School District of Slinger | Administration Team
Daren Sievers, Superintendent
James Curler, Assistant Superintendent
Jennifer Boyd, Director of Technology and Support Services
Sue Weisse, Director of Special Education
Michael Karius, Manager of Buildings and Grounds

Addison Elementary School | Administration
John T. Larkin, Principal

Allenton Elementary School | Administration
Angie Wickus, Principal

Slinger Elementary School | Administration
Griffin Glapa, Principal

Slinger Middle School | Administration
Dean Goneau, Principal

Slinger High School | Administration
Philip Ourada, Principal

School District of Slinger | Board of Education
Ken Strupp, President
Bruce Hassler, Vice President
Gary Feltz, Treasurer
Jennifer Haluzak, Member
Joe Havey, Member
Roman Weninger, Member
Cherie Rhodes, Clerk

Bray Associates Architects, Inc.
Michael A. Hacker, AIA, Associate | Architect
Matthew D. Wolfert, AIA, Principal-in-Charge
Alan H. Wold, Assoc. AIA, Architectural Intern
Kara A. Dembinski, AIA, Project Team Leader

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Milwaukee, WI 53202

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1202A North 8th Street
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1 Section One:
**Addison Elementary School**
   a. Architectural Report
   b. Building System Reports
   c. Capital Maintenance Needs

2 Section Two:
**Allenton Elementary School**
   a. Architectural Report
   b. Building System Reports
   c. Capital Maintenance Needs

3 Section Three:
**Slinger Elementary School**
   a. Architectural Report
   b. Building System Reports
   c. Capital Maintenance Needs

4 Section Four:
**Slinger Middle School**
   a. Architectural Report
   b. Building System Reports
   c. Capital Maintenance Needs

5 Section Five:
**Addison Elementary School**
   a. Architectural Report
   b. Building System Reports
   c. Capital Maintenance Needs
DISTRICT OVERVIEW

DISTRICT MAP
DISTRICT OVERVIEW

ENROLLMENT ANALYSIS

SCHOOL DISTRICT OF SLINGER
Total 2014-15 Enrollment by Grade Level

SCHOOL DISTRICT OF SLINGER
Historical Enrollment Analysis

Projected Average Range of Future Enrollment (All Grade Levels):
ADDISON ELEMENTARY SCHOOL

5050 Indian Road
Hartford, WI 53027

Year Built: 2002
Building Area: ±88,850 sq.ft.
Student Population: 450+ Students
Grades Served: Pre-K - 5th grade
ADDISON ELEMENTARY SCHOOL
ARCHITECTURAL REPORT: SITE
ADDISON ELEMENTARY SCHOOL

ARCHITECTURAL REPORT: SITE

Site Review

- **Site**: The site is 43.30 acres in size and is fronted by Indian Drive to the west, located within a heavily wooded residential area near Hwy 41.
- **Building**: The building is centered on its site with the main entry on the southern elevation. The current total building square footage is ±88,850 sq. ft. on a 49,150 sq. ft. building footprint.
- **Site Amenities**: There are several playing fields located towards the south end of the site. There is also a playground located at the east end of the northern parking lot.
- **Topography**: There are some extreme elevation changes that occur across the site sloping down from south to north generally. Due to the grade change, building entries occur at the lower level on the northern elevation and at the upper level on the southern elevation. Playing fields, parking lots, and built areas have been graded level.
- **Site Access**: A boulevard entry drive feeds incoming traffic from Indian Drive into the site towards the rear of the building. A t-intersection off of this drive leads to the main entry and parking area to the south of building. These drives appear to be in good condition but are not curbed except along bus drop-off and parent drop-off areas.
- **Pedestrian Access**: Sidewalks are limited to drop-off areas and building exits and appear to be in good condition. There does not appear to be a dedicated pedestrian right-of-way along Indian Drive.
- **Parking**: ±100 staff and event parking spaces are located to the north of the building. The east end of this parking field is also used for hardscape play. ±25 visitor spaces are located to the south of the building near the main entry. This lot is sometimes used to serve the playing fields to the south but is lacking sufficient spaces to do so.
- **Bus Drop-Off/Pick-Up**: Buses loop around the north parking lot.
- **Parent Drop-Off/Pick-Up**: A one-way loop feeds visitor parking and parent drop-off at the main secure entry.
- **Signage**: A monument sign is located at Indian Drive to identify the school. Wayfinding signage is used to direct traffic throughout the site.
Envelope

- **Roof**: composed of a ballast system throughout the building. All roofs are original to the 2002 building construction and appear to be in good condition at this time. There is one skylight located above the intersecting corridors of the academic wing.

- **Walls/cladding**: a mix of brick and concrete masonry units. All appear to be in good condition.
- **Windows**: mostly fixed with a few operable units and some instances of spandrel glass near the lower level entry. There are clear anodized aluminum window frames throughout.
- **Doors**: all exterior doors are aluminum and appear to be in good condition. Egress doors all have full vision glass except those exiting the gym.

Architectural Features

- **Signage**: a building sign is located above the gym exit doors on the west side of the building. It does not appear to be lit.
- **Canopies/Overhangs**: there is a soffited canopy with recessed can lighting supported by brick piers at the main entry and a cantilevered canopy supported by steel rods with recessed can lighting at the lower level entry.
- **Flags**: a flag pole is located to the west of the main entry.
ADDISON ELEMENTARY SCHOOL

ARCHITECTURAL REPORT: INTERIOR

Layout

- The building is built into a hill such that the north elevation is 2 stories and the south elevation is only 1 story. A central circulation spine hosts a main entry at the upper and lower levels and divides the academic area from the shared area of the building. Corridors are generally double loaded. Academic class rooms are clustered around resource areas that include student cubbies.

Finishes & Fixtures

- **Walls:** Most interior walls are painted concrete masonry units.
- **Ceilings:** Most ceilings throughout the school have acoustic suspension systems. Most appear to be in good condition but some instances of moisture have been identified. Storage areas and the gym have exposed ceilings.
- **Flooring:** There is carpeting in most classrooms and vinyl compound tile in all corridors and other shared spaces. Stair treads have vinyl coverings. Some service areas such as the kitchen have epoxy floors. Bathrooms have ceramic tiles. The gym has a wood floor. All flooring materials appear to be in good condition.
- **Doors:** Most interior doors are wood with vision glass and metal hardware.
- **Trim:** Vinyl base is used throughout except in bathrooms, where a tile base is used. Painted hollow metal is used for borrowed light frames and doorways.
- **Lockers/Cubbies:** Painted wood, wall-mounted cubbies with hooks are used in corridor areas throughout the building.
The following report is the result of a site visit by Jason Testin of Fredericksen Engineering that occurred on September 10, 2014. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report.

**Heating System**
- Continue preventative maintenance on the system.
- Any future additions or construction will require the addition of boiler capacity to serve the additional spaces.

**Ventilation and Air Conditioning Systems**
- Continue preventative maintenance on the system.
- Any future additions or construction will require the addition of chiller capacity to serve the additional spaces.

**Control Systems**
- Continue preventative maintenance on the system.
- The existing digital controls should be extended and updated if any future additions occur.
ADDISON ELEMENTARY SCHOOL

ENGINEER’S REPORT: PLUMBING SYSTEMS REVIEW

The following report is the result of a site visit by Tim Kehoe of Muermann Engineering, LLC that occurred on September 10th, 2014. Site observations and interviews with staff were all used in the preparation of this report.

Domestic Water
• We recommend that the cold water for the building be softened. This will reduce maintenance on equipment, plumbing fixtures, faucets, and flush valves.

Sanitary Piping
• Continually maintain grease trap. We recommend that the grease trap be scheduled for replacement within the next 10 years.
• Investigate a reported cross connection between the storm and sanitary sewers.

Storm Piping
• Continually maintain the pumps and alarm panel.
• Identify cross connection between storm and sanitary sewers.

Plumbing Equipment
• The water heating equipment should be scheduled for replacement. This water heating equipment is just beyond the halfway point of its life expectancy. New water heaters will likely be required within the next 10 years.
• Schedule the water softening equipment for replacement. We would also recommend that the domestic water be re-evaluated to determine the iron content in the water. Well water composition can change and it is possible that the iron filters for the domestic water may no longer be required if new water softeners are provided.

Plumbing Fixtures
• Provide continual maintenance to all flush valves.
• Install sensor operated flush valves on floor outlet urinals to make these fixtures ADA compliant.
• All faucets should be scheduled for replacement within the next 10 years.
• China plumbing fixtures should be scheduled to be replaced in the next 20 years.
The following report is the result of a site visit by Curt Krupp of Muermann Engineering, LLC that occurred on September 10th 2014. Site observations, construction plan review and interviews with staff were all used in the preparation of this report.

**Main Electrical Service**
- The existing main electric service for this facility is adequately sized. If a large building addition is added, a new service upgrade may be required.

**Panelboards**
- The newer panelboards are in good working order and can remain. Additional panelboards can be added if new circuits are required.

**Generator**
- The generator is in good working order and can remain. Small additions can be added to the generator. If large building additions are added, a generator evaluation will be required.

**Lighting Fixtures and Controls**
- Provide dual technology occupancy sensors in all areas to provide automatic lighting shut-off when rooms are unoccupied which will result in energy savings.
- Replace the interior HID and PL fixtures and all exterior lighting with LED fixtures for energy savings.
- A possible upgrade would be adding additional site poles with LED heads.

**Wiring Devices**
- The receptacles and toggle switches are commercial grade and are in good condition.

**Fire Alarm System**
- The fire alarm is in good condition and can remain.
- Additional fire alarm devices can be added to the existing system.

**Clock System**
- Existing system can remain. Additional clocks can be added to the clock system.
- A possible option is to install a central wireless master clock with GPS receiver or migrate to an IP solution.
Public Address System
• Existing system can remain. Additional speakers can be added.

Data System
• Additional data can be added to the existing rack.
• If a building addition would require the data cable to have a total installed length of over 300 feet, then an additional IDF data rack will be required.

Intrusion Alarm Security System
• Extend as required.

Video Surveillance CCTV System
• A possible expansion of the CCTV system may include IP cameras and a new larger internal storage device.

Keyless Entry/Access Control System
• Additional doors can be added to this system if required.
The following items have been identified by the School District of Slinger
Buildings & Grounds management as needing attention in the near future.

- Add Curbing to Roadways
- Replace Carpeting
- Replace Stair Treads
- Interior/Exterior Painting
- Replace Bathroom Stalls
- Add Curb Under Cubbies
- Replace Exterior Doors
- Replace Water Softeners
- Replace HVAC Controls to Auto Matrix
- Roof Maintenance
2 ALLENTON ELEMENTARY SCHOOL

228 Weis Street
Allenton, WI 53002

Year Built: 1987
Addition / Renovation: 2002
Building Area: ± 58,710 sq.ft.
Student Population: 360+ Students
Grades Served: Pre-K - 5th Grade
ALLENTON ELEMENTARY SCHOOL

ARCHITECTURAL REPORT: SITE
Site Review

- **Site:** The site is ±12.63 acres in size, and is located within the City of Allenton, Wisconsin. It is surrounded by single-family residential housing to the north and Hwy 41 to the east. An additional line of trees separate the site from a large farm/residence to the south.

- **Building:** The building is a single-story building with an additional mechanical mezzanine. It is ±49,925 square feet in its footprint, and ±58,710 square feet in total area including both first floor and mezzanine levels.

- **Site Amenities:** The site is surrounded by commercial companies, with Allcast, Inc., Zuern Building Products and Maysteel LLC to its west and Allenton Service to the south. Additional municipal amenities are located to the north, such as the Allenton Fire Department, U.S. Post Office, and Town of Addison, as well as additional restaurant and dining amenities located along Main Street.

- **Topography:** There are some changes in grade level within the site, with the highest elevation existing at the southwest corner of the site. The site then drops down in elevation from west to east, with the eastern edge of the forested area at an elevation that is nearly twenty feet lower than that at the school building level.

- **Site Access:** The site is accessible to vehicular traffic from the west, with three access drives along Weis Street. The north and middle access drives are two-way, and allow for parent drop-off/pick-up to occur within the parking lot area. The south access drive allows for both entry and exit onto the site, though it is primarily used for bus access into the site, directing buses to drive along a separate bus lane located along the building’s edge and to continue out through the northern access drive.

- **Pedestrian Access:** Sidewalks are limited to along the edge of the building and the bus drop-off/pick-up lane, and the main access point into the site from a sidewalk occurs at the northwest corner of the site.

- **Parking:** The site contains ±63 parking stalls within a single parking lot, two of which are handicap accessible. An additional paved area in the southwest corner of the site is used for playground.

- **Bus Drop-Off/Pick-Up:** Buses park along the west side of the building.

- **Parent Drop-Off/Pick-Up:** Parents loop through the parking lot for drop-off/pick-up.

- **Signage:** A large, blue metal sign stands on the west side of the building; it reads “ALLENTON ELEMENTARY” in large, white letters and has adjustable black letters to display news and current events.
Envelope

- **Roof**: Composed of a ballast system throughout the building. Some amount of roof maintenance will be needed in the near future.

- **Walls/cladding**: Exterior walls are mostly brick with some areas of exterior finish system. Some of the brick appears worn, and some of the material between building expansion joints is missing.
- **Windows**: Windows consist of mostly fixed window systems with a few operable window units. Window frames are brown metal.
- **Doors**: Exterior doors are mix of full-vision and half-vision hollow metal doors with metal hardware.

Architectural Features

- **Signage**: Large white letters that read, “ALLENTON ELEMENTARY”, are located on the west facade’s exterior brick wall.
- **Canopies/Overhangs**: There is a soffited canopy at the main entry that contains recessed can lighting and is supported by brick columns.
- **Flags**: A flag pole is located west of the building between the parking lot and the bus lane.
ALLENTON ELEMENTARY SCHOOL

ARCHITECTURAL REPORT: INTERIOR

Layout

• The building is organized in an L-shape, with the main entry along its west edge and leading to a widened corridor that separates the northern office and kindergarten wing from the rest of the building. The larger, main building area allows for continuous circulation around a central cluster of core shared spaces and courtyard, with classrooms surrounding the perimeter. Additional core shared spaces align the west perimeter of this portion of the building.

Finishes & Fixtures

• Walls: Most interior walls are painted concrete masonry unit walls or drywall.
• Ceilings: Most ceilings throughout the school have acoustical suspension systems. Most appear to be in good condition, but some instances of moisture have been identified. Storage areas and the gym have exposed ceilings.
• Flooring: There is carpeting in the library, most classrooms and offices. Vinyl composite tile flooring is used in the cafeteria/gymnasium, corridors and other core shared spaces. Stair treads have rubber treads. Kitchen and service areas have poured epoxy floors, and bathrooms have ceramic tiles. All flooring materials appear to be in good condition.
• Doors: Most interior doors are wood with vision glass and metal hardware.
• Trim: Vinyl base is used throughout, except in bathrooms, where tile base is used; some trim is broken and in need of repair. Borrowed light frames and door frames are painted metal.
• Lockers/Cubbies: Painted wood composite, wall-mounted cubbies with hooks are used in corridor areas throughout the building.
ALLENTON ELEMENTARY SCHOOL

ARCHITECTURAL REPORT: EXISTING FLOOR PLANS

First Floor Plan
Scale: 1” = 40'-0”

Mezzanine Plan
Scale: 1” = 40'-0”
The following report is the result of a site visit by Jason Testin of Fredericksen Engineering that occurred on September 10, 2014. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report.

The original building was constructed in 1969 with additions in 1989 and 2002. The 1989 addition consisted of classrooms. The 2002 addition consisted of offices. A major renovation of the mechanical system occurred during the 2002 addition.

**Heating System**
- Continue preventative maintenance on the system.
- Any future additions or construction will require the addition of boiler capacity to serve the additional spaces.

**Ventilation and Air Conditioning Systems**
- Continue preventative maintenance on the system.
- The air handling unit in the cafeteria/gym (1969) has exceeded its useful life and needs to be replaced.
- Ductwork serving cafeteria/gym needs extending to improve supply air distribution.
- Any future additions or construction will require the addition of chiller capacity to serve the additional spaces.

**Control Systems**
- Continue preventative maintenance on the system.
- The existing digital controls should be extended and updated if any future additions occur.
The following report is the result of a site visit by Tim Kehoe of Muermann Engineering, LLC that occurred on September 10th, 2014. Site observations and interviews with staff were all used in the preparation of this report.

**Domestic Water**
- All remaining galvanized piping should be replaced with type “L” copper.
- Water should be tested for hardness to determine if water softening is required for this location.
- If the building were substantially renovated or provided with a large addition, the facility would require fire protection. A new 6” water service would be required for the building.

**Sanitary Piping**
- Continually maintain grease trap. We recommend that the grease trap be scheduled for replacement within the next 10 years.
- It is recommended that all main sewers located below grade are investigated with a sewer camera to determine the actual condition of the piping.

**Storm Piping**
- Continually maintain the yard inlet drain. Identify cross connection between storm and sanitary sewers.
- It is recommended that all main sewers located below grade are investigated with a sewer camera to determine the actual condition of the piping.

**Plumbing Equipment**
- Investigate the requirement for a water softener for the building.
- The water softener in the kitchen appears to be old. This equipment should be scheduled to be replaced.

**Plumbing Fixtures**
- Provide continual maintenance to all flush valves.
- Install sensor operated flush valves on floor outlet urinals to make these fixtures ADA compliant.
- Schedule the plumbing fixtures in the original building for replacement.
- All sink locations with rubber washer compression style cartridges should be replaced with ceramic disk style cartridges.
The following report is the result of a site visit by Curt Krupp of Muermann Engineering, LLC that occurred on September 10th, 2014. Site observations, construction plan review and interviews with staff were all used in the preparation of this report.

Main Electrical Service
- Main service surge suppression is needed.
- The existing main electric service for this facility is adequately sized. If a large building addition is added, a new service upgrade may be required.

Panelboards
- The newer panelboards are in good working order and can remain.
  Additional panelboards can be added if new circuits are required.
- Old style panels and circuit breakers should be updated.

Generator
- The generator is in good working order and can remain. Small additions can be added to the generator. If large building additions are added, a generator evaluation will be required.
- Sump pumps need to be connected to emergency generator.

Lighting Fixtures and Controls
- Provide dual technology occupancy sensors in all areas to provide automatic lighting shut-off when rooms are unoccupied which will result in energy savings.
- Replace the interior HID and PL fixtures and all exterior lighting with LED fixtures for energy savings.
- A possible upgrade would be adding additional site poles with LED heads.

Wiring Devices
- Replace old devices as needed.

Fire Alarm System
- The fire alarm is in good condition and can remain.
- Additional fire alarm devices can be added to the existing system.
Clock System
• Existing system can remain. Additional clocks can be added to the clock system.
• A possible option is to install a central wireless master clock with GPS receiver or migrate to an IP solution.

Public Address System
• Existing system can remain. Additional speakers can be added.

Data System
• Additional data can be added to the existing rack.
• If a building addition would require the data cable to have a total installed length of over 300 feet, then an additional IDF data rack will be required.

Video Surveillance CCTV System
• A possible expansion of the CCTV system may include IP cameras and a new larger internal storage device.

Keyless Entry/Access Control System
• Additional doors can be added to this system if required.
ALLENTON ELEMENTARY SCHOOL

CAPITAL MAINTENANCE NEEDS

The following items have been identified by the School District of Slinger Buildings & Grounds management as needing attention in the near future.

• Replace Cafeteria Tables
• Replace Bathroom Stalls
• Interior Painting
• Replace Carpeting
• Replace Exterior Doors
• Replace HVAC Controls to Auto Matrix
• Add Variable Air Volume Boxes To Rooms 114, 120, 122
• Roof Maintenance
Slinger Elementary School

203 Polk Street
Slinger, WI  53086

Year Built: 1948

Building Area: ± 98,250 sq.ft.
Student Population: 630+ Students
Grades Served: Pre-K - 5th Grade
Site Review

- **Site**: The site is composed of a series of parcels, some of which are shared between Slinger Elementary School and Slinger High School. The site is bordered by Polk Street and residential housing to the North and by railroad to the south.

- **Building**: The elementary school is placed within the southwest portion of the site, to the west of the High School. The building’s footprint is ±74,812 square feet, while its total area including all levels of the building is ±98,250 square feet.

- **Site Amenities**: There are multiple municipal amenities to the east, such as the Slinger Community Library and the Slinger Police Department. Commercial and restaurant amenities exist to the east and north, near Slinger Community Park.

- **Topography**: The site has some change in elevation, mostly along the west and south edges of the site where the elevation drops by about ten feet from the building to the west edge of the parcel boundary. It also drops by about twenty feet from the south tree line to the south edge of the parcel boundary. The rest of the site is relatively flat.

- **Site Access**: The site is primarily accessible along Polk Street from three access drives. Additional access drives connect back to Elm Street on the west side of the building or Water Street on the North side of the building.

- **Pedestrian Access**: Sidewalks exist along the bus drop-off/pick-up locations and along Polk Street.

- **Parking**: Parking for the Elementary School consists of a main lot that holds ±137 stalls and ±7 handicap-accessible stalls, a lot that is further north that contains ±81 stalls, and a small group of ±10 stalls on the west side of the building.

- **Bus Drop-Off/Pick-Up**: Buses utilize the drive located at the corner of Beine Street and Polk Street and lead west into the site to circle through a bus drive that surrounds the main parking lot for the Elementary School.

- **Parent Drop-Off/Pick-Up**: Parents are directed to use the middle access drive off of Polk Street, continuing through the High School parking lot and behind the buildings for drop-off or pick-up of students.

- **Signage**: At the corner of E. Washington Street and Beine Street is a large brick sign with a plaque containing the words, “SLINGER SCHOOLS” in white letters. The Elementary School also has its own sign that reads, “SLINGER ELEMENTARY SCHOOL” in white letters and contains a digital readout for event postings. The sign’s post is embellished with large sculptural pieces that include a ruler, pencils and a crayon.
SLINGER ELEMENTARY SCHOOL

ARCHITECTURAL REPORT: EXTERIOR

Envelope

- **Roof**: Ballast system roofs are used throughout the building, the earliest of which dates back to 1993 and the most recent of which was installed in 2014. Some amount of roof maintenance will be needed in the near future.

- **Walls/cladding**: Exterior walls are a mix of brick and concrete masonry unit walls, with some areas of exterior finish system.

- **Windows**: Windows consist of mostly fixed window systems with a few operable window units. Window frames are brown metal.

- **Doors**: Exterior doors are a mix of full-vision and half-vision hollow metal and aluminum doors with metal hardware.

Architectural Features

- **Signage**: Attached to the exterior canopy at the main entrance of the building are the words, “SLINGER ELEMENTARY SCHOOL” in large brown metal letters. Incorporated into one of the brick columns at this entry is a plaque that reads, “2003” in black letters.

- **Canopies/Overhangs**: The main entry contains an exterior soffited canopy that is supported by two columns.

- **Flags**: A single flag pole is located between the northern-most corner of the building and the sidewalk next to the bus lane.
SLINGER ELEMENTARY SCHOOL

ARCHITECTURAL REPORT: INTERIOR

Layout

- The building contains a large central portion which includes spaces such as a gym, cafeteria, IMC, art, and office areas. Extended from this center are two academic classroom wings, a two-story western wing and a single story (with partial lower level) eastern wing.

Finishes & Fixtures

- **Walls:** The majority of interior walls are painted concrete masonry units.
- **Ceilings:** Most ceilings throughout the school have acoustical suspension systems, many of which have areas of water damage and staining. Storage areas and the gym have exposed ceilings.
- **Flooring:** There is carpeting in most classrooms, offices, media center, and corridors near stairs and vestibules. Vinyl composite tile exists in most corridors and the gymnasium, some of which appears worn or stained. Stair treads have rubber treads. Bathrooms have ceramic tiles that are dated.
- **Doors:** Most interior doors are wood with metal hardware; some have vision glass.
- **Trim:** Vinyl base is used throughout except in bathrooms, where ceramic tile base is used. Borrowed light frames and door frames are painted metal.
- **Lockers/Cubbies:** Painted wood composite, wall-mounted cubbies with hooks are used in corridor areas throughout the building.
SLINGER ELEMENTARY SCHOOL

ARCHITECTURAL REPORT: EXISTING FLOOR PLANS

Mezzanine Plan
Scale: 1" = 60'-0"

Second Floor Plan
Scale: 1" = 60'-0"

First Floor Plan
Scale: 1" = 60'-0"

Lower Level Floor Plan
Scale: 1" = 60'-0"
The following report is the result of a site visit by Jason Testin of Fredericksen Engineering that occurred on September 10, 2014. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report.

The original building was constructed in 1948 with additions in 1955, 1957 and 1969. A major renovation of the building and mechanical systems occurred during the 2001.

**Heating System**
- Continue preventative maintenance on the system.
- Any future additions or construction will require the addition of boiler capacity to serve the additional spaces.

**Ventilation and Air Conditioning Systems**
- Continue preventative maintenance on the system.
- The air handling unit in the cafeteria/gym (1957) has exceeded its useful life and needs to be replaced.
- Any future additions or construction will require the addition of chiller capacity to serve the additional spaces.

**Control Systems**
- Continue preventative maintenance on the system.
- The existing digital controls should be extended and updated if any future additions occur.
The following report is the result of a site visit by Tim Kehoe of Muermann Engineering, LLC that occurred on September 10th, 2014. Site observations and interviews with staff were all used in the preparation of this report.

**Domestic Water**
- Continually monitor the domestic water piping for leaks and staining of plumbing fixtures.

**Sanitary Piping**
- Continually maintain grease trap. We recommend that the grease trap be scheduled for replacement within the next 10 years.
- It is recommended that all main sewers located below grade are investigated with a sewer camera to determine the actual condition of the piping.
- Continually maintain the sewage ejector pumps

**Storm Piping**
- Continually maintain the pumps and alarm panel.
- It is recommended that all main sewers located below grade are investigated with a sewer camera to determine the actual condition of the piping.

**Plumbing Equipment**
- The water heating equipment should be scheduled for replacement and replaced with high efficiency water heaters.
- The water softening system should be scheduled for replacement and sized to soften the hot and cold water for the building

**Plumbing Fixtures**
- Provide continual maintenance to all flush valves.
- Install sensor operated flush valves on floor outlet urinals to make these fixtures ADA compliant.
- All original plumbing fixtures over 25 years old should be scheduled for replacement.
- All floor outlet urinals should be replaced with new wall hung urinals.
- China plumbing fixtures should be scheduled to be replaced in the next 20 years.
The following report is the result of a site visit by Curt Krupp of Muermann Engineering, LLC that occurred on September 10th 2014. Site observations, construction plan review and interviews with staff were all used in the preparation of this report.

**Main Electrical Service**
- The existing main electric service for this facility is adequately sized. If a large building addition is added, a new service upgrade may be required.

**Panelboards**
- The newer panelboards are in good working order and can remain. Additional panelboards can be added if new circuits are required.
- Replace one old panel in lower level.
- Replace old 1000 amp panel in custodial area with new I Line.

**Generator**
- The generator is in good working order and can remain. Small additions can be added to the generator. If large building additions are added, a generator evaluation will be required.

**Lighting Fixtures and Controls**
- Provide dual technology occupancy sensors in all areas to provide automatic lighting shut-off when rooms are unoccupied which will result in energy savings.
- Replace the interior HID and PL fixtures and all exterior lighting with LED fixtures for energy savings.
- A possible upgrade would be adding additional site poles with LED heads.

**Wiring Devices**
- Replace old devices as needed.

**Fire Alarm System**
- The fire alarm is in good condition and can remain.
- Additional fire alarm devices can be added to the existing system.
Clock System
- Existing system can remain. Additional clocks can be added to the clock system.
- A possible option is to install a central wireless master clock with GPS receiver or migrate to an IP solution.

Public Address System
- Existing system can remain or migrate to an IP solution.

Data System
- Additional data can be added to the existing rack.
- If a building addition would require the data cable to have a total installed length of over 300 feet, then an additional IDF data rack will be required.

Video Surveillance CCTV System
- A possible expansion of the CCTV system may include IP cameras and a new larger internal storage device.

Keyless Entry/Access Control System
- Additional doors can be added to this system if required.
The following items have been identified by the School District of Slinger Buildings & Grounds management as needing attention in the near future.

- Replace Gym Floor (Investigate Condition Of Slab)
- Replace Bleachers
- Resurface Parking Lots & Play Area
- Remove Trees & Add Site Drainage
- Remodel (2) Lower Classrooms (Address Moisture Issue)
- Replace Stair Tread
- Replace Carpeting
- Interior Painting
- Replace Exterior Doors
- Replace Bathroom Stalls
- Add Curb Under Cubbies
- Replace Water Softeners
- Replace HVAC Krueger System to Auto Matrix
4 SLINGER MIDDLE SCHOOL

521 Olympic Drive
Slinger, WI 53086

Year Built: 1995
Building Area: ±113,320 sq.ft.
Student Population: 709+ Students
Grades Served: 6th - 8th Grade
SLINGER MIDDLE SCHOOL
ARCHITECTURAL REPORT: SITE

Site Review

- **Site:** The site consists of a single ±33.93 acre parcel, located just west of Hwy 41 and surrounded by single-family residential housing.
- **Building:** The building consists of three levels: a main/entry level, a lower level that is exposed on the west side, and a partial second floor level located above the east portion of the building.
- **Site Amenities:** The site contains two baseball / softball fields, three soccer fields and playground equipment. Beyond the single family residential housing to the south are a variety of commercial and retail amenities along E. Commerce Blvd.
- **Topography:** The site has some grade change throughout, with the highest elevation being on the northeast side of the site and the lowest elevation near the water retention pond in the northwest corner of the site; this grade change allows for access into the main level from the north and a secondary entrance into the exposed lower level to the southwest.
- **Site Access:** There are two access drives to Olympic Drive and one access drive to the south along Glacier Pass.
- **Pedestrian Access:** Sidewalks are along most of the building’s edge, as well as along the drives through the site and along the street edges of Olympic Drive and Glacier Pass.
- **Parking:** A parking lot on the north side of the building contains ±27 stalls plus 2 additional handicap-accessible stalls; a larger lot to the south of the building contains ±181 stalls and 5 handicap-accessible stalls.
- **Bus Drop-Off/Pick-Up:** Buses utilize the south access drive off of Glacier Pass, then circle through the large parking lot just south of the building for drop-off and pick-up.
- **Parent Drop-Off/Pick-Up:** Parents utilize the northwest access drive off of Olympic Drive, then drop-off and/or pick-up along the drive on the north side of the building.
- **Signage:** A small sign with digital readout is located on the east side of south access drive into the site.
SLINGER MIDDLE SCHOOL

ARCHITECTURAL REPORT: EXTERIOR

Envelope
- **Roof**: composed of a ballast system throughout the building. All of the roof systems were installed/updated in 1995, except for one roof system that was replaced in 2013. Some amount of roof maintenance will be needed in the near future.

![Diagram of building with dates 1995 and 2013]

- **Walls/cladding**: Exterior walls are a mix of brick and concrete block veneer.
- **Windows**: Windows consist of mostly fixed window systems with a few operable window units. Window frames are brown metal.
- **Doors**: Exterior doors are mix of full-vision and half-vision hollow metal and aluminum doors with metal hardware.

Architectural Features
- **Signage**: The words, “SLINGER MIDDLE SCHOOL” are displayed in large white letters attached to the brick veneer on the north exterior wall.
- **Canopies/Overhangs**: There are no canopies or overhangs.
- **Flags**: A flag pole is located northeast of the building, east of the main entrance.
SLINGER MIDDLE SCHOOL
ARCHITECTURAL REPORT: INTERIOR

Layout
• The building is laid out in a U-shape, containing one main corridor that runs East/West through the building and connects to a west wing of Art, Music, and gymnasium spaces and to an east wing containing two stories of academic classrooms. The gymnasium, cafeteria and kitchen line the north side of the main corridor, and the building creates a courtyard entry along the south side of the main corridor.

![Lower Level Floor Plan](Not to Scale)

Finishes & Fixtures
• **Walls:** Most interior walls are painted drywall or concrete masonry unit.
• **Ceilings:** Most ceilings throughout the school have acoustical suspension systems. Most appear to be in good condition but some instances of moisture have been identified.
• **Flooring:** There is carpeting in most classrooms, the library and offices. Vinyl composite tile exists in all corridors and other core shared spaces.
• **Doors:** Most interior doors are wood with vision glass and metal hardware.
• **Trim:** Vinyl base is used throughout. Borrowed light frames and door frames are painted metal.
• **Lockers/Cubbies:** Metal lockers align the majority of the corridors.
SLINGER MIDDLE SCHOOL
ARCHITECTURAL REPORT: EXISTING FLOOR PLANS

Lower Level Plan
Scale: 1" = 80'-0"

First Floor Plan
Scale: 1" = 80'-0"

Second Floor Plan
Scale: 1" = 80'-0"
The following report is the result of a site visit by Jason Testin of Fredericksen Engineering that occurred on September 10, 2014. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report.

**Heating System**
- Continue preventative maintenance on the system.

**Ventilation and Air Conditioning Systems**
- Continue preventative maintenance on the system.
- Plans should be made for the renovation of the building relief system in order to correct the building's positive pressure.
- Plans should be made for the renovation of the office area to reduce drafts.
- Any future additions or construction will require the addition of chiller capacity to serve the additional spaces.
- Any future additions or construction will require the addition of chiller capacity to serve the additional spaces.

**Control Systems**
- Continue to maintain and operate the pneumatic control system as long as the current mechanical equipment remains. When any renovations to the existing equipment are made, a changeover to digital controls is strongly recommended.
SLINGER MIDDLE SCHOOL

ENGINEER’S REPORT: PLUMBING SYSTEMS REVIEW

The following report is the result of a site visit by Tim Kehoe of Muermann Engineering, LLC that occurred on September 10th, 2014. Site observations and interviews with staff were all used in the preparation of this report.

Domestic Water
• Cold water for the building should be softened. This will reduce maintenance on equipment, plumbing fixtures, faucets, and flush valves.

Sanitary Piping
• Continually maintain grease trap. We recommend that the grease trap be scheduled for replacement within the next 10 years.
• Inspect the acid neutralization basin and maintain as required.

Storm Piping
• Continually maintain the pumps and alarm panel.

Plumbing Equipment
• The water heating equipment should be scheduled for replacement and replaced with high efficiency water heaters.
• The water softening system should be scheduled for replacement and sized to soften the hot and cold water for the building. This change may also require minor piping modifications within the building.

Plumbing Fixtures
• Provide continual maintenance to all flush valves.
• Install sensor operated flush valves on floor outlet urinals to make these fixtures ADA compliant.
• All original plumbing fixtures over 25 years old should be scheduled for replacement.
• All floor outlet urinals should be replaced with new wall hung urinals.
• China plumbing fixtures should be scheduled to be replaced in the next 20 years.
The following report is the result of a site visit by Curt Krupp of Muermann Engineering, LLC that occurred on September 10th 2014. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report.

**Main Electrical Service**
- The existing main electric service for this facility is adequately sized. If a large building addition is added or additional AC is added, a new service upgrade may be required.
- Provide new main service surge suppression.

**Panelboards**
- The newer panelboards are in good working order and can remain. Additional panelboards can be added if new circuits are required.
- Replace old style panels with new Square D type and new breakers.

**Generator**
- The generator is in good working order and can remain. Small additions can be added to the generator. If large building additions are added, a generator evaluation will be required.
- If any non-life safety loads are added to the generator, a second set of distribution will be required.

**Lighting Fixtures and Controls**
- Provide dual technology occupancy sensors in all areas to provide automatic lighting shut-off when rooms are unoccupied which will result in energy savings.
- Replace the interior HID and PL fixtures and all exterior lighting with LED fixtures for energy savings.
- A possible upgrade would be adding additional site poles with LED heads.
- Replace fixtures in cafeteria and 2’x2’ fixtures in office area with LED type.

**Wiring Devices**
- Replace old devices as needed.

**Fire Alarm System**
- The fire alarm is in good condition and can remain.
- Additional fire alarm devices can be added to the existing system.
Clock System
• Existing system can remain. Additional clocks can be added to the clock system.
• A possible option is to install a central wireless master clock with GPS receiver or migrate to an IP solution.

Public Address System
• Provide complete new intercom system. District should consider IP based and Inform cast.

Data System
• Additional data can be added to the existing rack.
• If a building addition would require the data cable to have a total installed length of over 300 feet, then an additional IDF data rack will be required.
• Provide cooling units in all data closets.

Video Surveillance CCTV System
• A possible expansion of the CCTV system may include IP cameras and a new larger internal storage device.

Keyless Entry/Access Control System
• Additional doors can be added to this system if required.
SLINGER MIDDLE SCHOOL

CAPITAL MAINTENANCE NEEDS

The following items have been identified by the School District of Slinger Buildings & Grounds management as needing attention in the near future.

- Replace Stair Treads
- Replace Carpeting
- Interior/Exterior
- Replace Exterior Doors
- Replace Bathroom Stalls
- Replace Student Lockers
- Replace Water Softeners
- Replace Sprinkler Heads
- Chill C-Wing
- Add On to HVAC Auto Matrix
- Roof Maintenance
SLINGER HIGH SCHOOL

209 Polk Street
Slinger, WI  53086

Year Built: 1971
Building Area: ± 210,575 sq.ft.
Student Population: 966+ Students
Grades Served: 9th - 12th Grade
SLINGER HIGH SCHOOL
ARCHITECTURAL REPORT: SITE
Site Review

- **Site:** The site is composed of a series of parcels, some of which are shared between Slinger Elementary School and Slinger High School. The site is bordered by Polk Street and residential housing to the North and by railroad to the south.
- **Building:** The High School is placed within the center of the site, east of the Elementary School. The building area including all levels of the building is ±210,575 square feet.
- **Site Amenities:** The site contains a football field and track, multiple fields and tennis courts. There are some municipal amenities to the east, such as the Slinger Community Library and the Slinger Police Department. Commercial and restaurant amenities exist to the east as well as to the north, near Slinger Community Park.
- **Topography:** There is some drop in elevation from the west side of the building to the east side of the building, and there is a larger twenty foot drop in elevation from the south tree line to the south edge of the parcel boundary. The athletic field and track areas are flat.
- **Site Access:** The site is primarily accessible along Polk Street from three access drives. Additional access drives connect back to Elm Street on the west side of the building or to Water Street on the North side of the building.
- **Pedestrian Access:** Sidewalks exist along the bus drop-off/pick-up locations and along Polk Street.
- **Parking:** Parking for the High School consists of a north lot along Polk Street that holds 19 stalls and 5 handicap-accessible stalls, a second north lot located further east that contains 35 stalls, a large lot to the east of the building that holds ±152 stalls, and a series of ±44 parking stalls that line both sides of the drive on the south side of the building. An additional lot with ±51 stalls is located on the north side of Polk Street, and a parking lot for the athletic fields sits on the corner of Polk Street and Slinger Road and contains ±110 stalls and 4 handicap-accessible stalls.
- **Bus Drop-Off/Pick-Up:** Buses utilize the drive located at the corner of Beine Street and Polk Street, which leads west into the site to circle through a bus drive that surrounds the main parking lot for the Elementary School.
- **Parent Drop-Off/Pick-Up:** Parents are directed to use the middle access drive off of Polk Street, continuing through the High School parking lot for drop-off/pick-up of students.
- **Signage:** At the corner of E. Washington Street and Beine Street is a large brick sign with a plaque containing the words, “SLINGER SCHOOLS” in white letters.
SLINGER HIGH SCHOOL

ARCHITECTURAL REPORT: EXTERIOR

Envelope

- **Roof:** The building contains a series of ballast-system roofs that were replaced as early as 1991 and as recently as 2014. Some amount of roof maintenance will be needed in the near future.

- **Walls/cladding:** Exterior walls are a mix of brick and concrete masonry unit walls, with some areas of exterior finish system toward the upper portions of the building and near entrances.

- **Windows:** Windows consist of mostly fixed window systems with a few operable window units. Window frames are brown metal.

- **Doors:** Exterior doors are mix of full-vision and half-vision hollow metal and aluminum doors with metal hardware.

Architectural Features

- **Signage:** Above the front entrance to the building it reads, “SLINGER HIGH SCHOOL” in large brown metal letters. An etched concrete plaque that reads, “1998 AD” is incorporated into one of the support columns. Similar smaller letters read, “GYMNASIUM AUDITORIUM DISTRICT OFFICE” and “207” above the entrance to the auditorium.

- **Canopies/Overhangs:** There’s a soffited canopy with recessed can lighting and brick columns at the main entry and a similar one at the auditorium/gym/administration entrance.

- **Flags:** A flag pole is located at the northeast corner of the building.
SLINGER HIGH SCHOOL

ARCHITECTURAL REPORT: INTERIOR

Layout

- The building can be described as having three distinct zones. At the north end of the building are core shared spaces, including the main entrance, cafeteria, main office, media center, and alternative school. The middle portion of the building holds the academic classrooms and consists of two levels. The south portion of the building is dedicated to the auditorium/gymnasium, locker rooms and music department.

Finishes & Fixtures

- **Walls:** Interior walls are mostly painted concrete masonry unit walls; additional wall materials include drywall, brick, and sound board cladding.
- **Ceilings:** Most ceilings throughout the school have acoustical suspension systems. Most appear to be in good condition, but some instances of moisture have been identified. Storage areas and the gym have exposed ceilings with acoustical clouds.
- **Flooring:** There is carpeting in most classrooms and offices, vinyl composite tile in all corridors and other core shared spaces. Stair treads have rubber treads, some of which are in need of replacement. Bathrooms have ceramic tiles. The gym/auditorium has a wood floor. All flooring materials appear to be in good condition.
- **Doors:** Most interior doors are wood with metal hardware, some having vision lights.
- **Trim:** Vinyl base is used throughout the building, except in bathrooms where tile base is used. Borrowed light frames and door frames are painted metal.
- **Lockers/Cubbies:** Painted metal lockers are present in many of the corridors.
The following report is the result of a site visit by Jason Testin of Fredericksen Engineering that occurred on September 10, 2014. Site observations, construction plan review, and interviews with staff were all used in the preparation of this report.

**Heating System**
- Continue preventative maintenance on the system.

**Ventilation and Air Conditioning Systems**
- Continue preventative maintenance on the system.
- **Plans should be made for the replacement of the aging air handling units serving the art room and tech. ed. shops.**
- Any future additions or construction will require the addition of chiller capacity to serve the additional spaces.

**Control Systems**
- Continue to maintain and operate the pneumatic control system as long as the current mechanical equipment remains. When any renovations to the existing equipment are made, a changeover to digital controls is strongly recommended.
The following report is the result of a site visit by Tim Kehoe of Muermann Engineering, LLC that occurred on September 10th, 2014. Site observations and interviews with staff were all used in the preparation of this report.

**Domestic Water**
- Cold water for the building should be softened. This will reduce maintenance on equipment, plumbing fixtures, faucets, and flush valves.

**Sanitary Piping**
- Continually maintain grease trap.
- Inspect the acid neutralization basin and maintain as required.
- Inspect the acid waste piping and replace as required.
- Inspect main sanitary sewers located below the floor with a camera.

**Storm Piping**
- Continually maintain the pumps and alarm panel.

**Plumbing Equipment**
- Standard gas fired water heaters should be scheduled for replacement. New gas fired, sealed combustion, modulating water heaters should be installed to replace the existing.
- Further investigation is required for the water softening system. We recommend that hot and cold water be softened in all situations. Soft water increases the life of all equipment, flush valve style fixtures, and all faucets.

**Plumbing Fixtures**
- Provide continual maintenance to all flush valves.
- Install sensor operated flush valves on floor outlet urinals to make these fixtures ADA compliant.
- We recommend that all floor outlet urinals be replaced with wall hung urinals.
- Provide emergency shut-off valves for all Science Rooms. Gas piping will be controlled with a solenoid valve and panic button.
- Install code approved vacuum breakers on all lab faucets.
- Provide a separate ADA complaint hand washing sink in all shop areas.
- China plumbing fixtures should be scheduled for replacement in the next 20 years.
The following report is the result of a site visit by Curt Krupp of Muermann Engineering, LLC that occurred on September 10th 2014. Site observations, construction plan review and interviews with staff were all used in the preparation of this report.

**Main Electrical Service**
- The existing main electric service for this facility is adequately sized. If a large building addition is added or additional AC is added, a new service upgrade may be required.

**Panelboards**
- The newer panelboards are in good working order and can remain. Additional panelboards can be added if new circuits are required.
- Replace old style panels with new Square D type and new breakers.

**Generator**
- The generator is in good working order and can remain. Small additions can be added to the generator. If large building additions are added, a generator evaluation will be required.
- Replacing the generator to allow for additional load, such as data closets, should be considered.

**Lighting Fixtures and Controls**
- Provide dual technology occupancy sensors in all areas to provide automatic lighting shut-off when rooms are unoccupied which will result in energy savings.
- Replace the interior HID and PL fixtures and all exterior lighting with LED fixtures for energy savings.
- A possible upgrade would be adding additional site poles with LED heads.

**Wiring Devices**
- Replace old devices as needed.

**Fire Alarm System**
- The fire alarm should be replaced with a new fully addressable system to comply with current codes throughout the entire facility.
Clock System
• If any additions are considered to this facility, system upgrades should be considered to intercom and clock system.
• A possible option is to install a central wireless master clock with GPS receiver or migrate to an IP solution.

Public Address System
• If any additions are considered to this facility, system upgrades should be considered to intercom and clock system. A possible IP solution should be considered.

Data System
• Additional data can be added to the existing rack.
• If a building addition would require the data cable to have a total installed length of over 300 feet, then an additional IDF data rack will be required.
• Provide cooling units in all data closets.

Video Surveillance CCTV System
• A possible expansion of the CCTV system may include IP cameras and a new larger internal storage device.

Keyless Entry/Access Control System
• Additional doors can be added to this system if required.
SLINGER HIGH SCHOOL

CAPITAL MAINTENANCE NEEDS

The following items have been identified by the School District of Slinger Buildings & Grounds management as needing attention in the near future.

- Athletic Field Bathrooms
- Resurface Track
- Resurface Tennis Courts
- Level & Sprinkle Soccer Field
- Resurface Parking Lots
- Replace Stair Treads
- Replace Carpets
- Interior Painting
- Replace Interior Hallway Doors
- Replace Exterior Doors
- Replace Bathroom Stalls
- Address Cafeteria Stage Leak
- Replace Fire Alarm System
- Add Lockers
- Insulate Auditorium
- Air Condition Auditorium & Gym
- Add to HVAC Auto Matrix
- Replace Water Softeners
End of Document