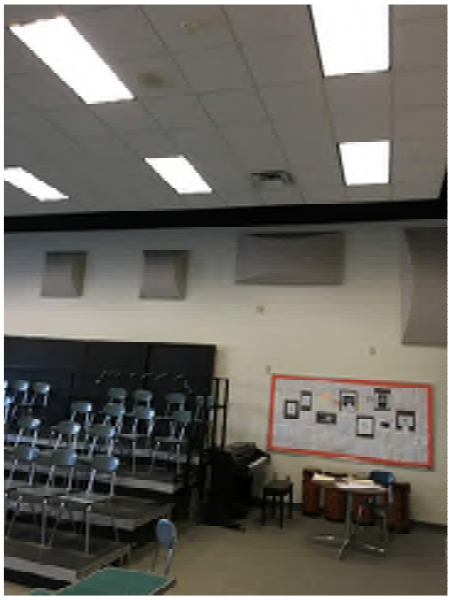


Photo 54. 2x2 ACT Cloud system installed in Music Rooms.

Photo 55. Water stained ceiling tiles are present in the District Office hallway.

Flooring

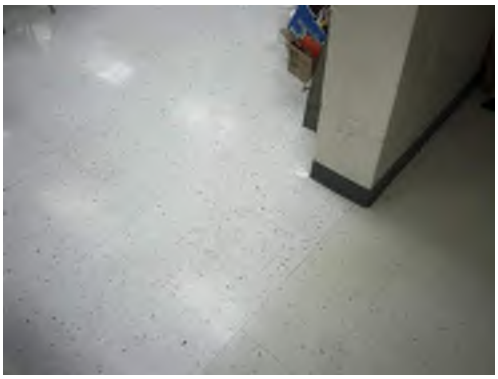


Photo 56. 9x9 vinyl flooring tiles installed at various classrooms in 1963 building. 9x9 tile is indicative of asbestos containing flooring/mastic.

Photo 57. Exposed concrete flooring in Tech Ed. Shop area.

Photo 58. Vinyl flooring crack at the 2nd floor between 1963 original building and 2001 addition. Install expansion to address movement issues. (Priority 2)

Photo 59. Walk-off mats installed over terrazzo at building entry on north elevation.

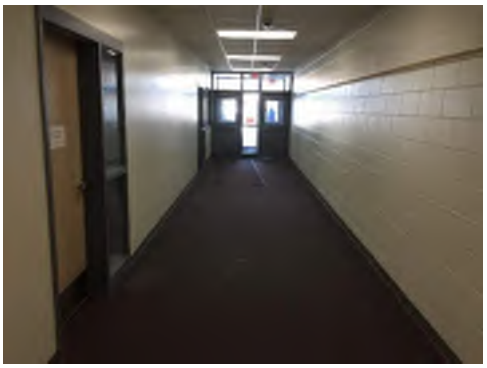


Photo 60. Carpeting installed in the main District Office hallway. Carpet in good condition. Walk off mats installed adjacent the vestibule.

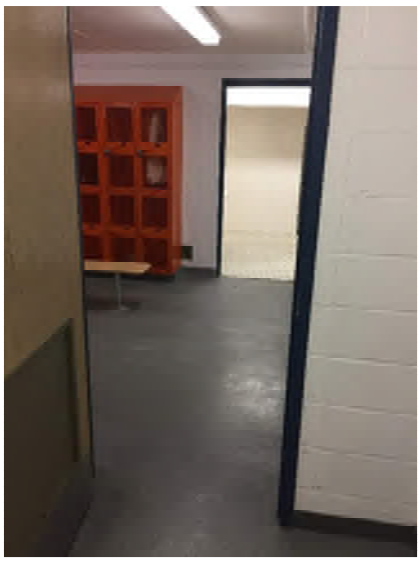


Photo 61. Epoxy flooring install throughout lockers rooms in 2001 addition. Floors are very slippery, surface needs to be refinished with more grit for traction. (Priority 0)

Photo 62. Walls installed after the original 1963 building. Wood Gymnasium flooring can be seen from the cafeteria hallway.

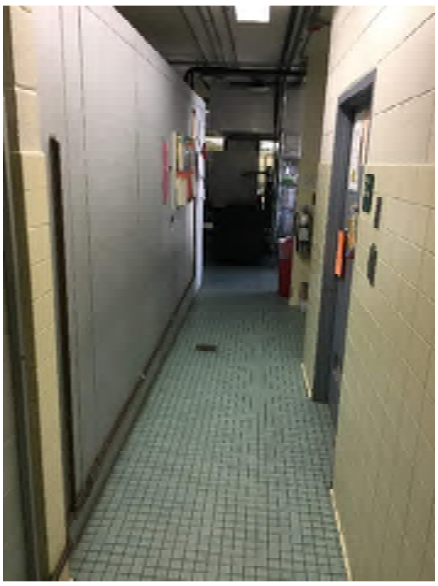


Photo 63. Tile flooring in the kitchen area is in fair condition.

Photo 64. Flooring transition between two VCT products in corridor to the south of the gym.

Photo 65. Multiple flooring tile colors are installed in the shower area of the boys locker room.

Photo 66. Terrazzo crack in the main 1963 corridor.

Photo 67. 1963 gymnasium wood flooring. Flooring is maintained yearly.

Photo 68. Tile flooring at pool in good condition.

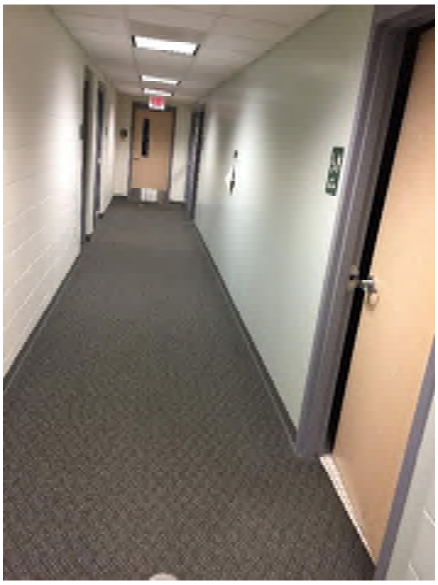


Photo 69. Carpeting at HS Office hallway in good condition.

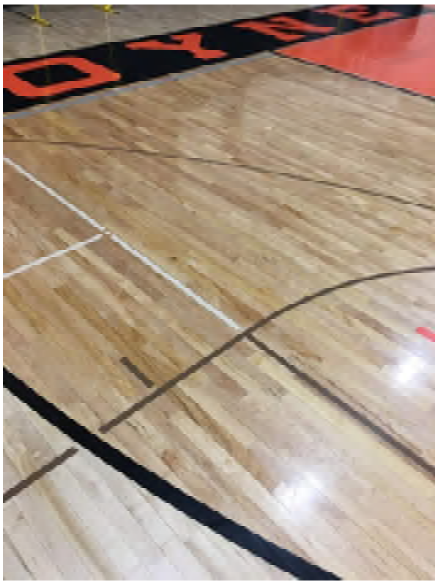


Photo 71. 2001 Gymnasium flooring in good condition. It is maintained yearly.

Photo 70. VCT Flooring in Art Room in good condition.

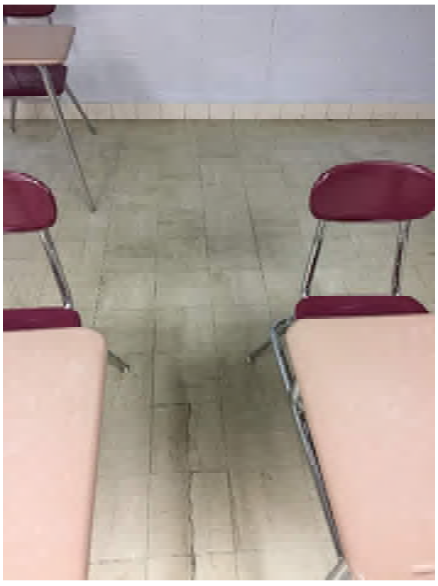


Photo 72. Flooring at second floor classroom along a movement joint. Remove flooring and address moment issues, replace flooring. (Priority 2)

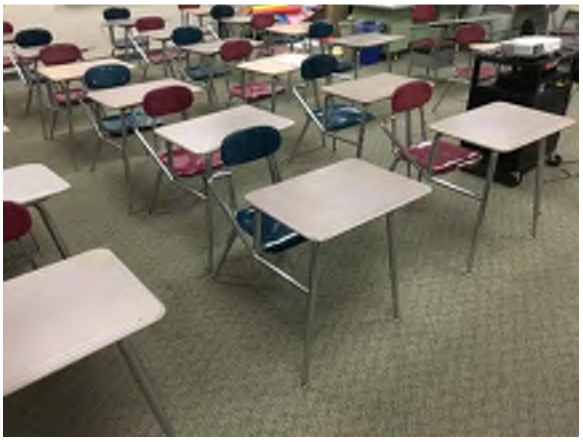


Photo 73. Carpet at second floor 2001 addition classroom is fair condition. Showing signs of wear, staining.

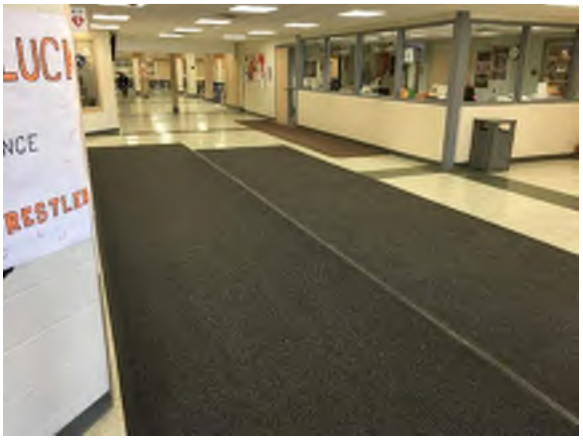


Photo 74. High School main entrance. Long walk-off mats are in place at the entry over vinyl flooring.

Elevators

Photo 75. Lift to the floor of the Tech. Ed. Shop. Lift is not used often but functioning and is regularly inspected.

Photo 76. Lift to the floor of the Tech. Ed. Shop. Lift is not used often but functioning and is regularly inspected.

Photo 77. Elevator services floors 1 and 2 of the building and was installed in the 2001 addition. Elevator is inspected regularly.

Toilet Partitions and Accessories

Photo 78. Manual valve faucets are installed in the 2001 addition bathroom.

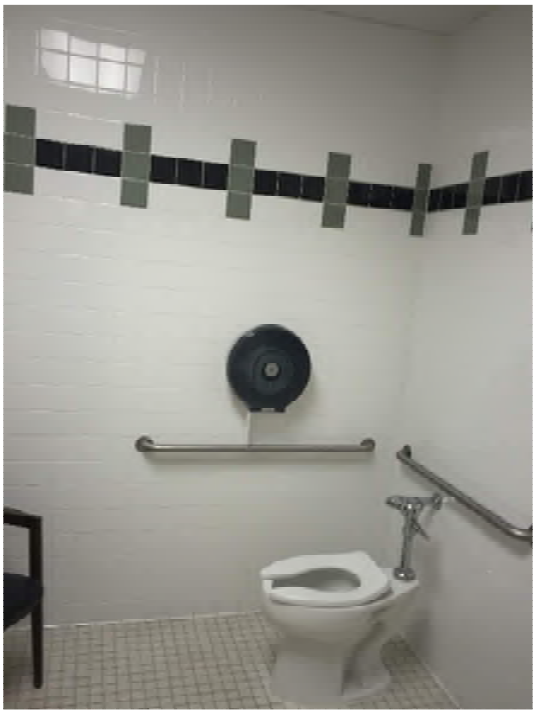


Photo 79. Toilet accessories are in good condition.

Photo 80. Toilet accessories in 1963 are in good condition

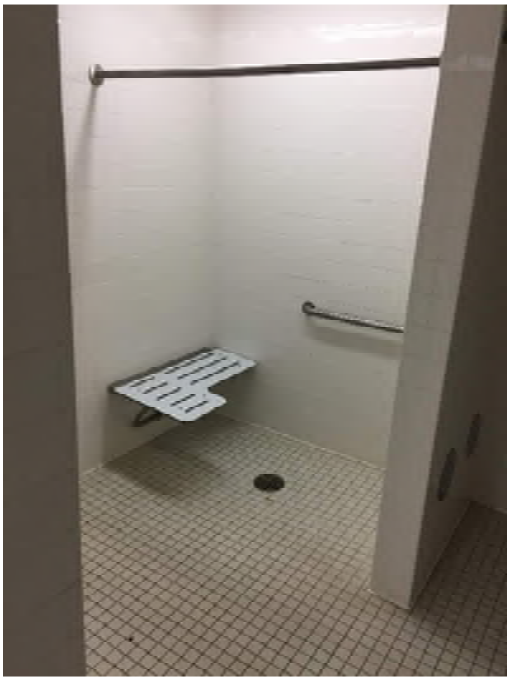


Photo 81. Shower unit is ADA accessible and has a bench and grab bars.

Photo 82. Paper towel dispenser in one bathroom has been damaged, should be replaced.

Photo 83. ADA stall in 2001 addition is in good condition.

Photo 84. Boys restroom in 1963 building.

Miscellaneous Finish – Signage

Photo 85. Plastic room signage in the District Office.

Miscellaneous Finish – Kitchen Equipment

Photo 86. Kitchen equipment. District monitors equipment, replace items that are at the end of useful life.

Photo 87. Kitchen equipment. District monitors equipment, replace items that are at the end of useful life.

Photo 88. Kitchen equipment. District monitors equipment, replace items that are at the end of useful life.

Photo 89. Kitchen equipment. District monitors equipment, replace items that are at the end of useful life.

Miscellaneous Finish – Gym Equipment

Photo 90. Gym equipment in Don Kerr Gym in good condition.

Photo 91. Gym equipment in Auxiliary Gym in good condition.

Photo 92. Bleachers in Don Kerr Gym should be replaced at end of useful life. (Priority 4)

Photo 93. Bleachers in Don Kerr Gym should be replaced at end of useful life. (Priority 4)

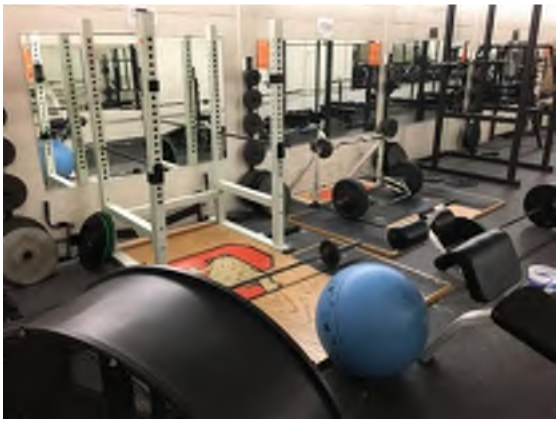


Photo 94. Weight room, inside of Auxiliary gym space.

Photo 95. Bleachers in Auxiliary Gym should be replaced at end of useful life. (Priority 2)

Photo 96. Bleachers in Auxiliary Gym should be replaced at end of useful life. (Priority 2)

Photo 97. Gym flooring in Auxiliary Gym in good condition. Floors are maintained yearly.

Photo 98. Divider curtain in Auxiliary Gym in fair condition.

Photo 99. Scoreboard in Don Kerr Gym should be replaced (Priority 0)

Miscellaneous Finish

Photo 100. Printer sits adjacent the reception desk in main District Office reception area. Printing room has been repurposed into an office.

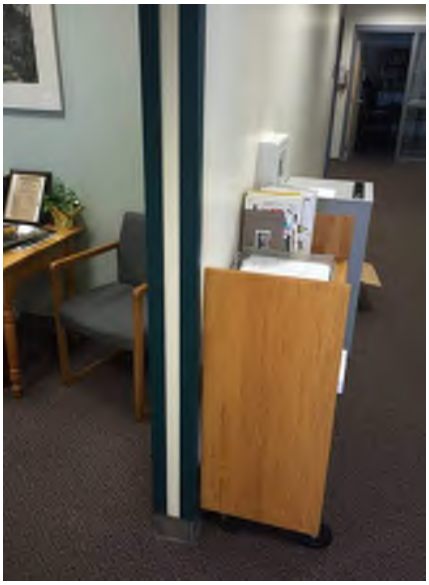


Photo 101. District Office Hallway. Hallway is utilized for storage.

Miscellaneous Finish – Lockers

Photo 102. Lockers have sloped tops.

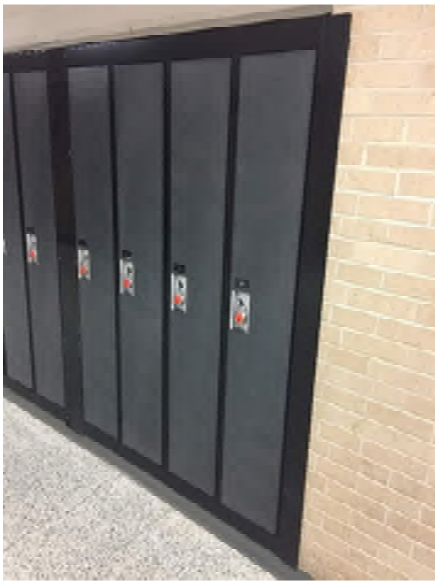


Photo 103. Lockers in the original 1963 building main hallway. Lockers are in fair condition.

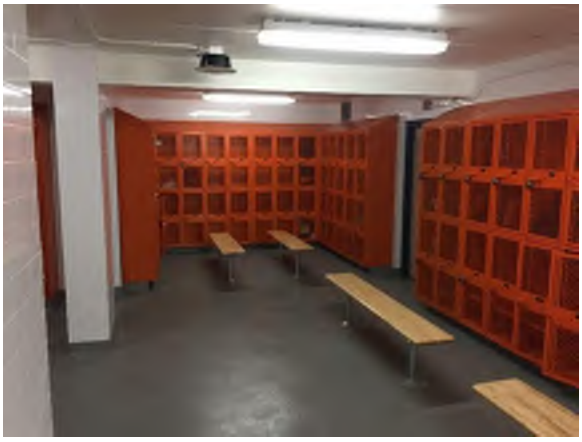


Photo 104. Lockers in Boys Locker Room are in good condition.

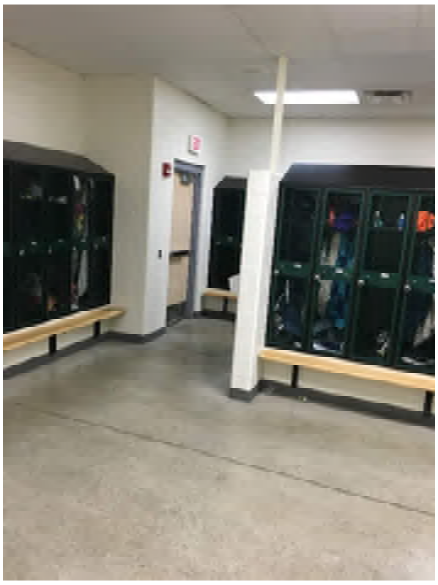


Photo 105. Lockers in Boys Locker Room are in good condition.

Miscellaneous Finish – Window Blinds

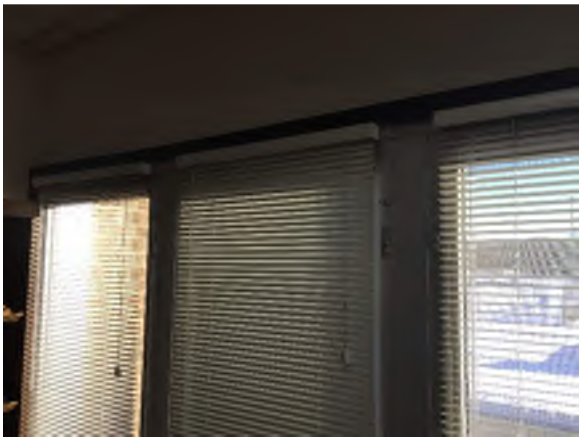


Photo 106. Manual window blinds in good condition at the south wall of the library.

Facility Assessment - SYSTEMS

Project/Job: 171048 - Poynette High School Date: 4/19/17
Owner: Poynette School District

SYSTEMS		
Fire Protection		*Recommendation*
Basic System	There is no fire protection system in the building.	
Plumbing Equipment		*Recommendation*
Water Heater – 2002 Addition	(2) State Sandblaster Force gas fired units installed in 1998. 100 Gallon, 200 MBH. OK condition, no issues but need to be replaced in the next 5 years. (See photo 1)	Replace in next 5 years. Insulation in water equipment room needs to be replaced/repaired.
Water Heater – Old Locker Rooms	AO Smitch, Gas fired unit installed in 2008. In good condition. (See photo 2)	
Water Heater – Kitchen and bathrooms	Bradford White, Gas fired unit installed in 2012. Located in Boiler room, in good condition. (See photo 3)	
Sump pumps – Boiler room	(2) new sump pumps installed in 2012. Good condition. (2) older sump pumps installed in 2000, working okay.	
Water Softener	Hellenbrand Water Softener	
Plumbing Fixtures		*Recommendation*
Water Closets	One set of toilets operates on timer with lights. Works okay. Remaining water closets have regular flush valves in good condition.	
Lavatories	Sinks in OK condition. Wall hung lavatories with hand faucet.	
Plumbing Piping		*Recommendation*
Water Systems	Good condition – no known issues	
Sanitary, Acid, and Storm Piping	Good condition – no known issues	
Pipe Insulation	Good condition – no known issues	
Others	N/A	
HVAC Equipment		*Recommendation*
RTU-1 – Metal Shop	Modine heater, installed in 2002. Good condition. RTU installed in 2014. Facilities team resolved control issues with when welding fans are running. In good condition.	
RTU-2 – Room 130	Installed in 2002. Trane heating and cooling RTU. Good condition per 2B Cool report dated 10/2016.	Recommend replacing unit in next 5 years.

RTU-3 – Room 131	Installed in 2002. Trane heating and cooling RTU. Good condition per 2B Cool report dated 10/2016.	Recommend replacing unit in next 5 years.
RTU-4 – Room 222	Installed in 2002. Trane heating and cooling RTU. Good condition per 2B Cool report dated 10/2016.	Recommend replacing with smaller unit to help maintain temp.
RTU-6 – Admin Office	Installed in 2002. Good condition per 2B Cool report dated 10/2016.	Recommend replacing units in the next 5 years.
RTU-7 – School Offices	Installed in 2002. Good condition per 2B Cool report dated 10/2016.	Recommend replacing units in the next 5 years.
RTU-8 – 2nd Floor Classrooms (new addition)	Installed in 2002. Good condition per 2B Cool report dated 10/2016.	Recommend replacing units in the next 5 years.
RTU-10 – Art Room	Installed in 2004. Trane heating and cooling RTUs. Feeds Art Rooms. Good condition per 2B Cool report dated 10/2016.	Recommend replacing units in the next 5 years.
RTU-11 – Kerr Gym North	Installed in 2000, Heat only make-up air units that feed gym. Good condition per 2B Cool report dated 10/2016.	Recommend replacing units in the next 5 years.
RTU-12 – Kerr Gym South	Installed in 2000, Heat only make-up air units that feed gym. Good condition per 2B Cool report dated 10/2016.	Recommend replacing units in the next 5 years.
RTU-13 – East Classrooms	Installed in 2002. Good condition per 2B Cool report dated 10/2016.	Recommend replacing units in the next 5 years.
Hot water unit Heaters	34 cabinet unit heaters – some tied together to BAS, some individually controlled. Control valves need to be checked and lines flushed.	Flush lines and check control valves for operation
HV-1,2 – Aux Gym West, East	Installed in 1980s and being maintained. In OK condition, due to age.	Recommend replacing unit in next 5 years
HV-3 – Classrooms west of gym, 1st and 2nd floor	HV-3 Installed in 2001. (with AC outside). Replaced HW coil in unit a few years ago. Unit connects to (41) VAVs serving classrooms. KMC controllers replaced in 2012 with controls upgrade. (See photo 4-5)	Units typically last 15-20 years. Recommend replacing unit and condenser unit in 2-5 years.
HV-5 – Tech Ed Shop 131	Installed in 1980s and being maintained. In OK condition, due to age.	Recommend replacing unit in next 5 years
HV-7 – Art Room 250	Installed in 1980s and being maintained. In OK condition, due to age.	Recommend replacing unit in next 5 years
HV-9 – Library	Carrier Unit installed in 1986 with HW and AC, condenser unit installed outside. KMC controllers replaced in 2012. See (See photo 6-7)	Recommend replacing this unit ASAP.
Pool AHU	Innovent unit, serves Pool only. Rewired VFD and runs well. Installed in 2008.	Need to update BAS tie in to view from frontend
Storage Building	Furnace installed in 2007. Good condition	
Mechanical Shop	Furnace installed in 2016. New condition.	
Heat Exchangers – Pool	(2) pool heat exchangers installed in 2009. Fed off main boiler plant.	
Split system – AC only. Server Room	Installed in 2010. In good Condition	
Boilers – Cleaver Brooks	(2) units. Large Cleaver Brooks runs at -10 degF. Small Cleaver Brooks runs at 5 degF. In good condition and not used often. (See photo 8)	Recommend using small boiler at below 35 degF and large boiler at 10 degF (temp adjustable and can be changed in programming)
Boiler – Fulton	Problematic. Runs constantly, cycles, and is loud. Temperature should be between 130-140 and was 103 when we walked. Need to change sequence to only run when OA temps are above 30 degF to feed spring and fall months. (See photo 9)	Recommend changing programming to run when OA are above 35 degF.

Boilers – Thermal Solutions	(2) units installed in 2000. Thermal Solutions 750 MBH each, gas powered. Constant speed pumps, sealed combustion boilers. OK condition. Tied together to BAS, need to clean for best performance. (See photo 10)	Recommend cleaning boilers for optimal performance.
Boiler Pumps	Pumps 1,2,3 all variable speed. Pump 1 was repaired in 2016. Rest installed in 1995. In fair condition.	Pumps 2 and 3 will likely need repair in next 2-5 years.
Boiler Pumps	Feeds thermal solutions, constant speed. Installed in 2000.	
Digital Controls	Installed KMC in 2003 and 2012, main panel located in boiler room	
Exhaust fans	Twelve (12) PRVs feed the building – PRV A1-A3, PRV B1-B4, B7, B9, C2-C4. All in various condition depending on age, size, type of use, etc.	Recommend maintenance cost to replace some PRVs in next 5 years, 10 years, depending on specific needs.
Wood shop dust collector	Installed in 2011. In good condition.	
Ductwork	Dirty ducts does periodic cleaning.	
HS Tunnels	One leak found near kitchen in tunnel. Source found and repaired. Otherwise tunnels are in good shape.	
Electrical Systems		*Recommendation*
Fire Alarm	Simplex 4020 Fire Alarm system. All additions tied together to one main panel. In good condition.	
Main Service	One (1) main service that feeds multiple switchboards and distribution panels throughout the facility.	
Security	Full building security system with locked doors – in good condition. Video phones in place for door access.	
Paging	Paging system installed, however it is old and parts are not easily replaced. Currently working OK.	
Clocks	Clock system installed, however it is old and parts are not easily replaced.	Recommend replacing clock system
Lighting	Various fixtures throughout facility – upgraded to T5 fluorescent lights in 2012.	Recommend upgrading to LED in future
Low Voltage	Wired CAT5 to classrooms and offices, wireless access throughout school – in good condition	
EM Power	Battery Backup – no generator	
Parking Lighting	Parking lots were replaced in 2011 and meant to have 25-year lifespan. Five lights have already gone bad, and three lights are currently out with bad drivers – appear to be manufacturer issue. They are induction lights, might be caused by too much incoming voltage, need to confirm with utility.	Faith is doing repair work. Faith pays for parts, Poynette pays for labor.
Athletic Field	Electrical to athletic fields is not well documented	Document exterior electrical

SYSTEMS

Photo 1. High School Water Heaters

Photo 2. High School Water Heater

Photo 3. High School Water Heater

Photo 4. High School AHU-A1

Photo 5. High School Condenser Unit for AHU-A1

Photo 6. High School AHU

Photo 7. High School Condenser Unit for AHU

Photo 8. Cleaver Brooks Boilers

Photo 9. Fulton Boiler

Photo 10. Thermal Solutions Boiler

Facility Assessment - SITE

Project/Job: 171048 - Poynette High School
Owner: Poynette School District
Date: 4/19/17

SITE		
Site Concrete		*Recommendation*
Site Sidewalk	*Sidewalk around the building in good condition. Certain locations adjacent building need to be caulked. (See photo 1-2)*	Caulk joints as needed (Priority 0).
Asphalt		*Recommendation*
Main Asphalt Lot	*Lot in fair condition. This lot get heavy use as main student/staff parking area. (See photo 5-6)*	Crack fill, seal, and stripe lot as part of normal maintenance (Priority 0).
South Asphalt Lot	*Lot in fair condition*	Crack fill, seal, and stripe lot as part of normal maintenance (Priority 3).
Landscaping		*Recommendation*
Grass	*Tire ruts are present at areas adjacent asphalt from winter plowing operations. (See photo 7)*	Re-grade and re-see disturbed areas. (Priority 0)

SITE

Site Concrete

Photo 1. Concrete pavement to the south of the 2000 addition in good condition.

Photo 2. North exit doors from main Gymnasium. Caulking at perimeter of stoop slab is deteriorating and should be replaced. (Priority 0)

Photo 3. Concrete at HS main entry in good condition.

Asphalt

Photo 4. Parking striping fading. Consider restriping parking lines and other markings.

Photo 5. Miscellaneous asphalt cracking throughout. Chip seal and stripe. (Priority 0)

Photo 6. Asphalt condition at road to baseball and football fields.

Landscaping

Photo 7. Rutting present around gymnasium from plowing operations.

Photo 8. Walkway across northwest corner of parking lot.

Photo 9. Table and flagstone patio outside of HS entrance.

Stormwater

Photo 10. Landscaping around storm inlet to northeast of the main gymnasium should be cleared back to allow for proper drainage. (Priority 0)

Photo 11. One set of loose bicycle racks at HS entry. Metal bars are bent throughout.

SECTION 08

ATHLETIC FIELDS

SCHOOL DISTRICT OF POYNETTE
Facility Assessment

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Facility Assessment - SITE

Project/Job: 171048 - Poynette Athletic Fields
Owner: Poynette School District
Date: 4/19/17

SITE		
Athletic Fields		*Recommendation*
Baseball Field Drainage	*Standing water is a consistent challenge at the baseball field / football practice field. Modify grade / install drainage infrastructure. (See photo 1)*	Priority not considered for athletic fields items.
Track	*Areas of the track are deteriorating at the edges. Consider resurfacing the track and restriping. (See photo 6-7)*	Priority not considered for athletic fields items.
Lights	*Light poles are twisting. Consider replacing poles at football field.*	Priority not considered for athletic fields items.
Football Field	*Football field need to be re-crowned, and uprights removed and reinstalled.*	Priority not considered for athletic fields items.
Baseball Dugouts	*Upgrade baseball dugouts*	Priority not considered for athletic fields items.

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Athletic Fields

Photo 1. Football practice field. Lack of adequate drainage renders this area unusable at times.

Photo 2. Storm inlet to the west of the baseball field plugged and not draining properly.

Photo 3. Metal bleachers and press box at main softball field in good condition.

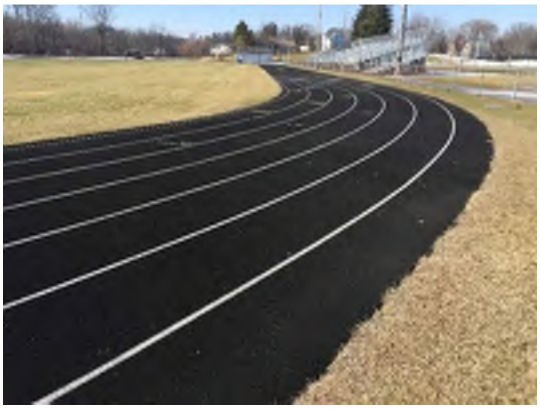

Photo 4. Running track around football field.

Photo 5. Main metal bleachers at football field.

Photo 6. Cracking along the outside edge of the running track.

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Photo 7. Patches are visible at the edges of the running track.

Photo 8. Southern softball field dugouts. CMU block and wood structure in good condition.

Photo 9. Southern softball field and dugout.

Photo 10. Football field scoreboard in good condition.

Photo 11. Baseball field dugouts are in fair condition. Consider upgrading.

SECTION 09

CAPITAL MAINTENANCE PLANNING BUDGETS

SCHOOL DISTRICT OF POYNETTE
Facility Assessment

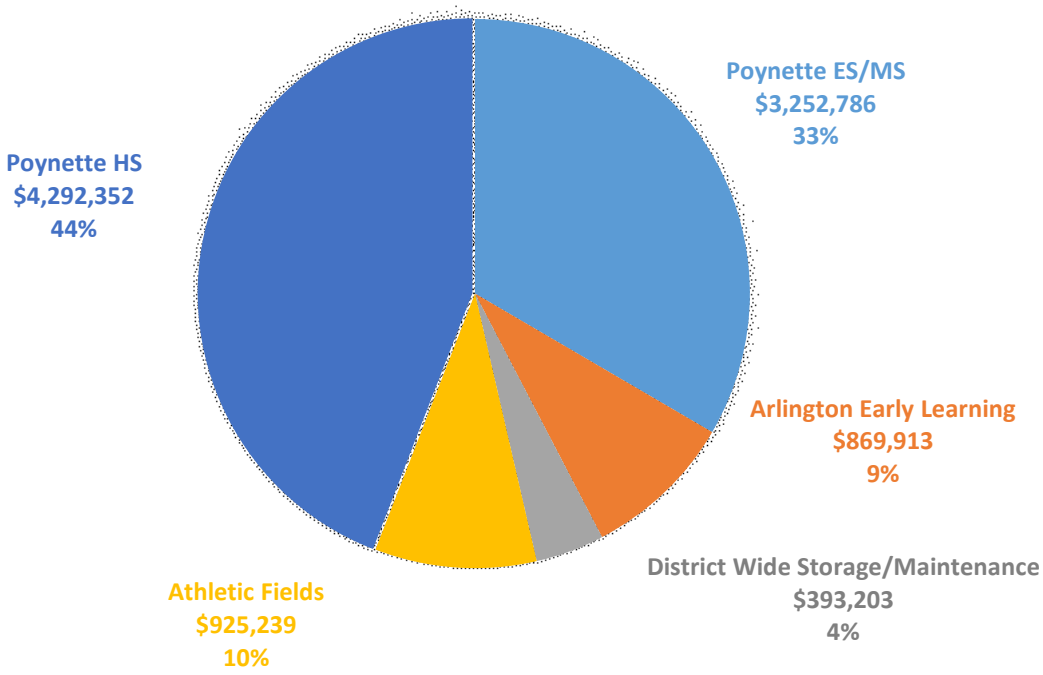
Findorff

10-Year Capital Maintenance Planning – Budget Summary

(Note: This 10-year plan addresses maintaining the conditions of the existing buildings only, and not longer-term options to address broader educational/instructional needs that were included as part of Section 04.)

Total Maintenance Cost by School

o Arlington Early Learning Center	$869,913
o Poynette Elementary / Middle School	$3,252,786
o Poynette High School	$4,292,352
o Athletic Fields	$925,239
o District Wide Storage / Maintenance	$393,203
TOTAL	**$9,733,493**



Maintenance Cost per Building Gross Square Foot ($/SF)

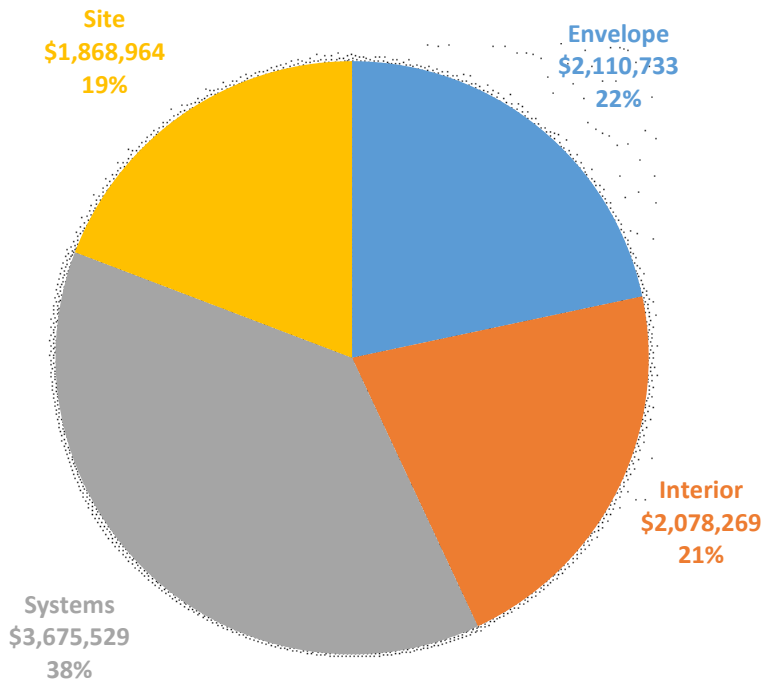
o Arlington Early Learning Center	$62.17/GSF
o Poynette Elementary / Middle School	$37.96/GSF
o Poynette High School	$37.94/GSF

10-Year Capital Maintenance Planning – Budget Summary

(Note: This 10-year plan addresses maintaining the conditions of the existing buildings only, and not longer-term options to address broader educational/instructional needs that were included as part of Section 04.)

Total Maintenance Cost by Category

o Envelope	$2,110,733
o Interior	$2,078,269
o Systems	$3,675,529
o Site	$1,868,964
TOTAL	**$9,733,493**

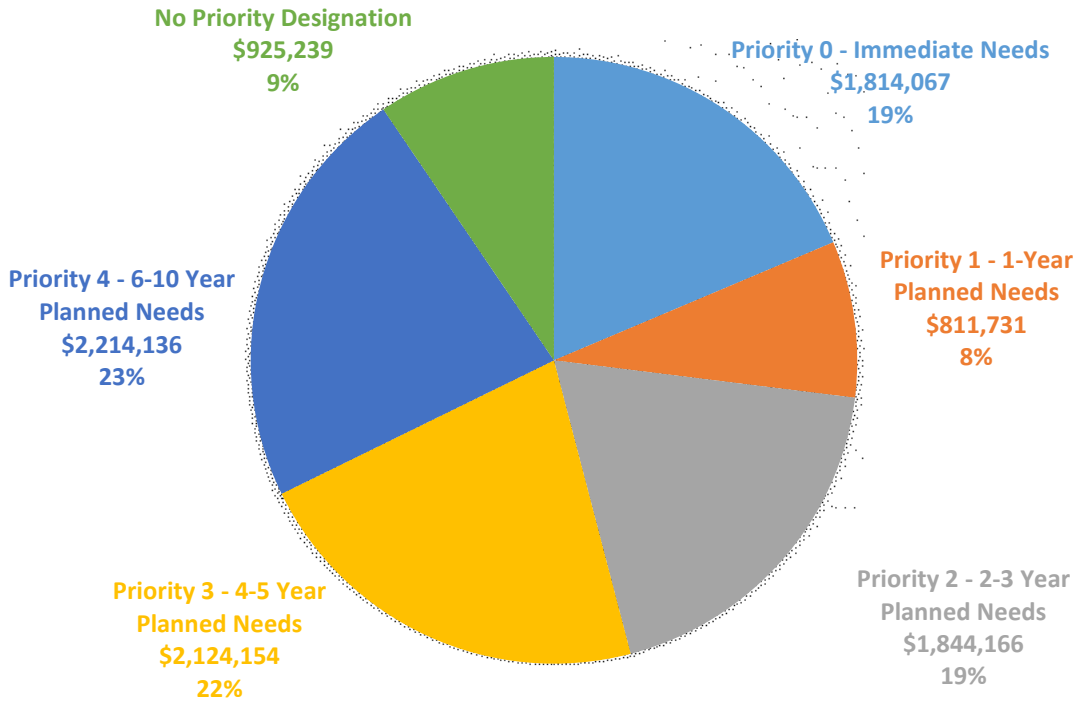


10-Year Capital Maintenance Planning – Budget Summary

(Note: This 10-year plan addresses maintaining the conditions of the existing buildings only, and not longer-term options to address broader educational/instructional needs that were included as part of Section 04.)

Total Maintenance Cost by Priority

o Priority 0 – Immediate Need	$1,814,067
o Priority 1 – 1-Year Planned Needs	$811,731
o Priority 2 – 2-3 Year Planned Needs	$1,844,166
o Priority 3 – 4-5 Year Planned Needs	$2,124,154
o Priority 4 – 6-10 Year Planned Needs	$2,214,136
o No Priority Designation (Athletic Fields Only)	$925,239
TOTAL	**$9,733,493**



10-Year Capital Maintenance Planning – Budget Summary

(Note: This 10-year plan addresses maintaining the conditions of the existing buildings only, and not longer-term options to address broader educational/instructional needs that were included as part of Section 04.)

Total Maintenance Cost by School and Category

Arlington Early Learning Center

o Envelope	$160,145
o Interior	$376,041
o Systems	$176,666
o Site	$157,061
TOTAL ARLINGTON EARLY LEARNING CENTER	**$869,913**

Poynette Elementary / Middle School

o Envelope	$969,581
o Interior	$671,129
o Systems	$1,293,446
o Site	$318,630
TOTAL POYNETTE ELEMENTARY / MIDDLE SCHOOL	**$3,252,786**

Poynette High School

o Envelope	$927,432
o Interior	$1,031,098
o Systems	$2,205,416
o Site	$128,406
TOTAL POYNETTE HIGH SCHOOL	**$4,292,352**

Athletic Fields

o Envelope	$3,407
o Site	$921,832
TOTAL ATHLETIC FIELDS	**$925,239**

District Wide Storage / Maintenance

o Envelope	$50,168
o Site	$343,035
TOTAL DISTRICT WIDE STORAGE / MAINTENANCE	**$393,203**

10-Year Capital Maintenance Planning – Budget Summary

(Note: This 10-year plan addresses maintaining the conditions of the existing buildings only, and not longer-term options to address broader educational/instructional needs that were included as part of Section 04.)

Total Maintenance Cost by School and Priority

Arlington Early Learning Center

o Priority 0 – Immediate Need	$553,244
o Priority 1 – 1-Year Planned Needs	$118,551
o Priority 2 – 2-3 Year Planned Needs	$41,012
o Priority 3 – 4-5 Year Planned Needs	$38,488
o Priority 4 – 6-10 Year Planned Needs	$118,619
TOTAL ARLINGTON EARLY LEARNING CENTER	**$869,913**

Poynette Elementary / Middle School

o Priority 0 – Immediate Need	$609,004
o Priority 1 – 1-Year Planned Needs	$395,763
o Priority 2 – 2-3 Year Planned Needs	$601,642
o Priority 3 – 4-5 Year Planned Needs	$830,715
o Priority 4 – 6-10 Year Planned Needs	$815,661
TOTAL POYNETTE ELEMENTARY / MIDDLE SCHOOL	**$3,252,786**

Poynette High School

o Priority 0 – Immediate Need	$633,837
o Priority 1 – 1-Year Planned Needs	$253,011
o Priority 2 – 2-3 Year Planned Needs	$1,099,298
o Priority 3 – 4-5 Year Planned Needs	$1,238,294
o Priority 4 – 6-10 Year Planned Needs	$1,067,913
TOTAL POYNETTE HIGH SCHOOL	**$4,292,352**

Athletic Fields

o No Priority Assigned	$925,239
TOTAL ATHLETIC FIELDS	**$925,239**

District Wide Storage / Maintenance

o Priority 0 – Immediate Need	$17,982
o Priority 1 – 1-Year Planned Needs	$44,406
o Priority 2 – 2-3 Year Planned Needs	$102,214
o Priority 3 – 4-5 Year Planned Needs	$16,657
o Priority 4 – 6-10 Year Planned Needs	$211,944
TOTAL DISTRICT WIDE STORAGE / MAINTENANCE	**$393,203**

10-Year Capital Maintenance Planning – Budget Summary

(Note: This 10-year plan addresses maintaining the conditions of the existing buildings only, and not longer-term options to address broader educational/instructional needs that were included as part of Section 04.)

Total Maintenance Cost by School and Category - Detailed

Arlington Early Learning Center

o Envelope	
o Exterior Walls	$107,524
o Exterior Windows	$14,764
o Exterior Doors	$37,857
TOTAL ENVELOPE	**$107,525**
o Interior	
o Wall Finishes	$83,285
o Floor Finishes	$209,741
o Movable Furnishings	$83,285
TOTAL INTERIOR	**$376,041**
o Systems	
o Plumbing	$23,345
o HVAC	$123,666
o Commercial Equipment - Kitchen	$29,655
TOTAL SYSTEMS	**$176,666**
o Site	
o Sanitary Waste	$15,774
o Special Structures	$12,619
o Site Earthwork	$18,929
o Asphalt Paving	$105,954
o Pedestrian Paving	$3,786
TOTAL SITE	**$157,062**
TOTAL ARLINGTON EARLY LEARNING CENTER	**$869,913**

Poynette Elementary / Middle School

o Envelope	
o Exterior Walls	$171,202
o Exterior Windows	$5,805
o Roof Coverings	$792,574
TOTAL ENVELOPE	**$969,581**
o Interior	
o Wall Finishes	$208,214
o Floor Finishes	$57,160
o Ceiling Finishes	$61,887
o Movable Furnishings	$208,214
o Athletic Equipment	$135,654
TOTAL INTERIOR	**$671,129**
o Systems	
o Plumbing	$80,762
o HVAC	$789,318
o Electrical	$374,846
o Commercial Equipment	$48,520
TOTAL SYSTEMS	**$1,293,446**
o Site	
o Asphalt Paving	$252,380
o Pedestrian Paving	$12,619
o Site Development	$28,393
o Water Supply	$25,238
TOTAL SITE	**$318,630**
TOTAL POYNETTE ELEMENTARY / MIDDLE SCHOOL	**$3,252,786**

Poynette High School

o Envelope	
o Exterior Walls	$55,825
o Exterior Windows	$4,417
o Exterior Doors	$53,000
o Roof Coverings	$814,190
TOTAL ENVELOPE	**$927,432**
o Interior	
o Slab on Grade	$18,929
o Wall Finishes	$208,214
o Floor Finishes	$241,780
o Elevators and Lifts	$15,774
o Fixed Furnishings	$60,571
o Movable Furnishings	$208,214
o Athletic Equipment	$277,618
TOTAL INTERIOR	**$1,031,098**
o Systems	
o Plumbing	$61,833
o HVAC	$1,409,290
o Electrical	$496,362
o Commercial Equipment	$237,931
TOTAL SYSTEMS	**$2,205,416**
o Site	
o Asphalt Paving	$128,406
TOTAL SITE	**$128,406**
TOTAL POYNETTE HIGH SCHOOL	**$4,292,352**

Athletic Fields

o Envelope	
o Roof Coverings	$3,407
TOTAL ENVELOPE	**$3,407**
o Site	
o Electrical	$347,023
o Special Structures (Dugouts)	$176,666
o Special Structures (Bathrooms)	$297,796
o Site Development	$45,181
o Storm Sewer	$55,167
TOTAL SITE	**$921,832**
TOTAL ATHLETIC FIELDS	**$925,239**

District Wide Storage / Maintenance

o Envelope	
o Roof Coverings	$50,168
TOTAL ENVELOPE	**$50,168**
o Site	
o Vehicular Equipment	$250,866
o Other Equipment	$56,849
o Site Development	$35,321
TOTAL SITE	**$343,035**
TOTAL DISTRICT WIDE STORAGE / MAINTENANCE	**$393,203**