

BRAYARCHITECTS

contents

i

Introduction 1

01

Southside Early Learning Center 8

02

Sparta Montessori 40

03

Meadowview Middle School 72

04

Sparta High School 110

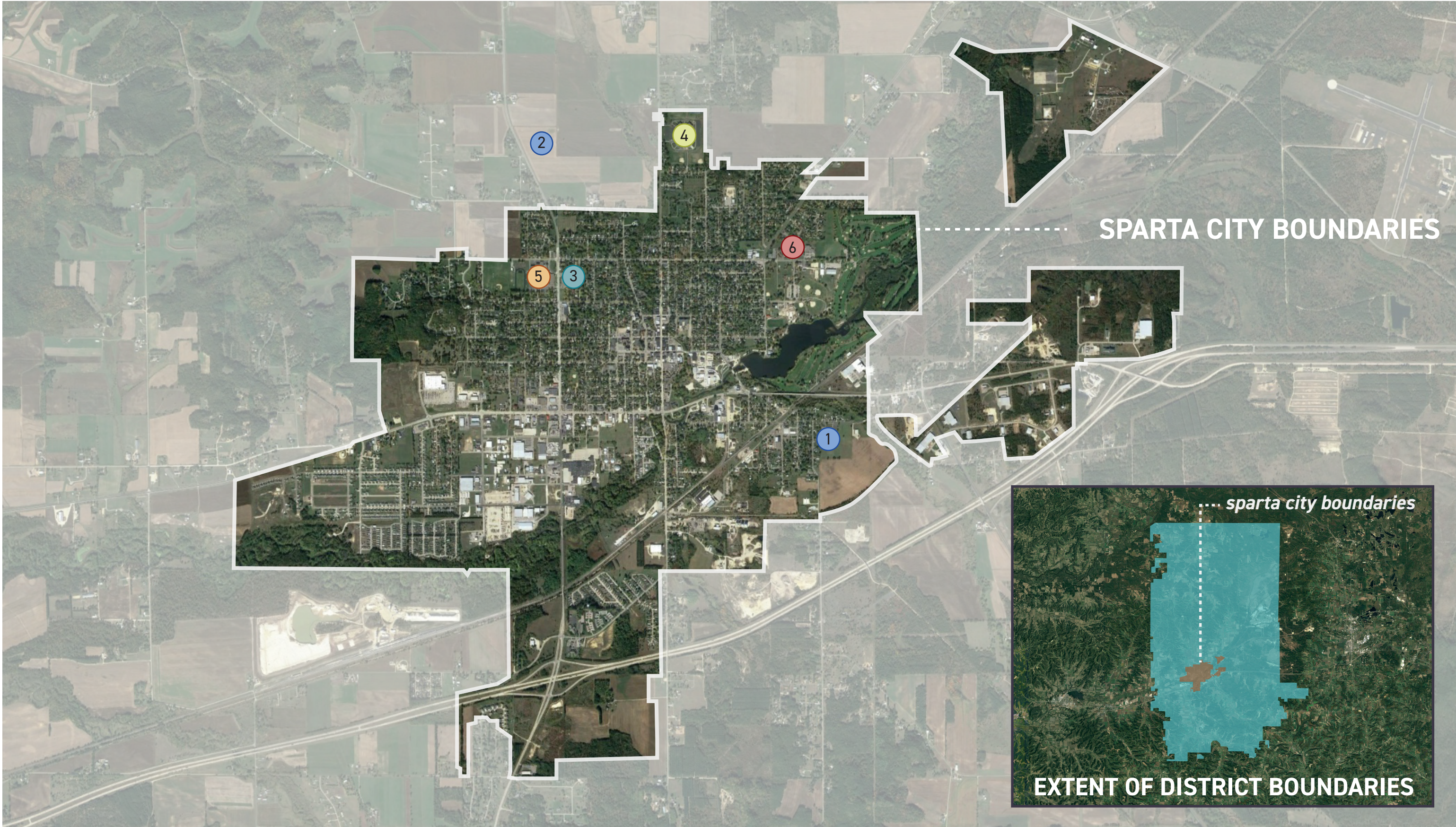
05

District Office 149

a

Appendix 181

district-owned property + boundaries map



04

Original Date
of Construction

1962

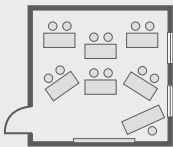
As of 2023: 61 years old

Square Footage

250,400
Sq. Ft.



Average Core Classroom
Size Comparison



939 sq. ft.

Recommended Size

1st -12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.

sparta high school

SUMMARY

Sparta High School provides a comprehensive program for 9th-12th grade students.

Address: 506 N Black River St, Sparta, WI 54656

Grades Served: 9th-12th Grades

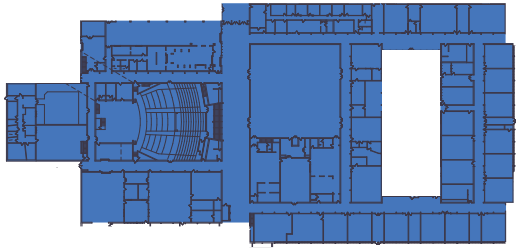
Site Size: 35.2 acres

Parking: 363 stalls

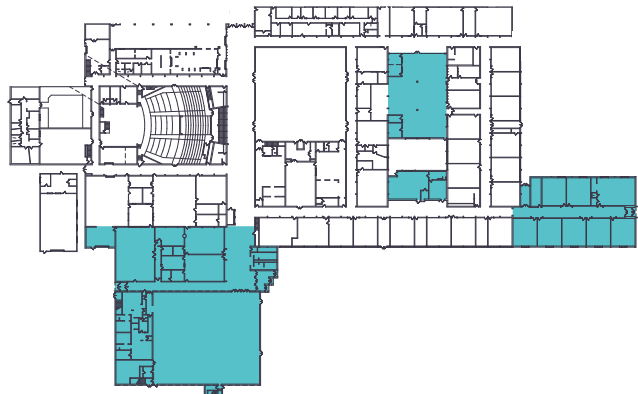
sparta high school site map



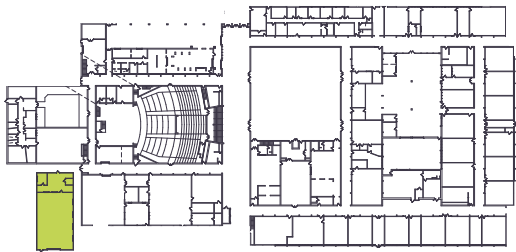
sparta high school building evolution



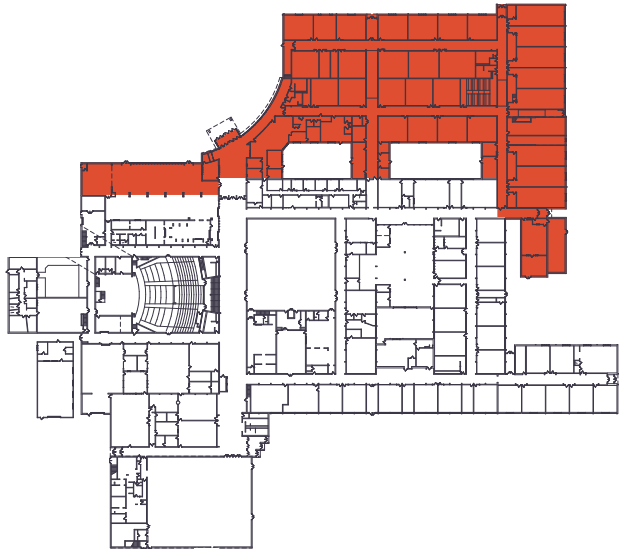
1962 - Original Building



1990 - Gymnasium + Academic Addition



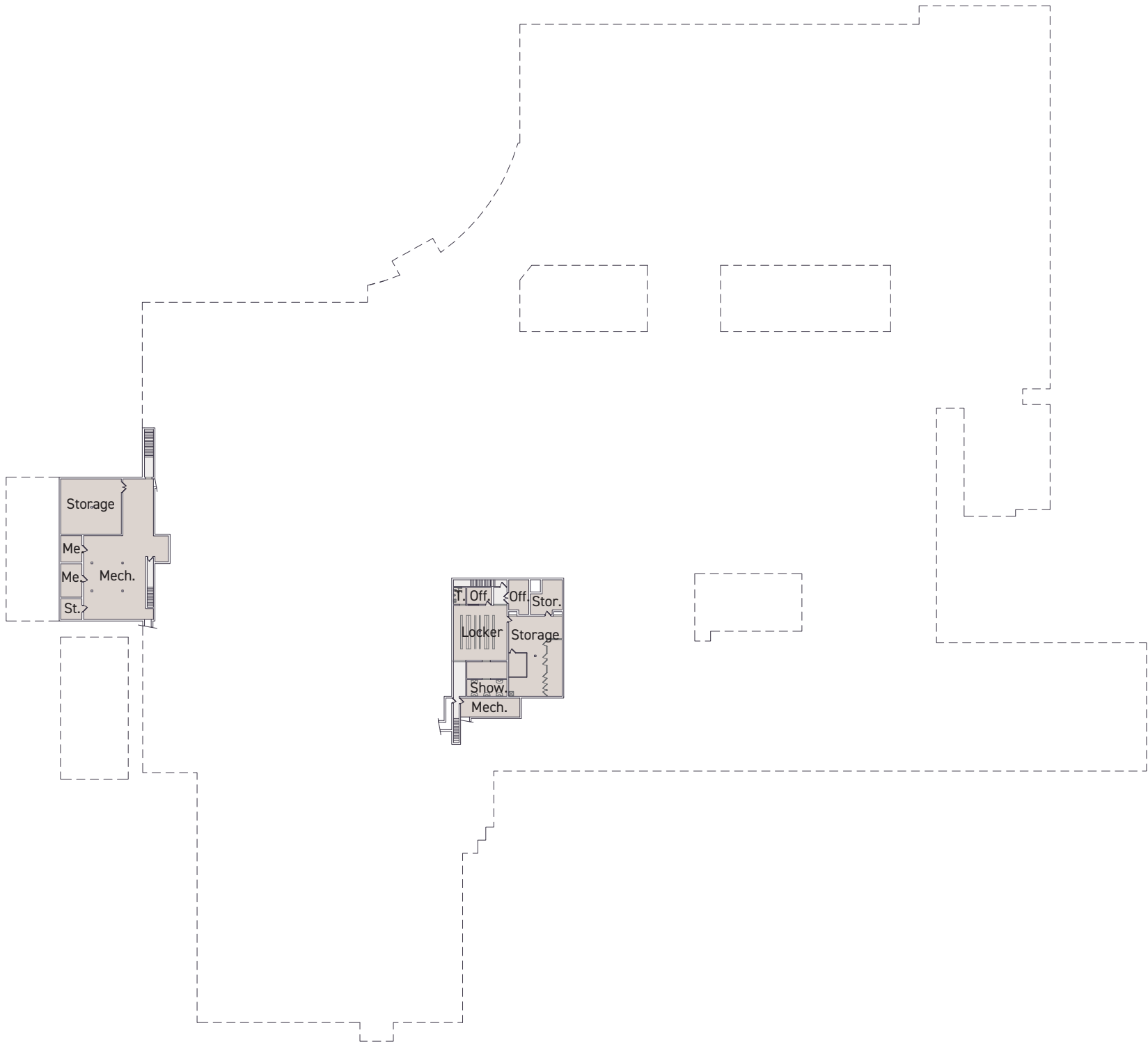
1974/1976 - Industrial Arts Addition



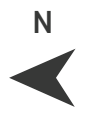
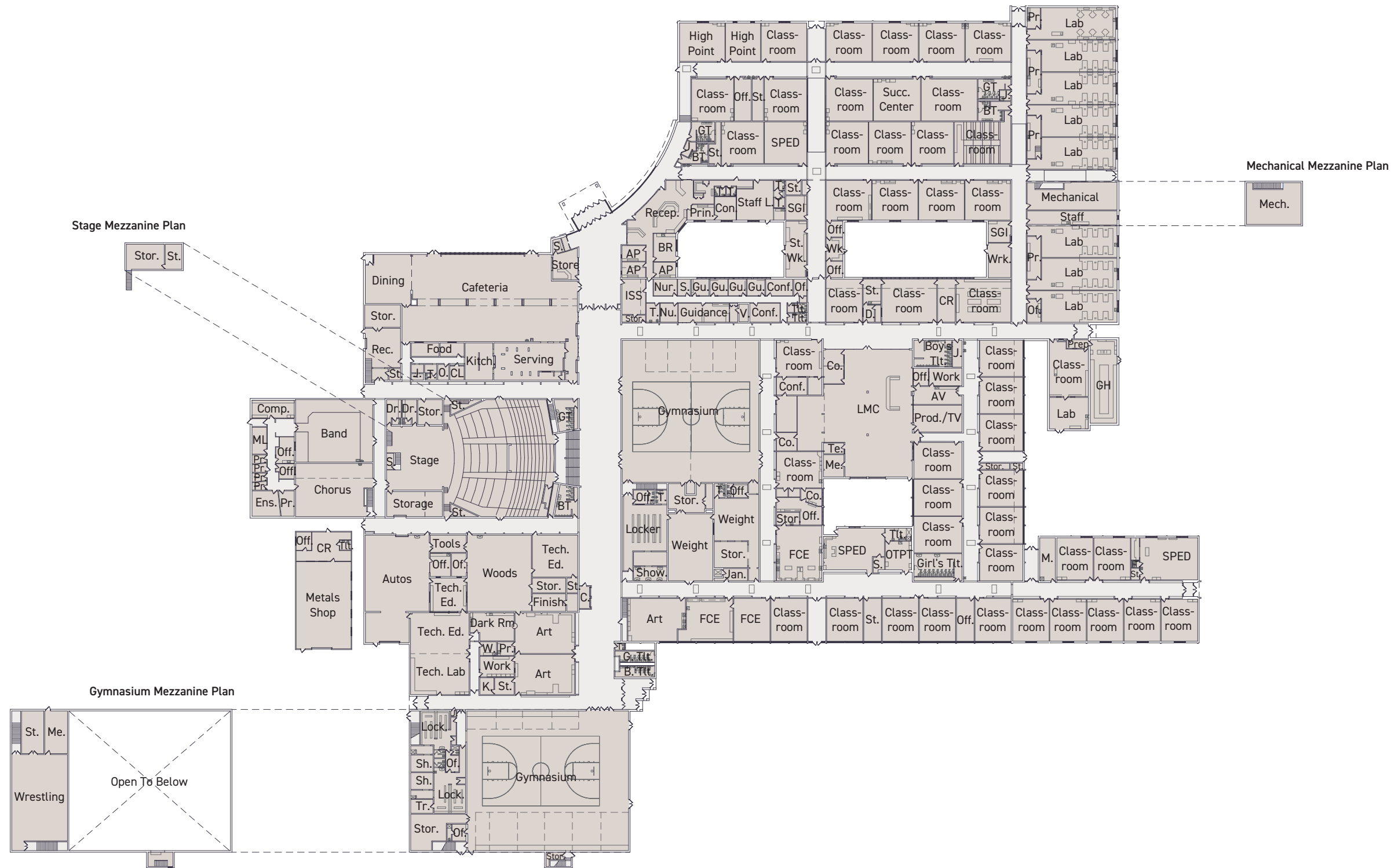
2002 - Academic Addition



sparta high school floor plan | lower level



sparta high school floor plan | first floor



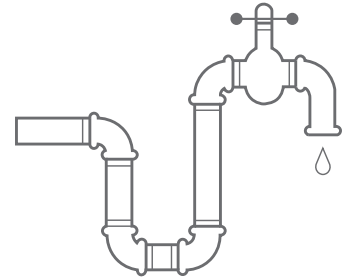
sparta high school building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Plumbing Condition Overview



Replace Original 1962 Water Service



PLUMBING

Domestic Water System	■	
Water Service	●	4" piping in 1962 portion of building is reaching the end of expected service life 4" piping in 2000 portion of building is ductile iron with corrosion at meter
Water Distribution Piping	●	Piping nearing end of expected service life
Water Softening System	○	
Fire Sprinkler System	○	
Sanitary System	■	
Sanitary Waste System	●	
Sanitary Drain, Waste + Vent Piping	●	1962 portion of building is reaching end of expected service life
Acid Waste Piping + Basin	●	
Interceptors	●	
Sump Pump	●	
Storm System	■	
Storm System	●	
Storm Waste Piping	●	Drain piping in original building portion is reaching end of expected life cycle
Sump Pump	○	
Natural Gas System	■	

* See appendix for full engineer reports + additional information.

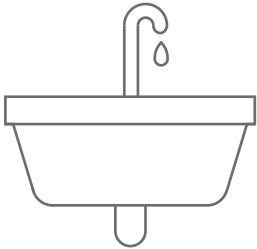
sparta high school building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Plumbing Condition Overview



Replace Fixtures With Future Remodel



PLUMBING

Plumbing Equipment	■	
Water Heater	●	
Circulator Pump	●	
Hot Water System	●	
Plumbing Fixtures	■	
Water Closets	●	
Urinals	●	
Lavatories	●	
Drinking Fountains	●	Bottle fillers recently added
Classroom Sinks	●	
General Sinks	●	
Art Room Sinks	●	
Emergency Eyewash Stations	●	Fixtures appear to only receive cold water, not tempered water

* See appendix for full engineer reports + additional information.

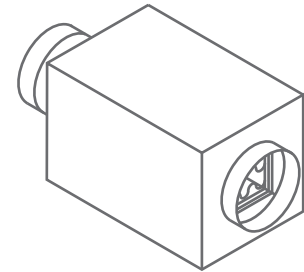
sparta high school building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Mechanical Condition Overview



Replace 1962 Air Handling Units + Fix Coil Order



MECHANICAL

Heating



Boiler Plant



The boilers were installed in 2016 and are in good condition. The boilers have an estimated 25-year service life

Pumps



The pumps were installed in 2016 and are in good condition. The pumps have an estimated 25-year service life

Ventilation + A/C Systems



Air Handling Units



1962 units are in need of replacement. 1990 units are at the end of service life. 2000 units have heating & cooling coils in wrong order preventing dehumidification control sequences

Air Conditioning Systems



Chiller replaced in 2022 with two units in excellent condition. Expected service life 25 years
 Chilled water pumps installed in 1999 in good condition. Expected service life 25 years

Control Systems



Building is served by both Trane and Siemens/Desigo digital controls

* See appendix for full engineer reports + additional information.

sparta high school building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Electrical Condition Overview



Replace Existing Panelboards



ELECTRICAL

Electrical Service



Utility Service



Existing main electric services in good condition. Adequate service capacity for each electric service in the building

Switchboard



Panelboards



Kinney panelboards in 1962 portion of building have reached end of expected service life. Panelboards throughout building lack arc flash warning labels. Directories are hand written

Light Fixtures + Controls



Interior Lighting



Mix of lighting conditions

Corridor Lighting



All corridor lighting has been upgraded to LED

Lighting Controls



Mix of lighting controls.

Exterior Lighting



All exterior lighting has been upgraded to LED

Wiring Devices



Damaged wiring devices and plates

Clock System



System has been upgraded in the last 5 years

Data / Telephone



* See appendix for full engineer reports + additional information.

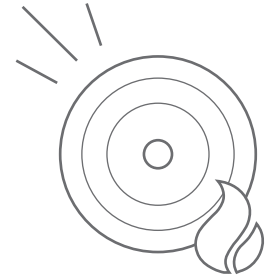
sparta high school building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Life Safety Condition Overview



Replace Existing Fire Alarm System



LIFE SAFETY

Emergency Generator	■	Existing generator and transfer switches are code compliant and in good condition
Emergency Egress Lighting	■	Emergency generator does not have code compliant interior/exterior egress lighting
Fire Alarm System	■	20+ year old system is likely not code compliant
Public Address System	■	Existing Bogen IP is in good condition
Access Control	■	Existing DSX door access control system in good condition
Security System	■	

* See appendix for full engineer reports + additional information.

sparta high school interior analysis

KEY TAKEAWAYS

- Majority of the metal lintels located in the original 1962 building are in poor condition due to rusting and staining.
- The wood doors with hollow metal frames are in fair condition overall, but there are many instances of poor condition due to scratching, denting, and fading.
- Majority of the gypsum walls located throughout the building are in fair condition, except a few instances that are in poor condition due to cracking and chipping of paint.
- There are few instances of concrete block in poor condition due to chipping, cracking, and scratching.
- The concrete block above the windows in the south portion of the 1990 addition are in poor condition due to cracking.

WALLS

- W1 Concrete Block
- W2 Gypsum
- W3 Tile
- W4 Brick
- W5 Wood Panel
- W6 Metal Panel
- W7 Acoustic Panel
- W8 Vinyl Base
- W9 Tile Base
- W10 Terrazzo Base
- W11 Resin Base
- W12 Metal Base

DOORS

- D1 Hollow Metal Door w/ Hollow Metal Frame
- D2 Wood Door w/ Hollow Metal Frame
- D3 Wood Door w/ Wood Frame
- D4 Aluminum Door w/ Aluminum Frame

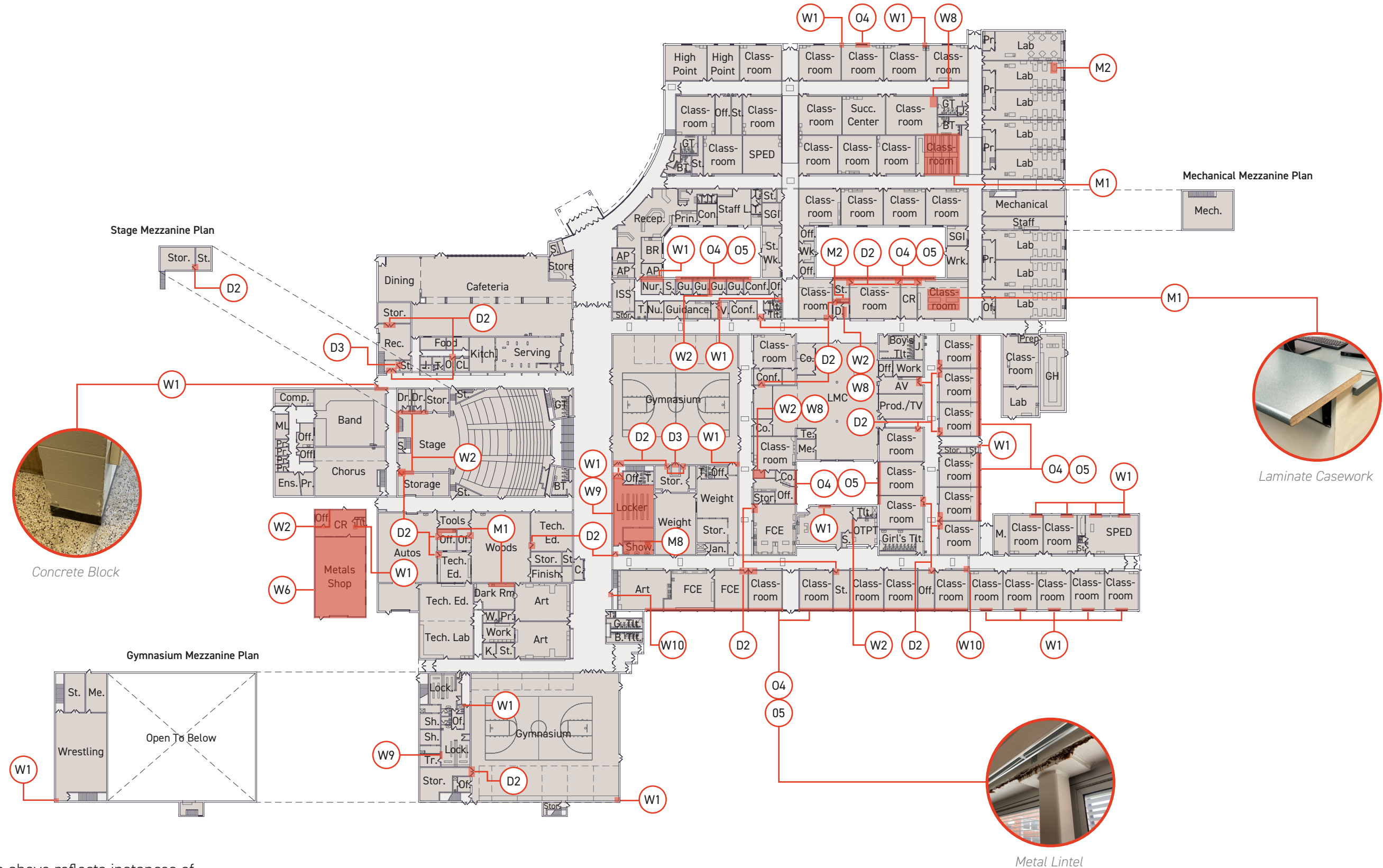
OPENINGS

- O1 Hollow Metal Framed Interior Window
- O2 Aluminum Framed Interior Window
- O3 Aluminum Overhead Coiling Opening
- O4 Laminate Interior Window Sill
- O5 Metal Lintel

MISCELLANEOUS

- M1 Laminate Casework
- M2 Wood Casework
- M3 Composite Toilet Partitions
- M4 Metal Lockers
- M5 Bleachers
- M6 Wall Partitions
- M7 Locker Room Benches
- M8 Shower Bench

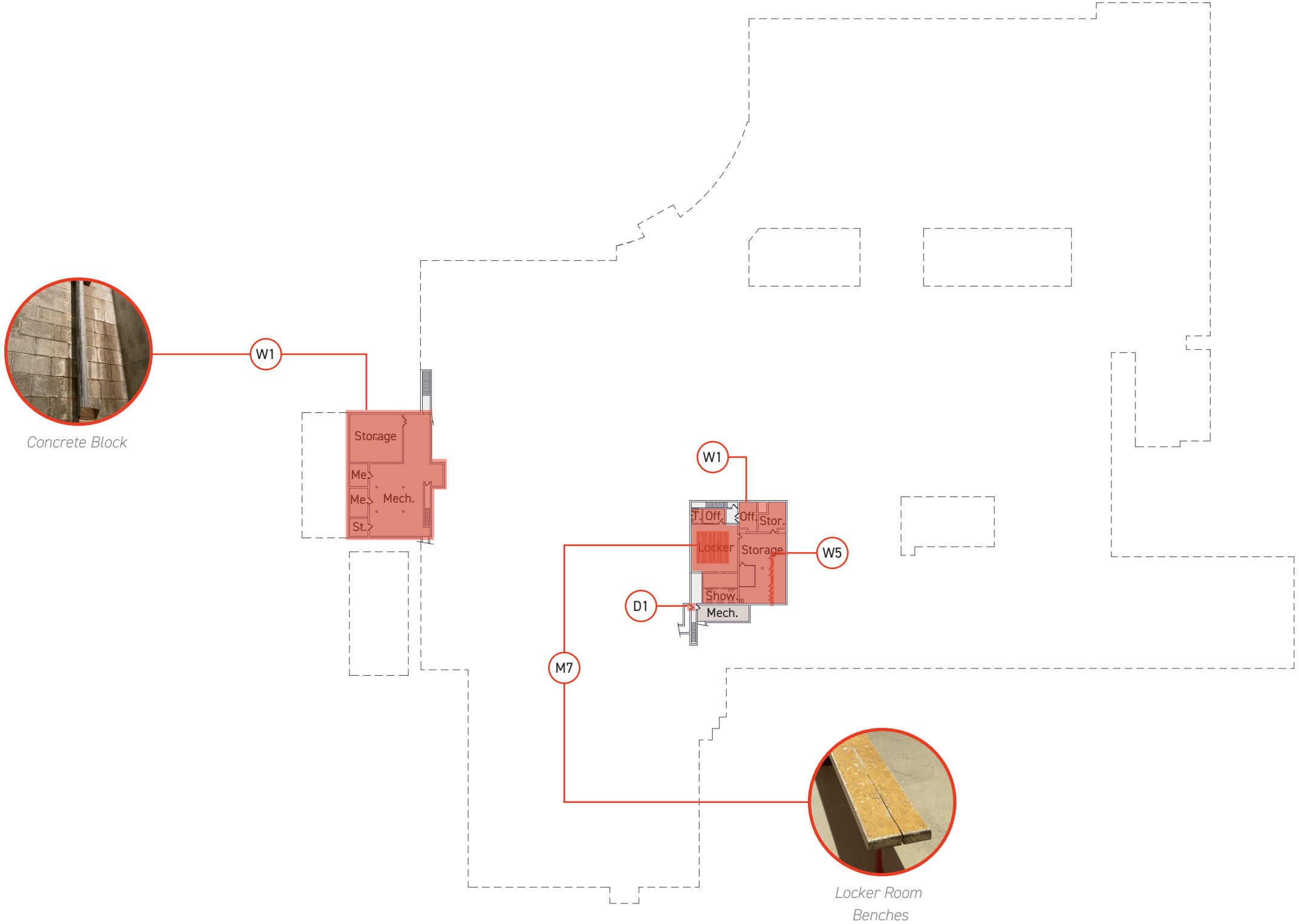
sparta high school interior identifications + analysis | lower level



***Note:** The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.



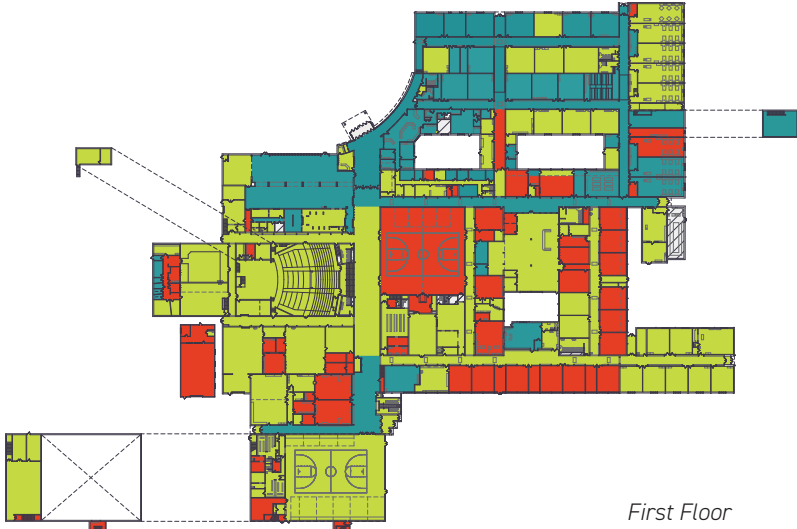
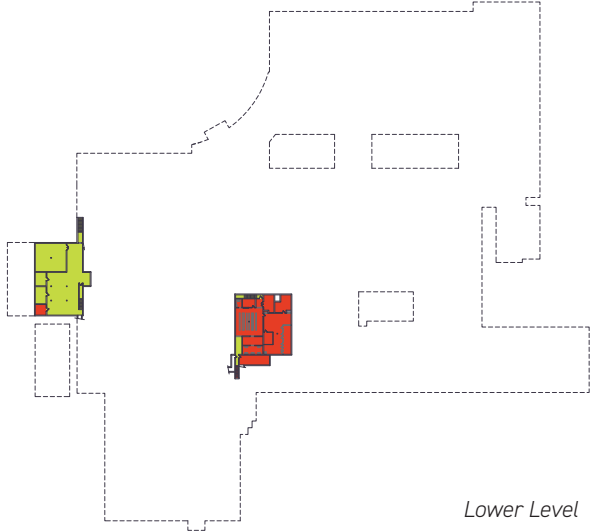
sparta high school interior identifications + analysis | first floor



***Note:** The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.



sparta high school ceiling analysis



KEY TAKEAWAYS

- Materials identified as potentially containing asbestos are considered to be in poor condition.
- Spline ceilings are identified as a potential asbestos containing material.
- Majority of acoustical ceiling tile located in the north side of the school are in good condition due to few instances of staining or warping.
- Majority of classrooms with concrete ceilings are in poor condition due to cracking.

HIGHLIGHT



of ceilings were identified as potentially containing asbestos

OVERALL CEILING CONDITION

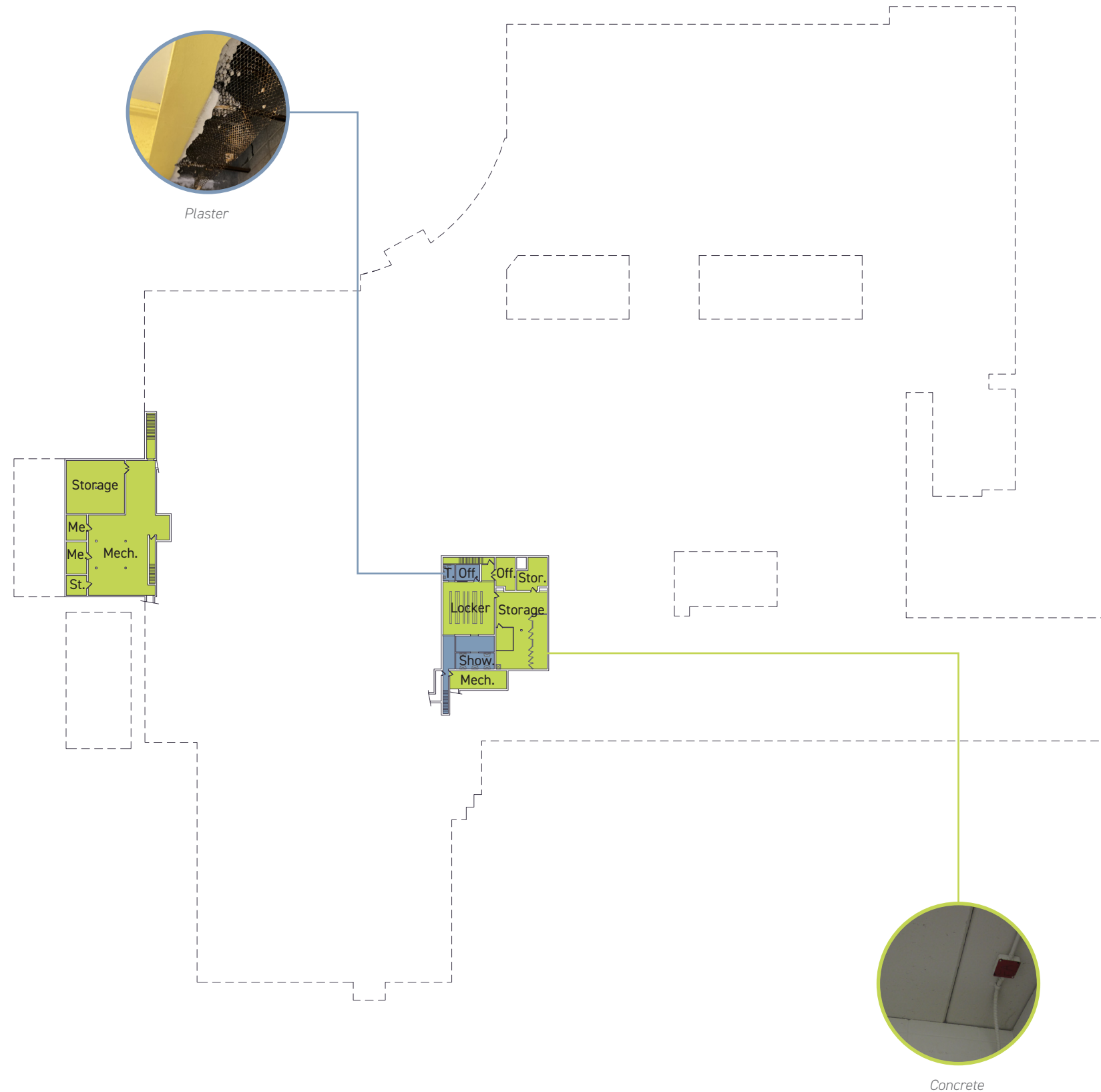


- Good | No visible damage
- Fair | Some visible damage
- Poor | Substantial visible damage

sparta high school ceiling material identification

Materials Key

- Concrete
- Plaster



Potential of Asbestos Containing Materials

Asbestos is a material that was used in the construction industry, most commonly between 1960 - 1990. **There was no asbestos testing performed for this assessment.** Observations and assumptions were made based on common older building materials that typically have been identified to containing asbestos.



sparta high school ceiling material identification

Materials Key

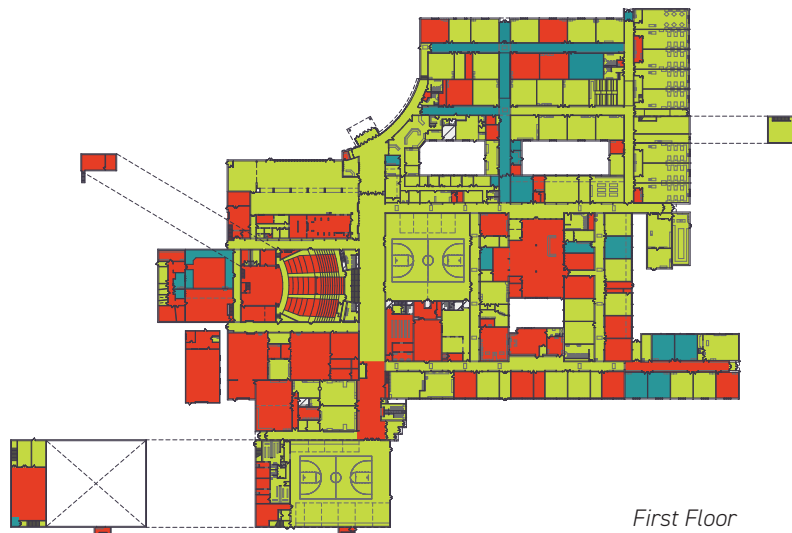
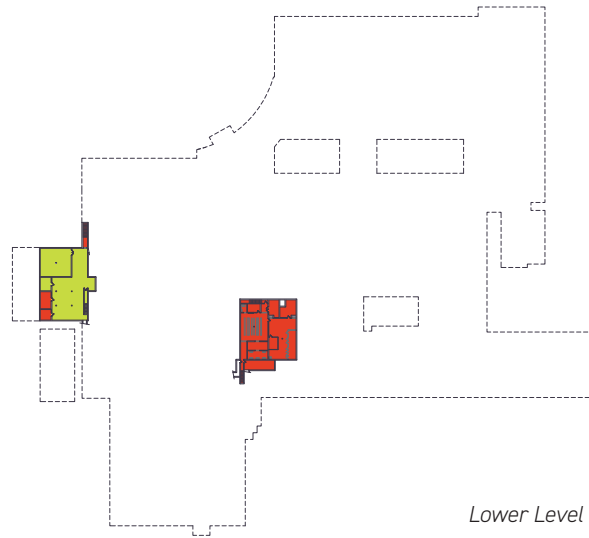
- Acoustical Ceiling Tile
- Plaster
- Gypsum
- Concrete
- Exposed Metal Deck
- Spline
- Plaster
- No Data



Potential of Asbestos Containing Materials

Asbestos is a material that was used in the construction industry, most commonly between 1960 - 1990. **There was no asbestos testing performed for this assessment.** Observations and assumptions were made based on common older building materials that typically have been identified to containing asbestos.

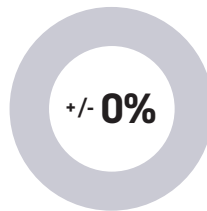
sparta high school flooring analysis



KEY TAKEAWAYS

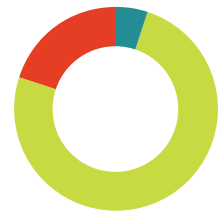
- Materials identified as potentially containing asbestos are considered to be in poor condition.
- 9" x 9" vinyl tile flooring is identified as potential asbestos tile.
- There are instances of concrete flooring located in the lower level that are in poor condition due to cracking and staining.
- Majority of VCT flooring is in fair condition due to minor scratching and wear.

HIGHLIGHT



of floors were identified as potentially containing asbestos

OVERALL FLOORING CONDITION

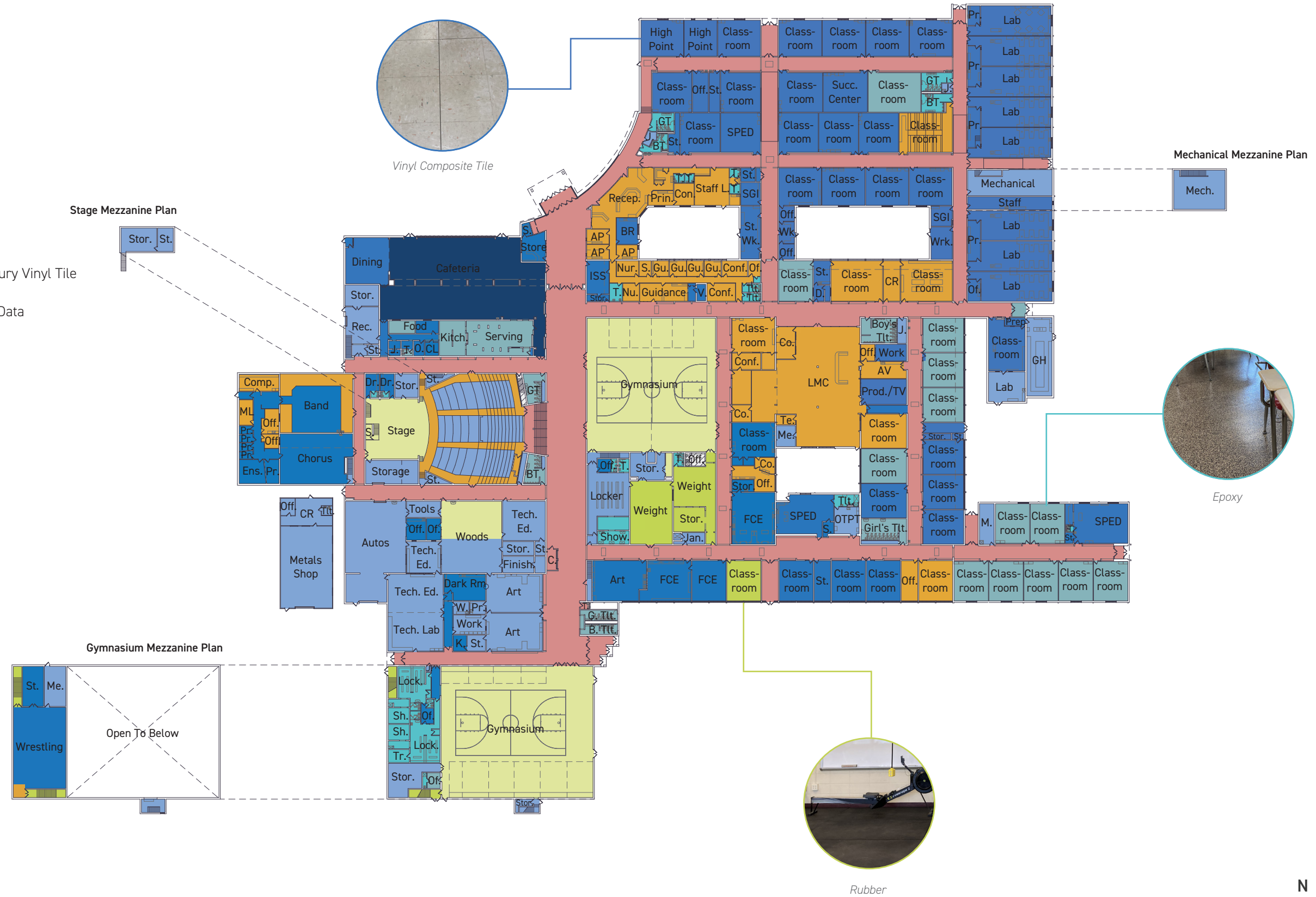


- Good | No visible damage
- Fair | Some visible damage
- Poor | Substantial visible damage

sparta high school flooring material identification

Materials Key

- Vinyl Composite Tile
- Concrete
- Luxury Vinyl Tile
- Tile
- Epoxy
- Rubber
- Wood
- Carpet
- Terrazzo
- No Data



Potential of Asbestos Containing Materials

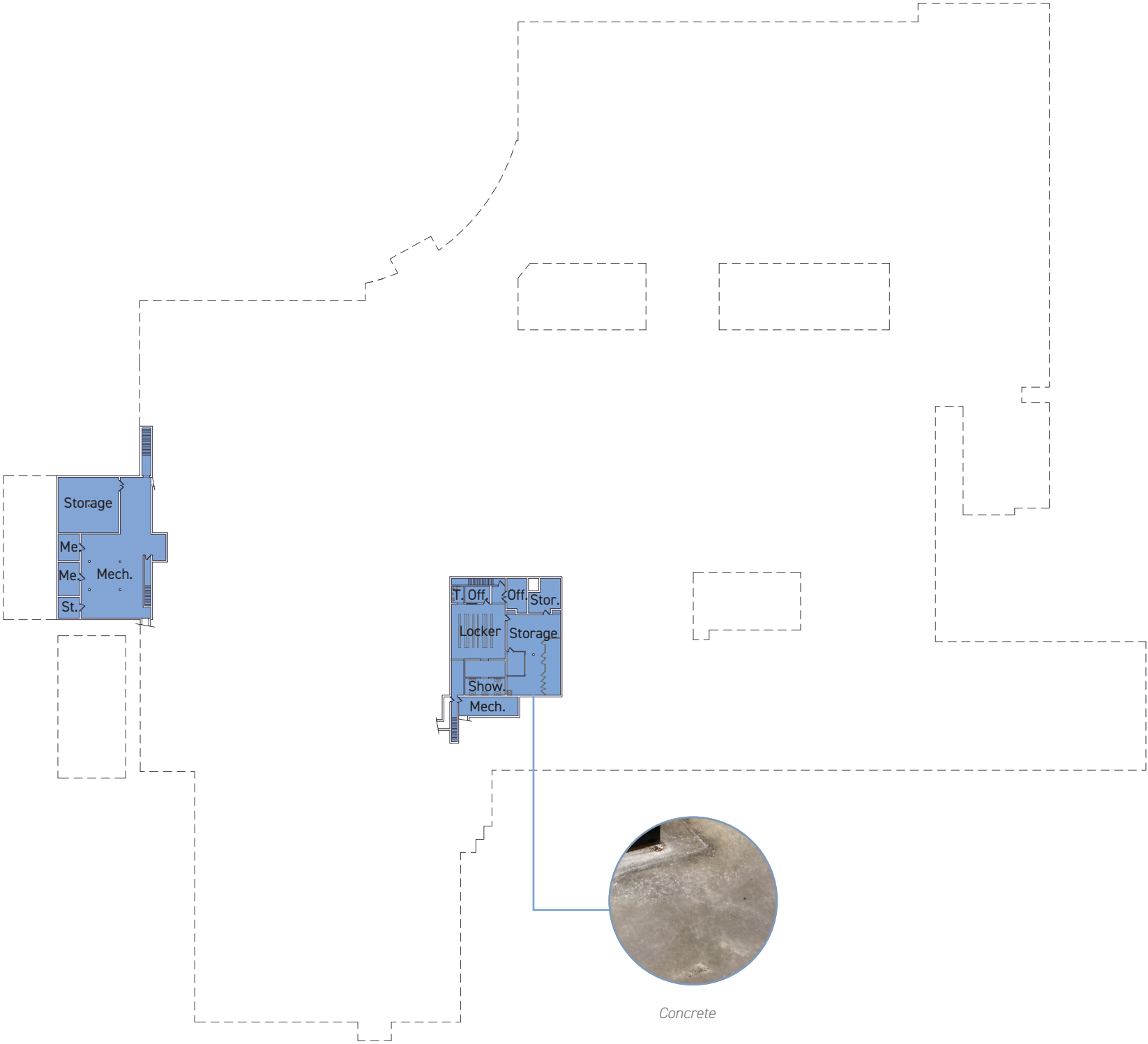
Asbestos is a material that was used in the construction industry, most commonly between 1960 - 1990. **There was no asbestos testing performed for this assessment.** Observations and assumptions were made based on common older building materials that typically have been identified to containing asbestos.



sparta high school flooring material identification

Materials Key

● Concrete



Potential of Asbestos Containing Materials

Asbestos is a material that was used in the construction industry, most commonly between 1960 - 1990. **There was no asbestos testing performed for this assessment.** Observations and assumptions were made based on common older building materials that typically have been identified to containing asbestos.



sparta high school exterior analysis

KEY TAKEAWAYS

- Brick work contains cracking and chipping sporadically throughout exterior. Brick work on southwest side on original building portion shows signs of bowing/bulging.
- Majority of the metal lintels located above the doors and windows are in poor condition due to rusting.
- Concrete columns and stacked concrete blocks are in poor condition due to cracking and crumbling.
- Corrugated metal facade of the industrial arts building shows excessive denting, scratching, and puncturing.

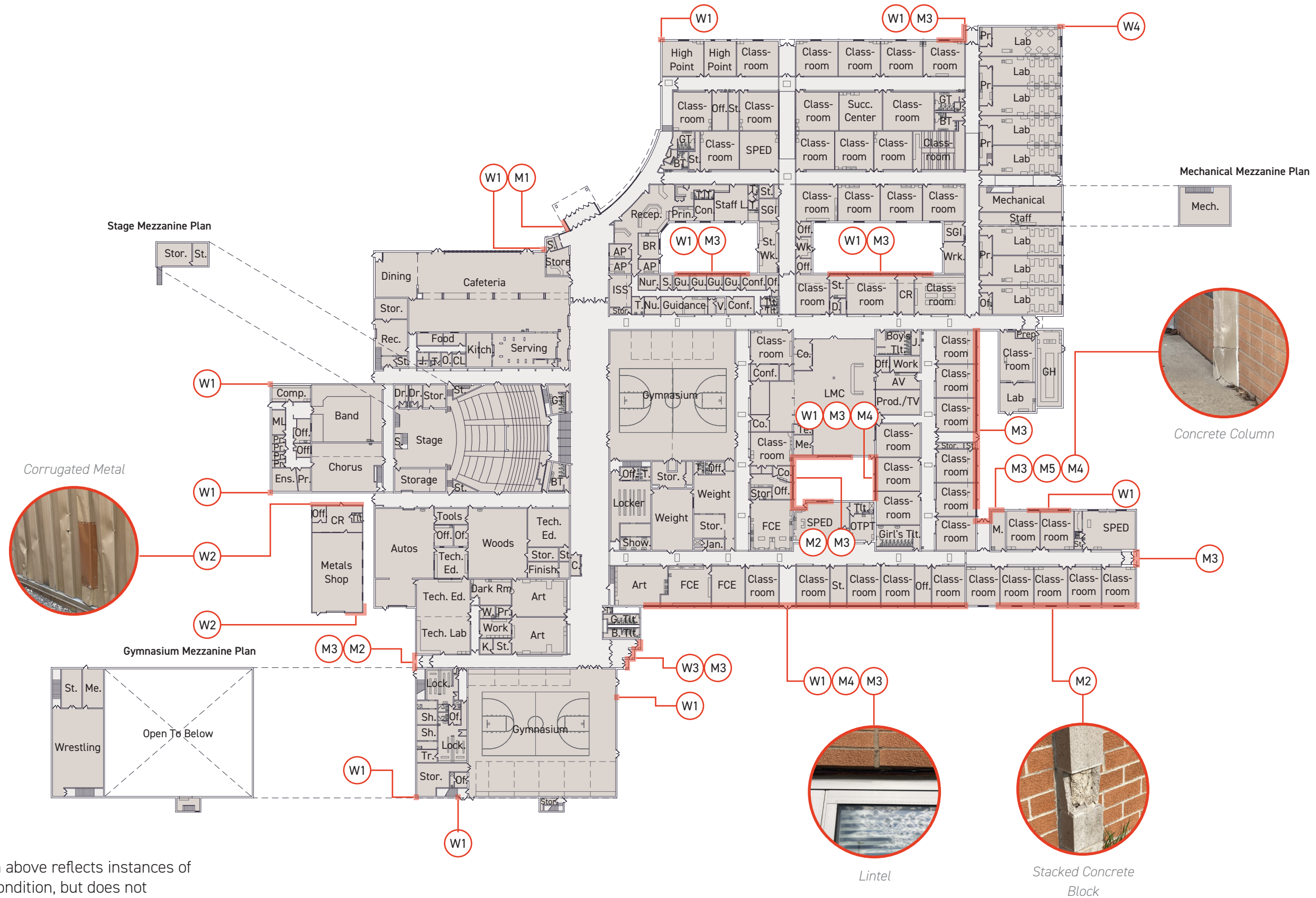
WALLS

- W1 Brick
- W2 Corrugated Metal
- W3 Concrete Block
- W4 Concrete Foundation

MISCELLANEOUS

- M1 Metal Fascia
- M2 Stacked Concrete Block
- M3 Metal Lintel
- M4 Concrete Column
- M5 Gutter
- M6 Green House Sheeting
- M7 EIFS Soffit
- M8 Metal Coping

sparta high school exterior identifications + analysis



***Note:** The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

sparta high school exterior door analysis

No. Door Type / Door Frame

A	Hollow Metal / Store Front	N1	Aluminum / Aluminum Storefront	V	Hollow Metal / Hollow Metal
B	Hollow Metal / Hollow Metal	N2	Aluminum / Aluminum Storefront	907	Hollow Metal / Hollow Metal
C	Hollow Metal / Storefront	N3	Aluminum / Aluminum Storefront	W	Hollow Metal / Hollow Metal
D	Hollow Metal / Storefront	O	Hollow Metal / Hollow Metal	X	Hollow Metal / Hollow Metal
E	Hollow Metal / Hollow Metal	P	Hollow Metal / Hollow Metal	Y	Hollow Metal / Hollow Metal
F	Hollow Metal / Hollow Metal	P2	Hollow Metal / Hollow Metal	Y1	Rolling Metal
G	Aluminum / Aluminum	Q	Hollow Metal / Hollow Metal	Y2	
H	Hollow Metal / Hollow Metal	R	Aluminum / Aluminum Storefront	Z	Hollow Metal / Hollow Metal
I	Hollow Metal / Hollow Metal	S	Hollow Metal / Hollow Metal	Z1	Hollow Metal / Hollow Metal
J	Aluminum / Aluminum Storefront	T	Aluminum / Aluminum Storefront	Z2	Hollow Metal / Hollow Metal
K	Aluminum / Aluminum Storefront	T2	Rolling Metal		
L	Hollow Metal / Hollow Metal	U	Hollow Metal / Hollow Metal		

KEY TAKEAWAYS

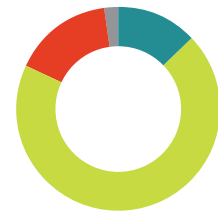
- The gymnasium exterior doors are in fair or poor condition due to rusting, staining, denting, or peeling of paint.
- Door I is in poor condition due to paint peeling, rusting, and broken glazing.
- Majority of hollow metal doors with hollow metal framing are in fair condition due to scratching of paint or fading of color.

MOST COMMON EXTERIOR DOOR



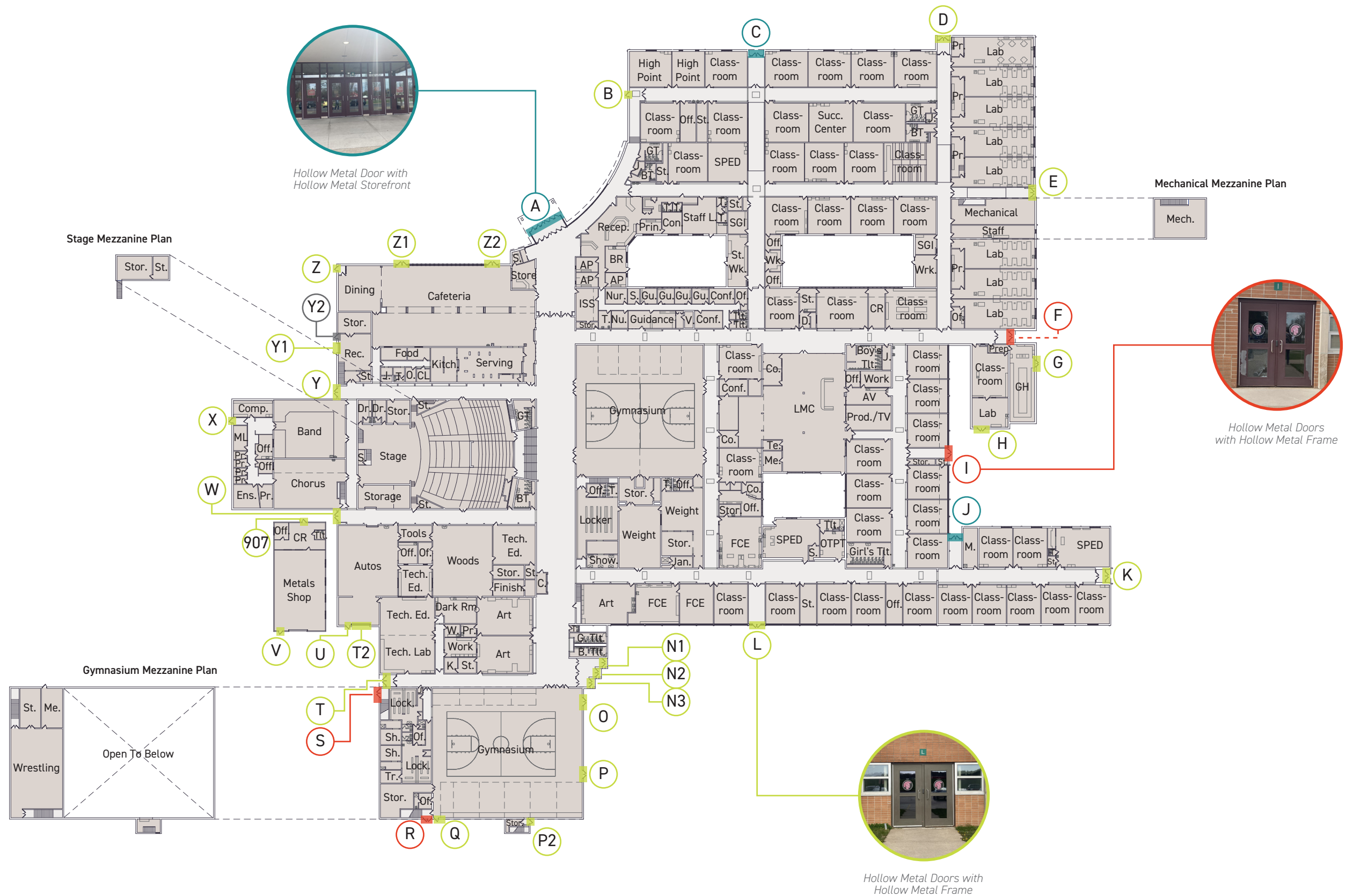
Hollow Metal Door(s) with Hollow Metal Frame

OVERALL EXTERIOR DOOR CONDITION



- Good** | No visible damage
- Fair** | Some visible damage
- Poor** | Substantial visible damage

sparta high school exterior door identification + analysis



sparta high school exterior window analysis

No. Frame Type / Glass Type

1	Aluminum / Aluminum Storefront	14	Aluminum / Double Pane	27	Aluminum / Double Pane
2	Aluminum / Aluminum Storefront	15	Aluminum / Double Pane	28	Aluminum / Double Pane
3	Aluminum / Double Pane	16	Aluminum / Double Pane	29	Aluminum / Double Pane
4	Aluminum / Double Pane	17	Aluminum / Double Pane		
5	Aluminum / Double Pane	18	Aluminum / Double Pane		
6	Aluminum / Double Pane	19	Aluminum / Double Pane		
7	Aluminum / Double Pane	20	Aluminum / Double Pane		
8	Aluminum / Double Pane	21	Aluminum / Double Pane		
9	Aluminum / Double Pane	22	Aluminum / Double Pane		
10	Aluminum / Double Pane	23	Aluminum / Double Pane		
11	Aluminum / Double Pane	24	Aluminum / Double Pane		
12	Aluminum / Double Pane	25	Aluminum / Double Pane		
13	Aluminum / Double Pane	26	Aluminum / Double Pane		

KEY TAKEAWAYS

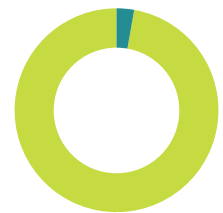
- Majority of the aluminum framed windows with double pane glass are in fair condition with slight wear and occasional rusting.
- There is an instance at windows 7 where a crack is visible.

MOST COMMON EXTERIOR WINDOW



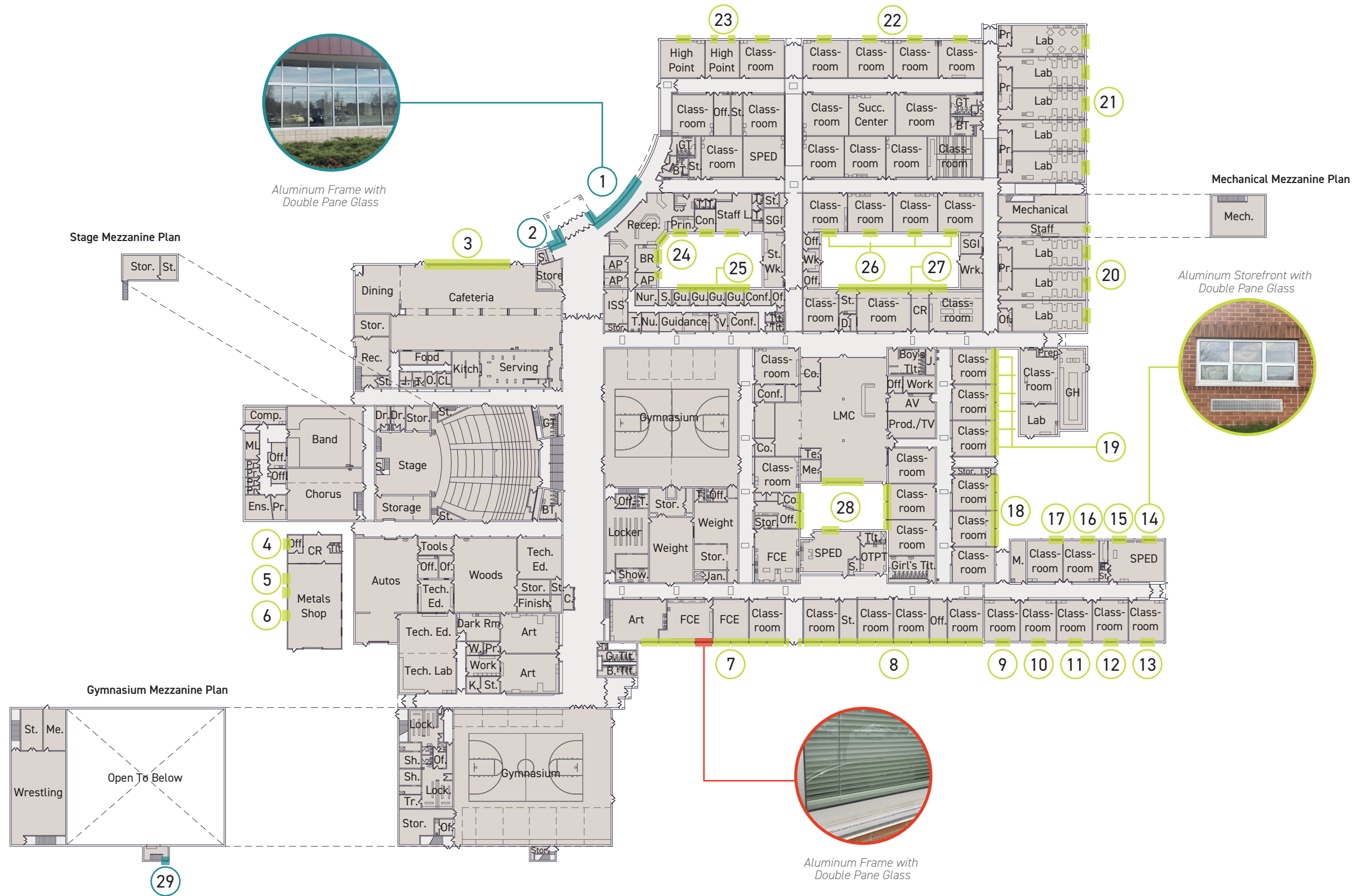
Aluminum with Double Pane Glass

OVERALL EXTERIOR WINDOW CONDITION

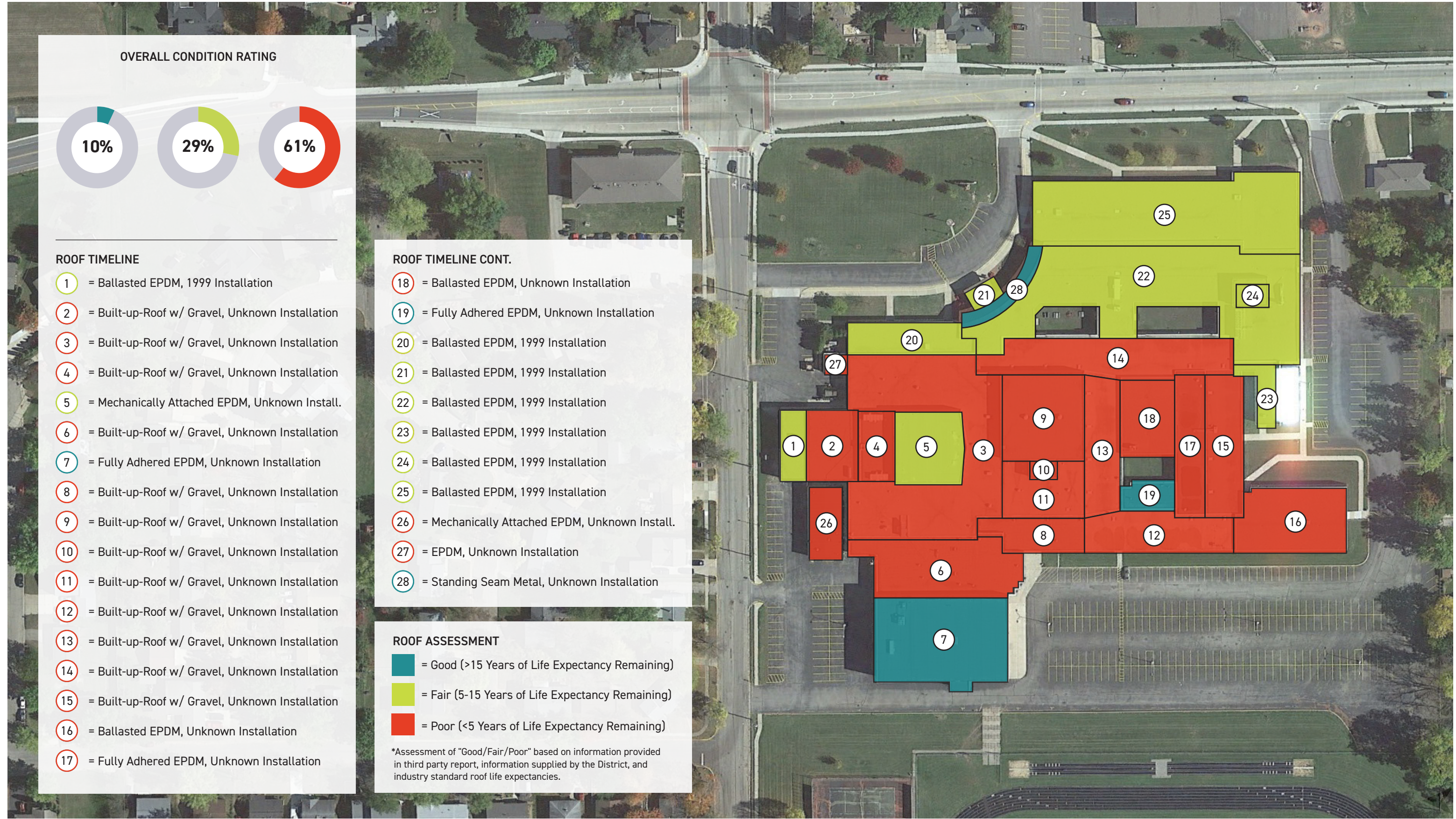


- Good | No visible damage
- Fair | Some visible damage
- Poor | Substantial visible damage

sparta high school exterior window identification + analysis

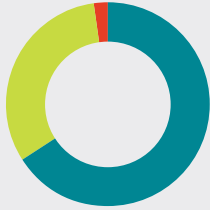


sparta high school roof identification

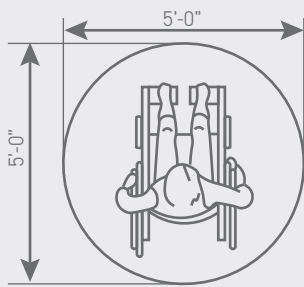


sparta high school ada conditions + assessment

Overall Condition Rating:

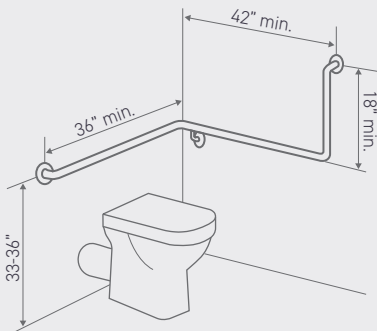


Most Concerning Item That Does Not Meet Code Requirements:



Not providing at least 5'-0" clearance space for a wheelchair to turn around.

Most Frequently Occurring Item That Does Not Meet Code Requirements:



Not providing at proper grab bars at ADA accessible toilet.

GENERAL ASSESSMENT OF ADA CONDITIONS

■ Building Entrance Accessibility

■ ADA Parking Stalls

■ Accessible Routes of Travel

- Ramps
- Lifts
- Elevators

■ Railings

- Ramp Railings
- Stair Railings

■ Door Hardware

■ Door Clearances

- Push / Pull
- Thresholds
- Maneuvering

■ Toilet Rooms

- 5'-0" Wheelchair Clearance
- ADA Accessible Stall
- Unisex Toilet Room
- Grab Bars
- Showers

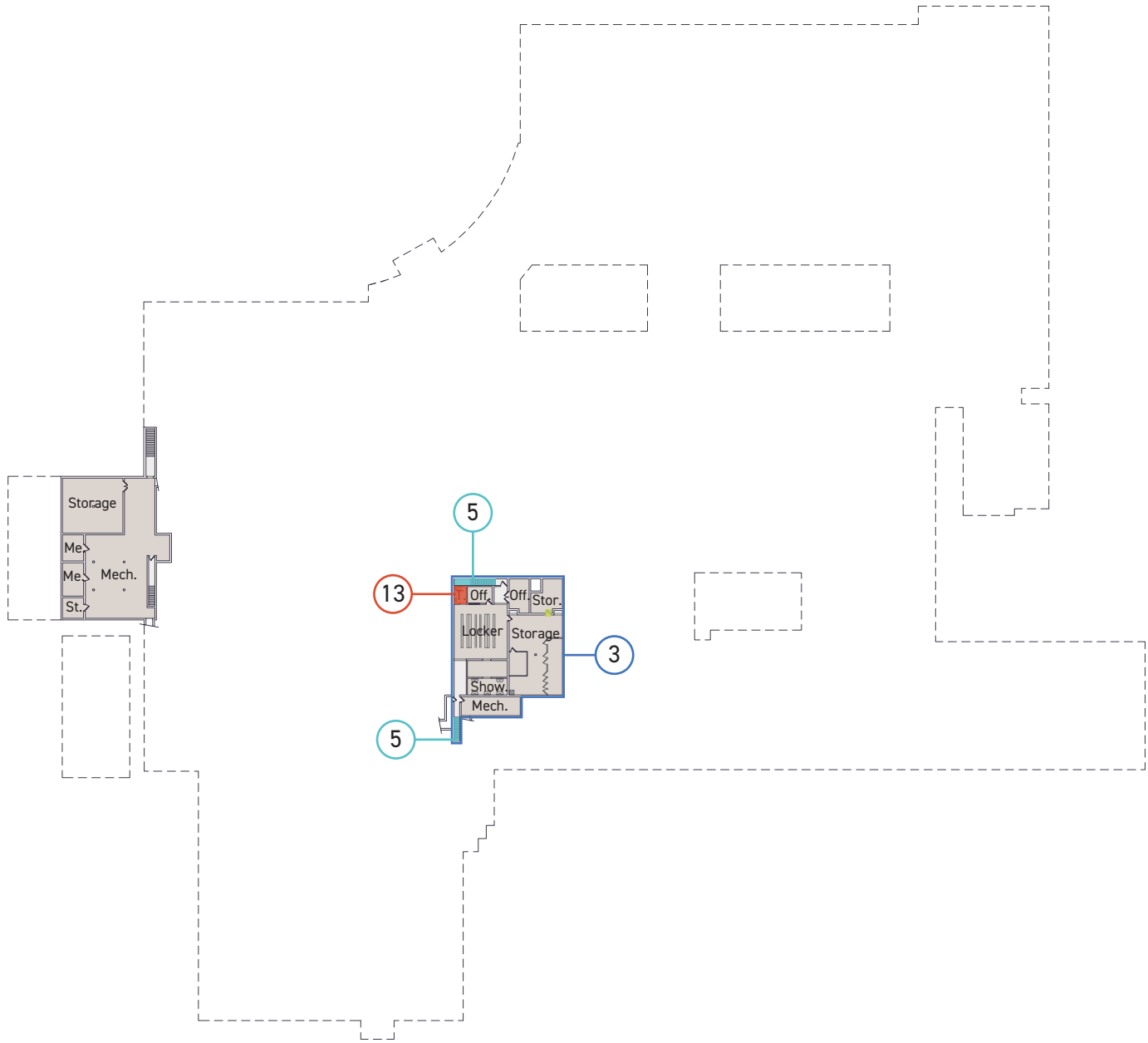
■ Protruding Objects

■ Drinking Fountains

■ Casework

- Transaction Counters
- Workstations Counters
- Counters with Sinks

sparta high school ada conditions + assessment | lower level



Color Key

- **Accessible Routes of Travel**
 - 1. Ramps
 - 2. Lifts
 - 3. Elevators
- **Railings**
 - 4. Ramps
 - 5. Stairs
- **Door Hardware**
 - 6. Door Hardware
- **Door Clearances**
 - 7. Push / Pull
 - 8. Thresholds
 - 9. Maneuvering
- **Toilet Rooms**
 - 10. 5'-0" Wheelchair Clearance
 - 11. ADA Accessible Stall
 - 12. Unisex Toilet Room
 - 13. Grab Bars
 - 14. Showers
- **Protruding Objects**
 - 15. Protruding Objects
- **Casework**
 - 16. Transaction Counter
 - 17. Workstation Counters
 - 18. Counters with Sinks



sparta high school ada conditions + assessment | first floor



Color Key

Accessible Routes of Travel

- 1. Ramps
- 2. Lifts
- 3. Elevators

Railings

- 4. Ramps
- 5. Stairs

Door Hardware

- 6. Door Hardware

Door Clearances

- 7. Push / Pull
- 8. Thresholds
- 9. Maneuvering

Toilet Rooms

- 10. 5'-0" Wheelchair Clearance
- 11. ADA Accessible Stall
- 12. Unisex Toilet Room
- 13. Grab Bars
- 14. Showers

Protruding Objects

- 15. Protruding Objects

Casework

- 16. Transaction Counter
- 17. Workstation Counters
- 18. Counters with Sinks



sparta high school summary

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Domestic water service
- Interior wall and door repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Casework at identified areas
- Exterior doors at identified areas
- Potential asbestos remediation
- ADA improvements at identified areas
- Exterior wall repair at select/identified areas

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Sanitary system
- Storm system
- Natural gas system
- Plumbing equipment and fixtures
- HVAC and control systems
- Panelboards
- Light fixtures, controls, and wiring devices
- Data/telephone
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior doors at identified areas
- Exterior windows at identified areas

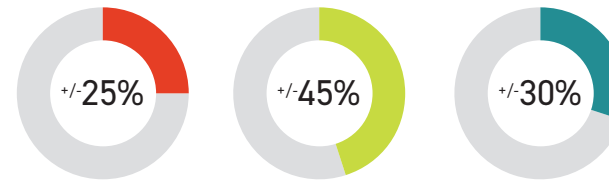
▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

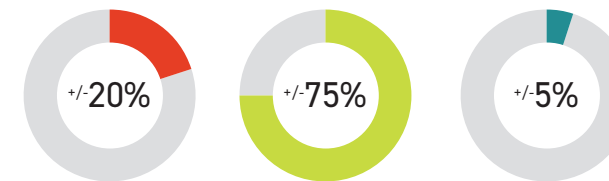
- Boiler plant and pumps
- Electrical service
- Clock system
- Emergency generator
- Public address system
- Access control and security system
- Exterior doors at identified areas
- Exterior windows at identified areas

+ OVERALL BREAKDOWN

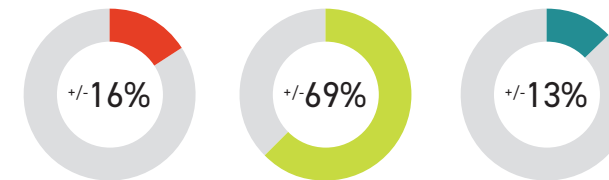
▼ Ceiling



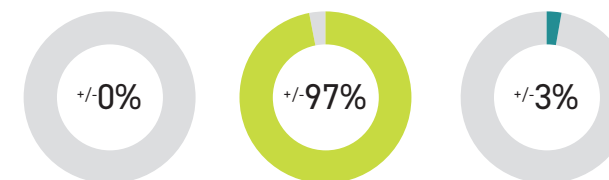
▼ Flooring



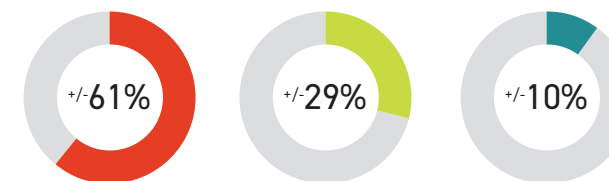
▼ Exterior Doors



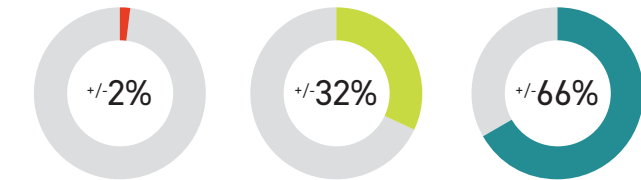
▼ Exterior Windows



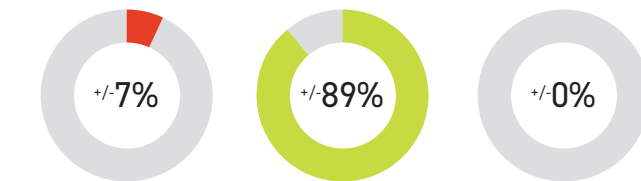
▼ Roof



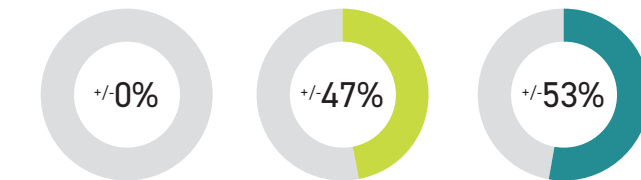
▼ Accessibility



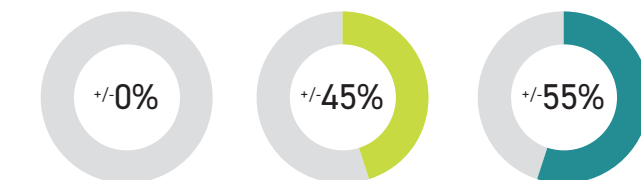
▼ Plumbing



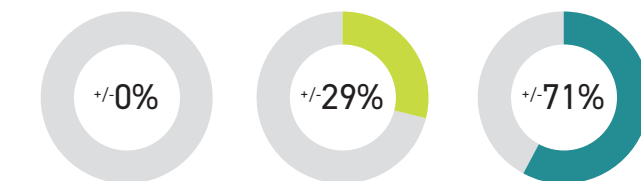
▼ Mechanical



▼ Electrical



▼ Life Safety



01

Original Date
of Construction

1965

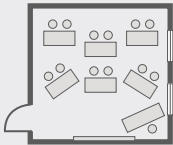
As of 2023: 58 years old

Square Footage

51,930
Sq. Ft.



Average Core Classroom
Size Comparison



933 sq. ft.

Recommended Size

*1st -12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.*

southside early learning center

SUMMARY

Southside Early Learning Center provides a comprehensive program for PreK-Kindergarten students.

Address: 1023 Walrath St, Sparta, WI 54656

Grades Served: PreK-Kindergarten

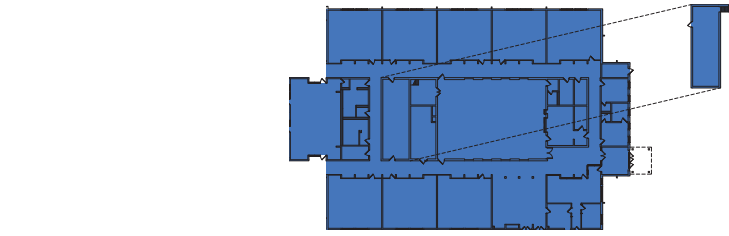
Site Size: 17.0 acres

Parking: 77 stalls

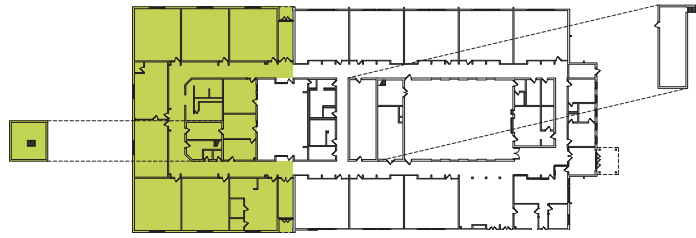
southside early learning center site map



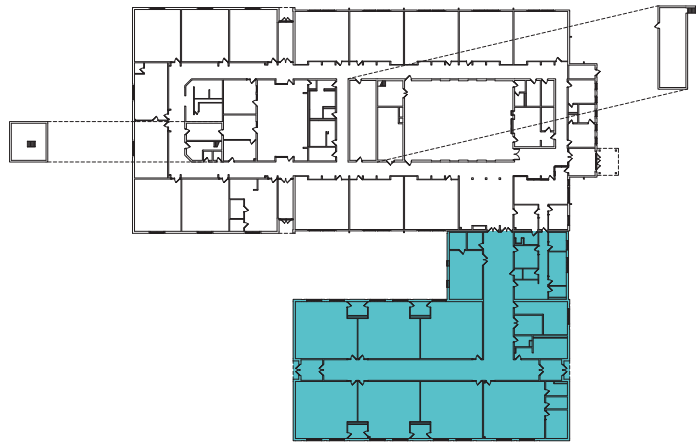
southside early learning center building evolution



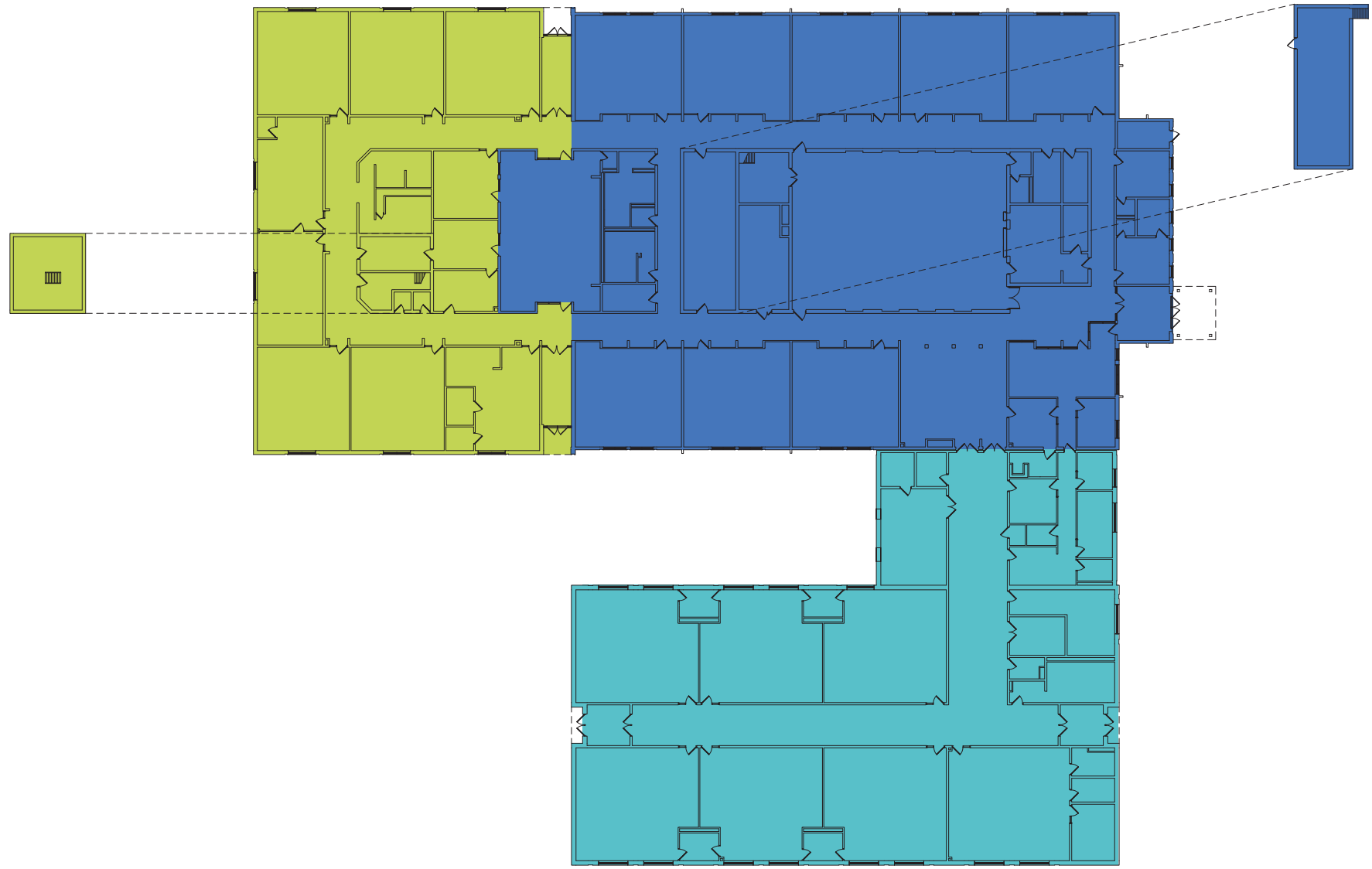
1965 - Original Building



1990 - Academic Addition



2019 - Academic Addition



southside early learning center summary

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Domestic water system
- Sanitary System
- Interior wall repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Casework at identified areas
- Potential asbestos remediation
- ADA improvements at identified areas
- Exterior doors at identified areas
- Exterior wall repair at select/identified areas

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Storm system
- Plumbing fixtures
- Light fixtures and controls
- Mechanical control systems
- Wiring devices
- Ceiling replacement at identified areas
- Flooring replacement at identified areas
- Exterior doors at identified areas
- Exterior windows at identified areas

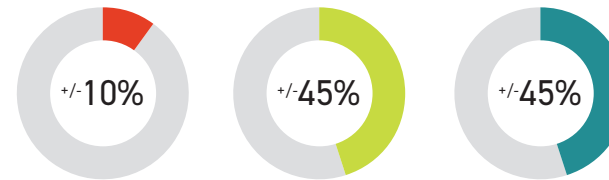
▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

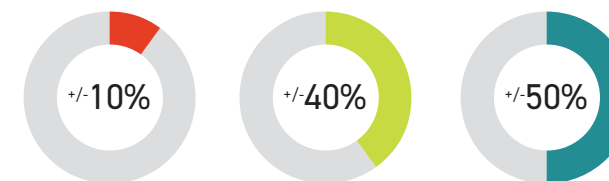
- Plumbing equipment
- Boiler plant and pumps
- HVAC systems
- Electrical service and panelboards
- Clock system and data/telephone
- Fire alarm and public address system
- Access control and security system
- Exterior doors at identified areas
- Exterior windows at identified areas

+ OVERALL BREAKDOWN

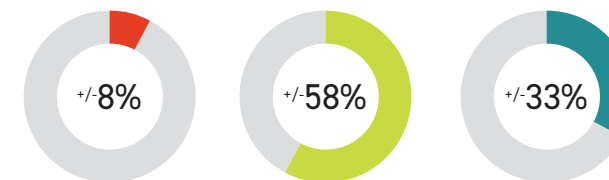
▼ Ceiling



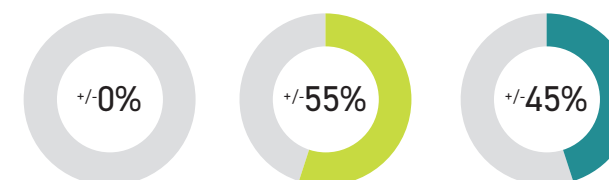
▼ Flooring



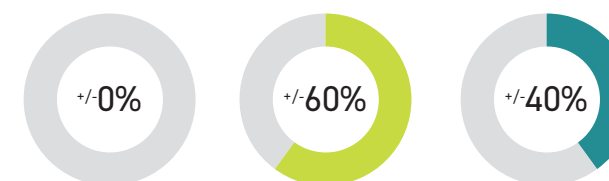
▼ Exterior Doors



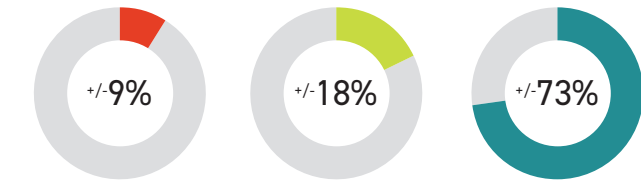
▼ Exterior Windows



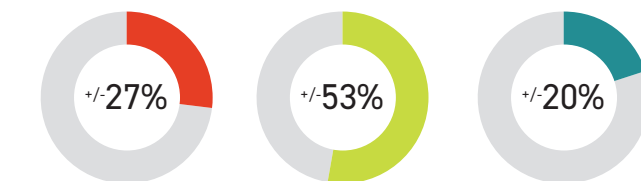
▼ Roof



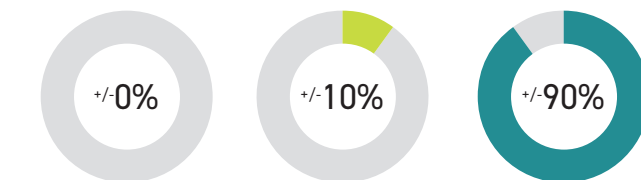
▼ Accessibility



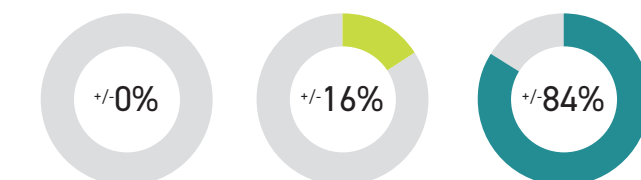
▼ Plumbing



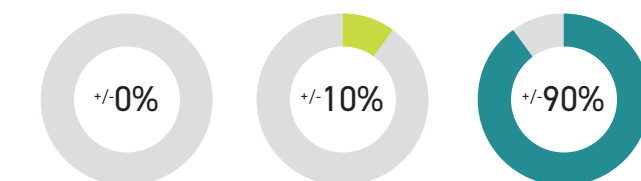
▼ Mechanical



▼ Electrical



▼ Life Safety



02

Original Date
of Construction

1951

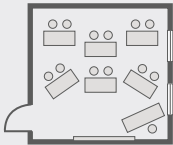
As of 2023: 72 years old

Square Footage

38,635
Sq. Ft.



Average Core Classroom
Size Comparison



1320 sq. ft.

Recommended Size

1st -12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.

sparta montessori

SUMMARY

Sparta Montessori provides a comprehensive program for PreK, Kindergarten-6th grade students.

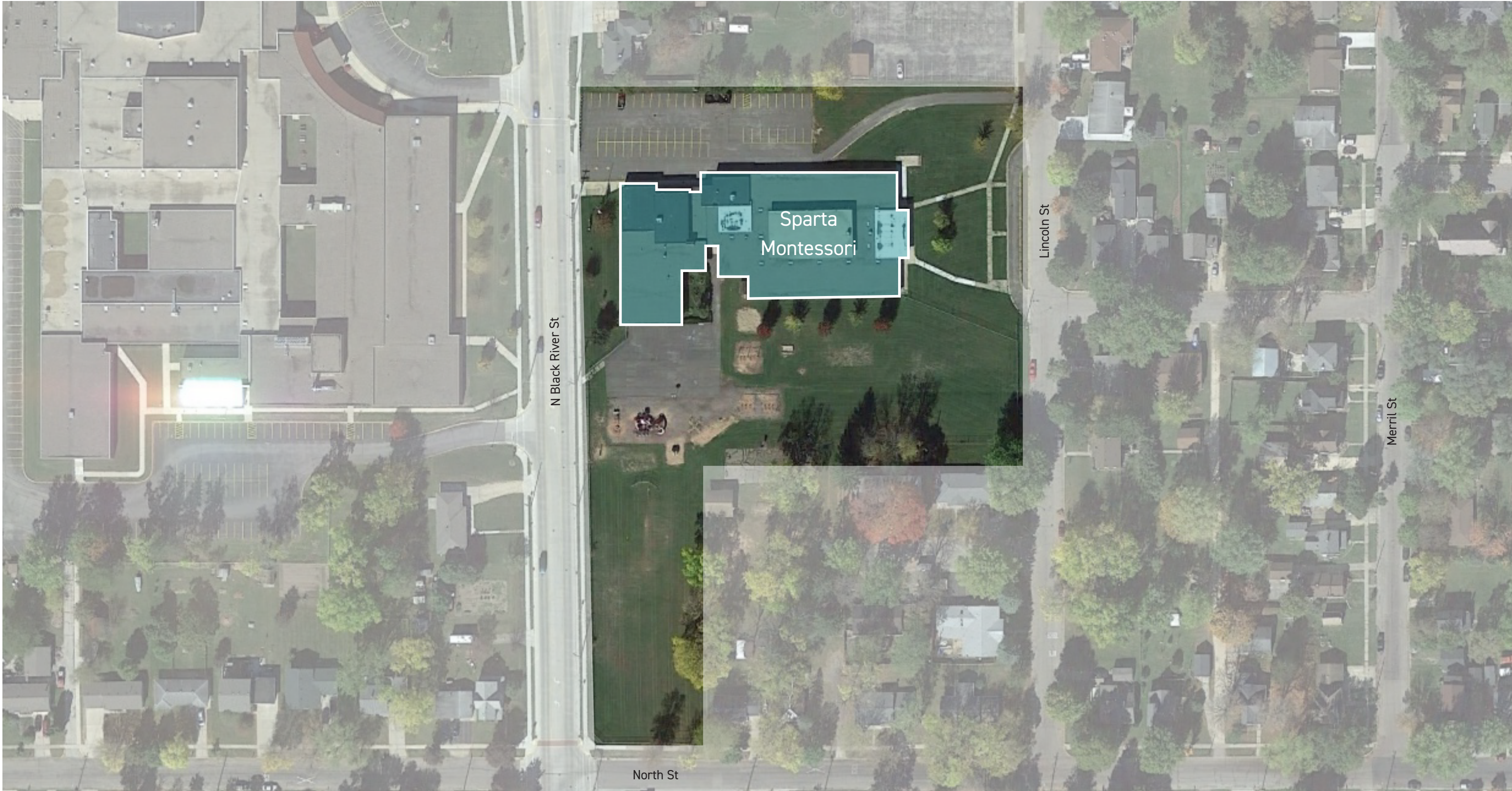
Address: 429 N Black River St, Sparta, WI 54656

Grades Served: PreK, K-6th Grades

Site Size: 4.8 acres

Parking: 55 stalls

sparta montessori site map



sparta montessori building evolution



sparta montessori summary

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Domestic water system
- Sanitary system
- Plumbing fixtures
- Distribution panelboards
- Interior wall repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Casework at identified areas
- Exterior doors at identified areas
- Exterior wall repair at identified areas
- Potential asbestos remediation
- ADA improvements at identified areas

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Storm system
- Plumbing equipment
- HVAC control systems
- Electrical service
- Panelboards
- Light fixtures and controls
- Wiring devices
- Emergency egress lighting
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior doors at identified areas
- Exterior windows at identified area

▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

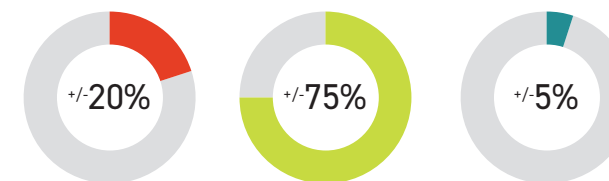
- Boiler plant and pumps
- HVAC systems
- Clock system and data/telephone
- Fire alarm and public address system
- Access control and security system
- Exterior windows at identified areas

+ OVERALL BREAKDOWN

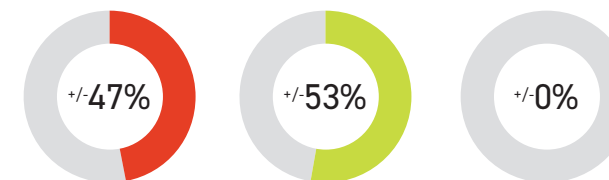
▼ Ceiling



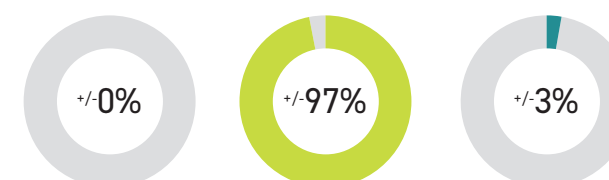
▼ Flooring



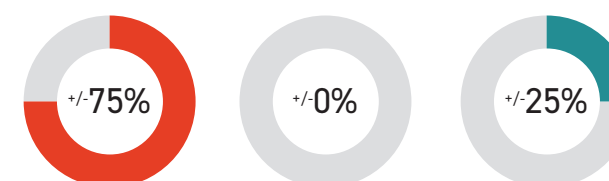
▼ Exterior Doors



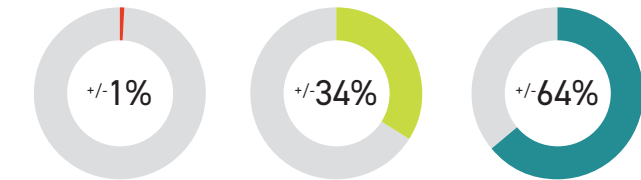
▼ Exterior Windows



▼ Roof



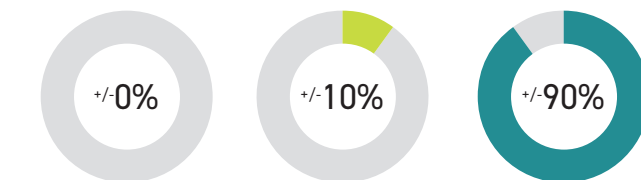
▼ Accessibility



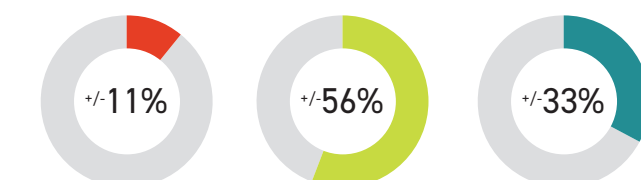
▼ Plumbing



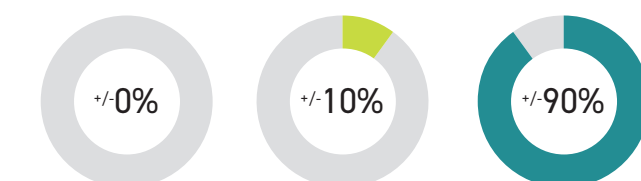
▼ Mechanical



▼ Electrical



▼ Life Safety



03

Original Date
of Construction

2002

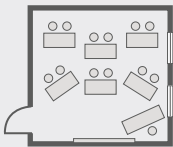
As of 2023: 21 years old

Square Footage

223,350
Sq. Ft.



Average Core Classroom
Size Comparison



866 sq. ft.

Recommended Size

*1st -12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.*

meadowview middle school

SUMMARY

Meadowview Middle School provides a comprehensive program for 5th-8th grade students.

Address: 1225 N Water St, Sparta, WI 54656

Grades Served: 5th-8th Grades

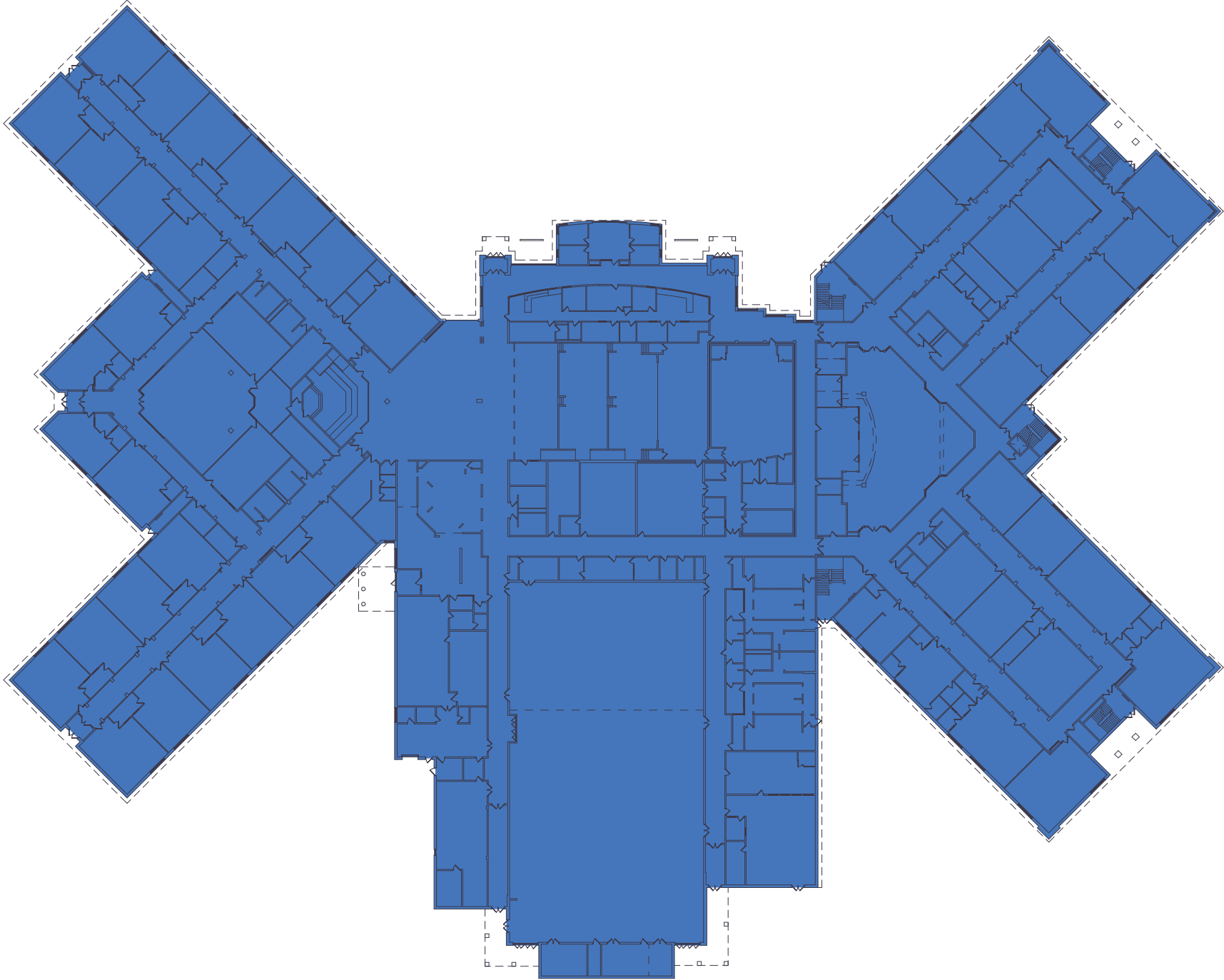
Site Size: 38.9 acres

Parking: 290 stalls

meadowview middle school site map



meadowview middle school building evolution



2002 - Original Building



meadowview middle school summary

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Interior wall repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Casework at identified areas
- Exterior doors at identified areas
- Exterior wall repair at select/identified areas
- Exterior fixtures at identified areas
- Potential asbestos remediation
- ADA improvements at identified areas

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Domestic water system
- Sanitary system
- Storm system
- Natural gas system
- Plumbing equipment and fixtures
- HVAC and control systems
- Lighting fixtures, controls, and wiring devices
- Clock system and data/telephone
- Emergency egress lighting
- Fire alarm and public address system
- Ceiling replacement at identified areas
- Flooring replacement at identified areas
- Exterior doors at identified areas
- Exterior windows at identified areas

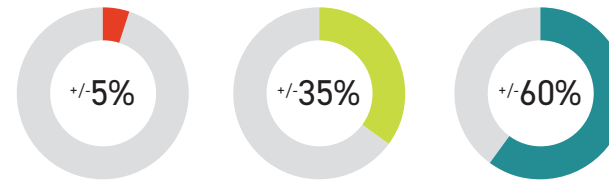
▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

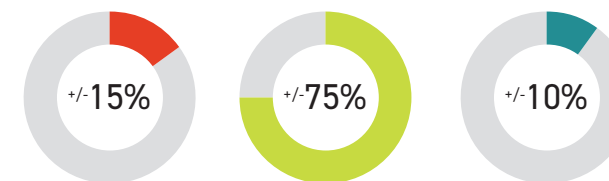
- Boiler plant and pumps
- Electrical service and panelboards
- Emergency generator
- Access control and security system
- Exterior doors at identified areas

+ OVERALL BREAKDOWN

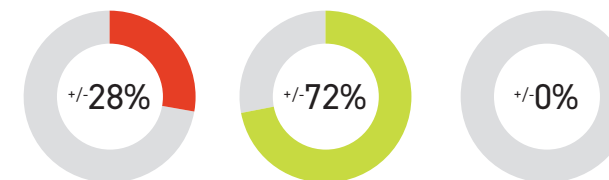
▼ Ceiling



▼ Flooring



▼ Exterior Doors



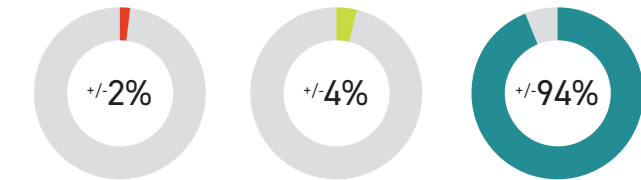
▼ Exterior Windows



▼ Roof



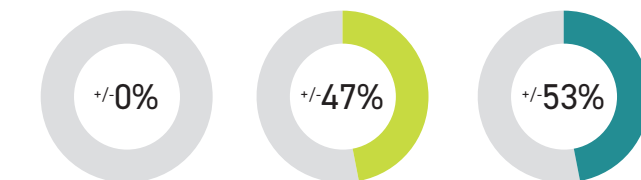
▼ Accessibility



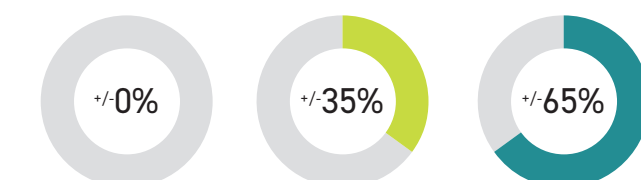
▼ Plumbing



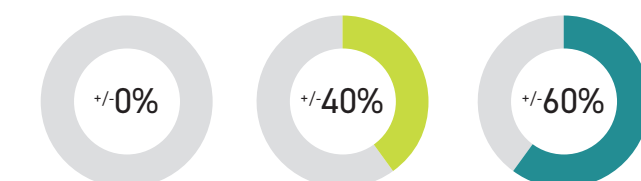
▼ Mechanical



▼ Electrical



▼ Life Safety



05

Original Date
of Construction

1925

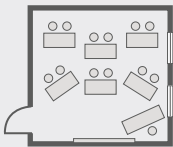
As of 2023: 98 years old

Square Footage

37,480
Sq. Ft.



Average Core Classroom
Size Comparison



787 sq. ft.

Recommended Size

1st -12th: 900 sq. ft.
Kindergarten: 1200 sq. ft.

district office

SUMMARY

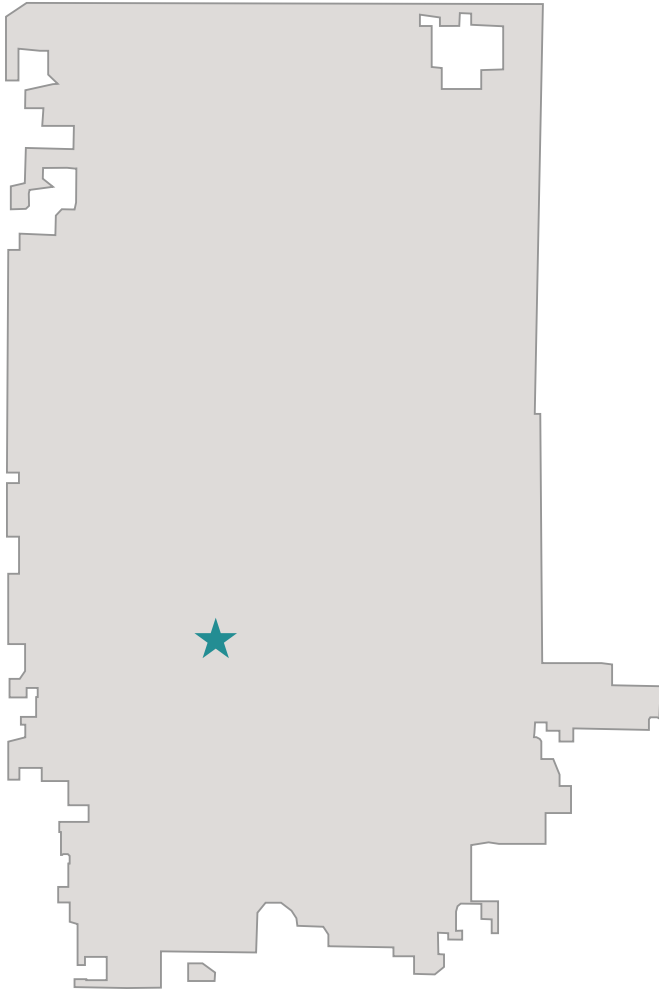
The Sparta Area School District Office provides office space for the administrative team.

Address: 900 E Montgomery St, Sparta, WI 54656

Site Size: 5.3 acres

Parking: 40 stalls

district office



**School Location in Sparta Area School District Boundaries.*

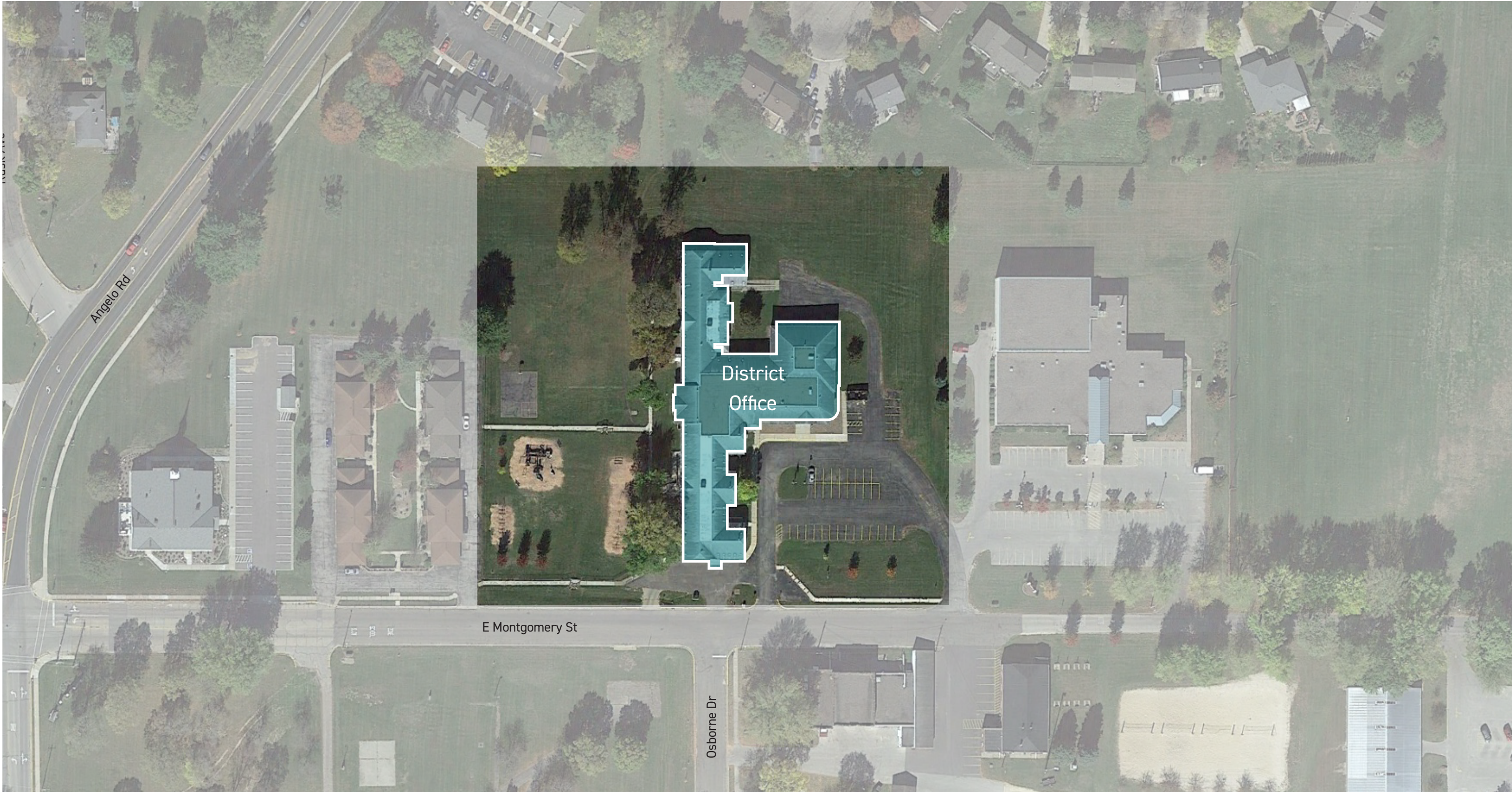
KEY TAKEAWAYS

- The parking is located on the south side corner of the site.
- E Montgomery St provides the only access to the building.

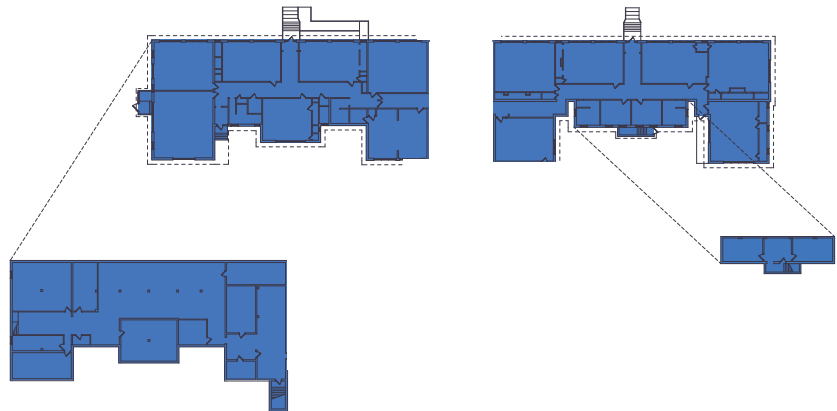
PARCEL DIVISION



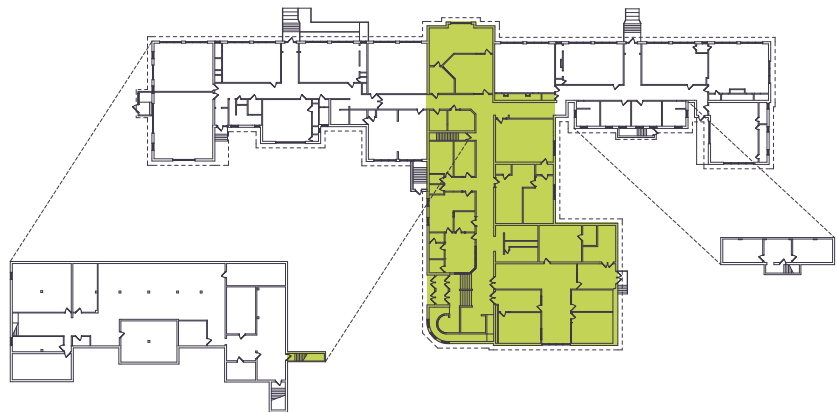
district office site map



district office building evolution



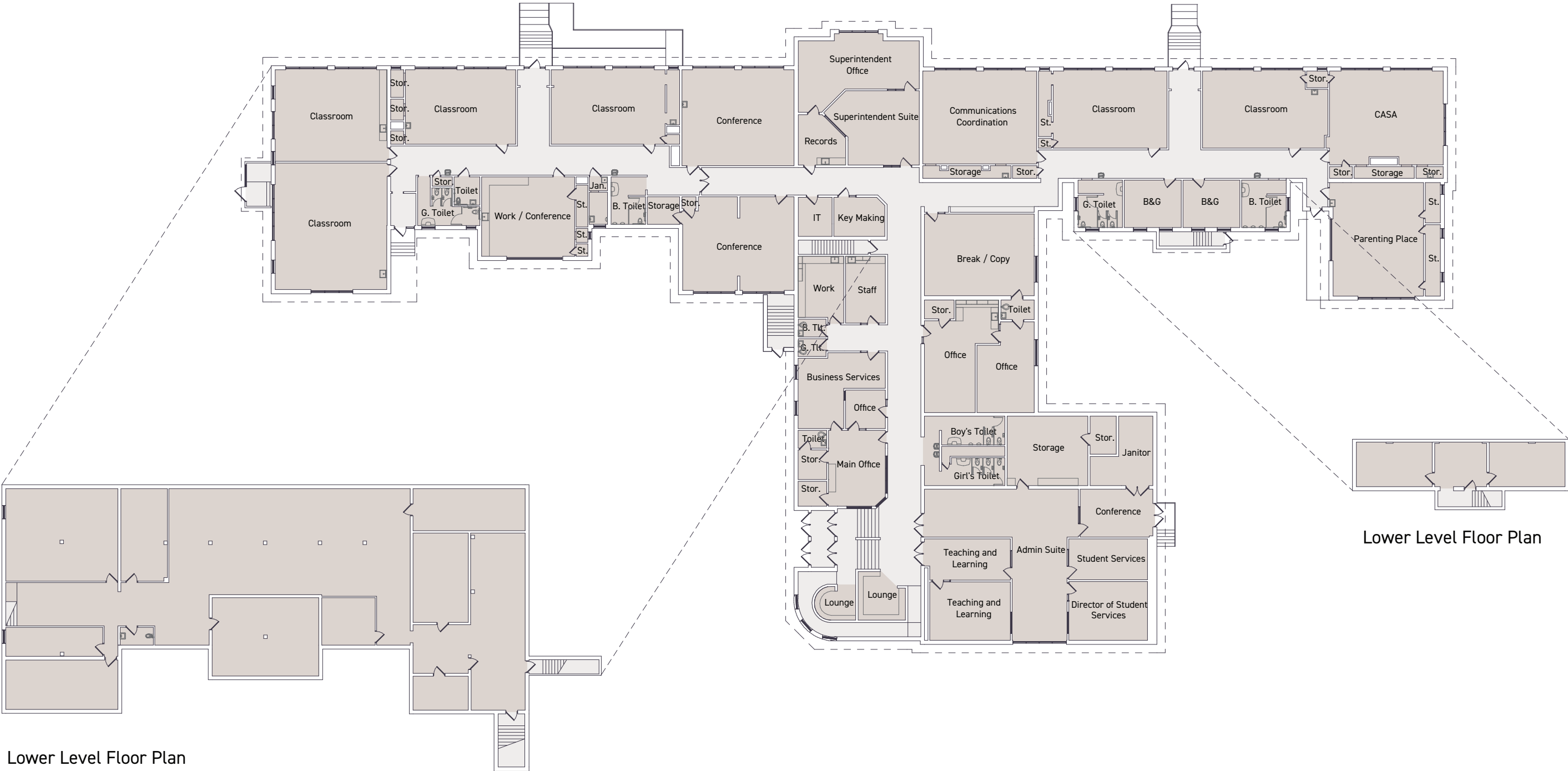
1925-1927 - Original Buildings



1990 - Academic Addition



district office floor plan | first floor



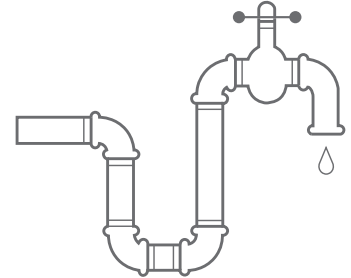
district office building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Plumbing Condition Overview



Replace Water Service + Replace Original Water Distribution Piping



PLUMBING

Domestic Water System	■	
Water Service	●	Existing water service dates back to original building construction with copper piping installed downstream in 1990. Original water service likely in very poor condition
Water Distribution Piping	●	Distribution piping is mix of copper, galvanized steel, CPVC, black steel, and PEX piping. Piping is not adequately supported or insulated. If original piping is present it's in poor condition
Water Softening System		
Fire Sprinkler System		
Sanitary System	■	
Sanitary Waste System	●	
Sanitary Drain, Waste + Vent Piping	●	Original piping is past its expected life cycle
Acid Waste Piping + Basin		
Interceptors	●	
Storm System	■	
Storm System	●	
Storm Waste Piping	●	Original piping is past its expected life cycle
Sump Pump	●	
Natural Gas System		

* See appendix for full engineer reports + additional information.

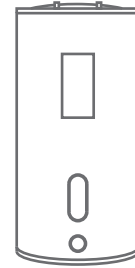
district office building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Plumbing Condition Overview



Replace Water Heater in 1990 Addition Janitor Room



PLUMBING

Plumbing Equipment



Water Heater	●	Water heating equipment consists of three electric tank type heaters. Tank in 1990 addition janitor room original to addition construction and near end of expected service life
Circulator Pump	○	1990 Portion of building uses temperature maintenance through heat trace
Hot Water System	○	

Plumbing Fixtures



Water Closets	●
Urinals	●
Lavatories	●
Drinking Fountains	●
Classroom Sinks	○
General Sinks	●
Art Room Sinks	○
Emergency Eyewash Stations	○

* See appendix for full engineer reports + additional information.

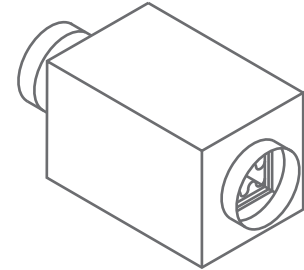
district office building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Mechanical Condition Overview



Replace Air Handling Units + Condensing Unit from 1990



MECHANICAL

Heating



Boiler Plant



The boilers were installed in 2009 and are in good condition. The boilers have an estimated 20-year life expectancy

Pumps



The pumps were installed in 2009 and are in good condition. The pumps have an estimated 25-year life expectancy

Ventilation + A/C Systems



Air Handling Units



Air handling units that serve the classroom spaces and the main offices were installed in 1990 and appear to be in satisfactory condition. Units have 30-year life expectancy

Air Conditioning Systems



Condensing unit serving office installed in 1990. Unit in marginal condition. Units that service residential furnaces were installed in 2021. Units has 20 year life expectancy

Control Systems



The building is served by an older Siemens Apogee digital control system with some standalone electric thermostats to control cabinet heaters and convectors

* See appendix for full engineer reports + additional information.

district office building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Electrical Condition Overview



Replace 50 yr Old Panelboard + Cloth Wiring



ELECTRICAL

Electrical Service	■	Service locations lack surge protective device
Utility Service	●	Service capacity appears to be limited due to the 400 amp service capacity
Switchboard	●	Existing switchboards are in good condition. No room for additional breakers
Panelboards	■	Old Square D, Cutler-Hammer load centers, and 50 year old Benjamin Starrett panel board are at the end of service life. Panel boards have hand written directories. No arc flash labels
Light Fixtures + Controls	■	
Interior Lighting	●	Throughout the facility the light fixtures have been upgraded to LED flat panel type fixtures within the last 5 years
Corridor Lighting	●	All corridor lighting has been upgraded to LED
Exit Lighting	●	All exit lighting has been upgraded to LED
Exterior Lighting	●	All exterior lighting has been upgraded to LED
Wiring Devices	■	Cloth wiring present throughout building. Wear and tear on wiring devices and plates
Clock System	■	
Data / Telephone	■	

* See appendix for full engineer reports + additional information.

district office building systems summary

- **Good Condition**
 No visible damage, wear or need for repair; no replacement needed.
- **Fair Condition**
 Some visible damage, wear or need for repair; no immediate replacement required.
- **Poor Condition**
 Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

Life Safety Condition Overview



Add Back Up Generator + Upgrade Egress Lighting to Code



LIFE SAFETY

Emergency Generator	<input type="checkbox"/>	Facility does not have a generator and uses battery backup exit lights
Emergency Egress Lighting	■	Egress lighting likely not code compliant
Fire Alarm System	■	
Public Address System	■	Intercom system head end is Rauland system installed within the last 5 years. There is a mix of speakers of differing age and type throughout the building.
Access Control	■	
Security System	■	

* See appendix for full engineer reports + additional information.

district office interior analysis

KEY TAKEAWAYS

- Majority of walls and doors in the 1990 academic addition are in fair condition, due to minor scratching and denting.
- Plaster walls located in closets from the 1927 original building are in poor condition due to staining, cracking, and peeling.
- Majority of the wood framed interior openings from the 1927 original building are in fair to poor condition due to scuffing, scratching, and worn finish.
- Majority of concrete block walls and wooden doors located in the southern lower level are in poor condition due to staining and cracking. Wood panel walls are in fair condition due to minor scratching and worn finish.

WALLS

- W1 Concrete Block
- W2 Gypsum
- W3 Tile
- W4 Concrete
- W5 Plywood
- W6 Wood Panel
- W7 Vinyl Base
- W8 Tile Base
- W9 Plaster
- W10 Brick
- W11 Wood Base
- W12 Terrazzo Base

DOORS

- D1 Wood Door w/ Hollow Metal Frame
- D2 Hollow Metal Door w/ Hollow Metal Frame
- D3 Aluminum Door w/ Aluminum Storefront
- D4 Wood Door w/ Wood Frame

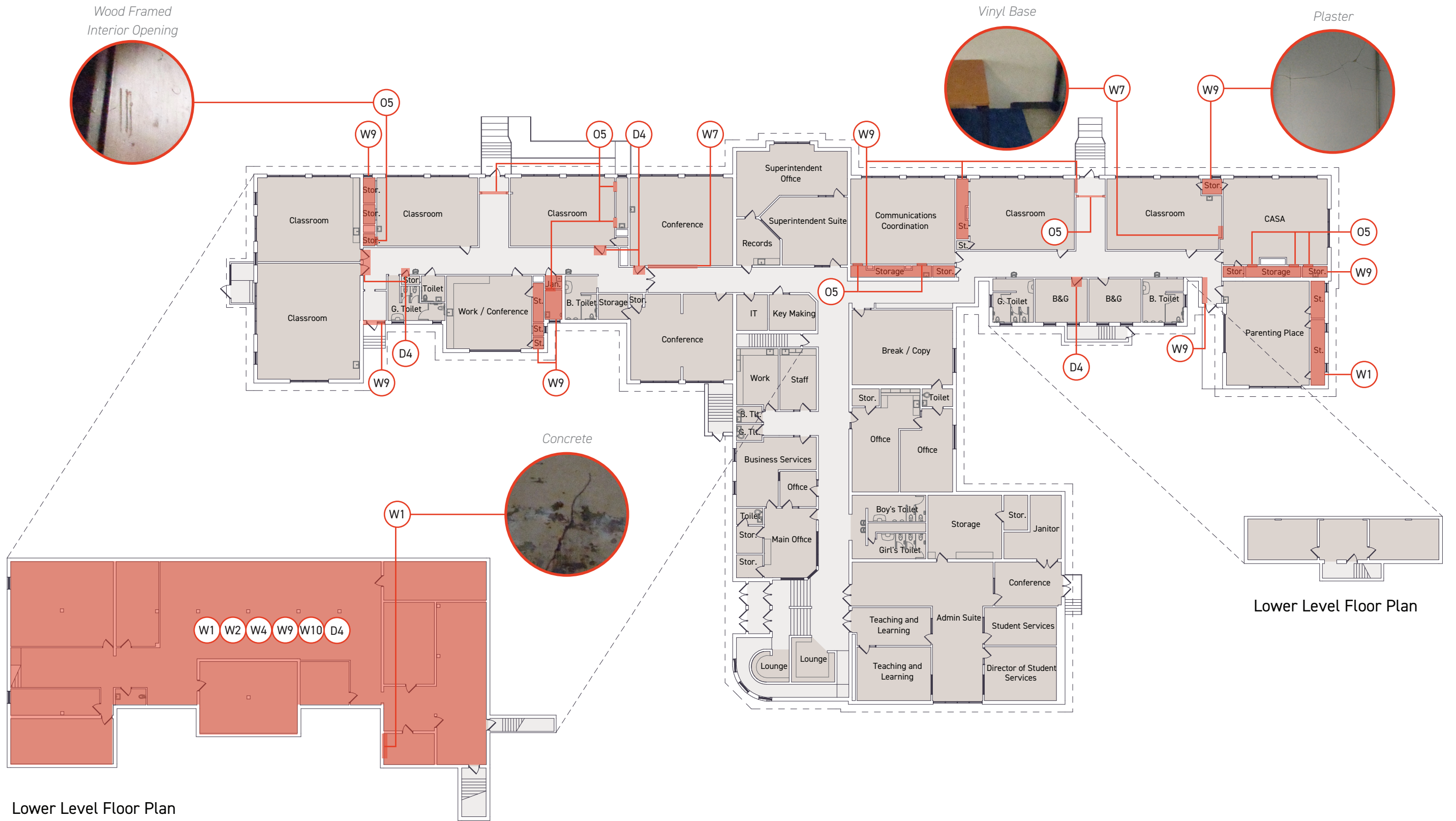
OPENINGS

- O1 Aluminum Framed Interior Window
- O2 Laminate Interior Window Sill
- O3 Wooden Interior Window Sill
- O4 Hollow Metal Framed Interior Window
- O5 Wood Framed Interior Opening

MISCELLANEOUS

- M1 Laminate Casework
- M2 Coat Shelves + Hooks
- M3 Composite Toilet Partitions
- M4 Tall Storage Cabinets

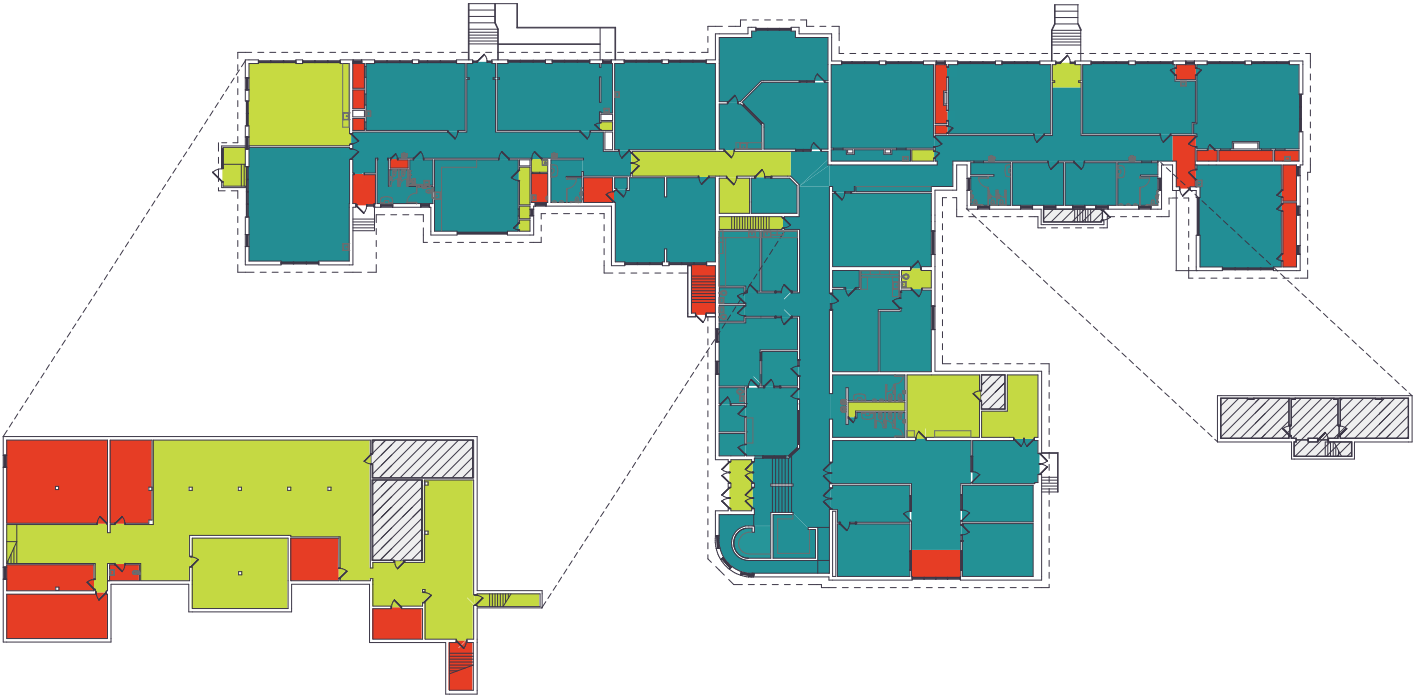
district office interior identifications + analysis | first floor



***Note:** The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

THIS PAGE IS INTENTIONALLY LEFT BLANK.

district office ceiling analysis



First Floor

KEY TAKEAWAYS

- Materials identified as potentially containing asbestos are considered to be in poor condition.
- Spline ceilings are identified as a potential asbestos containing material.
- There are some instances of acoustical ceiling tile in poor condition due to staining and warping.
- Majority of plaster ceilings located in closets are in poor condition due to cracking, staining, and peeling.

HIGHLIGHT



of ceilings were identified as potentially containing asbestos

OVERALL CEILING CONDITION



- Good | No visible damage
- Fair | Some visible damage
- Poor | Substantial visible damage

district office ceiling material identification



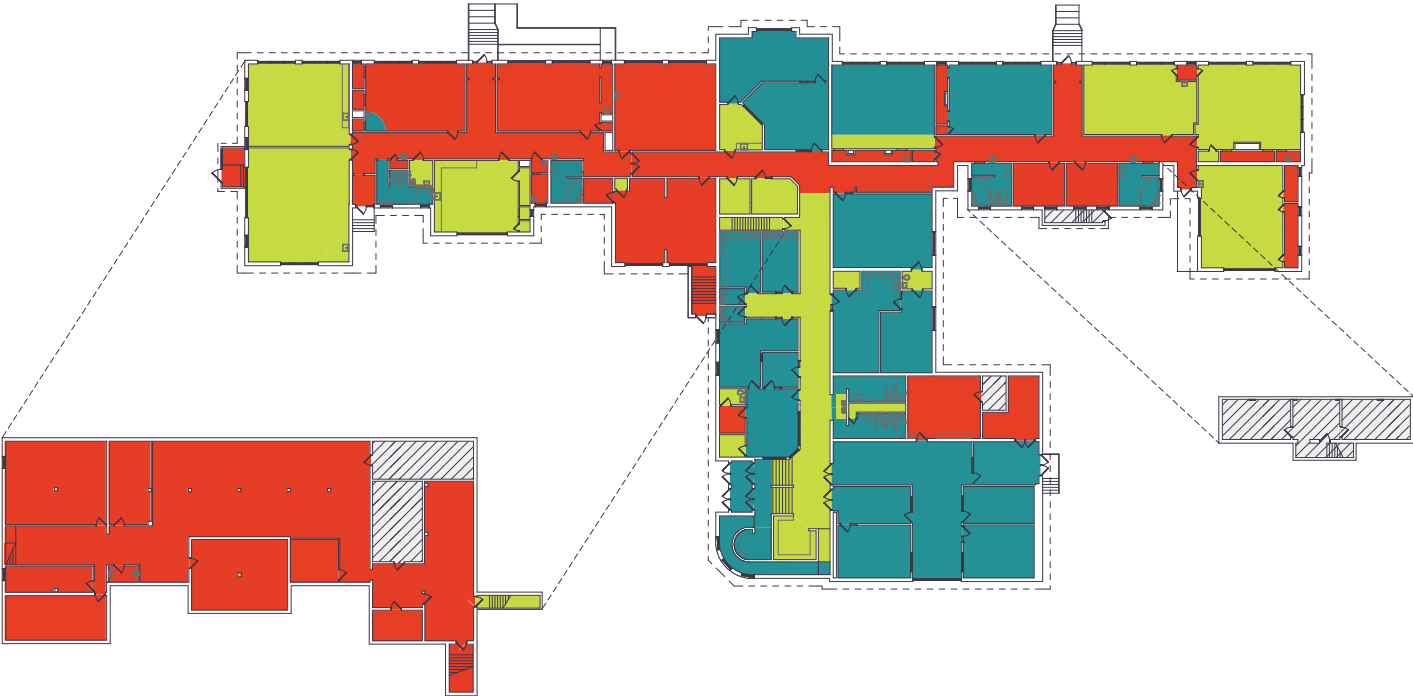
Potential of Asbestos Containing Materials

Asbestos is a material that was used in the construction industry, most commonly between 1960 - 1990. **There was no asbestos testing performed for this assessment.** Observations and assumptions were made based on common older building materials that typically have been identified to containing asbestos.



THIS PAGE IS INTENTIONALLY LEFT BLANK.

district office flooring analysis



First Floor

KEY TAKEAWAYS

- Materials identified as potentially containing asbestos are considered to be in poor condition.
- Carpet flooring located in classrooms is in poor condition due to staining and wearing.
- Terrazzo flooring located in hallways and restrooms are in poor condition due to cracking and staining.
- Concrete flooring located in the janitor's room is in poor condition due to cracking, crumbling, and staining.

HIGHLIGHT



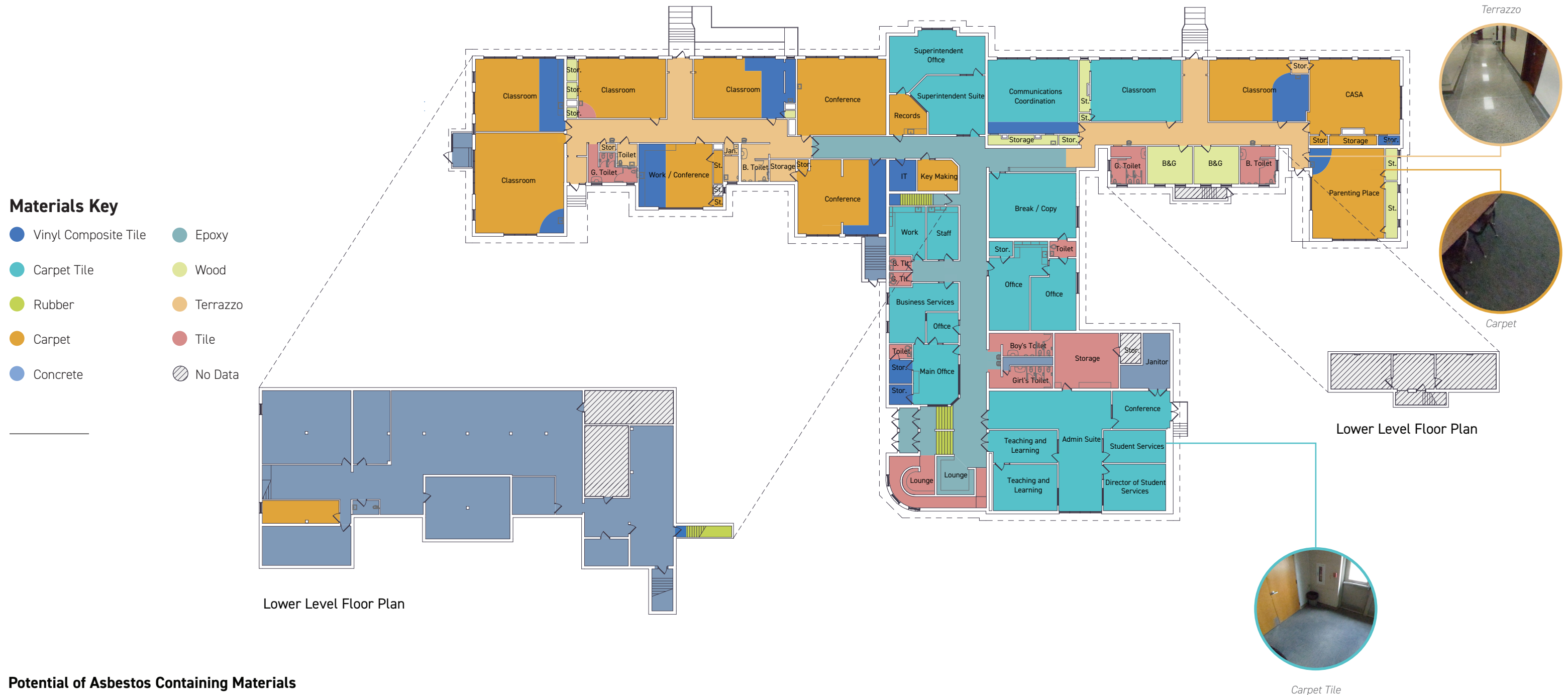
of floors were identified as potentially containing asbestos

OVERALL FLOORING CONDITION



- Good | No visible damage
- Fair | Some visible damage
- Poor | Substantial visible damage

district office flooring material identification



Potential of Asbestos Containing Materials

Asbestos is a material that was used in the construction industry, most commonly between 1960 - 1990. **There was no asbestos testing performed for this assessment.** Observations and assumptions were made based on common older building materials that typically have been identified to containing asbestos.



THIS PAGE IS INTENTIONALLY LEFT BLANK.

district office exterior analysis

KEY TAKEAWAYS

- Majority of metal railings are in poor condition due to rusting.
- Some areas of brick, typically located lower on the wall, are in poor condition due to staining, cracking and crumbling.
- The wood trim located on the western side of the building is in poor condition due to cracking and peeling.
- Majority of metal lintels located above the windows are in poor condition due to rusting and staining.

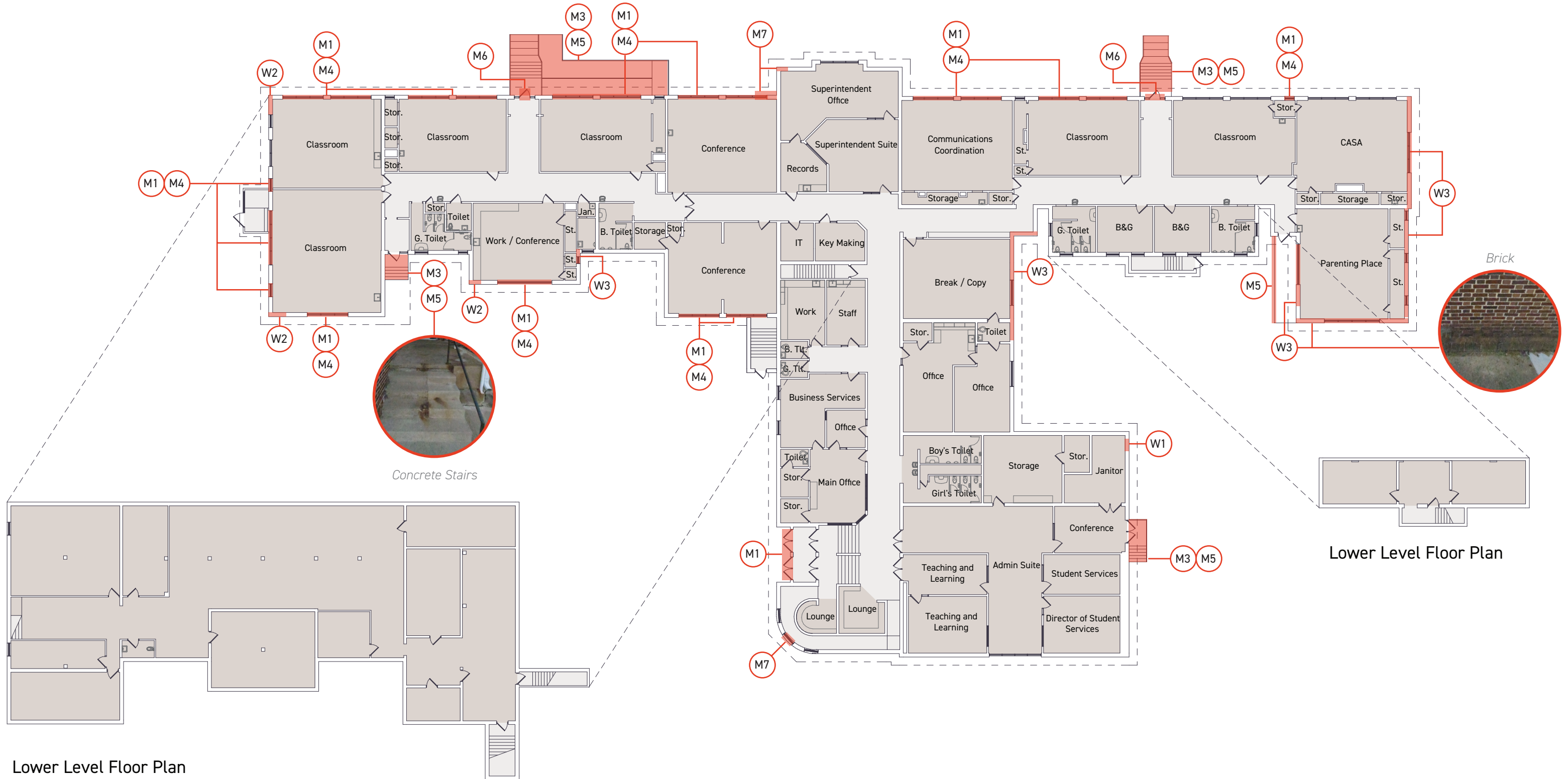
WALLS

- W1 Concrete Block
- W2 Concrete Foundation
- W3 Brick
- W4 Vinyl

MISCELLANEOUS

- M1 Metal Lintel
- M2 Vinyl Soffit
- M3 Concrete Stairs
- M4 Cast Stone Sill
- M5 Metal Railing
- M6 Wood Trim
- M7 Metal Coping

district office exterior identifications + analysis



***Note:** The diagram above reflects instances of materials in poor condition, but does not reflect the material's overall condition.

THIS PAGE IS INTENTIONALLY LEFT BLANK.

district office exterior door analysis

No. Door Type / Door Frame

- A Aluminum / Aluminum Storefront
- B Hollow Metal / Hollow Metal
- C Aluminum / Aluminum
- D Aluminum / Aluminum
- E Hollow Metal / Hollow Metal
- F Hollow Metal / Hollow Metal
- G Hollow Metal / Hollow Metal
- H Hollow Metal / Hollow Metal

KEY TAKEAWAYS

- Door E is in poor condition due to rusting and discoloration.
- Majority of hollow metal doors are in fair condition due to minor wearing.

MOST COMMON EXTERIOR DOOR



Hollow Metal Door(s) with Hollow Metal Frame

OVERALL EXTERIOR DOOR CONDITION

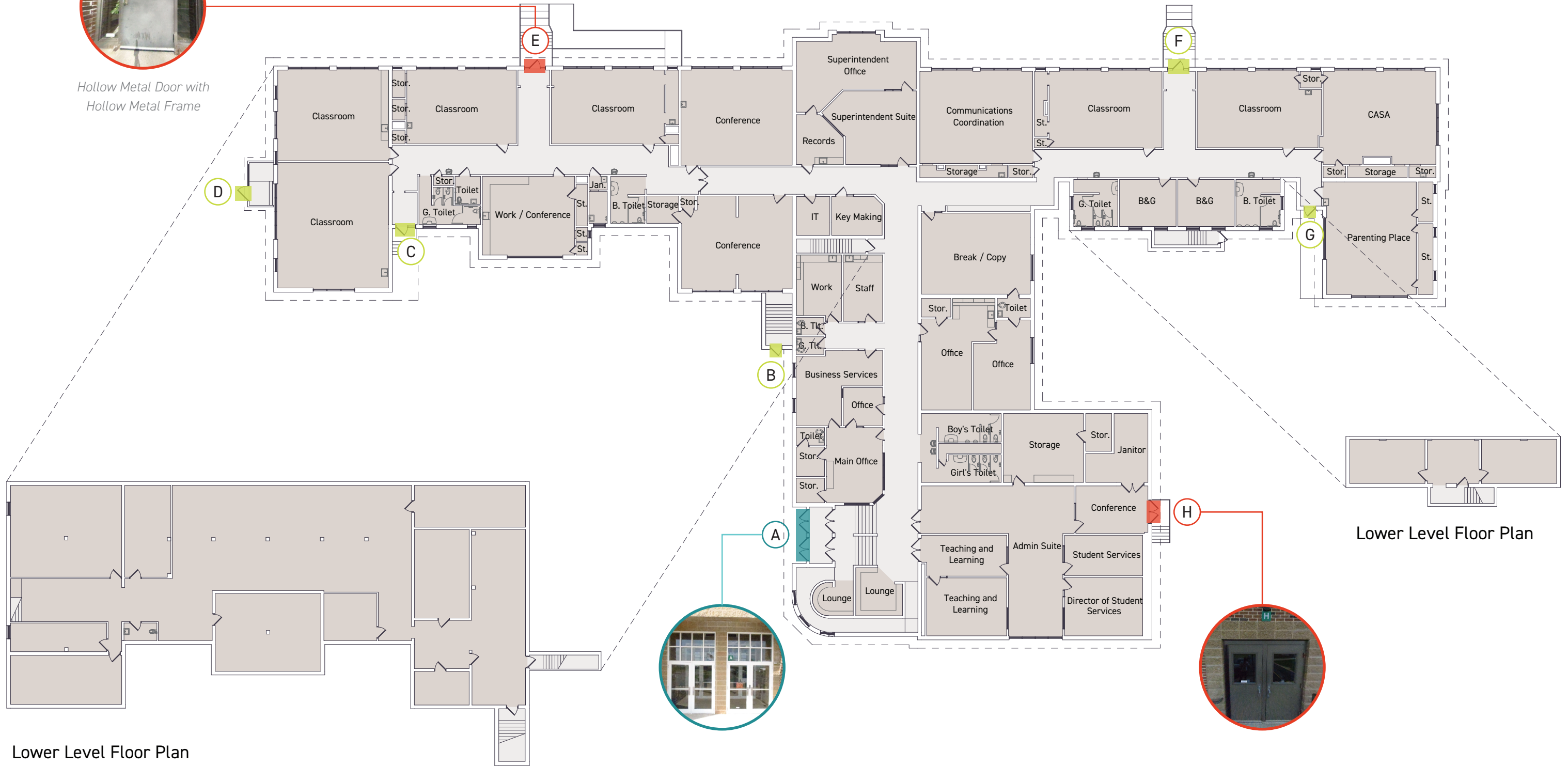


- Good | No visible damage
- Fair | Some visible damage
- Poor | Substantial visible damage

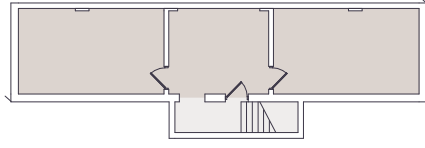
district office exterior door identification + analysis



Hollow Metal Door with Hollow Metal Frame



Lower Level Floor Plan



Lower Level Floor Plan



THIS PAGE IS INTENTIONALLY LEFT BLANK.

district office exterior window analysis

No. Frame Type / Glass Type

9	Aluminum Clad Wood / Double Pane	107A	Aluminum Clad Wood / Double Pane	116B	Aluminum Clad Wood / Double Pane
101	Aluminum Clad Wood / Double Pane	107B	Aluminum Clad Wood / Double Pane	116C	Aluminum Clad Wood / Double Pane
102	Aluminum Clad Wood / Double Pane	108A	Aluminum Clad Wood / Double Pane	117A	Aluminum Clad Wood / Double Pane
103	Aluminum Clad Wood / Double Pane	108B	Aluminum Clad Wood / Double Pane	117B	Aluminum Clad Wood / Double Pane
104A	Aluminum Clad Wood / Double Pane	109A	Aluminum Clad Wood / Double Pane	117C	Aluminum Clad Wood / Double Pane
104B	Aluminum Clad Wood / Double Pane	110	Aluminum Clad Wood / Double Pane	118A	Aluminum Clad Wood / Double Pane
104C	Aluminum Clad Wood / Double Pane	111A	Aluminum Clad Wood / Double Pane	118B	Aluminum Clad Wood / Double Pane
104D	Aluminum Clad Wood / Double Pane	111B	Aluminum Clad Wood / Double Pane	118C	Aluminum Clad Wood / Double Pane
105A	Aluminum Clad Wood / Double Pane	112A	Aluminum Clad Wood / Double Pane	118D	Aluminum Clad Wood / Double Pane
105B	Aluminum Clad Wood / Double Pane	112B	Aluminum Clad Wood / Double Pane	119A	Aluminum Clad Wood / Double Pane
105C	Aluminum Clad Wood / Double Pane	113A	Aluminum Clad Wood / Double Pane	119B	Aluminum Clad Wood / Double Pane
106A	Aluminum Clad Wood / Double Pane	113B	Aluminum Clad Wood / Double Pane	120	Aluminum Clad Wood / Double Pane
106B	Aluminum Clad Wood / Double Pane	114A	Aluminum Clad Wood / Double Pane	121	Aluminum Clad Wood / Double Pane
106C	Aluminum Clad Wood / Double Pane	115	Aluminum Clad Wood / Double Pane	122	Aluminum Clad Wood / Double Pane
106D	Aluminum Clad Wood / Double Pane	116A	Aluminum Clad Wood / Double Pane	123	Aluminum Clad Wood / Double Pane

KEY TAKEAWAYS

- Majority of windows in poor condition are due to staining and cracking.
- Window 111B is in poor condition due to broken glass.

MOST COMMON EXTERIOR WINDOW



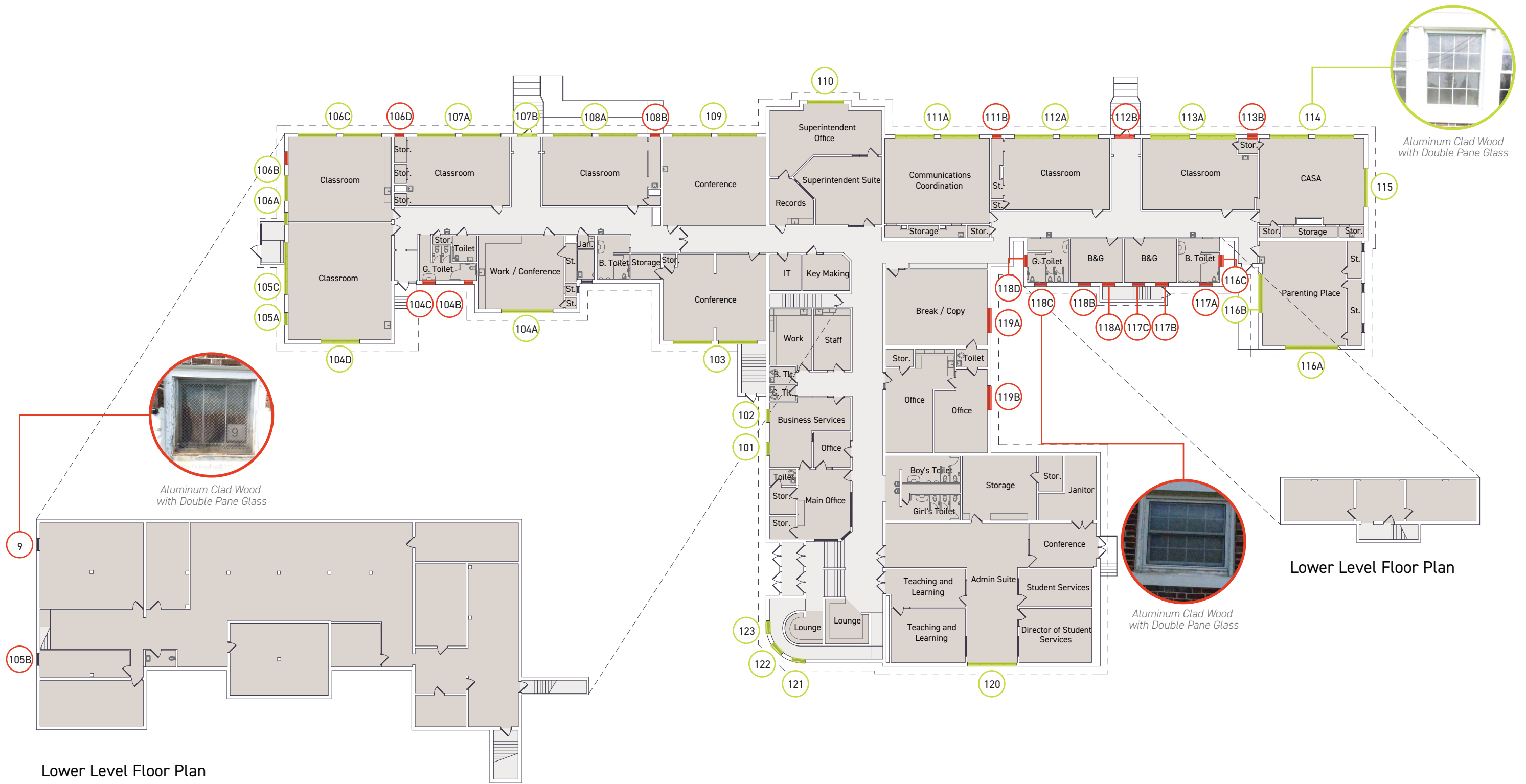
Aluminum with Double Pane Glass

OVERALL EXTERIOR WINDOW CONDITION

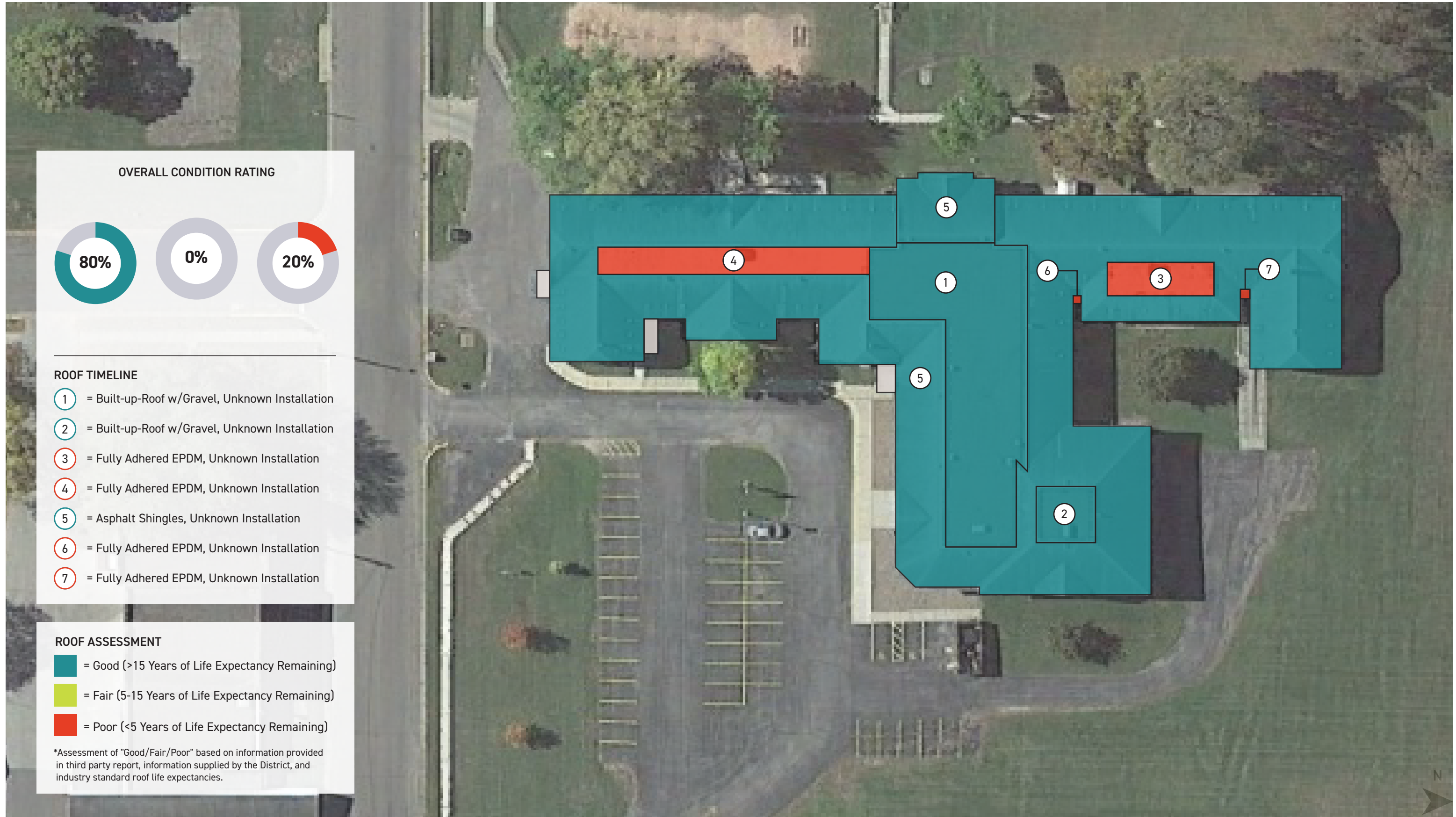


- Good | No visible damage
- Fair | Some visible damage
- Poor | Substantial visible damage

district office exterior window identification + analysis



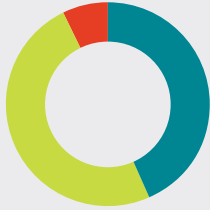
district office roof identification



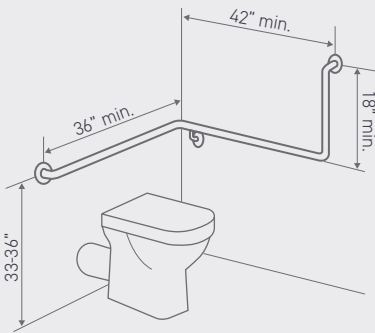
THIS PAGE IS INTENTIONALLY LEFT BLANK.

district office ada conditions + assessment

Overall Condition Rating:

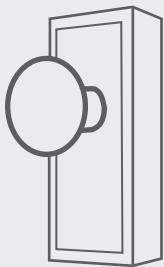


Most Concerning Item That Does Not Meet Code Requirements:



Not providing at proper grab bars at ADA accessible toilet.

Most Frequently Occurring Item That Does Not Meet Code Requirements:



Door hardware is not ADA compliant

GENERAL ASSESSMENT OF ADA CONDITIONS

■ Building Entrance Accessibility

■ ADA Parking Stalls

■ Accessible Routes of Travel

- Ramps
- Lifts
- Elevators

■ Railings

- Ramp Railings
- Stair Railings

■ Door Hardware

■ Door Clearances

- Push / Pull
- Thresholds
- Maneuvering

■ Toilet Rooms

- 5'-0" Wheelchair Clearance
- ADA Accessible Stall
- Unisex Toilet Room
- Grab Bars
- Showers

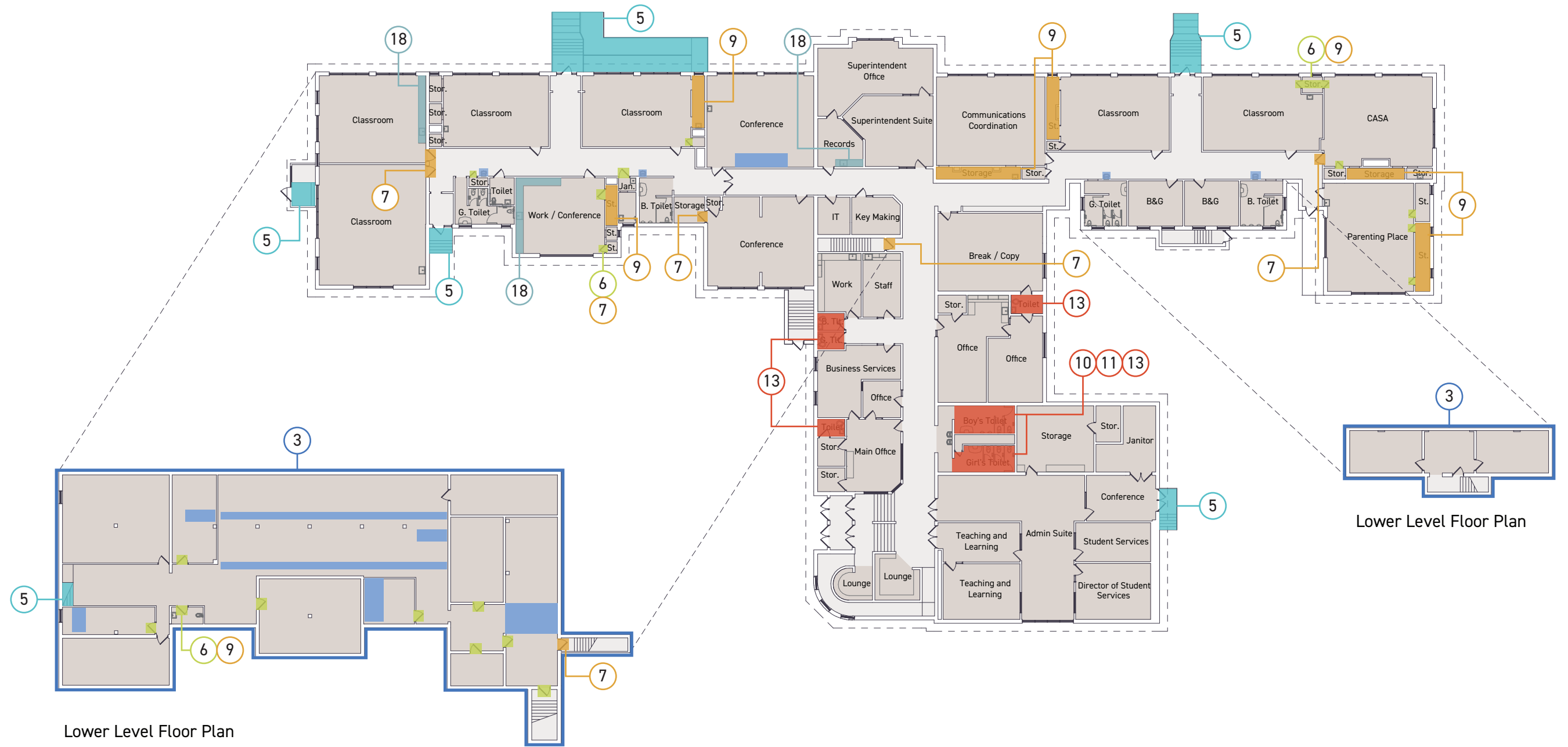
■ Protruding Objects

■ Drinking Fountains

■ Casework

- Transaction Counters
- Workstations Counters
- Counters with Sinks

district office ada conditions + assessment | first floor



Color Key

- | | |
|---|--|
| <ul style="list-style-type: none"> ● Accessible Routes of Travel 1. Ramps 2. Lifts 3. Elevators ● Railings 4. Ramps 5. Stairs ● Door Hardware 6. Door Hardware ● Door Clearances 7. Push / Pull 8. Thresholds 9. Maneuvering | <ul style="list-style-type: none"> ● Toilet Rooms 10. 5'-0" Wheelchair Clearance 11. ADA Accessible Stall 12. Unisex Toilet Room 13. Grab Bars 14. Showers ● Protruding Objects 15. Protruding Objects ● Casework 16. Transaction Counter 17. Workstation Counters 18. Counters with Sinks |
|---|--|

district office summary

▼ ITEMS IN POOR CONDITION

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos

- Domestic water system
- Sanitary system
- Interior wall and door repair at select/identified areas
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior doors at identified areas
- Exterior windows at identified area
- Potential asbestos remediation
- ADA improvements at identified areas
- Exterior wall repair at select/identified areas

▼ ITEMS IN FAIR CONDITION

Some visible damage, wear or need for repair

- Storm system
- Plumbing equipment and fixtures
- HVAC control systems
- Electrical service and panelboards
- Wiring devices
- Emergency egress lighting
- Public address system
- Ceiling replacement at select/identified areas
- Flooring replacement at select/identified areas
- Exterior doors at identified areas
- Exterior windows at identified area

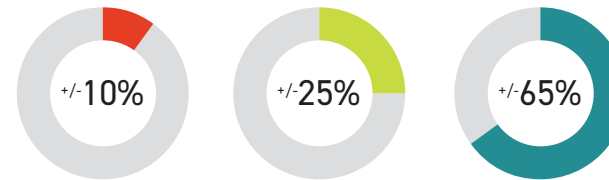
▼ ITEMS IN GOOD CONDITION

No visible damage, wear or need for repair

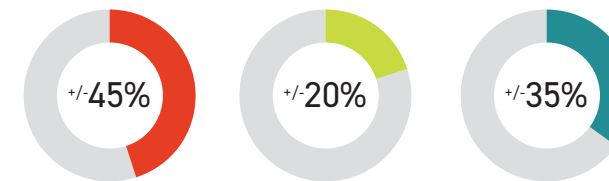
- Boiler plant and pumps
- HVAC system
- Light fixtures and controls
- Clock system and data/telephone
- Fire alarm system
- Access control and security system
- Exterior doors at identified areas

+ OVERALL BREAKDOWN

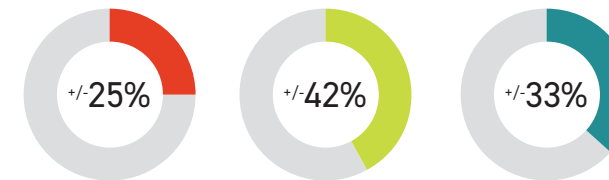
▼ Ceiling



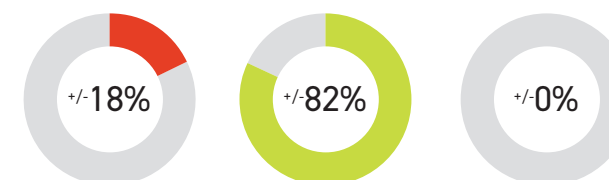
▼ Flooring



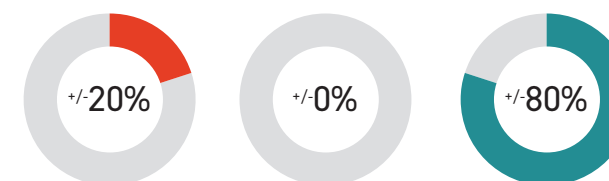
▼ Exterior Doors



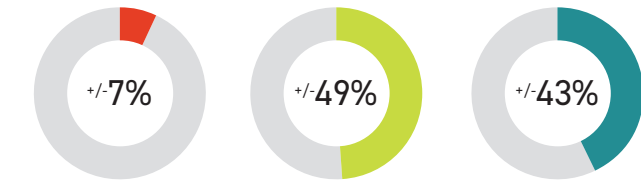
▼ Exterior Windows



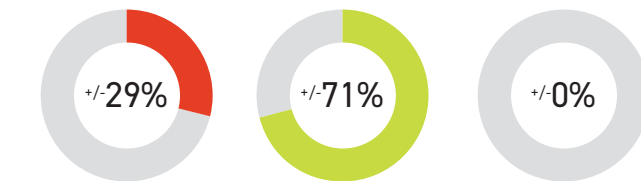
▼ Roof



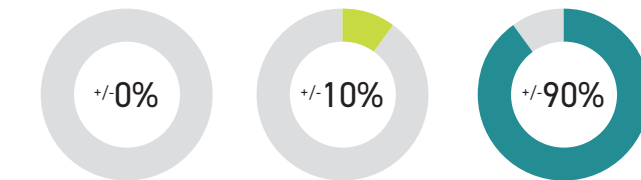
▼ Accessibility



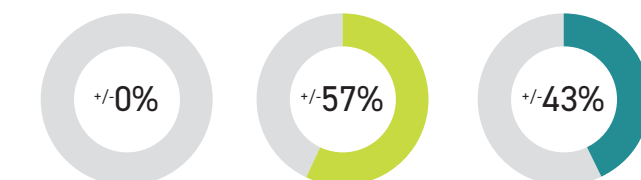
▼ Plumbing



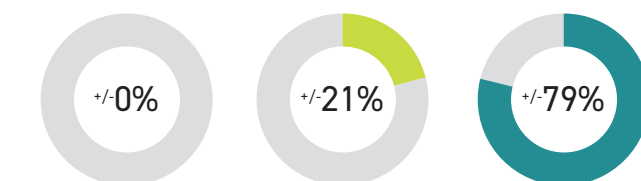
▼ Mechanical



▼ Electrical



▼ Life Safety



THIS PAGE IS INTENTIONALLY LEFT BLANK.

appendix

REFERENCE PAGES

The following pages are examples of images used as a reference to determine whether a material / object is in good, fair, or poor condition.

The images used in the appendix are **not** specific to the school district identified in this study. The images shown on the following pages have been chosen from a variety of past studies to better help represent a range of materials / objects in good, fair, and poor conditions.

building interior

GOOD

No visible damage, wear or need for repair; no replacement required.

FAIR

Some visible damage, wear or need for repair; no immediate replacement required.

POOR

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

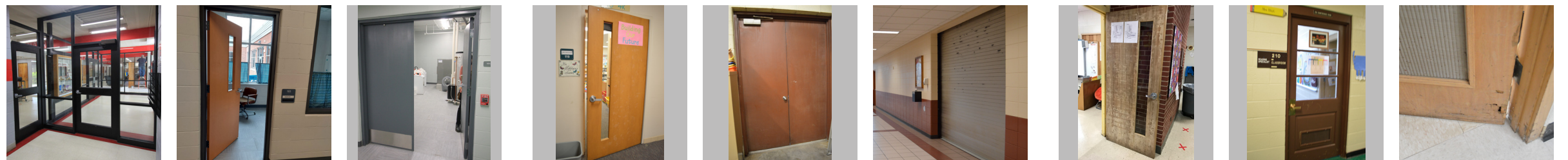
INTERIOR WALLS (interior walls, partition walls, acoustical wall panels)



WINDOW INTERIOR & INTERIOR OPENINGS (interior side of exterior windows, interior storefront, borrowed lites, transaction windows, interior window sills)



INTERIOR DOORS (classroom doors, storage doors, rolling/coiling doors)



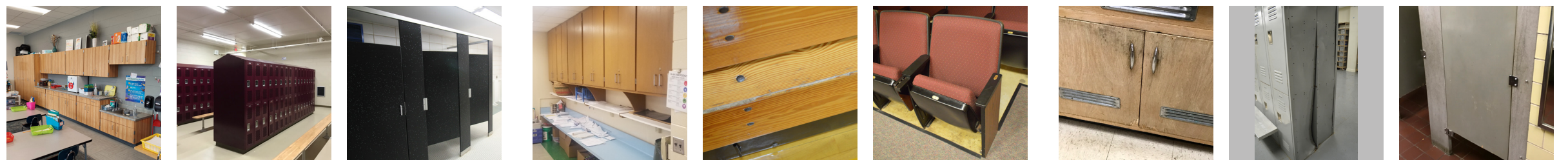
CEILINGS (ceilings, clouds, ceiling-applied acoustical panels)



FLOORING (flooring, base, stair treads)



MISCELLANEOUS (casework, fixed furniture/tables/seating, curtains, railings)



building exterior /envelope

GOOD

No visible damage, wear or need for repair; no replacement required.

FAIR

Some visible damage, wear or need for repair; no immediate replacement required.

POOR

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

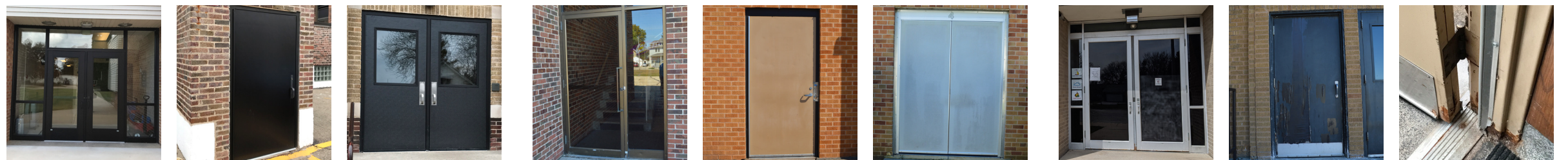
EXTERIOR WALLS (exterior walls, foundation walls, wall paneling, wall accents)



WINDOWS & STOREFRONT (windows, storefront, transaction windows, window sills, window screens, window security screens)



EXTERIOR DOORS (exterior doors, storefront, storage doors, rolling/coiling doors)



ROOF (roof*, roof edge, roof soffit)

*typically included with documentation or summarization of a third party report, but not included in assessment.



MISCELLANEOUS (exterior railing, grilles/vents, building-mounted accessories)



site development

GOOD

No visible damage, wear or need for repair; no replacement required.

FAIR

Some visible damage, wear or need for repair; no immediate replacement required.

POOR

Substantial visible damage, wear or need for repair, or identified as containing potential asbestos; most pressing replacement needed.

ASPHALT/PAVING

(hard surface areas, hard surface play areas, parking lots, drop-off/pick-up lanes, driveways, walking paths, tennis courts)



SITE CONCRETE

(sidewalks, stairs, ramps, stoops, retaining walls)



GREENSPACE

(greenspace, athletic fields, practice fields, gardens)



PLAYGROUND

(playground equipment, basketball hoops, playground surface and border)



MISCELLANEOUS

(fencing, gates, flag poles, bollards, bike racks, school signage, benches, picnic tables)



appendix

ENGINEERING REPORTS

The following pages include the original plumbing, mechanical, electrical, and life safety reports provided by Fredericksen Engineering, Inc, MSA Professional Services, Inc, and [civil engineer].

