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## Executive Summary

Below we have provided a summary of our findings after several facility walk-throughs, study of existing blueprints, as well as information gathered from the staff, student, and community interviews.

The summary is broken into specific categories that are divided into two levels of recommendations. Immediate recommendations typically deal with replacement or maintenance of items that could have a larger impact down the road if not considered in the short term. These items may even impact life safety. Long-term recommendations are items that should be considered in the next 5-10 years or be included in any planned referendum or fundraising projects.

### Site

#### *Immediate Recommendations*

1. Cracked and settled or deteriorated sections of concrete curbs, drives, and pavements should be removed and replaced
2. Corroded steel elements should be blasted, primed, and painted. Any steel that is prepped should be tested for the presence of lead paint and handled accordingly.
3. Underground storm piping should be televised to determine if there are breaks or other issues leading to some of the noted pavement depressions
4. Electrical transformer at the east service road should be fenced or at least protected with bollards.
5. Provide protection to the A/C compressor at the south side of the 2018 addition.
6. Faded service doors at concessions and SE Storage building should be addressed. Replace damaged overhead door seals.
7. Address lifted shingles on concession building.
8. Replace damaged or deteriorated concrete parking bumpers.
9. Add fencing or bollards at the main gas line and meter.
10. Replace the damaged culvert at the NW corner parking lot.
11. Have a site survey done to document existing site improvements and aid in future planning

#### *Long-Term Recommendations*

1. A further evaluation of the north side concessions building should be done.
2. Further research would be required to determine the reason for the installation of the noted monitoring wells east and west of the buildings.

### Architectural

#### *Immediate Recommendations*

1. Update/replace items listed in the diagrams and schedules provided.
2. The overall adjacencies of the entire school should be reconsidered to allow for better security, identity, and wayfinding.

3. Provide easier and safer access to the various offices and childcare functions of the building.
4. Consider separating the childcare function from the k-12 public school.
5. Provide additional storage for all building functions.
6. Move or get rid of unneeded storage items crowding several rooms.
7. Consider remodeling classroom entryways that have existing angled sidelights, making the classrooms less visible from the doorway.
8. Rearrange classroom spaces to allow better flexibility and collaboration.
9. Replace or update science labs at middle school and high school.
10. Incorporate new science areas with new technical education areas to create a consolidated STEAM (Science Technology Engineering Art Math) areas to allow better collaboration and utilization of these areas.
11. Provide furniture that provides flexibility and collaboration.
12. Provide additional breakout rooms for staff and students to utilize in smaller groups.
13. Add dedicated staff restrooms and additional staff lounge spaces.
14. Provide more cafeteria space.
15. Failing sealants need to be addressed throughout the exterior of the buildings.
16. Address finished cement board siding that is cracked, damaged, or having failing control joints.
17. Replace original single pane glazed aluminum window and door units.
18. Paint hollow metal doors and frames to address noted corrosion.
19. Corroded steel lintels at window openings should be addressed.
20. Existing precast concrete sill joints need to be routed, tucked, and sealants installed to address cracked and missing mortar in joints throughout the buildings.
21. Cracking in brick walls needs to be further evaluated.
22. Consideration should be given to replacing the wood clad windows.
23. Address leaking gutters to prevent staining of the brick and concrete.
24. Make quarterly inspections of the roofs to remove debris and to inspect the roof membranes and flashings.
25. Owner should begin planning to replace roof numbers 5, 7, 8 and 9.
26. Owner should consider replacing the metal roof No. 21 given the observed issues.
27. Standing water on roof should be addressed where noted.
28. Exterior access should be provided between roof elevations to allow for periodic inspections and removal of debris.
29. Existing access scuttles and skylights should be replaced and provided with functioning latches and safety railing systems. Paint scuttle that is primed only.
30. Corroded roof edge flashings should be removed and replaced.
31. Replace existing gutters that are corroded or have leaking seams.
32. Consider replacing the skylight at roof number 2 or removing and infilling the roof with similar.

#### *Long-Term Recommendations*

1. Consider the addition of a performing arts center that can better serve the needs of the school and the community.
2. Consider an outdoor shared classroom(s).
3. Consider adding a commercial cooking station for the FACE lab.

4. Consider covering existing wood soffits with metal or other systems to provide a maintenance free system.
5. Consider alternative energy production sources such as solar and geothermal.

## **Plumbing**

### *Immediate Recommendations*

1. The domestic water lines installed in 1962 for the Elementary School should be replaced in the next remodeling/ renovation project.
2. Gas piping to the science labs needs to have accessible isolation valves and emergency gas shut off switch to isolate system.
3. Both hot water recirculation pumps and mixing valves at showers should also be replaced in the next remodeling/renovation project.
4. The water softeners are near their end-of-life cycle and should be replaced upon available funding for equipment replacement.

### *Long-Term Recommendations*

1. The School District shall regularly test their water quality.
2. Schedule plumbing fixtures for replacement as needed.
3. Consider low flow fixtures for replacement for water conservation measures for lavatories.
4. We recommend the sanitary of kitchen below the finish floor be inspected with a camera to determine the actual condition.
5. The science Lab with any acid dilution basins shall be inspected, monitor pH range of 5.5 - 8.5 and filled with neutralizing agent such as limestone chips as required.
6. The 12-inch storm lateral drain routed to Pine Street to be inspected with a camera to determine the actual condition since this was originally installed in 1962.
7. Should this building be renovated or expanded, it is likely a fire protection system would be required depending on use, construction type, and occupancy. This will require extension of the new 6 or 8-inch water service to accommodate a fire suppression system.

## **HVAC – Heating, Ventilation and Air Conditioning**

### *Immediate Recommendations*

1. It is recommended that the 1996 hydronic pumps be replaced. All of the pump's piping specialties and variable frequency drives (VFD) also are to be replaced with the pumps.

### *Long-Term Recommendations*

1. The existing indoor ventilators should be replaced in next renovation or mechanical upgrade project.
2. The Carrier rooftop units are at, or near, their end-of-life cycle and should be replaced upon available funding for equipment replacement.
3. The McQuay rooftop units should be replaced in next renovation or mechanical upgrade project.

4. The existing indoor make-up units at tech-ed and the main gym are in marginal condition. The units are at their end-of-life cycle and should be replaced upon available funding for equipment replacement.
5. A fair number of the outdoor power roof ventilators are at, or near, their end-of-life cycle and should be replaced upon available funding for equipment replacement.
6. Exhaust fans should be replaced with direct drive ECM motors as a facility improvement measure for improved efficiency and reduced maintenance costs.
7. The shop exhaust fan systems should be replaced upon available funding for equipment replacement.
8. Kitchen grease exhaust fan should be replaced upon available funding for equipment replacement for proper kitchen hood capture and operation.
9. The building temperature controls should be upgraded to the latest Siemen Direct Digital Control (DDC) platform as part of any future building renovation or facility improvement measure.

## **Electrical**

### *Immediate Recommendations*

1. The building main electrical service equipment needs replacement.
2. The service panel associated with the chiller yard electrical service needs replacement
3. Replace panelboards that were installed prior to 1996.

### *Long-Term Recommendations*

1. It is recommended that the generator and transfer switch be replaced within the next five years or that it be replaced during any significant building renovations or additions.
2. Consider replacing on/off zoned fluorescent lighting controls within classrooms to LED dimmable type.
3. Replace all receptacles and switches that are older than 10 years. This will ensure that receptacle pulling tensions are adequate to hold plugs, fully engaged, into devices

## Site Assessment

The following report is the result of a site visit by Mark C. Spielbauer of Hoffman PD&C that occurred on August 18, 2022. Site observations, construction plan reviews, and interviews with staff were all used in the preparation of this report.

The site assessment was limited to the Shiocton School District owned properties as identified on current drawings and information in the Outagamie GIS website. The properties included 16 parcels for a combined total of 29.33 acres. The majority of the site is located east of Broad Street and north of Oak Street with four (4) parcels located west of Broad and north of Maple Street.

See Appendix A for an aerial site plan

### Zoning

Site is zoned R-1 One-Two Family Residential District which lists churches or schools as permitted uses along with off-street parking as an accessory use. The zoning lists a maximum building height of 35 feet.

Portions of the site are classified to be in a 1% to 2% Annual Chance Flood Hazard as noted on FEMA maps reviewed on the Outagamie website. Also parts are labelled as Zone AE

### Environmental

No environmental assessment reports were made available by the Owner

There is an above grade storage tank located at the south end of the facility in the area of the auto shop. According to school staff, the tank is still used for storing waste oil.

During the site assessment, it was noted that several labeled monitoring wells existed across the site. The owner was unaware of the presence of the wells or any reason for their presence



Monitoring well east side of school

### Observation of Existing Site Conditions

Perimeter streets are asphalt paved with concrete curb and gutters. Concrete sidewalks are located either side of Broad Street and the north side of Pine Street.

Municipal utilities including water, storm sewer and sanitary sewer are located in perimeter streets.

The site is located in an area of residential homes to the west and south and a mix of residential and commercial properties to the north. To the east is agricultural land with residential development at the NE corner.